

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, DECEMBER 21, 2015
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Roll Call

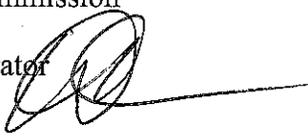
1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of November 16, 2015.
2. Architectural Board and Plan Commission review and consideration of an application for a 19,800 sq. ft. warehouse addition for Holt Electric at 1515 Walnut Ridge Drive.
3. Adjourn

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.

MEMORANDUM

TO: Architectural Board and Plan Commission
FROM: David E. Cox, Village Administrator 
DATE: December 18, 2015
SUBJECT: Agenda Information – December 21, 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 2 Related to the Holt Electric Addition.

Background: Holt Electric has presented plans for the first of two anticipated warehouse expansions for their facility at the southeast corner of the southern intersection of Walnut Ridge Drive and STH 83. The proposal under consideration at this meeting includes an addition of approximately 19,800 square feet to the existing 31,055 square foot building. Planning for the site also contemplates the addition of 10,800 square feet in a future phase. Staff has reviewed the proposal and has provided a number of comments to Holt for clarification and consideration. The Plan Commission/Arch Board is asked to review the proposal to determine whether it is acceptable. Staff comments include one regarding architectural design and the addition of windows or other architectural features on the north façade and a confirmation that the reduction in parking spaces will meet their future needs. Staff believes a positive recommendation would be in order from the PC/AB conditioned on Holt addressing the concerns outlined in the Engineer's letter prior to final consideration by the Village Board. Alternatively, the PC/AB could request that the proposal be returned for final consideration in January if it wishes to review the changes.

Recommendation: Recommend conditional approval of the proposed addition to Holt Electric.

DC:PC Agenda Info 12-21

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, NOVEMBER 16, 2015
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

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

Roll Call

1. Motion (Swenson/Hallquist) to approve the Jt. Architectural Board/Plan Commission Minutes of October 19, 2015. Carried (6-0).
2. Architectural Board consideration of an application for a sign for Circle J Properties, 557 Cottonwood Avenue.

The sign will be illuminated by two LED light fixtures. The lighting must be on a timer that will turn off by 9:00 PM.

Motion (Swenson/Schneeberger) to approve an application for a sign for Circle J Properties, 557 Cottonwood Avenue. Carried (6-0).

3. Architectural Board consideration of an application for a sign for Lake Country Lutheran High School, 401 Campus Drive.

This is a non-illuminated sign mounted at the top of the score box at the top of the bleachers, facing east. It is 400 feet from the road.

Motion (Swenson/Hallquist) to approve an application for a sign for Lake Country Lutheran High School, 401 Campus Drive. Carried (6-0).

4. Architectural Board consideration of an application for a sign for Capital Equipment & Handling, 1100 Cottonwood Avenue.

The application is for four non-illuminated logos for Capital Equipment, Unicarriers Forklift, Clark Forklift and Factory Cat on south wall of the building.

Motion (deCourcy-Bower/Hallquist) to approve an application for a sign for Capital Equipment & Handling, 1100 Cottonwood Avenue. Carried (6-0).

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.

The dimensions exceed the minimum for the RS-1 Zoning district --143 feet wide and 231 feet deep, with a total area in excess of 33,000 sq. feet.

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 one 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.

The question was raised if there is any desire to create a public ingress/egress through Lot 1. There is no existing path or sidewalk system in that area now. Long term, a path out to Merton Avenue may be desired. Would it be advantageous to have access to the south at Lisbon Avenue? After discussion, it was thought that the lot is a stand-alone lot and there is no need for any pedestrian access.

Motion (deCourcy Bower/Swenson) to recommend approval to the Village Board a CSM to divide the existing residence fronting on Lisbon Avenue from the area proposed for a future subdivision creating Lots 1 & 2. Carried (6-0).

- b. Additional consideration and possible action related to the area concept plan and the Hammer Subdivision concept plan.

Numerous residents from Lake Country Meadows Subdivision were present.

Their main discussion points were:

- The seven lots are a higher density than Lake Country Meadows
- The Village is asking Lake Country Meadows to lower their standards to allow this subdivision

- Wait to develop this area until the eventual 12 acres on Merton Avenue open up and then develop everything together
- The size of the houses will not be as large as the Lake Country Meadows homes
- Side loaded garages will not be able to be built due to the narrow lot sides
- The home owners would like the seven lots be a part of the Lake Country Meadows
- The home owners are willing to work with the developer to try to agree on important details of their expectations for the development
- Concern that the houses will not “match” the homes in Lake Country Meadows

Chairperson Lamerand stated that the proposed plan does meet the Village Land Use Plan; therefore, the Village does not have the right to say the applicant can't develop it.

The developer is willing to sit down with the Lake Country Meadows home owners, Administrator Cox and Building Inspector Hussinger to talk about any differences and work on agreeing to an amendment to the rules and restrictions. There is some latitude to make adjustments between the Village Code and the LC Meadows Restrictions. If an agreement isn't successfully made, the project will come back to the Plan Commission for their determination.

All parties involved need to find out where the differences specifically are and what can be done. There is nothing in the law that says this land has to be a part of the LC Meadows Subdivision. Before a preliminary plat is submitted, the developer and Lake Country Meadows homeowners will have to meet.

Chairperson Lamerand volunteered to mediate the proceedings, if necessary.

The Village is amenable to having the LC Meadows subdivision extend into this new area with one homeowners' association. However, the Village is also not opposed to having separate subdivisions with two separate homeowners' associations.

The Lake Country Meadows Deed Restrictions are stricter than the Village Code. The Village does not enforce the Lake Country Meadows Deed Restrictions, only the Village Code. It is up to the Homeowners Association to enforce the subdivision deed restrictions.

David deCourcy-Bower stated that he understands the residents' concerns about maintaining the character of the existing subdivision and extending that beyond the boundaries of the current subdivision off to the west. He feels the current

plan doesn't account for the adjacent properties. The Plan Commission will end up with the same issues with all of the surrounding properties when they become developed. There are opportunities to share storm water resources between the subdivisions that would free up some of the land currently designated for storm water management. It could be managed more efficiently and possibly meet the homeowners' criteria of larger lots in the process. There is a more creative way to do this. There are a lot of properties involved and a lot of challenges. Mr. deCourcy-Bower thinks that the planned development should be for the entire area, not just one piece at a time. The challenges can be solved if folks work together.

The next step will be for the LC Meadows Subdivision to get together with the developer and the Village to determine a plan. Mr. deCourcy-Bower reiterated that it should be considered what the impact will be on the surrounding properties. He doesn't think it's responsible to put in separate storm water control for each individual piece. We need to think about shared resources, especially storm water. Some of these lots are already land-locked. Five other property owners will be impacted by this development. These two groups will not be able to resolve all of the issues that are there.

Mr. Lamerand stated that it is step one towards that process. There is one land locked parcel, and it will be the only one.

6. Plan Commission review and consideration of a CSM for the Riverwalk Development at 208 E. Capitol Drive.

This Certified Survey Map 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.

Motion (Hallquist/Schneeberger) to recommend to the Village Board approval of a CSM for the Riverwalk Development at 208 E. Capitol Drive. Carried (6-0).

7. Adjourn

Motion (Swenson/Hallquist) to adjourn. Carried (6-0). Meeting adjourned at 7:55 PM.

Respectfully submitted by Recording Secretary,

Lynn Meyer
Deputy Clerk

LAKE COUNTRY ENGINEERING, INC.

Rob Davy, P.E. Mark Powers, R.L.S.

Preliminary Storm Water Management Report
Holt Electric Motor, 1515 Walnut Ridge Drive
Village of Hartland, Waukesha Co., WI

15-2899

Date August 27, 2015

The development of this property is adding 32,580 sq.ft. building over existing parking lot and 49,800 sq.ft. of new impervious surface on this 5.0 acre lot. This site will be looked at with two main areas 1) the existing impervious surface (westerly 2/3 of the property, and 2) new impervious surface (easterly 1/3 of the property).

The objectives of this report are to show the proposed improvements will not impact the original storm water flows leaving the site:

Existing Impervious

- Reduce the total suspended solids (for this addition) in the runoff by 40%

Proposed Impervious

- To make sure the post-development flow rates are reduced from a proposed 10-year storm event to the existing 2-year rate, and from the proposed 100-year storm event to the existing 10-year rate.
- Reduce the total suspended solids (for this addition) in the runoff by 80%
- Infiltrate 10% of the post development runoff development in a 2-year storm event (for this addition)

The parameters used to evaluate the existing system and design the new storm water bmp's are

- The soils are hydrologic group B soils.
- Bed rock depth is between > 5 feet below bottom of basin.
- Rainfall events for 2-yr 24-hr storm = 2.8", 10-yr 24-hr storm = 4.0", and the 100-yr, 24-hr storm = 5.7" of rain
- Storm distributions are SCS type II
- Hydrology Calculate using Hydraflow TR-55 modeling
- Cn, pervious area = 61, impervious area = 98,
- An infiltration rate of 3.6"/hr
- Tss & Phosphorus removal using WinSLAMM v.10.1.6

Existing Impervious

This portion of the site does not add any impervious surface so flow rates and infiltration were not modeled. This area produces 854 lbs of Tss annually. By adding 32,500 sq.ft. of building / roof (cleaner storm water) over existing parking lot/ loading dock the prosed site produces 395 lbs. of Tss annually. This is a 46% reduction for the existing impervious site.

Proposed Impervious

In this area the proposed parking lots, drives and loading docks are routed through a infiltration basin / Bio-filter where the storm water is cleaned, detained and some of it is infiltrated into the ground and some is released into the existing storm sewer on site and into walnut ridge dr. The existing storm sewer on site was chosen to be used because of its depth. To use the other storm sewer available would mean cutting into Walnut Ridge Dr. at a large expense.

The following is a chart of the existing flow rates leaving the site from this area to the east, the flow rates produced by the new development, and the proposed flow rates leaving the site from this area.

Storm event	2-year	10-year	100- year
Existing	0.45 CFS.	1.47 CFS.	3.36 CFS.
Produced	3.39 CFS.	5.64 CFS	8.85 CFS.
Prop. Leaving site	0.00 cfs	0.17 CFS	0.28 CFS

(note: with this design the loading dock may have 2" of storm water ponding in the bottom for about 1 hour during an 100-year storm event)

This area being developed produces 571 lbs of Tss on an average annual basis and all of it is removed by routing it through the infiltration basin, likewise the site produces a concentration 0.90 mg/L of Phosphorus and it is all removed after controls.

In summary the infiltration basin is designed to meet the Villages requirements of detaining the proposed 10-year storm event and releasing it at an existing 2-year rate, detaining the proposed 100-year storm event and releasing it at an existing 10-year rate, by infiltrating the entire 2-year storm event and the Tss and infiltration portion of the ordinance are met.

Robert J Davy, P.E.



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

Job Address 1515 Walnut Ridge Drive			
Lot 1 CSM 6861,	Lot 1 CSM 7480	Subdivision	Key No. HAV
Owner Revere Electric		jlisicki@revereelectric.com EMAIL	Phone 262 369-4838
Address 8807 187th Street		City Mokena	State IL Zip 60448
Contractor PCD Midwest	262 367-7770 Phone	262 367-7712 FAX	kdauid@pdcmidwest.com EMAIL
Address 1130 Jamess Drive #103		City Hartland	State WI Zip 53029

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: Not Applicable

- Three renderings (one of the renderings must be reduced to a maximum size of 11" x 17"). Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- Three site plans. Not required for wall signs. Plans must be dimensioned.
- Three sets of lighting details. Include type, location, number, and wattage of fixtures.
- Submit Sign Permit Application

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

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



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 19,800 SF Warehouse Addition			
Proposed Use Warehouse		No. of Employees	
Project Location 1515 Walnut Ridge Drive			
Project Name Holt Electric - Warehouse Addition & Toilet Remodeling			
Owner Revere Electric Supply		Phone 262 369-4838 (Jim Lisicki)	
Address 8807 187th Street		City Molkena	State IL Zip 60448
Engineer/Architect PDC Midwest		Phone 262 367-7770	FAX 262 367-7712
Address 1130 James Drive		City Hartland	State WI Zip 53029
Contact Person	Phone	FAX	E-mail
Grant Reginato	262 563-5262	262 367-7712	greginato@pdcmidwest.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.

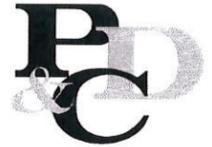
All of the requested information must be received prior to the deadline in order to be placed on the agenda. Village Plan Review Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.

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:
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PLANNING
DESIGN
CONSTRUCTION

PDC MIDWEST, INC.
1130 JAMES DRIVE, SUITE 106
HARTLAND, WISCONSIN 53029
T. 262-367-7770 F. 262-367-7712
WWW.PDCMIDWEST.COM

PROJECT
HOLT ELECTRIC
WAREHOUSE
EXPANSION

HOLT ELECTRIC, INC.
1515 WALNUT RIDGE
HARTLAND, WI 53029

OWNER
REVERE ELECTRIC
8807 187th STREET
MOKENA, IL 60448

STATUS
SITE PLAN APPROVAL
VILLAGE OF HARTLAND

PROJECT NO. DATE
15020 | 11.30.2015

DRAWN BY CHECKED
BGK | RLG

SHEET TITLE
TITLE SHEET &
INDEX

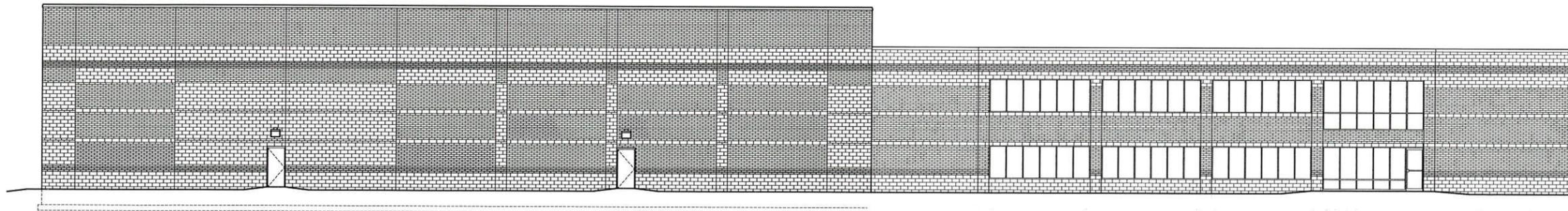
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SHEET INDEX																				
REFERENCE			CIVIL & LANDSCAPE			ARCHITECTURAL			STRUCTURAL			PLUMBING			MECHANICAL			ELECTRICAL		
SHEET	SHEET TITLE	REVISIONS	SHEET	SHEET TITLE	REVISIONS	SHEET	SHEET TITLE	REVISIONS	SHEET	SHEET TITLE	REVISIONS	SHEET	SHEET TITLE	REVISIONS	SHEET	SHEET TITLE	REVISIONS	SHEET	SHEET TITLE	REVISIONS
TS	TITLE SHEET & INDEX		1	ALTAACSM LAND TITLE SURVEY		C1.1	PROPOSED SITE PLAN											E111	PHOTOMETRIC SITE PLAN	
				PRELIMINARY GRADING PLAN		A1.1	PROPOSED FIRST FLOOR PLAN													
						A3.C	PROPOSED EXTERIOR ELEVATIONS													
			L10C	LANDSCAPE PLAN																

HOLT ELECTRIC WAREHOUSE EXPANSION 1515 WALNUT RIDGE HARTLAND, WI 53029



CONSULTANTS CIVIL: LAKE COUNTRY ENGINEERING, INC. 970 S. SILVER LAKE STREET, SUITE 105 OCONOMOWOC, WI 53066 PHONE: (262) 569-9331 FAX: (262) 569-9316 ROBERT DAVY, P.E. LANDSCAPE: NEW EDEN LANDSCAPE ARCHITECTURE, LLC. 1409 NORTH 54TH STREET MILWAUKEE, WI 53208 PHONE: (414) 530-1080 ROSHEEN STYCZINSKI, PLA, FASLA				ARCHITECTURAL: PDC MIDWEST, INC. 1130 JAMES DRIVE, SUITE 106 HARTLAND, WI 53029 PHONE: (262) 367-7770 FAX: (262) 367-7712 ROBERT GUMMER, NCARB, AIA				ELECTRICAL: KORNACKI & ASSOCIATES, INC. 5420 SOUTH WESTRIDGE DRIVE NEW BERLIN, WI 53151 PHONE: (262) 784-3323 FAX: (262) 784-5014 DAVID KRAJINAK, P.E.				OWNER REVERE ELECTRIC 8807 187TH STREET MOKENA, IL 60448		VICINITY MAP 		LOCATION MAP 	
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PLANNING
DESIGN
CONSTRUCTION

PDC MIDWEST, INC.
1130 JAMES DRIVE, SUITE 106
HARTLAND, WISCONSIN 53029
T. 262-367-7770 F. 262-367-7712
WWW.PDCMIDWEST.COM

PROJECT
**HOLT ELECTRIC
WAREHOUSE
EXPANSION**

HOLT ELECTRIC, INC.
1515 WALNUT RIDGE
HARTLAND, WI 53029

OWNER
**REVERE ELECTRIC
8807 187th STREET
MOKENA, IL 60448**

STATUS
**SITE PLAN APPROVAL
VILLAGE OF HARTLAND**

PROJECT NO. DATE
15020 | 11.30.2015

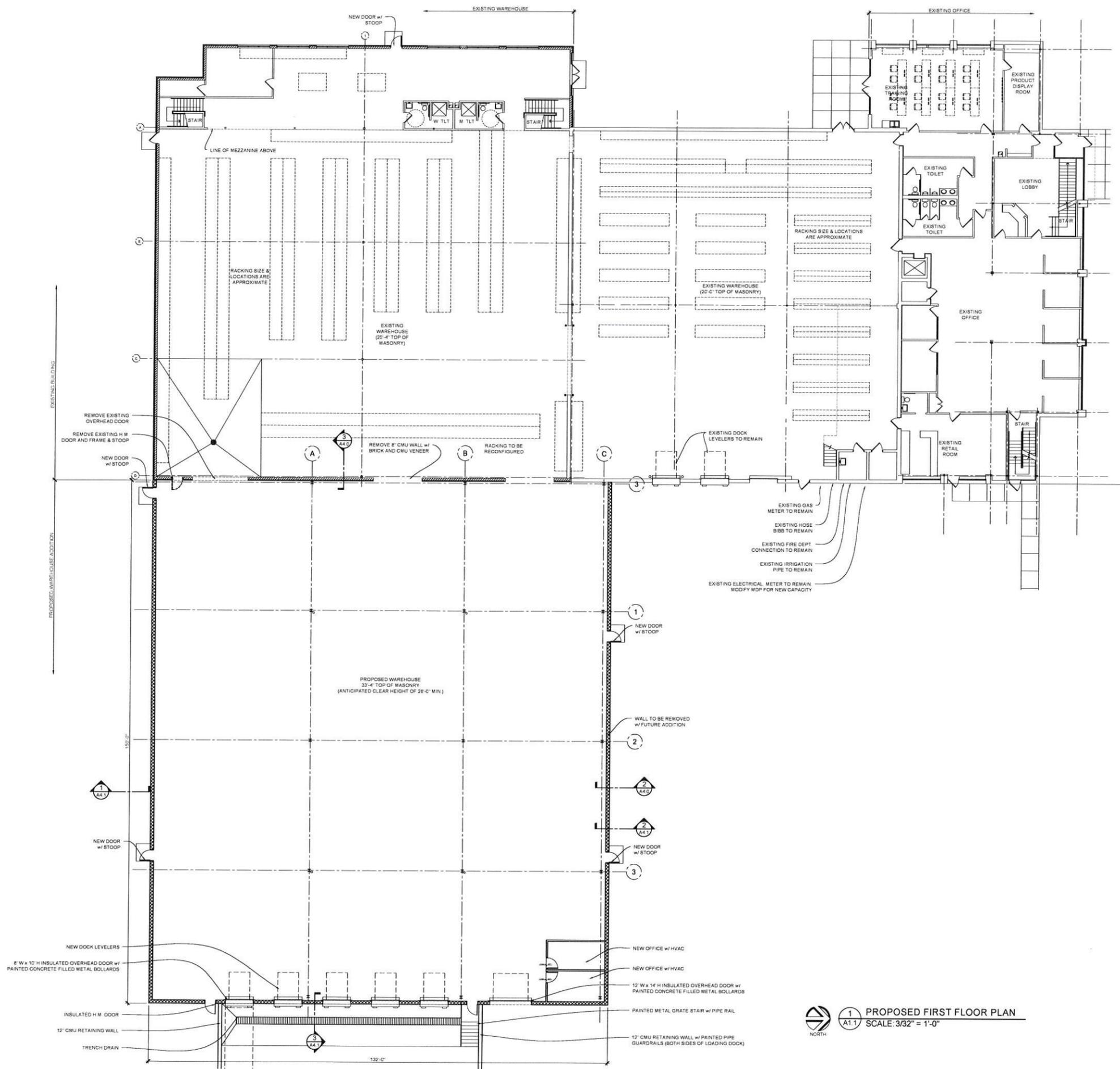
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ALS | RLG

SHEET TITLE
**PROPOSED FIRST
FLOOR PLAN**

SHEET NUMBER
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A1.1

NOT FOR CONSTRUCTION
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1 PROPOSED FIRST FLOOR PLAN
A1.1 SCALE: 3/32" = 1'-0"



PLANNING
DESIGN
CONSTRUCTION

PDC MIDWEST, INC.
1130 JAMES DRIVE, SUITE 106
HARTLAND, WISCONSIN 53029
T. 262-367-7770 F. 262-367-7712
WWW.PDCMIDWEST.COM

PROJECT
**HOLT ELECTRIC
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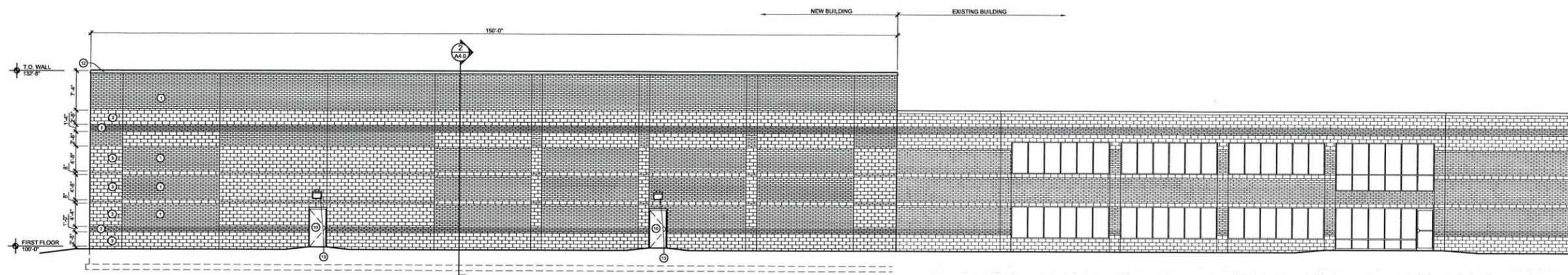
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SHEET TITLE
**PROPOSED
EXTERIOR
ELEVATIONS**

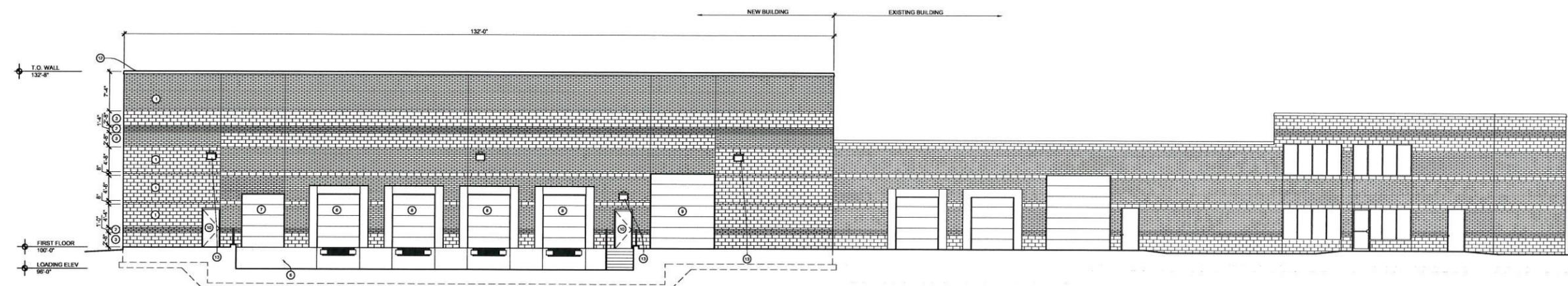
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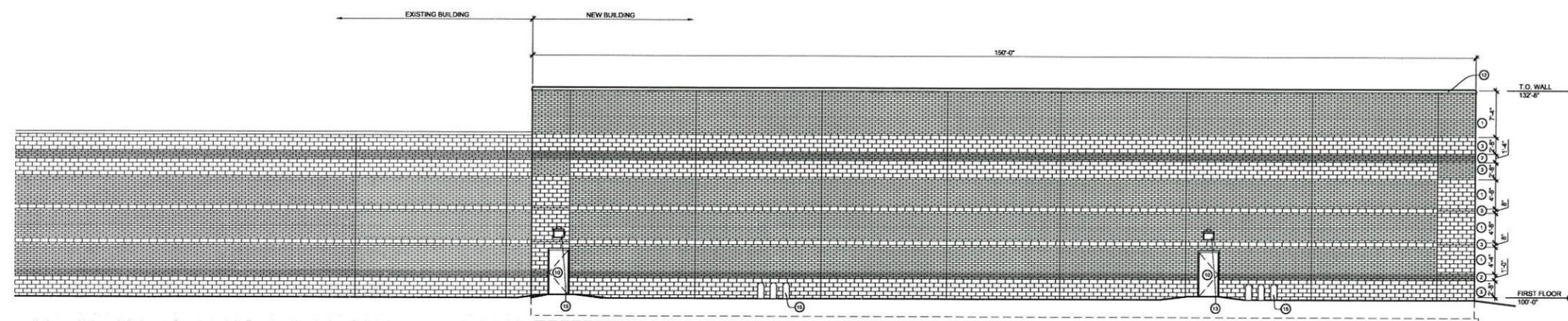
1 PROPOSED NORTH ELEVATION

A3.0 SCALE: 1/8"=1'-0" @ 30 x 42 FORMAT



2 PROPOSED EAST ELEVATION

A3.0 SCALE: 1/8"=1'-0" @ 30 x 42 FORMAT



3 PROPOSED SOUTH ELEVATION

A3.0 SCALE: 1/8"=1'-0" @ 30 x 42 FORMAT



ELEVATION KEY	
1	TYPE 1 CONCRETE BRICK AUTUMN BLEND
2	TYPE 2 CONCRETE BRICK SLATE
3	SPLIT FACED CMU
4	(NOT USED)
5	(NOT USED)
6	DUMPSTER
7	8'-0" x 10'-0" OVERHEAD DOOR
8	8'-0" x 10'-0" OVERHEAD DOOR w/ DOOR SEALS & BUMPER
9	12'-0" x 14'-0" DRIVE IN OVERHEAD DOOR
10	PAINTED, INSULATED HOLLOW METAL DOOR AND FRAME
11	(NOT USED)
12	PREFINISHED METAL COPING
13	WALL MOUNTED EXTERIOR LIGHT
14	(NOT USED)
15	DOWNSPOUTS FROM ROOF DRAINS AND OVERFLOW

**HOLT ELECTRIC
WAREHOUSE EXPANSION – 1515 Walnut Ridge Drive**

December 2, 2015
PDC Midwest Project No. 15020

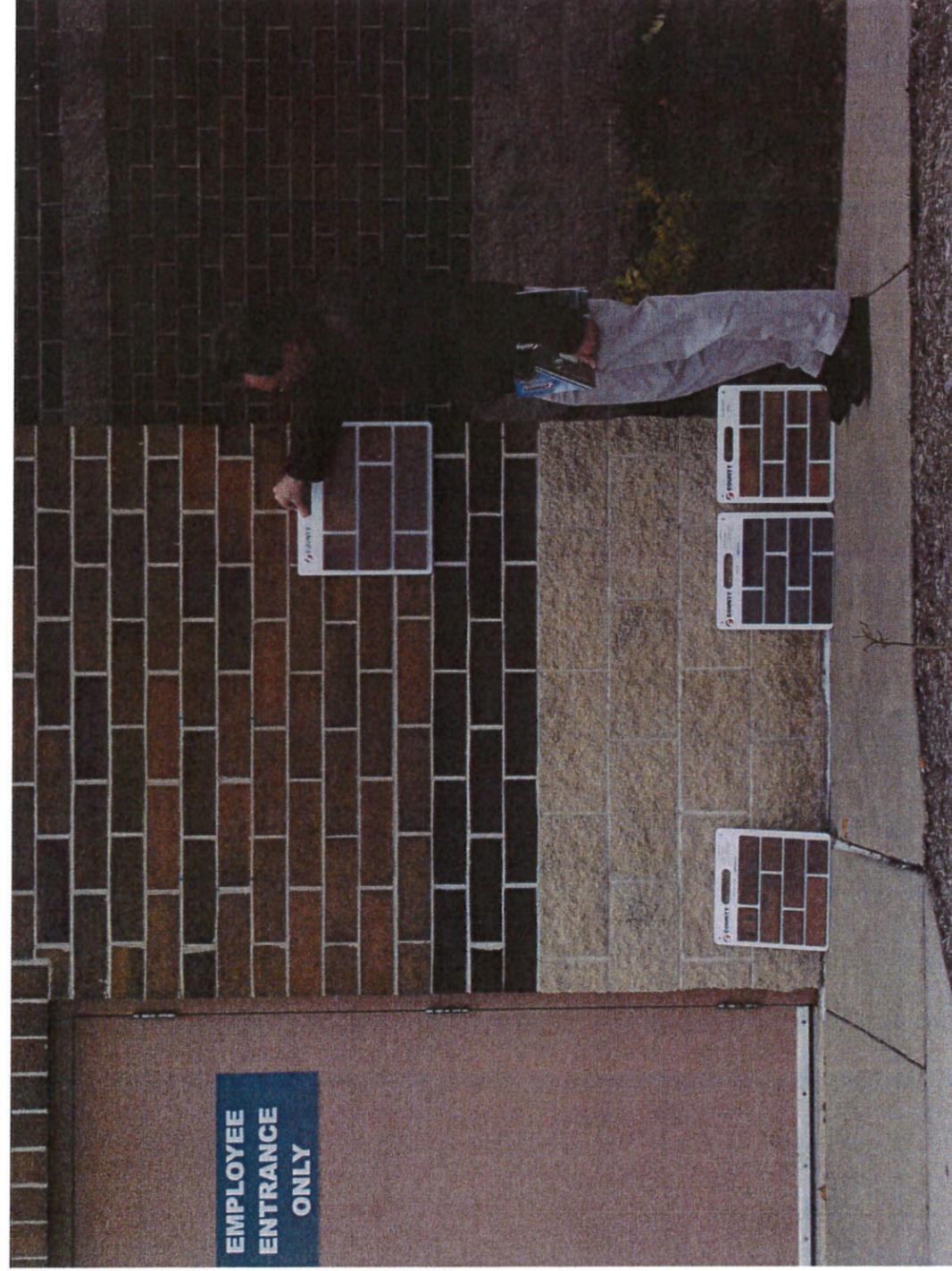
PROPOSED EXTERIOR FINISHES

Village of Hartland – Architectural Board

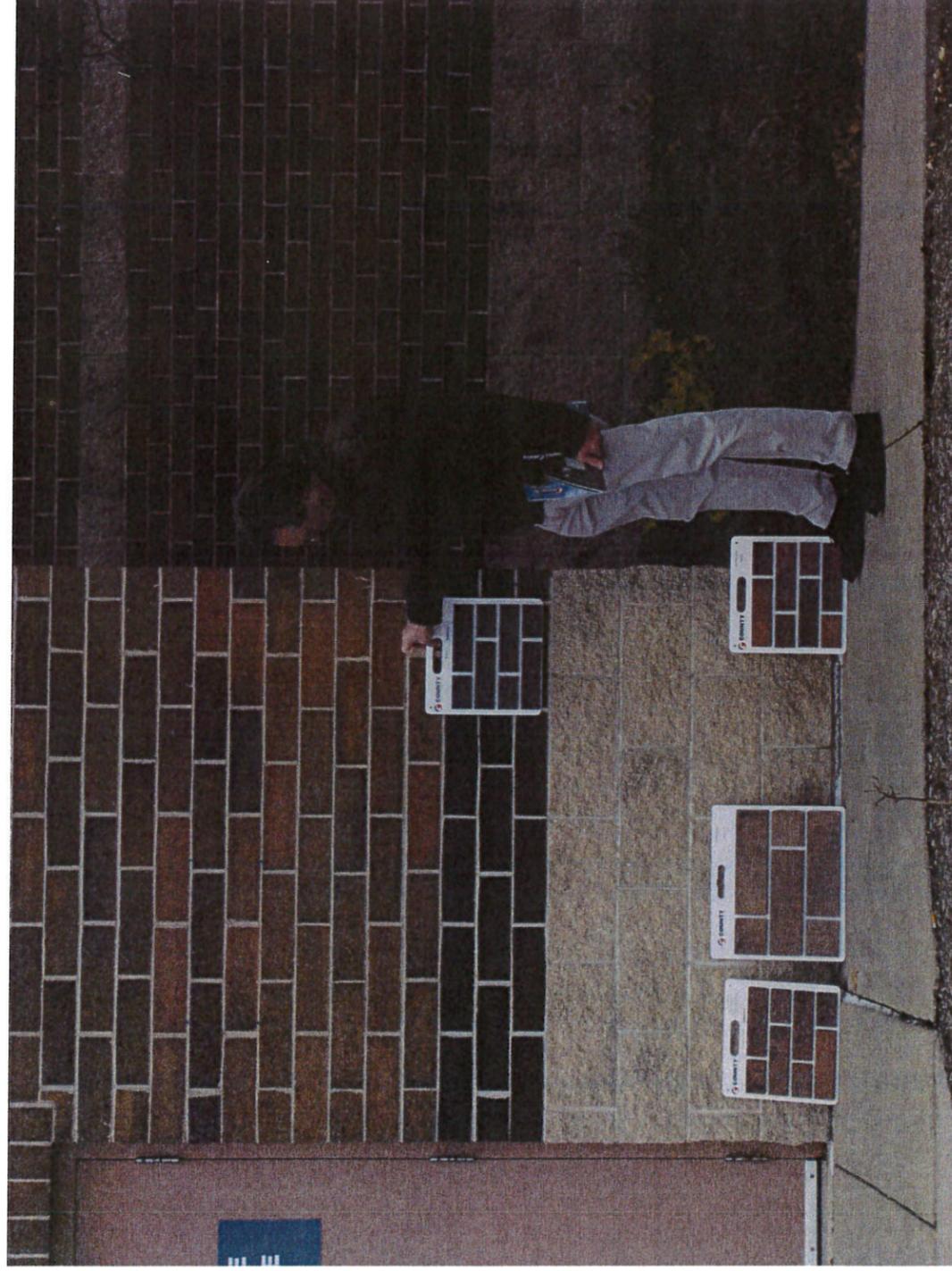
County Materials Corporation
Heritage Collection

Decorative Concrete Masonry - Split Face Block: 8" high x 16" wide, Color Cream
Designer Concrete Brick : 4" high x 16" wide

Brick Type 1: Autumn Blend



Brick Type 2: Slate



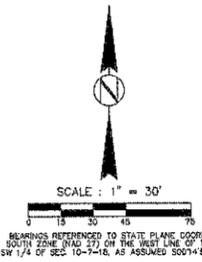
ALTA / ACSM LAND TITLE SURVEY

BEING ALL OF LOT 1 OF C.S.M. NO. 6861 AND ALL OF LOT 1 OF C.S.M. NO. 7480, LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 10, T.7N., R.18E., 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)588-9331

SURVEY FOR
 HOLT ELECTRIC
 1515 WALNUT RIDGE DRIVE
 HARTLAND, WI 53029

- LEGEND**
- ⊙ - CONC MON W/ BRASS CAP
 - - 1.25" DIA. IRON PIPE FOUND
 - - 3/4" DIA. REBAR FOUND
 - - 1.25" DIA. IRON PIPE SET, 18" LONG, WT. = 1.68 LBS/FT
 - ⊕ - GAS OR WATER VALVE
 - ⊞ - UTILITY BOX
 - ⊠ - LIGHT POLE
 - ⋄ - YARD LIGHT
 - ⋆ - FLAGPOLE
 - ⊞ - HYDRANT
 - ⊞ - STORM MANHOLE
 - ⊞ - CURB INLET
 - ⊞ - SANITARY MANHOLE
 - ⊞ - TREE, SIZE AND SPECIES SHOWN



OPERATING UTILITIES

- TIME WARNER CABLE**
 1320 N. DR. HANSEN LUTHER KING DR.
 MILWAUKEE, WI 53212
 (262) 299-1234
- WE-ENERGIES**
 231 W. MICHIGAN STREET
 MILWAUKEE, WI 53203
 (414) 231-2443
- WISCONSIN BELL (A.T. & T.)**
 17950 W. CORPORATE DRIVE
 BROWNSVILLE, WI 53001
 (888) 333-6651
- HARTLAND MUNICIPAL WATER UTILITIES**
 210 COTTONWOOD AVENUE
 HARTLAND, WI 53029
 (262) 367-2744
- DELAPHELD-HARTLAND WATER POLLUTION CONTROL COMM.**
 414 BUTLER DRIVE
 DELAPHELD, WI 53008
 (262) 646-4364

GENERAL NOTES :

- 1) TOTAL AREA OF LANDS SURVEYED = 218,101 SQ. FT. (5.0069 ACRES)
- 2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE POLICY NO. 0111556, DATED NOVEMBER 27, 2002 WAS USED FOR THIS SURVEY.
- 3) THE EXISTING ZONING IS B-4 LIMITED BUSINESS AND LIGHT INDUSTRIAL PLANNED DEVELOPMENT, 60' STREET SETBACK, 25' SIDEYARD AND REARYARD SETBACKS.
- 4) THERE ARE A TOTAL OF 127 REGULAR PARKING SPACES, AND 2 HANDICAP PARKING SPACES.
- 5) ACCORDING TO FEMA MAP PANEL NO. 081330019M, EFFECTIVE NOVEMBER 9, 2014, THE SURVEYED PROPERTY DOES NOT LIE WITHIN ANY FEDERALLY DESIGNATED FLOODPLAIN.
- 6) SCHEDULE D-8 EXCEPTIONS :
 ITEM 4 - EASEMENT GRANTED TO WISCONSIN TELEPHONE COMPANY IN VOLUME 785, PAGE 83, AS DOCUMENT NO. 184202, NOT FLOUTABLE DUE TO VAGUE DESCRIPTION
 ITEM 6 - EASEMENT GRANTED BY HOLT ELECTRIC MOTOR COMPANY TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN BELL, INC. DOING BUSINESS AS AMTIERED-WISCONSIN DATED AUGUST 10, 1994 AND RECORDED JULY 20, 1996 IN REEL 2269, PAGE 1145 AS DOCUMENT NO. 2155697 SHOWN ON SURVEY.
 ITEM 6 - SANITARY SEWER EASEMENT RECORDED MARCH 10, 1999 IN REEL 2056, PAGE 801 AS DOCUMENT NO. 2428098, SHOWN ON SURVEY.
 ITEM 7 - UTILITY EASEMENT GRANTED BY HOLT ELECTRIC MOTOR COMPANY TO WISCONSIN ELECTRIC POWER COMPANY BY AN INSTRUMENT DATED DECEMBER 18, 1992, AND RECORDED ON JANUARY 14, 1993 IN REEL 1633, PAGE 275, AS DOCUMENT NO. 1883301, SHOWN ON SURVEY.
 ITEM 8 - ENCROACHMENT IN BUILDING SETBACK PURSUANT TO LOT 1 OF CERTIFIED SURVEY MAP NO. 8081, SHOWN ON SURVEY AS 49.71' FROM WEST LOT LINE.
- 7) ALL ELEVATIONS ARE ON THE NAD 83 DATUM.
- 8) THERE ARE NO PROPOSED STREET WIDTH CHANGES.
- 9) ACCORDING TO THE VILLAGE OF HARTLAND, THE EXISTING WATERMAIN IS A 8" DIA. PIPE WITH 84 STATIC PSI, 60 RESIDUAL PSI AT 3350 GPM. THE LATERAL IS A 6" O.D. PIPE.
- 10) ACCORDING TO THE DNR SURFACE WATER DATA VIEWER MAP, THERE ARE NO HYDRIC SOILS ON THE SURVEYED PROPERTY THAT WOULD INDICATE THE EXISTENCE OF WETLANDS.
- 11) THE TITLE POLICY DOES NOT APPEAR TO ADDRESS THE ISSUE OF MINERAL RIGHTS. IT WOULD SEEM TO BE UNLIKELY THAT MINERAL RIGHTS WOULD EXIST ON THIS PARCEL AS THIS IS AN INDUSTRIAL PARK.
- 12) SURFACE CONDITIONS WOULD MAKE THE POSSIBILITY OF A FRESHWATER HIGHLY UNLIKELY.
- 13) THERE ARE NO ENDANGERED SPECIES, NOR AN ARCHEOLOGICAL SITE ON THIS PROPERTY ACCORDING TO THE W DNR WEBSITE.

Legal Description as furnished

PARCEL 1
 Lot 1 in Certified Survey Map No. 6661, recorded on September 25, 1992 in Volume 57 of Certified Survey Maps on pages 269, 270, 271 as Document No. 1770249, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 7 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

PARCEL 2
 Lot 1 in Certified Survey Map No. 7480, recorded on September 22, 1994 in Volume 61 of Certified Survey Maps on pages 319-322 as Document No. 1995179, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Town 7 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

Surveyors Certificate

To Holt Electric and Old Republic National Title Insurance Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7a, 8, 9, 10a, 11b, 13 and 17 of Table A thereof. The field work was completed on August 4, 2015.

Dated this 24th day of August, 2015.

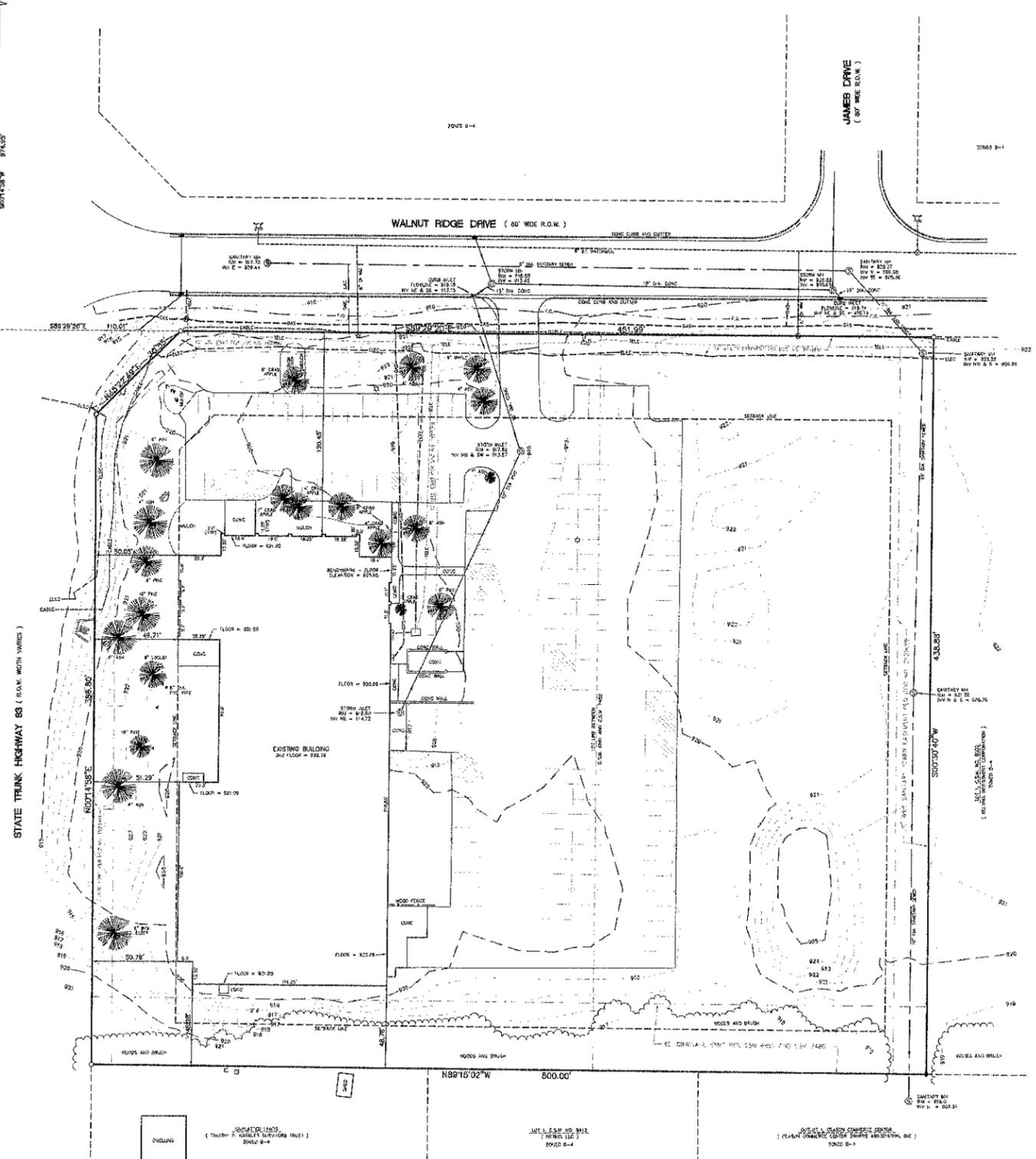
Mark A. Powers
 Mark A. Powers, PLS 1701



LAKE COUNTRY ENGINEERING, INC. 970 S. SILVER LAKE STREET, SUITE 105 OCONOMOWOC, WI 53066 PHONE : (262)588-9331 FAX : (262)588-9336	
REVISION DATE	COMMENTS
ALTA / ACSM LAND TITLE SURVEY	
FOR : HOLT ELECTRIC AT : 1515 WALNUT RIDGE DRIVE IN : VILLAGE OF HARTLAND	
SCALE : 1" = 30'	PROJECT NO. : 15-2888
DRAFTED BY : M.A.P.	DATE : AUGUST, 2015
CHECKED BY : M.A.P.	SHEET NUMBER : 1 OF 1

WEST 1/4 CORNER SECTION 10-7-16

SOUTHWEST CORNER SECTION 10-7-16



CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 1 OF C.S.M. NO. 6861 AND ALL OF LOT 1 OF C.S.M. NO. 7480,
 LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 10, T.7N., R.18E.,
 VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

SURVEYOR

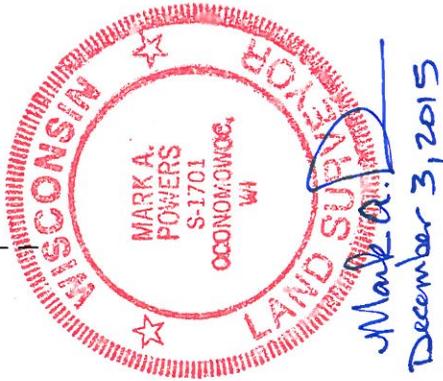
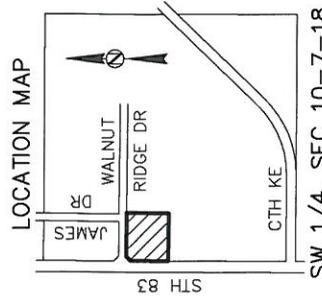
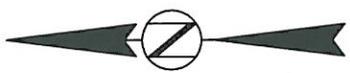
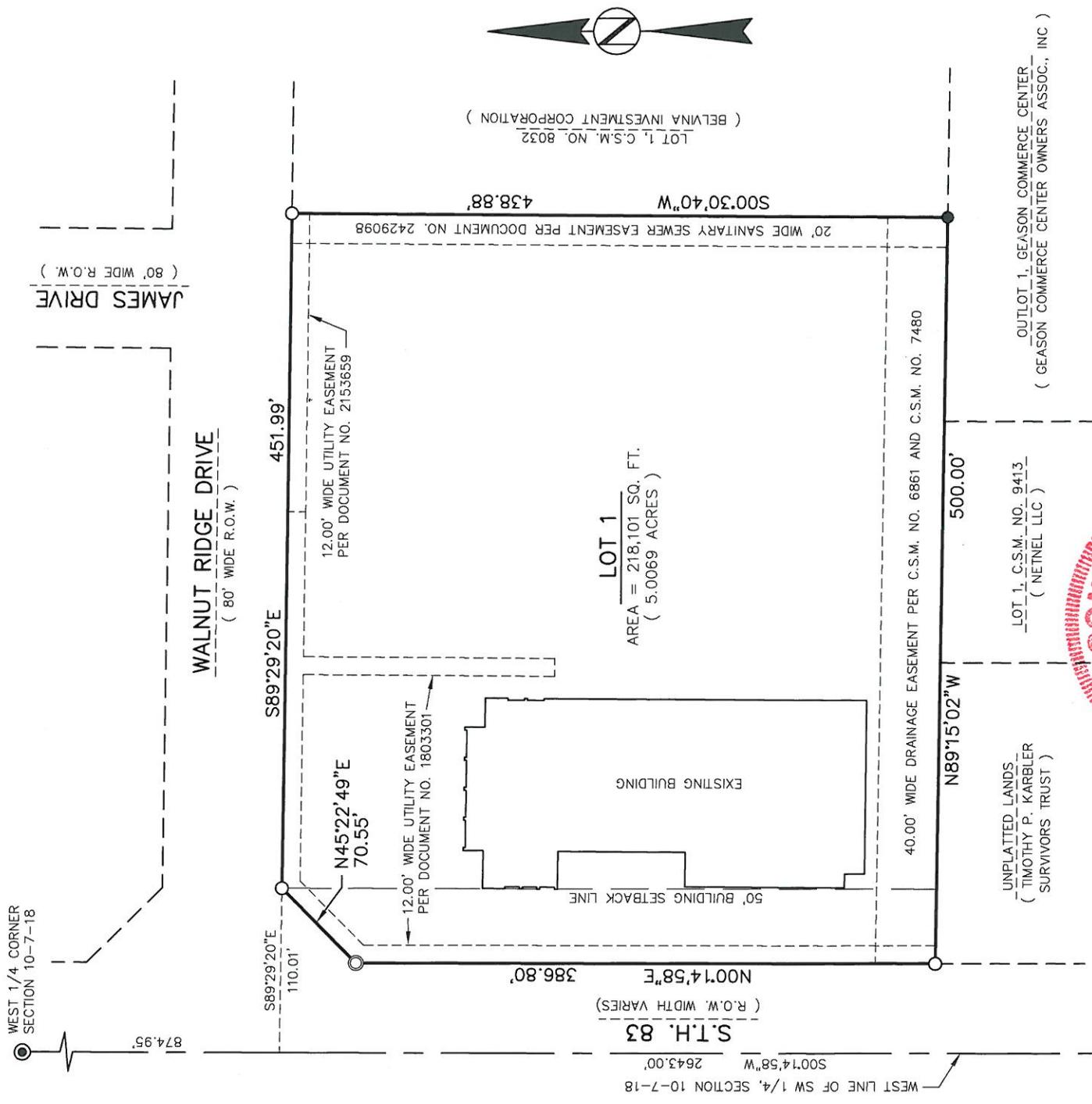
MARK A. POWERS, PLS 1701
 LAKE COUNTRY ENGINEERING, INC.
 970 S. SILVER LAKE ST., SUITE 105
 OCONOMOWOC, WI. 53066
 (262)569-9331

SURVEY FOR

REVERE ELECTRIC SUPPLY CO.
 8807 187th STREET
 MOKENA, IL. 60448

LEGEND

- ⊙ - CONC MON W/ BRASS CAP FND
- - 1.25" DIA. IRON PIPE FOUND
- - 1.5" DIA. IRON PIPE FOUND
- ⊙ - 3/4" DIA. REBAR FOUND



BEARINGS REFERENCED TO STATE PLANE COORD. SOUTH ZONE (NAD 27) ON THE WEST LINE OF THE SW 1/4 OF SEC. 10-7-18, AS BEARING S00°14'58"W

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 OF C.S.M. NO. 6861 AND ALL OF LOT 1 OF C.S.M. NO. 7480,
LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 10, T.7N., R.18E.,
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 Lot 1 of C.S.M. No. 6861 and all of Lot 1 of C.S.M. No. 7480, located in the NW 1/4 of the SW 1/4 of Section 10, T.7N., R.18E., Village of Hartland, Waukesha County, Wisconsin, more fully described as follows:
Commencing at the West 1/4 corner of said Section 10; thence S00°14'58"W, along the West line of said SW 1/4, 874.95 feet to a point; thence S89°29'20"E, 110.01 feet to the NW corner of Lot 1 of C.S.M. No. 6861 and the point of beginning of the hereinafter described lands; thence S89°29'20"E, along the southerly right-of-way line of Walnut Ridge Drive, 451.99 feet to the NE corner of Lot 1 of C.S.M. No. 7480; thence S00°30'40"W, along the east line of said Lot 1, 438.88 feet to the SE corner of said Lot 1; thence N89°15'02"W, 500.00 feet to the SW corner of Lot 1 of C.S.M. No. 6861, said point being on the easterly right-of-way line of State Trunk Highway 83; thence N00°14'58"E, along said easterly line, 386.60 feet to a point; thence continuing along said easterly line, N45°22'49"E, 70.55 feet to the place of beginning. Said lands containing 218,101 sq. ft. (5.0069 acres).

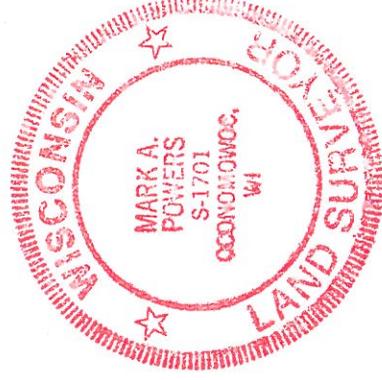
THAT I have made such survey, land division, and map by the direction of Revere Electric Supply Company, owner of said land.

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 3rd day of December, 2015.


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



VILLAGE OF HARTLAND PLAN COMMISSION APPROVAL

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

David Lamerand, Chairman

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 OF C.S.M. NO. 6861 AND ALL OF LOT 1 OF C.S.M. NO. 7480,
LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 10, T.7N., R.18E.,
VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

I, Paul McCool, CEO of Revere Electric Supply Company, owner, do 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.

Witness the hand and seal of Paul McCool, CEO, on this _____ day of _____, 20_____.

In Presence of:

_____ Paul McCool, CEO

STATE OF _____ COUNTY

PERSONALLY came before me this _____ day of _____, 20_____, the above named Paul McCool, to me known to be the person who executed the foregoing instrument and acknowledged the same.

(Seal)

Notary Public

County, _____

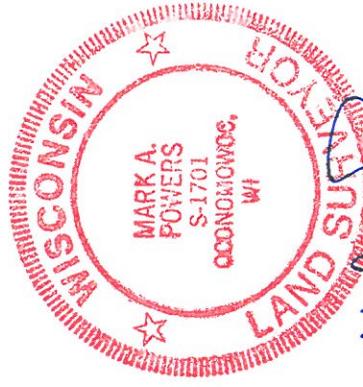
My commission expires _____

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



December 3, 2015



PLANNING
DESIGN
CONSTRUCTION

PDC MIDWEST, INC.
1130 JAMES DRIVE, SUITE 105
HARTLAND, WISCONSIN 53029
T 262-238-7770
WWW.PDCMIDWEST.COM

new eden
Landscape Architecture
Milwaukee, Wisconsin
Phone: (414) 252-2522 newedenlandscape@gmail.com

PROJECT
**HOLT ELECTRIC
WAREHOUSE
EXPANSION**

Holt Electric, Inc.
1515 Walnut Ridge
Hartland, WI 53029

OWNER
Revere Electric
8807 187th St.
Mokena, IL

STATUS
PDC CONST. PRELIM
BUDGET REVIEW
VILLAGE SUBMITTAL

PROJECT NO. DATE
--- | 11-30-15

DRAWN BY CHECKED

SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER
copyright © 2013

L100

PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
Tree						
Cra / Win	4	Crataegus x Winter King	Winter King Hawthorne	2' - 2 1/2'	BB	Single stem, tree form
Til / Ste	2	Tilia tomentosa 'Sterling'	Sterling Linden	2 1/2' - 3'	BB	
Ulm / Tri	2	Ulmus 'Morton Glossy'	Triumph Elm	2 1/2' - 3'	BB	
Ev trees						
Pice / abt	7	Picea abies	Norway Spruce	7'-8'	BB	
Pice / den	5	Picea glauca densata	Black Hills spruce	7'-8'	BB	
Pin / str	2	Pinus strobus	Eastern White Pine	7'-8'	BB	
Shrubs						
Aro / mel	17	Aronia melanocarpa	Black Chokeberry	2'-3'	Cont.	
Cor / ser	9	Cornus sericea	Red-twig Dogwood	3'-4'	Cont.	
Ham / vir	9	Hammamelis virginiana	Common witchhazel	5'-6'	BB	
Rhu / Gro	20	Rhus aromatica 'Gro Low'	Gro Low Sumac	18"-24"	Cont.	
Perennial						
Cal / Kar	16	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	Cont.	

SCHEDULE A - POND BOTTOM-PLUG & SEED (Quantity = 1000 | Plug Size 2 1/2"-3" Pot)

Quantity	Botanical Name	Common Name
Grasses		
125	Schizachyrium scoparium	Little Bluestem
125	Sorghastrum nutans	Indiangrass
Sedges		
60	Carex grayi	Common Bur Sedge
60	Carex vulpinoidea	Fox Sedge
Forbes		
50	Asclepias incarnata	Red Milkweed
60	Aster novae-angliae	New England Aster
50	Beplista lactea	White False Indigo
50	Eupatorium coelestinum	Milkflower
50	Lobelia siphilitica	Great Blue Lobelia
50	Monarda fistulosa	Bergamot
50	Phlox glaberrima	Marsh Phlox
50	Phlox pilosa	Downy Phlox
50	Rudbeckia subtomentosa	Sweet Black-eyed Susan
50	Siphium perfoliatum	Cup Plant
50	Solidago ohioensis	Ohio Goldenrod
50	Veronicastrum virginicum	Culver's Root

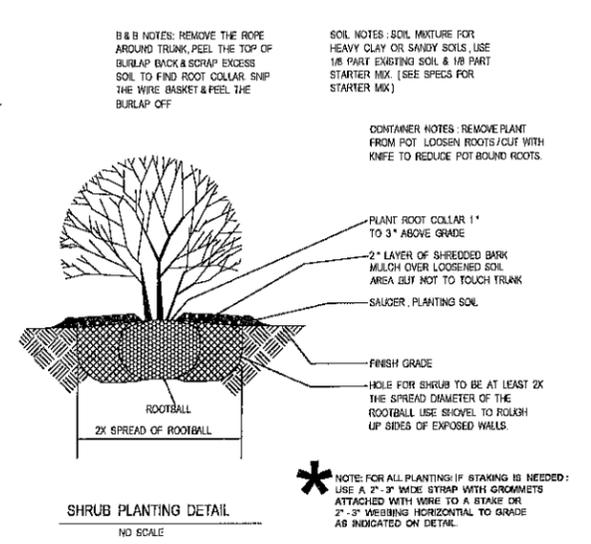
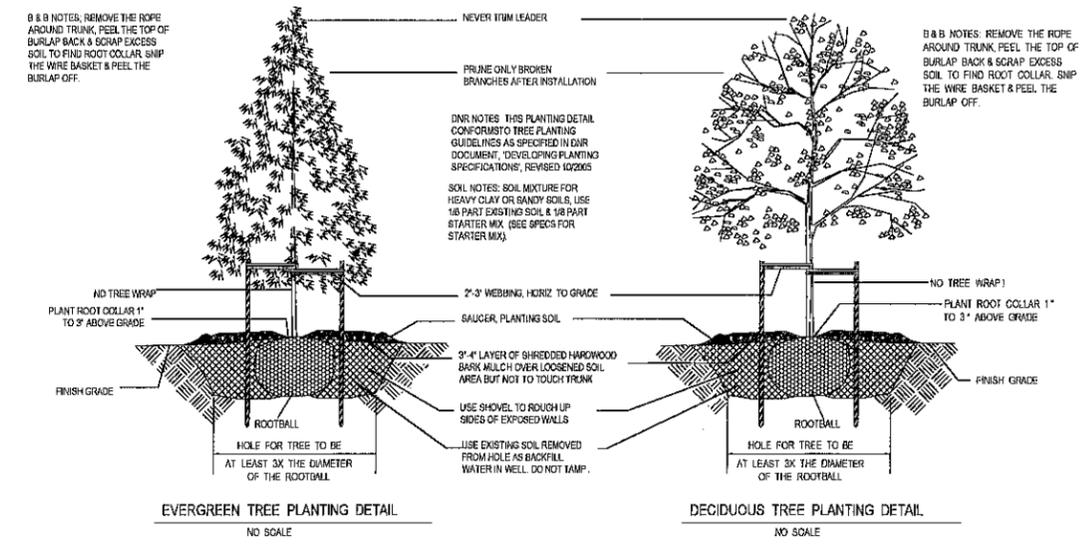
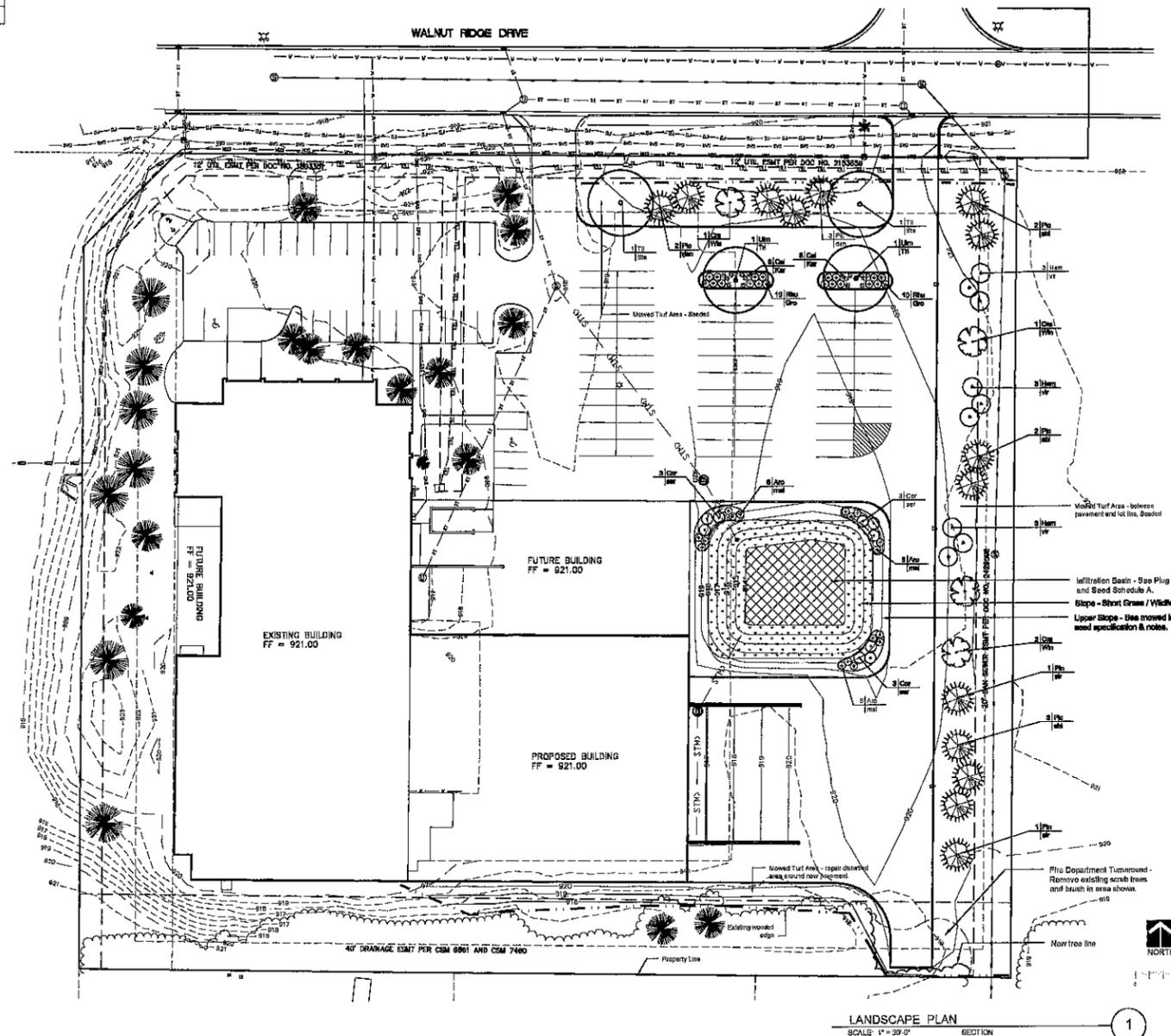
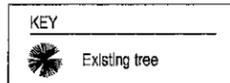
Bio-filtration Bottom Basin Instructions:
Install plant plugs into prepared bed of engineered soil. Plant each plug at 18" on center in clusters or groups of 10 - 15 individual plants. Arrange groups so that the grasses, sedges, and forbes are dispersed evenly in area. Avoid similar plants groups adjacent to each other when possible. Do not use bark mulch to cover bed since it can clog drain inlets. Overseed with a tree grass such as annual rye with the plant plugs to stabilize the soil and reduce weed growth. Use Annual Rye (5 lbs/acre) for spring planting. Use Annual Rye (15 lbs/acre) for late fall planting. Cover side slopes with biodegradable erosion control fabric. See Civil Engineer plan and specification for erosion control fabric and installation.

SEED MIXES (See plans for locations)

SEEDED MOWED TURF:
"Blueground Top Quality Lawn Seed Mix."
Available from Prince Seed Corp., Marshfield WI, 800-777-2466. Or approved equal.
Shall be installed & maintained per supplier's specifications.

- 10% Apollo Kentucky Bluegrass
- 10% Midnight Kentucky Bluegrass
- 15% Viva Kentucky Bluegrass
- 16% Creeping Red Fescue
- 16% Palmer II Perennial Ryegrass
- 15% Panther Perennial Ryegrass

SHORT GRASS / WILDFLOWER AREA:
"Shortgrass Prairie for Medium Soils Seed Mix"
Available from Agrecol, Evansville, WI
Phone 1-808-223-3571 / Or approved equal.
To be installed & maintained per supplier's specifications.



LANDSCAPE INSTALLATION NOTES

- The Landscaping Contractor shall verify location of all underground utilities and additional information prior to installation of all landscaping. Call Digger's Hotline.
 - Rough grading and drainage shall be completed prior to Landscape Contractor's commencing work. Verify all existing site and grading conditions prior to construction.
 - All landscape work shall be in conformance with all applicable local codes & ordinances.
 - All areas disturbed by grading or site construction shall be fine graded, planted or seeded.
 - Contractor shall verify plant quantities shown on plan and provide a list to the Architect identifying the species and stand to be used throughout the project. The Landscape Architect reserves the right to reject any sub-standard planting material. Such rejected material shall be removed from the project site immediately.
 - All planting beds shall receive a blended topsoil mix to a depth of 6" and turf areas a depth of 3". Contractor shall provide positive drainage away from all buildings for a minimum of 10'. Remove excessive clay, gravel & stones which would be detrimental to healthy plant growth. Root-til new topsoil into existing soil.
 - All perennial and groundcover areas shall receive a blend of organic soil amendments prior to planting. Root-til the amendments into the new topsoil to a depth of 6". Avoid damage to existing tree roots where applicable by lightly working amendments into soil with pitch fork.
- Add to beds:**
2 inch cover of plant starter soil mix
1/2 lb. of 5-10-5 garden fertilizer (Osmocote or Miragranite)
- All perennial and groundcover areas shall receive a 1-2" layer of finely shredded bark mulch. Do not allow mulch to touch stems or leaves of perennials. All woody planting areas shall receive a 3" layer. Unless otherwise noted, no landscape fabric or weed barrier is to be installed.
 - Unless otherwise shown, all perennials & shrubs shall be planted in a triangular arrangement. For plants not shown individually, refer to the spacing shown in the plant schedule.
 - All areas indicated as Maintenance border beds shall be covered with a 2.5" cover of Spardust aggregate (Source: Kalka Stone) over landscape fabric underlayment and aluminum edging. Color of Spardust to be approved by owner.
 - All planting and maintenance beds shall be edged with aluminum edging - Permatoc Clean Line, Size: 1/8" x 4" x 16", Finish: mill or approved equal.
- NOTE: FOR ALL PLANTING IF STAKING IS NEEDED:**
USE A 2" - 3" WIDE STRAP WITH GROMMETS ATTACHED WITH WIRE TO A STAKE OR 2" - 3" WEBBING HORIZONTAL TO GRADE AS INDICATED ON DETAIL.



PLANNING DESIGN CONSTRUCTION

PDC MIDWEST, INC.
1130 JAMES DRIVE, SUITE 104
HARTLAND, WISCONSIN 53029
T. 262-367-7770 F. 262-367-7122
WWW.PDCMIDWEST.COM

PROJECT

HOLT ELECTRIC WAREHOUSE EXPANSION

HOLT ELECTRIC, INC.
1515 WALNUT RIDGE
HARTLAND, WI 53029

OWNER

REVERE ELECTRIC
8807 187th STREET
MOKENA, IL 60448

STATUS

SITE PLAN APPROVAL
VILLAGE OF HARTLAND

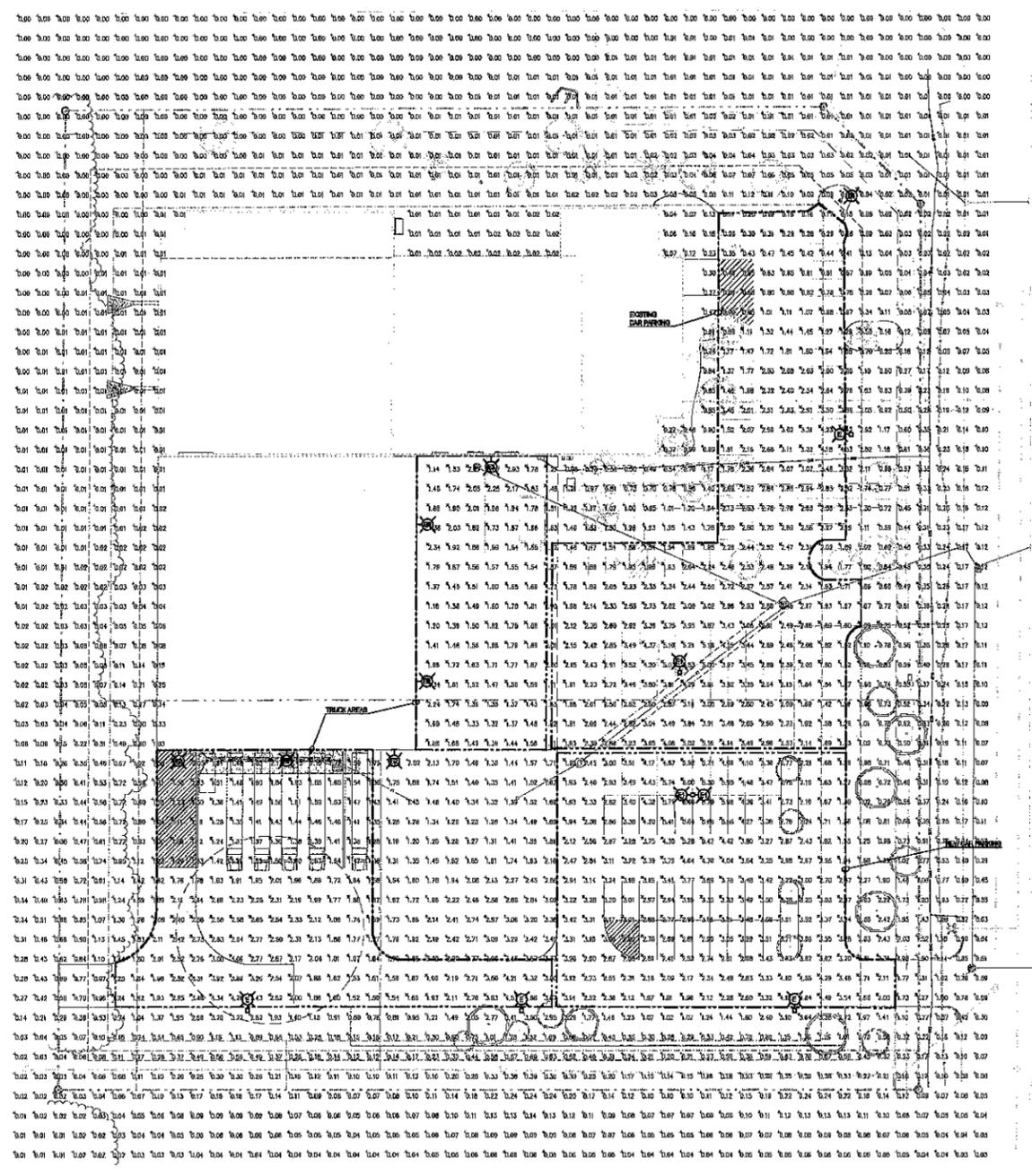
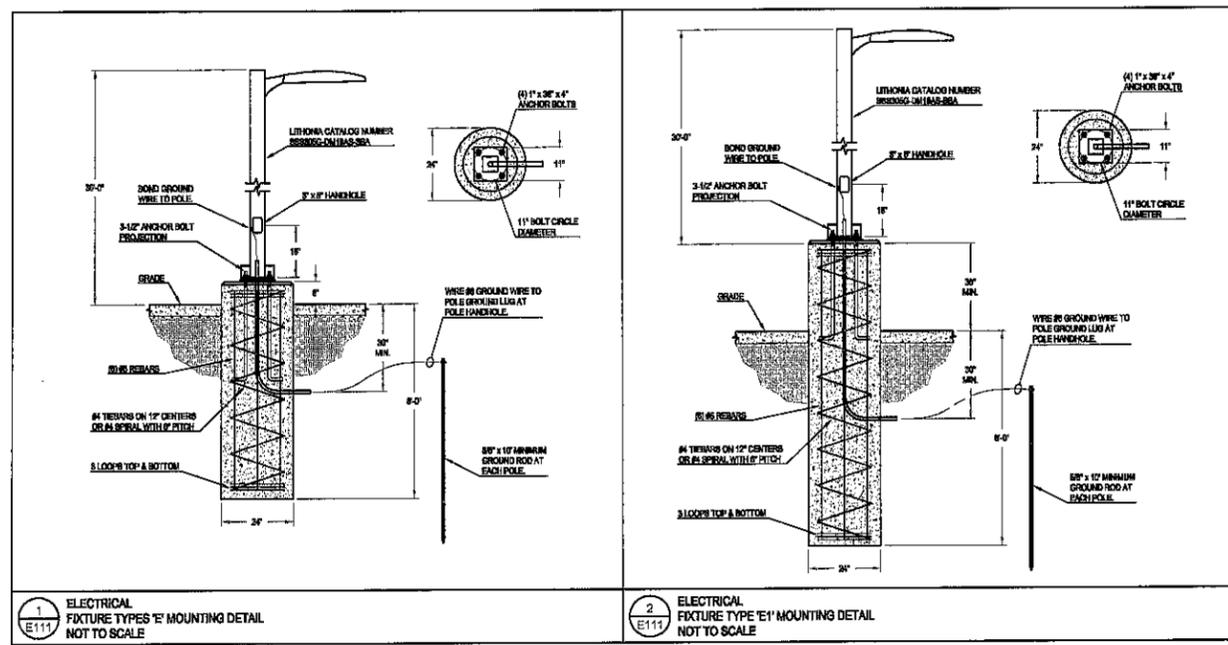
PROJECT NO. DATE
15020 | 11.30.2015

DRAWN BY CHECKED
S.M.B. | D.J.K.

SHEET TITLE
PHOTOMETRIC
SITE PLAN

SHEET NUMBER
E111

NOT FOR CONSTRUCTION
DD PROGRESS SET



PHOTOMETRIC SITE PLAN
SCALE 1"=40'-0"

FIXTURE SCHEDULE											
TYPE	INPUT WATT	LAMP NO.	MANUFACTURER	CATALOG NUMBER	VOLTS	SHIELDING	FINISH	MOUNTING	REMARKS		
E	360	LED	WITH FIXTURE	POLE & LUMINAIRE	LITHONIA	D802 LED 1000 1000 BKT 1M HVOLT BPA HS	277	NONE	DARK BRONZE	SEE DETAIL	HOURE OVER NEEDED
E1	360	LED	WITH FIXTURE	POLE & LUMINAIRE	LITHONIA	D802 LED 1000 1000 BKT 1M HVOLT BPA	277	NONE	DARK BRONZE	SEE DETAIL	
E2	74	LED	WITH FIXTURE	EXTERIOR WALL BRACKET	LITHONIA	D802 LED 200 1000 40K 1M HVOLT BPA	277	NONE	DARK BRONZE	WALL	
E3	36	LED	WITH FIXTURE	EXTERIOR WALL BRACKET	LITHONIA	D802 LED 200 400 40K 1M HVOLT BPA	277	NONE	DARK BRONZE	WALL	
E4	74	LED	WITH FIXTURE	FLOOD LIGHT - FLAGPOLE	LITHONIA	D802 LED 4 ANCHOR MIP 277 1M HVOLT BPA	277	NONE	DARK BRONZE	SURFACE	

LIGHTING ANALYSIS NOTE:	LIGHTING ANALYSIS NOTE:	LIGHTING ANALYSIS NOTE:
(EXISTING CAR PARKING)	(NEW CAR PARKING)	(TRUCK AREAS)
1. AVERAGE FOOTCANDLES: 2.26	1. AVERAGE FOOTCANDLES: 3.27	1. AVERAGE FOOTCANDLES: 1.00
2. MINIMUM FOOTCANDLES: 0.28	2. MINIMUM FOOTCANDLES: 1.27	2. MINIMUM FOOTCANDLES: 1.06
3. MAXIMUM FOOTCANDLES: 6.53	3. MAXIMUM FOOTCANDLES: 6.79	3. MAXIMUM FOOTCANDLES: 4.08
4. AVERAGE MINIMUM RATIO: 0.11	4. AVERAGE MINIMUM RATIO: 0.21	4. AVERAGE MINIMUM RATIO: 1.21
5. MAXIMUM MINIMUM RATIO: 21.31	5. MAXIMUM MINIMUM RATIO: 6.41	5. MAXIMUM MINIMUM RATIO: 6.41

D-Series Size 2 LED Area Luminaire

Specifications:
 Beam: 11.5°
 Length: 4.5"
 Width: 1.75"
 Height: 1.75"
 Weight: 2.5 lbs

Introduction:
 The D-Series Size 2 LED Area Luminaire is a compact, high-efficiency lighting fixture designed for industrial and commercial applications. It features a dark bronze finish and is available in multiple mounting options.

Example: D802 LED 1000 1000 BKT 1M HVOLT BPA HS

Model	Input Watt	Lamp	Beam Angle	Mounting	Finish
D802	1000	LED	11.5°	Pole	Dark Bronze
D801	1000	LED	11.5°	Pole	Dark Bronze
D803	1000	LED	11.5°	Wall	Dark Bronze
D804	1000	LED	11.5°	Wall	Dark Bronze
D805	1000	LED	11.5°	Surface	Dark Bronze

Controls & Shields:
 The luminaire is equipped with a photocell sensor for dusk-to-dawn operation. It also features a tamper-resistant design with a secure mounting bracket.

Dimensions:
 Length: 4.5 inches, Width: 1.75 inches, Height: 1.75 inches.

Model	Input Watt	Lamp	Beam Angle	Mounting	Finish
D802	1000	LED	11.5°	Pole	Dark Bronze
D801	1000	LED	11.5°	Pole	Dark Bronze
D803	1000	LED	11.5°	Wall	Dark Bronze
D804	1000	LED	11.5°	Wall	Dark Bronze
D805	1000	LED	11.5°	Surface	Dark Bronze

W233 N2080 Ridgeview Parkway • Waukesha, WI 53188-1020 • Tel. (262) 542-5733

December 15, 2015

Mr. Grant Reginato
PDC Midwest
1130 James Drive
Hartland, WI 53029

RE: Village of Hartland
Holt Electric – Warehouse Addition - Plan Review Letter

Dear Mr. Reginato:

The Village of Hartland's Staff as well as Ruekert & Mielke, Inc. has reviewed your site plan submittal. The submittal included the following: CSM dated December 3, 2015; site plans dated November 30, 2015; and preliminary storm water management plan dated August 27, 2015. We are providing the following comments as guidance and direction for your design staff in preparation of final documents. **Please respond to the comments below, in writing, with your next submittal. Village Staff is willing to meet with you regarding these comments.**

Your item will be on the agenda for the December 21, 2015 Plan Commission meeting. We understand that your item will not be on the Village Board meeting agenda until January 2016.

Certified Survey Map

1. Correct the discrepancy between the 386.80 feet distance shown along the west property line on the exhibit and the 386.60 feet distance show in the description.

Storm Water Management Plan

1. The preliminary calculations appear to allow for meeting storm water quantity and quality requirements.
2. Provide a detailed storm management plan for the entire site written to include required information from the checklist, per Village ordinance.
3. Show locations of roof drainage discharge.
4. Incorporate storm sewer related comments shown on the site plan.
5. Model with frozen and/or failed condition and identify overflow routes.
6. A maintenance plan and agreement covering the storm water facilities on the entire site must be completed and recorded with the County.

~09-10027 Holt Electric Warehouse Addition > Review > Correspondence > PDC Midwest-Reginato-20151215-Plan review.docx~

Mr. Grant Reginato
PDC Midwest
December 15, 2015
Page 2

Preliminary Grading Plan

1. Provide spot grades for key points within the grading plan.
2. The hammer head turnaround should not impact drainage within the drainage easement. Provide spot grades and flow arrows to identify drainage paths.
3. There are existing trees in the hammer head turn around area. Follow Chapter 90 of the Village Ordinance for trees greater than 3-inch in diameter.
4. Existing storm inlet being tied into should be replaced with a catch basin with 2-foot sump.
5. New storm structure in truck bay should be a catch basin with a 2-foot sump.
6. If keeping water service to easterly lot for installation of a fire hydrant, then install insulation between the storm sewer and water main within the existing roadway. Follow Village's Specifications and Details for a fire hydrant/auxiliary valve installation. If abandoning the water service then abandon at the water main. Provide slurry backfill and repair the existing pavement structure in kind for either of these alternatives chosen.
7. Provide details for: storm water pond/outlet structure; curb and pavement cuts; and fire hydrant/auxiliary valve.
8. Remove and replace concrete curb and gutter with a driveway gutter section for the new driveway.
9. Switch out the inlet grate and provide a Neenah R 3290-C grate. Follow 33-40-22 2.01B of Village Specifications for adjustment of structure.
10. Provide an erosion control plan and construction sequence. Utilize Type D inlet protection for inlets in Walnut Ridge Drive.

Proposed Site Plan

1. Ensure that the reduction in onsite parking will be adequate for all the uses on the site.
2. Dumpster is shown in the truck loading bays. The dumpster must be located within an enclosure. Provide location and details for enclosure.

Landscape Plan

1. Identify existing trees greater than 3-inch in diameter being removed from the site. Provide trees in proximity of the hammer head turn around to screen view from southeast. Obtain tree protection permit.

Mr. Grant Reginato
PDC Midwest
December 15, 2015
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Proposed Exterior Elevations

1. Provide windows to break up the blend the façade of the new warehouse space shown on the proposed north elevation view to blend in with the existing building.

Summary

The following are remaining submittals/permits that the applicant will need to provide to complete the Village approval process:

1. Provide 2 paper copies of the final Storm Water Management Plan and Construction Drawings stamped by a Professional Engineer – submit 2 final copies with all relevant information from previous submittals included.
2. Village storm water permit and erosion control permit.
3. Village tree protection permit.
4. Village curb cut/right-of-way permit.
5. Building permit.

The applicant will be required to obtain any other permits determined to be necessary.

If you have any questions, comments or concerns, please feel free to contact our office.

Very truly yours,

RUEKERT & MIELKE, INC.



Ryan T. Amtmann, P.E. (WI, IL)
Vice President
ramtmann@ruekert-mielke.com

RTA:sjs

cc: David Cox, Village of Hartland
Michael Einweck, P.E., Village of Hartland
Scott Hussinger, Village of Hartland
Rob Davy, PE, Lake Country Engineering
File

ATB OF HARTLAND LLC
1208 HWY 83
HARTLAND WI 53029

GEASON COMMERCE CENTER OWNERS
ASSOCIATION INC
W227N752 WESTMOUND DR STE L3
WAUKESHA WI 53186-0407
NETNEL LLC
602 INDUSTRIAL CT
HARTLAND WI 53029

REVERE ELECTRIC SUPPLY CO
8807 187TH ST
MOKENA IL 60448-7706

WAUKESHA HEALTH CARE INC
2211 YORK RD STE 222
OAK BROOK IL 60523

BELVINA INVESTMENT CORPORATION
12650 W LISBON RD
BROOKFIELD WI 53005

JEFFREY MAC DONALD
TRACY MAC DONALD
2831 HWY 83
HARTLAND WI 53029
OAKWOOD CHURCH
3041 OAKWOOD RD
HARTLAND WI 53029

TAMRON PROPERTIES LLC
1108 RIVER RESERVE DR
HARTLAND WI 53029-2918

CROSSROAD INVESTMENTS LLC
131 E WISCONSIN AVE
PEWAUKEE WI 53072-3471

LAKE COUNTRY LAND LLC
C/O JIM SIEPMANN/SIEPMANN
INVESTMENT
W240N1221 PEWAUKEE RD
PDC MIDWEST PROPERTIES LLC
1130 JAMES DR STE 106
HARTLAND WI 53029-8345

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W307N6919 BETTY ANN DR