

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, MAY 16, 2016
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 April 18, 2016.
2. Architectural Board consideration of an application for a sign for Pillar Technologies at 475 E Industrial Drive.
3. Architectural Board consideration of an application for a sign for Digital Media Lab at the Medline building, 700 W. North Shore Drive.
4. Architectural Board consideration of an application for a sign for Pink Mocha Coffeehouse at 418 Merton Avenue.
5. Architectural Board and Plan Commission review and consideration of site and building plans for construction of a brat stand for community fund raising for Piggly Wiggly at 505 Cottonwood Avenue.
6. Architectural Board and Plan Commission review and consideration of concept site and building plans for construction/remodeling of an existing building for Birch and Banyon Coffee at 213 E. Capitol Drive.
7. Plan Commission review and consideration of a preliminary plat for the Jungbluth property along CTH K (known as North 40).
8. 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: May 13, 2016
SUBJECT: Agenda Information – May 16, 2016

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

Item 3 Related a sign for Digital Media/Medline.

Background: As the Plan Commission will recall, a sign for Digital Media at the Medline building was approved at the last meeting. In the interim, a revised sign was requested that not only represented the Digital Media entity but also the Medline entity. Because it was somewhat different, the sign was scheduled for second consideration. However, based on the fact that the sign was similar in nature to what was approved in the past, Medline was allowed to proceed at their own risk, which they have done. The Commission is asked to officially determine whether the sign, as revised, is acceptable.

Recommendation: Approve the revised sign.

Item 5 Related to a new brat stand at the Piggly Wiggly.

Background: The Plan Commission will recall approving a new brat stand at Piggly Wiggly about 2 years ago. Needless to say, that project was never implemented. The ownership of Piggly Wiggly has brought forward revised plans for a new, replacement stand at the Cottonwood location. The stand is primarily used as an outreach program for the store through which local charity or non-profit groups are allowed to sell food and to retain the profits for their organizations. The proposed stand has been reviewed by the Business Improvement District and it has indicated its approval.

Recommendation: Recommend approval of the proposed brat stand.

Item 6 Related to the Birch and Banyon coffee shop concept plans.

Background: The proposed purchaser of a downtown property wishes to review their concept business and site/building plans with the Plan Commission before they make the investment. The business owner is proposing to undertake not only interior renovations but exterior work as well. The exterior work includes enclosing the existing open porch, addition of new entry stairs with ramps for accessibility, creation of a fenced in patio seating area to the side

of the building and addition of a deck or patio in front of the existing building. Additionally, a conceptual building addition is represented on the site plan provided in the packet. The Commission is asked to provide comments and guidance on the proposal in anticipation of more detailed design work that would be presented in June or July for final consideration.

Recommendation: Review the plans and provide feedback.

Item 7 Related to the North 40 concept plans.

Background: A separate memo on this plan has been provided in the packet outlining staff comments and concerns. The Commission is encouraged to give consideration to the actual and perceived density of the development and the related lot sizes in comparison to the lots in the area. Staff comments include a suggestion that the number of parcels be reduced by ten or fifteen percent to improve the layout. The site is impacted by an Isolated Natural Resource area in the northwest quarter of the property.

Recommendation: Review the plans and provide feedback.

As a matter of follow up, staff is working on the Historic Preservation Ordinance and suggestions related to its interpretation and enforcement. We anticipate returning to this topic in June or July.

DC:PC Agenda Info 5-16

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, APRIL 18, 2016
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

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

Roll Call

1. Motion (Swenson/Hallquist) to approve the Jt. Architectural Board/Plan Commission Minutes of March 21, 2016. Carried (6-0).
2. Architectural Board consideration of an application for an addition on the Trost residence, 106 Trails Edge.

This project is in the River Reserve Subdivision. The applicant was not present.

The addition meets Village zoning requirements and Architectural Board requirements. It can be approved subject to the Architectural HOA approval.

Motion (Swenson/Hallquist) to approve an application for an addition on the Trost residence, 106 Trails Edge, subject to River Reserve Architectural Board approval. Carried (6-0).

3. Architectural Board consideration of an application for a sign for Digital Media Lab at the Medline building, 700 W. North Shore Drive.

A representative from the sign company was present. The Board asked if Medline would not have a sign on this multi-tenant sign. He was told Medline would not have a sign.

The sign itself will not be lit. There is a ground light pointing toward the sign. The sign representative stated that his work is just to add a new face to the sign.

The Village standard requires landscaping to soften the base of the sign. Scott Hussinger mentioned that the company may operate around the clock, so they may need light after dark. The current up-lighting is directed away from residential.

Motion (Hallquist/Swenson) to approve an application for a sign for Digital Media Lab at the Medline building, 700 W. North Shore Drive, subject to landscaping around the base of the multi tenant sign. Carried (6-0). A landscape plan should be submitted for Scott Hussinger's approval. It can be a simple, hand-drawn plan with low-growing plantings that will not cover the signs. The planting does not have to be done before the sign is installed.

4. Architectural Board and Plan Commission review and consideration of site and building plans for installation of a larger nitrogen tank for Dorner Manufacturing Corp., 975 Cottonwood Ave.

Dorner recently completed a full height addition. The tank would be located outside the west wall, with no visibility from the street or neighbors. It will be fenced in.

Motion (Swenson/Hallquist) to recommend to the Village Board approval of site and building plans for installation of a larger nitrogen tank for Dorner Manufacturing Corp., 975 Cottonwood Ave. Carried (6-0).

5. Architectural Board and Plan Commission review and consideration of site and building plans for the construction of a new building for Guthrie & Frey, 1165 Richards Road.

A new 15,000 square foot building, with 10,000 sq.ft. of warehouse space and 5,000 sq. ft. of office space is proposed.

Adam Anderson, with Briohn Design Group, explained some late plan revisions that were made to meet the covenants of the industrial park. Jim Maslowski's architectural review comments on the original plan were that the decorative concrete block was covering more than 35% of the exterior. It has been revised to 30% smooth face concrete block, which runs across the front of the building, the base on the side and the back. The lighter color block was removed from the sides, and now there is brick. Along the front of the building, a wainscot block was added to raise the windows.

Some expansion capacity is built into this plan, should the company want add on in the future.

The approval from the Bark River Commerce Center Review Board is coming soon.

The applicant is thinking of using LED lighting. Administrator Cox noted that standard LED light is very white at 5,000 and might be off-putting. The Village would prefer bulbs in the 3,000 range.

Motion (Hallquist/Schneeberger) to recommend to the Village Board approval of site and building plans for the construction of a new building for Guthrie & Frey, 1165 Richards Road, contingent upon the applicant completing the items listed in the Village Engineer's memo and approval from the Bark River Commerce Center Architecture Review Board. Carried (6-0).

6. Items related to a request for site and building plan approval, a CSM and a Conditional Use Permit related to parking and rear yard reductions for Hartland Station, LLC, 301 and 249/251 Pawling Ave.
 - a. **PUBLIC HEARING** for the consideration of a Conditional Use Permit request to construct office building(s) on property located on Pawling Ave.

Public Hearing opened by Chairperson Lamerand at 7:16 PM. No comments were received. Public Hearing closed.

b. Consideration of site and building plans

Chris Miller and Jim Marriott were present. Comments were made during meetings with staff about the expansive roof area of the building that should be broken up. Mr. Miller passed out new drawings that show a dormer and the Hartland signs in the front and the back. The addition of wood shingles on the top of the building will help break up the color so it's not just red. Mr. Miller showed samples of the wood color and the red color.

Rear yard setback is normally 25'. The lot depth is not quite 40'. They would only be allowed a 12' wide building if the standards were adhered to. The Village code allows the Plan Commission to reduce setbacks through the Conditional Use Process. The building is roughly 5 feet off the back lot line, which allows for emergency egress. Based on the CSM, the railroad tracks look to be about 50 – 70 feet from the lot line.

Initially staff suggests using parallel parking on the street. No private parking is shown on the plan. There should be 14 spaces for parallel parking between Prospect and the Village municipal lots, which have about 16 spaces. Staff will monitor the area. If we see changes taking place, we may need to do something differently. Perhaps we would widen the road and put in angle parking, or maybe add some off street parking. Angle parking would be twice the cost of on-site parking, due to the construction of the road, curbing and storm water flow.

The applicant would have to design a landscape plan with a sidewalk that goes to the municipal lots. Also, some paver walkways from the street will be needed to get to the building.

There will need to be a handicap parking spot in the street, close to the building front door. It would be similar to the one in front of Village Hall. A curb cut may be needed to make a ramp.

Mr. Miller occasionally leaves a pickup truck at work. Not having a private parking lot, he wondered if he could park the truck in the municipal lot.

Administrator Cox stated that it is something that could be worked through.

Motion (Hallquist/Swenson) to recommend to the Village Board approval of site and building plans for Hartland Station, LLC, 301 and 249/251 Pawling Avenue. Carried (6-0).

- c. Motion (deCourcy-Bower/Schneeberger) to recommend to the Village Board approval of a Certified Survey Map to divide the property into two lots. Carried (6-0).
- d. Consideration of a Motion to approve a Conditional Use Permit.
 - The five foot rear yard is identified
 - Reference to storm water facilities, buffers and landscaping is partially stock language, and allows for surface draining. They may want to consider some bio-retention. There is no pond.
 - Not required to provide off street parking

The Conditional Use term would be approximately 1 ½ years. At that time the Plan Commission might want to set a longer term or an indefinite term.

Motion (Swenson/Hallquist) to recommend to the Village Board approval of a Conditional Use Permit for Hartland Station, LLC, 301 and 249/251 Pawling Ave. Carried (6-0).

Mr. Miller was asked to pick one address for the 249/151 Pawling Avenue building. He chose 249.

7. Items related to a request for a Conditional Use Permit for Heritage House of Hartland, d/b/a Hartland Place, located at 444 Merton Ave.
 - a. **PUBLIC HEARING** for the consideration of a Conditional Use Permit request to allow a community living arrangement with a capacity of greater than 16 (32 unit memory care facility)

Public Hearing opened at 7:36 PM. No comments were received. Public Hearing closed.

- b. Consideration of a Motion to approve a Conditional Use Permit.

This new Conditional Use Permit is very similar to the previous one. It modifies the phraseology from “memory care” to “the frail elderly”. The other conditions remain the same. The dates have been modified to give a little more time to operate before they come back to the Plan Commission for an extension. Also, there is a change in operator from the previous Conditional Use Permit. They do have State and County approval.

Motion (Swenson/Hallquist) to recommend to the Village Board approval of a Conditional Use Permit for 444 Merton Avenue. Carried (6-0).

A gentleman in the audience representing the Chiropractic Center asked the Board if he missed his sign approval at this meeting. He has been there since 6:59 PM and did not hear it reviewed. He submitted his information a week ago on the deadline date. His office is located at 557

Cottonwood Avenue in the Bailey Dentistry building. He is looking to put a sign on the building. It is not a lighted sign. It will look similar to the sign for Bailey Family Dentistry.

Chairperson Lamerand made an exception and made a motion to approve the sign for the Chiropractic Center, subject to the review and final approval by Scott Hussinger/Building Inspector. Second by Randy Swenson. Carried (6-0).

Scott Hussinger first heard about this sign this afternoon when he received an email from the BID saying they approved the sign. The applicant was told to get in touch with Scott Hussinger.

8. Architectural Board and Plan Commission review and discussion of the Village's Historic Preservation Ordinance and its interpretation and enforcement.

David deCourcy-Bower had an energy efficiency study done on his home this winter to try to improve his utility bill costs. They made a recommendation to take down the chimney, make some alterations to the roof and that set him on a path to thinking about his house being a historic building in a historic district. What are the measures that he needs to pay attention to?

Having read the Ordinance in detail, it raised some concerns that he's had about how the Village is evaluating and maintaining the integrity of the buildings in the historic district. The Ordinance has some specific language for minimizing the removal/demolition of the exterior of buildings, both of which have happened in the district before Architectural Board approval/knowledge on some of the buildings, and is happening not in accordance with the way our Ordinance is written. To follow that up, he then looked to the National Park Service for their guidelines and recommendations on how to restore and preserve buildings that are in a historic district, and they talk about using the same kinds of material and minimizing the amount of material removed from the structure. They don't recommend tearing out the windows and putting in energy efficient windows. They have to reflect the character of the historic time of value. Mr. deCourcy-Bower's house is an example of it, prior to his ownership, all the siding was torn off and vinyl siding was put on, which isn't reflective of the character/style of the house. It wasn't restored; it was redone into a modern façade on a historic home.

When you look at the former Merle Austin house or the Queen Anne/Victorian home, what if all the windows removed, the siding striped off and the masonry on the exterior redone?

David deCourcy-Bower wants to have a discussion on the intent of the Ordinance, and as an Architectural Board, we need to get some clarity on what the expectations of the standards are for the buildings and the maintenance of them when someone comes to us. Secondly, what is the duty, if any, of the Village to notify new property owners that a building is in a historic district and that they have to meet certain standards?

We have one historic district and a number of properties in addition to the district. The district extends from about the 300 block of East Capitol Drive out to the 700 block. It

includes 29 buildings. Another 12 buildings outside the district are historically significant. There is one vacant lot in the district and there are standards for when someone builds on it.

Scott Hussinger stated that we need to develop standards and the Village needs to inform the property owners. We need to establish standards when someone wants to replace roof, siding or windows in the historic district. It often happens without permits. A permit is not always required. We need to notify the owners what we require. We want to avoid having someone receive delivery of siding or windows that took three weeks to arrive and the Village doesn't want to at that time say no, you can't do this.

We have the standards; they are just not being applied. The owners don't know that there are standards.

Does the Board want property owners to come to the Architectural Board for replacement for types of things like roof, siding and windows? If so, then we need to send a letter to all the historic property owners and put it in the Village newsletter. What if the owner of the Austin house wants to paint it a different color? Do we get involved with that? If they use a color that is not a historic color....

Do we want to think about this and talk about it at another meeting?

The greater the standard, the greater the burden on the property owner. We may want to show some flexibility.

There is no sign designating the district. Some of the people may not know they are in a historic district.

Dave Cox said that there is a notification that we should go through. We should post a nice looking sign identifying the district.

Scott Hussinger thought smart siding would be fine as a replacement, but not vinyl siding in a historic district. However, that means removing the existing siding. An example in Delafield is across from Revere's restaurant. There is a historic building where the siding is beat. It's in such bad shape that you really can't paint it. Even if you tore it down and put wood on it, at least you could pre-paint it. But they don't want to do that. They are nervous about removing materials from the building. The entity that owns it is broke. That happened in Hartland with the train station. Mr. Hussinger was asked to put pressure on the owner, which was the local Historical Society. The solution was to sell it to Chris Miller.

There is a lot of guidance regarding restoration and preservation. The financial support for historic preservation is not very good. It is a long process to go through at the State level.

The Board needs to come up with what the expectations and standards are and we need to inform the owners of these historic properties. We should put together some resources for the owners.

We will continue to work through and discuss this.

9. Adjourn

Motion (Swenson/deCourcy-Bower) to adjourn. Carried (6-0). Meeting adjourned at 8:10 PM.

Respectfully Submitted by

Recording Secretary,

Lynn Meyer
Deputy Clerk

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

Job Address 475 E. Industrial Dr. Hartland, WI 53029			
Lot	Block	Subdivision	Key No. HAV 0732996007
Owner Pillar Technologies (Business unit of ITW Corp.)		EMAIL rwolf@pillartech.com	Phone 262-912-7212
Address 475 E. Industrial Dr.		City Hartland	State WI Zip 53029
Contractor Grant Signs (DP Industries)		Phone 608-838-7794 FAX	EMAIL Dan@Grantsigns.net
Address 2810 Syene Rd.		City Madison	State WI Zip 53713

The Architectural Board meets on the **THIRD MONDAY** of the Month at 7:00 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

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

Commercial/Industrial/Multifamily:

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

Signs:

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

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

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

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

PERMIT # _____

JOB LOCATION 475 E. Industrial Dr. Hartland, WI 53029 TAX KEY # HAV 0732996007
OWNER Pillar Technologies (Business unit of ITW Corporation) PHONE 262-912-7212
ADDRESS 475 E. Industrial Dr. CITY Hartland STATE WI ZIP 53029
CONTRACTOR Grant Signs (DP Industries) PHONE 608-838-7794
ADDRESS 2810 Syene Rd. CITY Madison STATE WI ZIP 53713

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

"Pillar Technologies an ITW Company" & "475"

OVERALL DIMENSIONS OF SIGN 3' 9" H x 7' 2" W & 1'H x 2' W COLOR OF BACKGROUND White

SIZE OF LETTERS IN INCHES 17", 17", 4.75" & 12" ("475") COLOR OF LETTERS Blue/Dark Blue

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

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 2,670

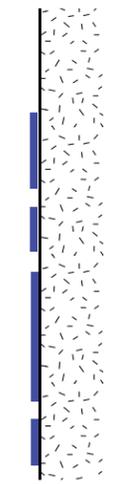
TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS 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 *David E. Pugh* GRANT SIGNS DATE 4/19/2016

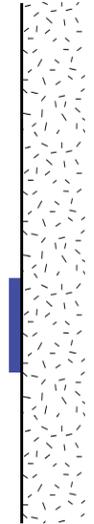
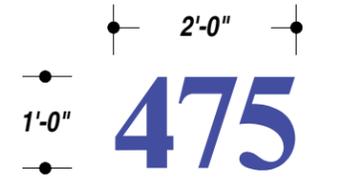
PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____



SIDE VIEW



SIDE VIEW



EXISTING SIGNAGE



CONCEPTUAL RENDERING (*MAY NOT BE TO EXACT SCALE)

TOTAL SQ. FT. OF SIGNAGE: 26.88 ft²

3630-36 BLUE (VINYL) 

2050 DARK BLUE 

JOB DESCRIPTION

REMOVE AND DISPOSE OF EXISTING SIGN & EXISTING "475"

"PILLAR"

- CUSTOM FORMED PLASTIC LETTERS
- 1" DEEP
- MOUNTED FLUSH TO WALL

"TECHNOLOGIES"

- ALUMINUM TUBE FRAME CONSTRUCTION
- 1" DEEP
- WHITE ACM PANEL W/ REVERSE CUT VINYL GRAPHICS APPLIED
- FLUSH MOUNTED TO WALL

"AN ITW COMPANY"

- LASER CUT ACRYLIC LETTERS
- 1" DEEP
- MOUNTED FLUSH TO WALL

"475"

- FORMED PLASTIC LETTERS
- FLUSH MOUNTED TO BUILDING

INSTALL

FILE NAME: 55915-01a-0 DATE: 02.04.16 SCALE: 1/2" = 1'-0"

FILE TYPE: OUT PROD OTHER

JOB NAME: PILLAR TECHNOLOGIES

LOCATION: 475 E. INDUSTRIAL DR. HARTLAND, WI 53029

DRAWN BY: CH SALESMAN: KRISTEN EASTMAN

DESIGN APPROVED BY: _____

AUTHORIZED SIGNATURE: _____

DATE: _____

UNLESS OTHERWISE SPECIFIED: ALL FLUORESCENT LAMPS WILL BE T12-CW-HO LAMPS. ALL BALLASTS WILL BE COLD START ALL-WEATHER BALLASTS. ALL NEON TRANSFORMERS WILL BE 30 MILLIAMPS. 120V PRIMARY POWER TO SIGNS WILL BE BY OTHERS. ALL DATA LINES TO ELECTRONIC SIGNAGE WILL BE BY OTHERS. ALL PAINT COLORS WILL BE SEMI-GLOSS FINISH. THIS IS AN ORIGINAL COMPUTER GENERATED COLOR PRINT. COLORS REPRESENTED ON THIS PRINT MAY NOT MATCH THE PMS CHIP, VINYL OR PAINT COLORS EXACTLY. IT IS TO BE VIEWED AS A REPRESENTATION ONLY. ALL SIZES AND SHAPES DEPICTED ARE REPRESENTATIONAL AND MAY VARY FROM FINAL PRODUCT. THEY ARE ONLY FOR THE CUSTOMERS USE IN CONNECTION WITH A PROPOSED PROJECT. ARTWORK AND PRINTED MATERIAL ARE NOT TO BE USED BY ANYONE OUTSIDE OF YOUR ORGANIZATION, NOR IS IT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FORM.

WILLIAM N WIRTH
ALLAN A WIRTH
1741 ALTA VISTA AVE
WAUWATOSA WI 53213-2319

WISCONSIN ELEC POWER CO
231 W MICHIGAN AVE
MILWAUKEE WI 53203

EYE COMMUNICATION SYSTEMS
PO BOX 505
WATERTOWN WI 53094-0505

ILLINOIS TOOL WORKS INC
PO BOX 110
HARTLAND WI 53029-0110

Z&Z REALTY LLC
C/O DARYL ZIGAN
PO BOX 320
HARTLAND WI 53029-0320

LEE M BLEEKER
DBA SANFORD ENTERPRISES
169 HIGHWAY 67 APT A
DOUSMAN WI 53118-9664

AUSTIN REAL ESTATE COMPANY LLC
7847 ALLEN ROBERTSON PL
SARASOTA FL 34240

PILLAR TECHNOLOGIES
475 E INDUSTRIAL
HARTLAND WI 53029

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

Job Address <u>700 W. North Shore Dr.</u>			
Lot	Block	Subdivision	Key No. HAV
Owner <u>Medline</u>			Phone <u>414-234-8529</u>
Address <u>700 W. Northshore Dr.</u>		City <u>Hartland</u>	State <u>WI</u> Zip <u>53029</u>
Contractor <u>Execu Print</u>		Phone <u>262-367-0390</u> FAX <u>367-0391</u>	E-Mail Address
Address <u>597 Progress Dr.</u>		City <u>Hartland</u>	State <u>WI</u> Zip <u>53029</u>

ExecuPrint@Prodigy.net

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- 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: 5/3/16 Date of Meeting: _____ Item No. _____

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

PERMIT # _____

JOB LOCATION 700 W. North Shore Dr. TAX KEY # _____
OWNER med line PHONE 414-234-8529
ADDRESS 700 W. North Shore Dr. CITY Hartland STATE WI ZIP 53029
CONTRACTOR Execu Print PHONE 262-367-0390
ADDRESS 597 Progress Dr. CITY Hartland STATE WI ZIP 53029

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

med line
Digital media Lab
Guarantee Digital

OVERALL DIMENSIONS OF SIGN 5' x 10' COLOR OF BACKGROUND White

SIZE OF LETTERS IN INCHES 4" COLOR OF LETTERS _____

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

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 1600^{est}

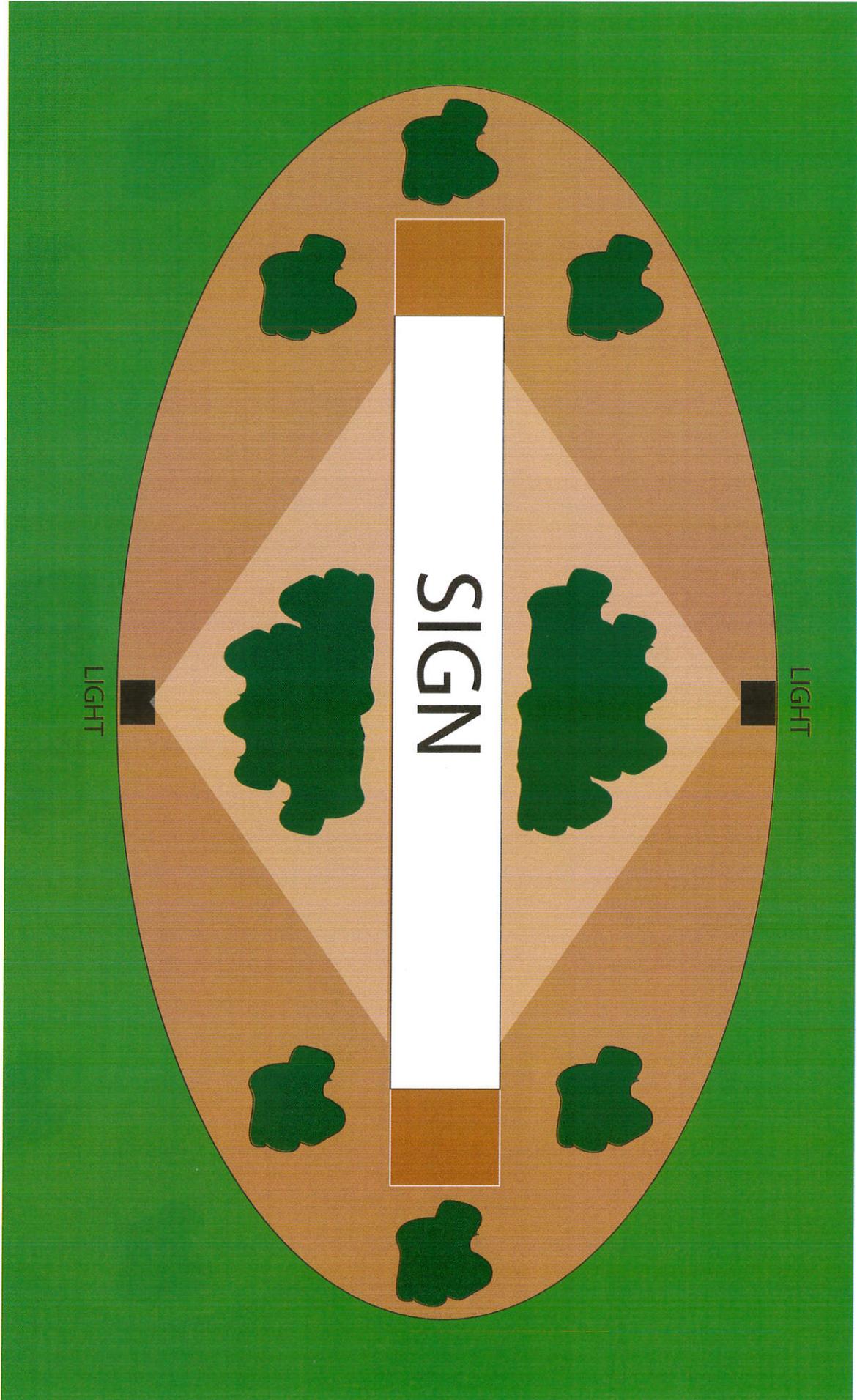
TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS 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 [Signature] DATE 4-25-16

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____



SIGN

LIGHT

LIGHT



existing sign

Sign Demensions

5' Hx 10'W

Metal Plastic Composite

with extended metal framing and capping



GEASON COMMERCE CENTER
OWNERS ASSOCIATION INC
W227N752 WESTMOUND DR STE L3
WAUKESHA WI 53186-0407

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

NETNEL LLC
602 INDUSTRIAL CT
HARTLAND WI 53029

MB BP PORTFOLIO LLC
C/O WIRTZ BEVERAGE
500 W NORTH SHORE DR
HARTLAND WI 53029

MEDLINE INDUSTRIES INC
1 N MEDLINE PL
MUNDELEIN IL 60060-4485

JOSEPH GEASON
JOHN GEASON
1424 WOODSIDE ST
HARTLAND WI 53029-8848

AAL LIMITED LIABILITY COMPANY
19535 SUMMERHILL CT
BROOKFIELD WI 53045

DRAGONFLY PROPERTIES LLC
N17W30687 WOODLAND HILL DR
DELAFIELD WI 53018

TOWN BANK
10 W MIFFLIN ST
MADISON WI 53703



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

DEPARTMENT OF BUILDING INSPECTION
 APPLICATION FOR ARCHITECTURAL BOARD

Job Address				
Lot	Block	Subdivision	Key No. HAV	
Owner Heidi Nugent		EMAIL scott.nugent@sbcsglobal.net	Phone 262-366-2215	
Address 146 Woodlands Ct		City Hartland	State WI	Zip 53029
Contractor Sign A Rama		Phone 691-9994	FAX	EMAIL
Address 601 Ryan Rd		City Pewaukee	State WI	Zip 53072

The Architectural Board meets on the THIRD MONDAY of the Month at 7:00 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

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

Commercial/Industrial/Multifamily:

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

Signs:

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

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

Date Applied: 4-25-16 Date of Meeting: 5-16-16 Item No. _____

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

PERMIT # _____

JOB LOCATION 418 Merton Ave TAX KEY # _____
OWNER Heidi Nugent PHONE 262-366-2215
ADDRESS 140 Woodlands Ct CITY Hartland STATE WI ZIP 53029
CONTRACTOR Sign & Rama PHONE 691-9994
ADDRESS 601 Ryan Rd CITY Pewaukee STATE WI ZIP 53072

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Monument - Coffee House - Breakfast - Lunch - ~~Sweets~~ Bakery
Building - Pink Mocha
Coffee House Breakfast - Lunch - ~~Sweets~~ Bakery

OVERALL DIMENSIONS OF SIGN ^{building box} 108x78 96x42 ^{monument sign} 108x18 COLOR OF BACKGROUND brown
SIZE OF LETTERS IN INCHES ^{mon.} 8" + ^{Build} 12" + 8" COLOR OF LETTERS white

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 \$ 1400.00

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 Heidi Nugent DATE 4-20-16

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____

Signarama - Pewaukee
KMS Sales Incorporated
 601 Ryan Street Unit B
 Pewaukee WI 53072
 United States
 Phone: 262-691-9994
 Fax : 262-691-9995
 ken@signarama-pewaukee.com
 www.signarama-pewaukee.com
 EIN # : 45-2831066



Quote 4592 - New Location Signage

Expiration Date : 02/10/2016

Quote for Pink Mocha Cafe Pink Mocha Cafe 212-5 E. Capitol Dr Hartland WI 53029 United States	Contact Heidi Nugent Phone : (262) 369-9932 Mobile : (262) 366-2215 Email : scottnugent@sbcglobal.net Address : 212-5 E. Capitol Dr Hartland WI 53029 United States	Shipping/Install
---	--	-------------------------

Quote #	Quote Date	Sales Rep	Payment Terms	PO	PO Date
4592	01/11/2016	Ken Skarie Ken@signarama-pewaukee.com (262) 422-5881	50/50		

Items

#	Item	Qty	Unit Price	Total	Tax	Total (With Tax)
1	Building Light Box - Acrylic 1/8 In. W:96.0 in. X H:42.0 in. , Digitally Printed 6 Color Process Digitally printed and laminated vinyl graphics produced on 1/8" Acrylic to customer approved artwork. Includes removal of existing signs and installation of new sign face.	1	\$539.69	\$539.69	\$27.52	\$567.21
2	Monument Signs - Acrylic 1/8" W:108.0 in. X H:18.0 in. , Digitally Printed 6 Color Process Digitally printed and laminated vinyl graphics produced on 1/8" Acrylic to customer approved artwork. Installation included.	2	\$314.53	\$629.06	\$32.08	\$661.14
3	Outside/Inside Doors - RTA Vinyl W:34.0 in. X H:25.0 in., Digitally Printed 6 Color Process Digitally printed and laminated vinyl window graphics produced to customer approved artwork. All artwork and set-up charges included. Full Color Includes installation.	2	\$72.62	\$145.24	\$7.41	\$152.65

CUSTOMER INFO:

COMPANY NAME/CONTACT:

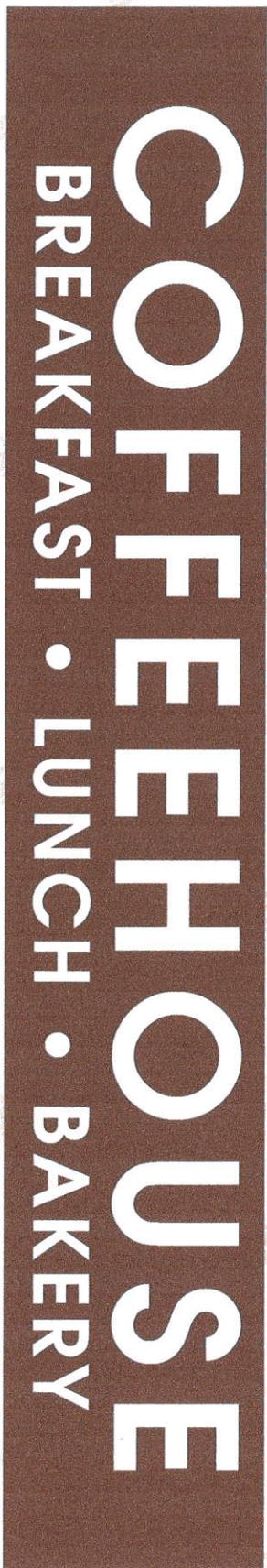
ADDRESS:

PHONE#:

SIGNARAMA-PEWAUKEE REQUIRES THAT YOU REVIEW THE ATTACHED PROOF AND ADVISE WHETHER PROOF IS APPROVED FOR PRODUCTION. AN EMAIL REPLY IS REQUIRED TO START PRODUCTION.

**PLEASE CHECK ALL SPELLING, PUNCTUATION, FONTS, CAPITALIZATION
PHONE NUMBER, WEBSITE, COLOR & SIZE REQUIREMENTS.**

108 x 18 Monument Sign



Letter
sizes
9"
4"

96 x 42 Building Light Box - Option 1



Letter
sizes
9"
8.5"
4"

96 x 42 Building Light Box - Option 2



Letter
sizes
5"
8.5"
4"

THIS RENDERING IS INTENDED AS A SAMPLE ONLY. COLOR, TEXTURE, MEASUREMENTS, AND ACTUAL APPEARANCE MAY VARY SLIGHTLY FROM COMPLETED WORK AND IS CONSIDERED NORMAL & USUAL. © COPYRIGHT 2014 Signarama, Inc.

Please check layout (artwork, spelling, dimensions) and return with signature. Production cannot begin until written approval is received. Additional charges will be applied for any changes that are needed after approval is received. Signarama is not responsible for any errors in spelling, layout, or dimensions that have been approved by the customer. The proof is for listed items only. Any changes or deletions by the customer not shown or changed herein will be billed separately.

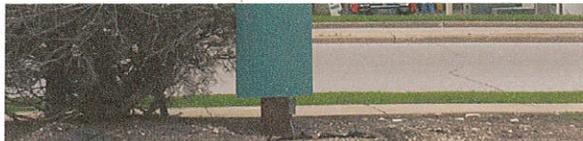
**50% DEPOSIT DUE AT TIME OF ORDER (full amount if under \$100), balance due upon time of completion.
I HAVE READ AND AGREE TO ALL TERMS. INITIAL _____**



601B Ryan St Pewaukee, WI 53072
Phone: 262-691-9994 Fax: 262-691-9995
www.signarama-pewaukee.com • info@signarama-pewaukee.com

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED & APPROVE THIS PROJECT TO BEGIN.
CUSTOMER APPROVAL SIGNATURE: _____ DATE: _____

THIS ORIGINAL DESIGN AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF SIGNARAMA-PEWAUKEE AND ITS USE IN ANYWAY OTHER THAN AS AUTHORIZED IS EXPRESSLY FORBIDDEN. SIGN AND ART WORK REMAIN THE PROPERTY OF SIGNARAMA-PEWAUKEE.





BRYAN LUFTER
JACQUELINE LUFTER
405 HILL N DALE CIR
HARTLAND WI 53029

HARTLAND SENIOR LIVING LLC
126 E PROSPECT AVE
HARTFORD WI 53027-1248

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

ROBERT A HESCHKE
MARLAINE E HESCHKE
409 HILL N DALE CIR
HARTLAND WI 53029

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

DANTO WAGS LLC
1700 STUTZ DR STE 25
TROY MI 48084-4502

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

Job Address <u>505 COTTONWOOD AVE.</u>				
Lot	Block	Subdivision	Key No. HAV	
Owner <u>PATRICK FOX</u>	EMAIL <u>pfox@shapthepig.com</u>		Phone <u>262-367-2922</u>	
Address <u>505 COTTONWOOD AVE</u>	City <u>HARTLAND</u>	State <u>WI</u>	Zip <u>53029</u>	
Contractor	Phone	FAX	EMAIL	
Address	City	State	Zip	

The Architectural Board meets on the THIRD MONDAY of the Month at 7:00 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

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Commercial/Industrial/Multifamily:

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- Three landscape plans.
- Three exterior lighting plans. Include type, location, number and wattage of fixtures.

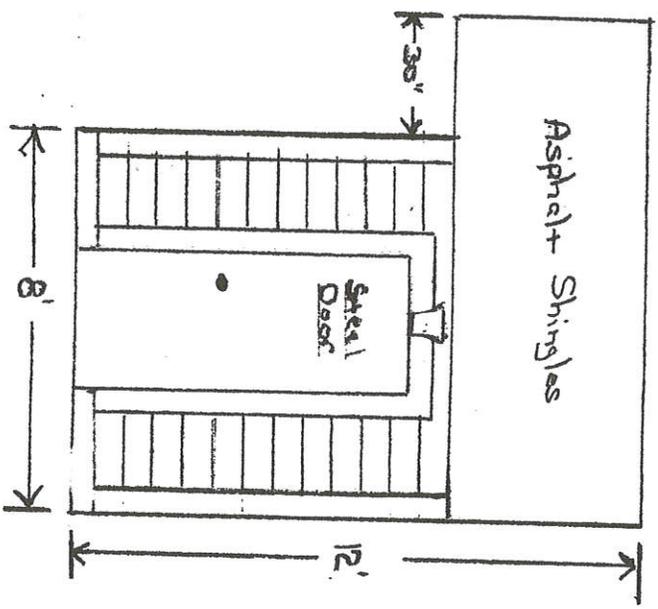
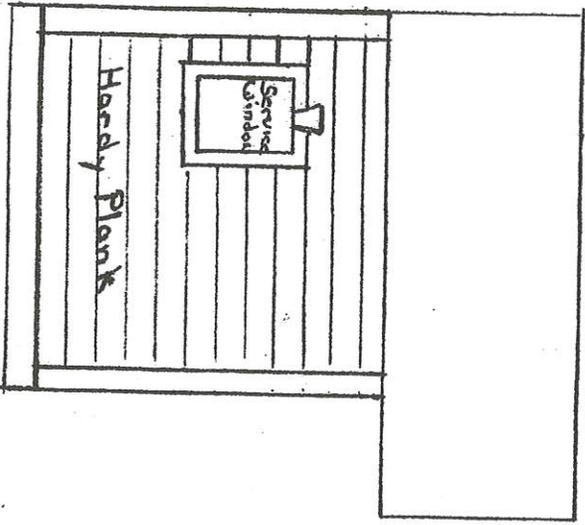
Signs:

- 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.
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- Submit Sign Permit Application

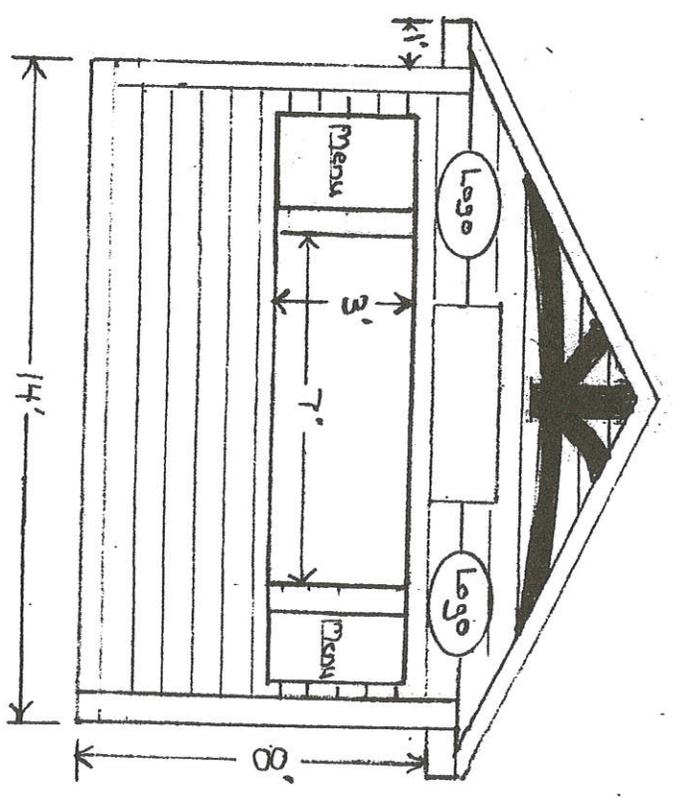
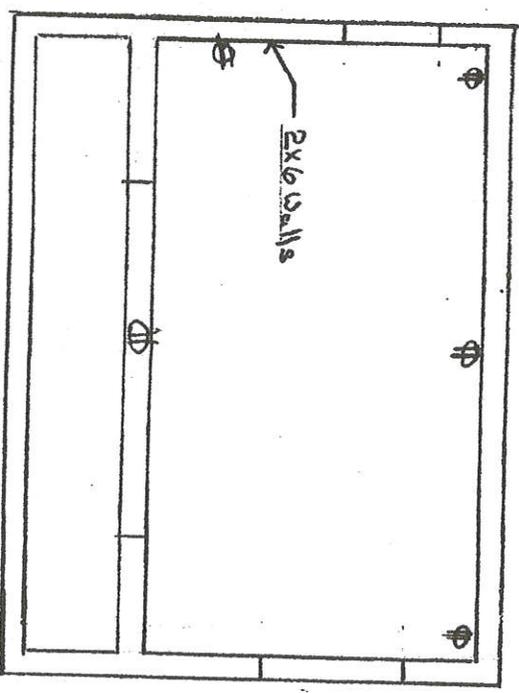
NOTE: Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied: 5/3/16 Date of Meeting: _____ Item No. _____

Fox Bros Brat Stand
505 Cottonwood



1/4" = 1'

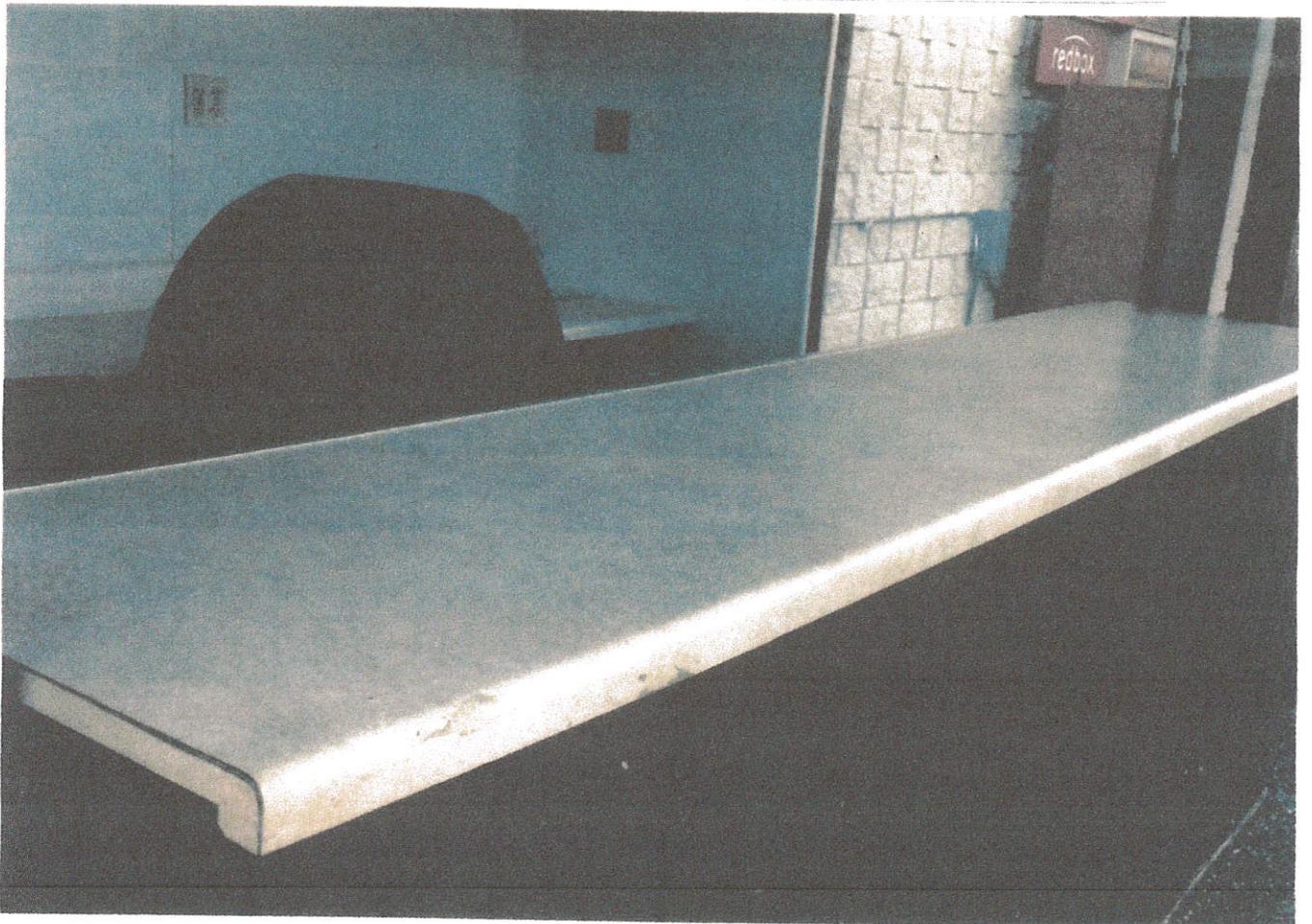
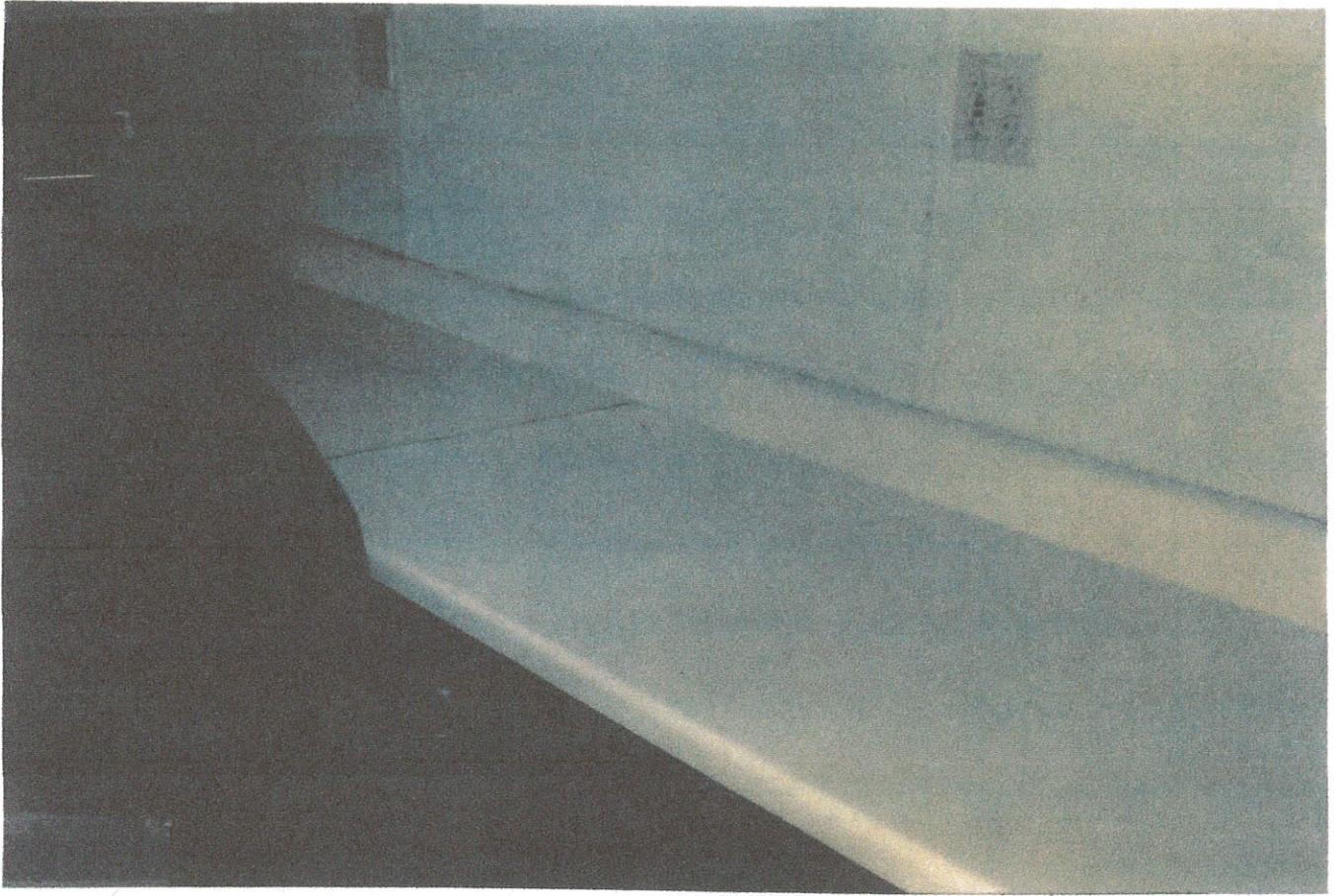












BARK RIVER PROPERTIES
252 E HIGHLAND AVE
MILWAUKEE WI 53202-3131

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

CURT A THUROW
446 COTTONWOOD AVE
HARTLAND WI 53029-2302

D&B HAYDEN LLC
425 E INDUSTRIAL DR
HARTLAND WI 53029

DANIEL E & THERESA L SCHWULST
C/O EDWARD SCHWULST
454 COTTONWOOD AVE
HARTLAND WI 53029

DARYL D ZIGAN
JACKIE L ZIGAN
W752 WASHINGTON RD
RUBICON WI 53078

DIANNA M SUSITTI
440 COTTONWOOD AVE
HARTLAND WI 53029

EHLEN LIMITED PARTNERSHIP
4062 GRAINWOOD TRL NE
PRIOR LAKE MN 55372-1737

EYE COMMUNICATION SYSTEMS
PO BOX 505
WATERTOWN WI 53094-0505

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

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

JOHN KOHNKE
KRISTI KOHNKE
31445 S BERMUDA DUNES DR
EVERGREEN CO 80439-8961

KUSCH INVESTMENTS LLC
N65W30981 BEAVER LAKE RD
HARTLAND WI 53029-9799

MARK & BETH BARENZ
C/O GENA R BARENZ
8949 N 97TH ST APT C317
MILWAUKEE WI 53224-5729

MICHAEL BRANDT
TONIA BRANDT
472 COTTONWOOD AVE
HARTLAND WI 53029

MICHAEL R WHITE REVOCABLE TRUST
OF 1992
3787 CAMPBELL TRCE
HARTLAND WI 53029-8826

PAUL TRAPP
431 HARTRIDGE DR
HARTLAND WI 53029

POB HARTLAND LLC
12700 HILLCREST RD STE 158
DALLAS TX 75230

ROBERT G MORRIS
N1100 NIMM LN
WATERTOWN WI 53098

ROBERT J ANDLER JR
202 CROOKED STICK PASS
NORTH PRAIRIE WI 53153-9622

RONALD JAEGER
ANN JAEGER
430 INDUSTRIAL DR
HARTLAND WI 53029

SULLIVAN LEASING LLC
2108 SILVERNAIL RD UNIT 316A
PEWAUKEE WI 53072-5526

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

THOMAS THOMSON TRUST
JAMIE B THOMSON LIVING TRUST
530 COTTONWOOD AVE
HARTLAND WI 53029

PIGGLY WIGGLY
505 COTTONWOOD AVE
HARTLAND WI 53029



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 <i>Construction on property to accommodate coffeeshop</i>			
Proposed Use <i>Coffeeshop</i>		No. of Employees <i>TBD (likely around 10)</i>	
Project Location <i>213 E. Capitol Dr.</i>			
Project Name <i>Birch + Banyon Coffee</i>			
Owner <i>Jessie Sanglants</i>		Phone <i>262-370-4453</i>	
Address <i>102 N. Water St. Unit 604</i>		City <i>Milwaukee</i>	State <i>WI</i> Zip <i>53202</i>
Engineer/Architect <i>Dave Baum, Schroeder & Holt Architects</i>		Phone <i>414-276-1760</i>	FAX <i>414-276-1764</i>
Address <i>311 East Chicago Street</i>		City <i>Milwaukee</i>	State <i>WI</i> Zip <i>53202</i>
Contact Person	Phone	FAX	E-mail

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: <i>5/5/16</i>	Date of Meeting:	Return Comments by:
-----------------------------	------------------	---------------------

**Village of Hartland
Professional Services Reimbursement Form**

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

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

Responsible Party Name, Mailing Address, Signature and Date:

A. Jessie Senglaub [Signature] 5/4/16
Printed Name Signature Date

B. 102 N Water St. Unit 604 Milwaukee WI 53202
Street City State Zip

C. Phone 262-370-4953 Fax: — E-Mail jessie.senglaub@gmail.com

Property Owner Name, Mailing Address, Signature & Date:

A. See Above
Printed Name Signature Date

B. _____
Street City State Zip

C. Phone _____ Fax: _____ E-Mail _____

Village Official Accepting Form & Date

INTERNAL USE ONLY

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

Plan Commission Project Number: _____

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

Job Address 213 E. Capital Dr.			
Lot	Block	Subdivision	Key No. HAV
Owner Jessie Senglaub		EMAIL jessie.senglaub@gmail.com	Phone 262-370-4953
Address 102 N Water St. Unit 604		City Milwaukee	State WI Zip 53202
Contractor	Phone	FAX	EMAIL
Address	City	State	Zip

The Architectural Board meets on the **THIRD MONDAY** of the Month at 7:00 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

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

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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: 5/5/16 Date of Meeting: _____ Item No. _____

My proposed project for 213 E. Capitol Drive in the Village of Hartland is to open a coffeeshop. I will be purchasing the building, with a closing date on or before July 15th, 2016. I will need approximately two months of construction work, and I hope to open doors in September.

My tentative hours will be from 7am – 7pm, and I will be open seven days per week. I will be flexible with these hours, however, as I get to know traffic patterns of the city.

I will employ approximately 9-12 staff members. The menu will be coffee, tea, espresso beverages, smoothies, and bakery. I hope to also have prepackaged sandwiches, but I will not be cooking on-site.

In terms of construction, the majority of the work will happen to the first floor. I will be knocking down interior walls in order to open the space more. My plan is to knock down the existing front porch and extend the building 10 feet further to the north, to allow for more seating. I will be laying an external patio to the northeast to allow for outdoor seating, approximately from May – October, weather dependent.

The existing parking lot has space for 11 vehicles, and guests will also be able to park on the street.

Executive Summary

I. Objectives

- Integrate into community scene
- Become a destination for the town

II. Keys to Success

- Location that will draw in heavy foot traffic and become a destination for the area
- Marketing efforts that will attempt to build a loyal following
- Strict training so that employees represent the best the shop has to offer

III. Mission

I want my shop to be a neighborhood destination in the Village of Hartland. It will be a place where people will both spend time with their friends and family and feel comfortable having business meetings. The store will be welcoming, inviting, and aesthetically pleasing. My shop will integrate closely into the community and be an active part of events and activities.

Company Summary

I. Company Ownership

The company will be created under JAS Coffee, LLC, the governing body owned by myself, Jessie Senglaub. I will be the manager and make both day-to-day and large decisions.

II. Start-Up Summary

a. General Rules of Thumb

- Rent/Mortgage: no more than 15% of projected sales
- Equipment:
- Coffee, milk, syrups, bakeries, etc.: no more than 40% of projected sales
- Professional fees
- Payroll costs: no more than 30-35% of projected sales
- Principal and interest costs
- Income taxes: about 35% of operating profit
- Other (business insurance, supplies, licenses and permits, office supplies, utilities, advertising, repairs and maintenance)
- *See Startup Budget and costs breakdown at the end of this document

III. Location

The location I have found is ideal in the Village of Hartland. The city in general is rapidly growing, and on track to diversify their demographics and available businesses. As of 2013 the population was 9,192 people, with a median income at \$68,864 and a median home value at \$244,800, both well above the averages for Wisconsin. It is an affluent city that will pay for a luxury item such as specialty coffee. To the north of the village is Highway 16, where 32,500 cars travel each day. To the south is Highway 94, with 66,300 vehicles, and up to 26,825 vehicles on Highway 83, to the west. In 2007 a Business Improvement District was incorporated, which has been actively working on bringing new businesses to the town

center. The members I have spoken with are incredibly excited about doing anything they can to help my company. I will receive outstanding support from the town.

The address of my shop is 213 E. Capitol Ave. Directly across the street an apartment complex is currently being built. There will be two residential buildings, both on track to have occupancy by the end of 2016. There will be a third, street-facing building that will house approximately 4,000 square feet of retail space. To the direct east is the community theater, a daycare, and one the main gas stations in town. A large residential area is within walking distance. Directly to the west are several small businesses, including an insurance company, a yoga studio, and several consignment shops. A US Bank is also across the street, sharing a parking lot with the new apartment complex.

The town is also home to several events that bring the community together. The annual parade marches right down Capitol Avenue, meaning that it will pass directly in front of my shop. There is an event each summer with a band that sets up in the middle of the road, again right in front of my shop.

For facilities, I'll need to purchase the equipment and furniture. A few pieces of equipment will be larger investments, and purchased new, such as the espresso machine and grinders. Other items, however, can be purchased used. I'm in the process of looking for these items, along with furniture, from warehouses and auctions.

Products

I'll be selling primarily specialty coffee and coffee drinks. The menu will be similar to a Starbucks, in the sense that it will have a wide variety and be approachable to the average customer. Coffee specifically will be offered via drip method. There will be espresso drinks, such as lattes, mochas, etc. I will also serve teas and smoothies.

My beans will come from Anodyne Coffee, a popular and highly respected roaster in Milwaukee. I have a professional relationship with both the company and my main point of contact there.

I will have a limited amount of food, due to the size of the space allotted for the kitchen. The offerings will be limited to bakery and other snacks. I'll be working with two vendors to supply these options. Sally's Sweet Shoppe, out of Genesee Depot and Delafield, will supply a variety of items, including breads, cheesecakes, cupcakes, kringle, and more. The bakery department of Sentry in Delafield will be my second supplier, and from them I will receive items such as donuts, bagels, scones, and croissants. I will also have a small offering of pre-packaged sandwiches, served in a cooler case.

Market Analysis Summary

I. Market Analysis

- 1.5% of cars driving by will stop
- 5% of those walking by on foot will stop
- 53,987 coffee shops in 2015

- 55,246 coffee shops in 2016
- 68% of coffee drinkers have a cup within the first hour of waking up
- 100 million coffee drinkers in the US

<http://articles.bplans.com/13-tips-open-successful-coffee-shop/>

<http://magazine.coffeetalk.com/april14-start-up-strategies/>

<http://coffeemakersusa.com/how-to-start-a-coffee-shop/>

II. Market Needs

Hartland is a growing market, and through conversations with several residents and business owners I have continually heard that a coffeeshop is highly desired in the area. People have repeatedly told me they would frequent a place where they could get quality coffee, along with spend time with their loved ones or be able to hold a meeting there.

I believe that my store will meet a valuable demand in this town and be met with pleased guests.

Marketing Strategy and Implementation Summary

I. Competitors

My only competition in town will come from two sources. On the other end of the downtown stretch is another coffeeshop, This Great Coffee Place. They are established and have decent business, but they aren't the best quality and have unpredictable hours.

Pink Mocha is another coffeeshop that previously resided across the street from my location, before that building was torn down to make room for the apartment complex. They are relocating to the other part of Hartland, in a strip mall north of Highway 16. Their clientele will come more from customers coming off of the highway and people running errands in the strip mall stores. Pink Mocha is not currently open, but expects to re-open doors in this new location in late spring. I have heard many times that they are very disorganized, lack customer service, and have wait times far exceeded customer expectation.

Other coffeeshops in the general area include Stone Creek Coffee and Starbucks, in Delafield on Hwy 83, along with Roots in downtown Oconomowoc.

II. Competitive Edge

My competitive edge will be a solid location, friendly team, and exceptional cleanliness. I will also be stringent on brands used for drinks. In comparison, some of the shops in the Lake Country area use a lower quality chai tea latte blend and low quality smoothie mix. I will become known as more convenient location, with quality drinks and excellent customer service. I will outshine the competitors with my experience in both the coffee industry and the marketing industry.

III. Marketing Strategy

Ideas:

- Branded merchandise available for sale (i.e. tumblers, mugs, shirts, hats, etc.)
- Discounts/programs where you buy a tumbler and get a discount every use

- Baskets for auctions in the area
- Sponsorships of local teams/leagues
- Joining in community events (i.e. Ladies Night, 20/20 Chamber events)
- Shelf of mugs that are certain people's, Weissgerber thing where you can buy people coffee by putting money in their mug
- Social media (Instagram and Facebook primarily)
- Host meetings there
- Create a website
- Deals with local retailers to carry their products, in exchange for X
- Decal stickers to give away (ones for cars)
- Magnet on my car
- Get in on Neighborhood Coffee Walk with Bella/other places
- Do something with the summer farmer's markets
- Take out ads in different publications
 - Lake Country Reporter
- Hopefully get an article written about my shop in the Lake Country Reporter
- Partnership with nearby businesses, i.e. discount for afternoon of yoga & coffee
- Coupon exchanges in general with different businesses around town
- Bring carafes/samples to different businesses around town
- Discounts for students, seniors, vets, etc. ??
- Book clubs, craft clubs
- Live music on weekends
- Seasonal drinks
- Community giving tree for Christmas presents (like at churches)
- Deals where they bring their morning receipt for a discounted afternoon purchase
- [Free Little Library](#)
- Baristas wear t-shirts with clever sayings, and we sell the same shirts in merch

Organization and Management Summary

I. Management Team

I will own and run the shop. I have experience working with several coffeeshops, including Milwaukee Street Traders, Caribou Coffee, and Kickapoo Coffee. I have worked as cashier, barista, supervisor, and manager. For both Milwaukee Street Traders and Kickapoo Coffee, I was involved from the very beginning of these shops. I was the first employee hired for Milwaukee Street Traders, and one of the first hired for Kickapoo Coffee. I'm familiar with the tasks and expectations of the first few days, weeks, and months of having a coffeeshop.

Outside of coffee experience, I have a bachelor's degree from the University of Minnesota-Twin Cities, Carlson School of Management, in marketing and entrepreneurial management. I also have a master's degree from Marquette University in communications, with a focus on advertising and public relations. I worked in digital marketing for the Milwaukee Journal Sentinel and Accelity Marketing, working on tasks such as writing, web development, web design, email marketing, social media, SEO, project management, and more.

Jeff Senglaub will be involved with the management team before the opening of the location. He will be a part of the financial plan for the store, securing the real estate, and more.

Deb Senglaub will be involved with the management team both before the store opening and during the run. She will be a part of the design and build out, along with helping to purchase inventory and equipment.

There are several other professionals associated with this business. Don Murn is my lawyer, and Jeff Hollenbeck is my banker.

II. Personnel Plan/Staffing Issues

Manager (1) – begin at/around \$10/hour (this will be several months in, once I find someone I feel comfortable with)

Barista/Cashier (5) – begin at/around \$8/hour

Equipment & Supplies List

Item	Brand	Retail Price
Fridge	True	\$3207
Freezer	True	\$2165
Under-counter fridge	The Nerd Store	\$2507
Espresso machine	La Marzocco Linea AV	\$13,400
Espresso grinder	Mazzer Super Jolly	\$1385
Coffee grinder	Bunn	\$1008
Decaf coffee grinder	Baratza	\$479
Coffee brewer	Fetco XTS	\$1929
Coffee urns	Bunn	\$240
Dishwasher	CMA Dishmachines	\$3718
Toaster oven	Breville Smart Oven Plus	\$249
Ice machine	Ice-O-Matic ICEU150HA	\$1619
Blender (x3)	Vitamix 5200	\$450 each
Three compartment sink	Regency	\$340
Stereo system	TBD	\$500
TVs	TBD	\$700
Internet router	TBD	\$100
Floor & counter mats	Uline	\$500
Dishes	\$400	
Office Supplies	\$150	
Cleaning Supplies	\$100	
Uniforms & Aprons	\$400	
Garbage Cans	\$500	
Shelving	\$400	
		Total: \$37,166

Construction Plan

Plumbing	Depends on bathroom & kitchen; \$6,000
HVAC	\$10,000
Electricity	\$3,000
Roof (labor & materials)	\$5,000
Insulation	\$1,500
Outdoor Patio	\$10,000
Flooring (labor & materials)	\$4,000
Finish carpentry	\$4,500
Finish materials & labor	\$5,000
Drywall	\$3,500
Fence	\$2,000
Paint	\$2,000
Ceiling	\$3,000
Porch materials & demolition	\$10,000
Gutters	\$2,500
Dumpsters	\$2,000
Siding (labor & materials)	\$6,000
Fireplace	\$1,500
Signage	\$500
Security system	\$1,000
Audio system	\$1,000
Furniture	\$6,000
Décor	\$1,500
Bathroom Setup (toilet, dryer, etc.)	\$500
	Total: \$93,000

Professional Fees for Startup

Legal Fees	\$1,500
Architect Fees	\$10,000
City Approvals & Permits	\$2,000
	\$13,500



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Hair & Image
PLUS



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Hair & IMAGE
PLUS

BENJAMIN LYONS
CANDIDA LYONS
123 CHURCH ST
HARTLAND WI 53029

BRASS INVESTMENTS LLC
151 E CAPITOL DR
HARTLAND WI 53029

CAITLIN B SCHWANZ
190 WARREN AVE
HARTLAND WI 53029

CAPITOL MOVE LLC
163 E CAPITOL DR
HARTLAND WI 53029

CONNIE & WARREN HORNBURG
JOINT TRUST
213 WARREN AVE
HARTLAND WI 53029

CRESTHAVEN INVESTMENTS LLP
W330N6209 HASSLINGER DR
NASHOTAH WI 53058

DONNA M GROSS
SCOTT GROSS ET AL
131 MAPLE AVE
HARTLAND WI 53029

FIRST CONG CHURCH
PO BOX 568
HARTLAND WI 53029-0568

GARTH BOWEN II 2001 LIVING TRUST
PO BOX 25
HARTLAND WI 53029

GH HARTLAND LLC
3150 N BROOKFIELD RD
BROOKFIELD WI 53045

HOPKINS SAVINGS & LOAN
C/O US BANK-CORPORATE RE TAX
DEPT
2800 E LAKE ST
MINNEAPOLIS MN 55406

JAMES MUENZENBERGER
LYNN MUENZENBERGER
182 WARREN AVE
HARTLAND WI 53029

JAMES P OEHMCKE
DENISE R OEHMCKE
143 MAPLE AVE
HARTLAND WI 53029-2110

JAMES WEISKOPF
KATHRYN WEISKOPF
214 WARREN AVE
HARTLAND WI 53029

JONATHAN WOJCIECHOWSKI
JANET WOJCIECHOWSKI
795 GREENWAY TER
HARTLAND WI 53029

KAY A MOEN
121 MAPLE AVE
HARTLAND WI 53029

KEVIN BROWN
SHERRY BROWN
198 WARREN AVE
HARTLAND WI 53029

LAKE COUNTRY PLAYERS INC
221 E CAPITOL DR
HARTLAND WI 53029

MARGARET M GAVAHAN TRUST
191 WARREN AVE
HARTLAND WI 53029

MARK MANSKE
CHRISTINE MANSKE
208 WARREN AVE
HARTLAND WI 53029

MERRILL L ARONSON REV TRUST
197 WARREN AVE
HARTLAND WI 53029

MICHAEL BETKER
JEANNETTE BETKER
137 MAPLE AVE
HARTLAND WI 53029

MICHAEL STOLL
SARAH STOLL
221 LAWN ST
HARTLAND WI 53029

RALPH PIEHL
SARAN PIEHL
203 WARREN AVE
HARTLAND WI 53029

RENEE M EVERT
170 WARREN AVE
HARTLAND WI 53029

ROBERT F & LINDA J HAMILTON 2010
LIVING TRUST
207 E CAPITOL DR
HARTLAND WI 53029

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

SHERPERS INC
GARY SHERPER ET AL
N49W34291 ROAD P
OKAUCHEE WI 53069

STEPHEN P & CYNTHIA A GARDNER
2010 LIVING TRUST
226 WARREN AVE
HARTLAND WI 53029

THOMAS STAWICKI
MARY STAWICKI
225 WARREN AVE
HARTLAND WI 53029

WATERMARKE II LLC
301 E CAPITOL DR
HARTLAND WI 53029

MEMORANDUM

TO: Plan Commission

FROM: David E. Cox, Village Administrator 

DATE: May 12, 2016

SUBJECT: North Forty Development Staff Comments

The Plan Commission is being requested to consider the concept plan for a development of the 40 acre parcel east of the Mary Hill subdivision on property owned by the Jungbluth family commonly referred to as the "North 40." The proposed subdivision will be located between the Mary Hill Subdivision and the conceptually-approved Homestead Subdivision. The proposal, which includes annexation and subdivision/development, comes from Korndoerfer Homes. The following are comments from staff regarding the proposal, most of which have been previously shared with the developer.

The concept proposal includes 39 lots. The average lot size is 23,537 square feet, while the median lot size is 22,195 square feet. The parcel is proposed to be zoned to RS-1 Single-Family Residential Zoning, which carries a minimum required lot size of 22,000 square feet. Net of ROW, which is estimated to be approximately 132,000 square feet, the density is about 39,400 square feet per lot.

It is noted that about 45% of the North 40 parcel is devoted to ROW and Open Space. In the subdivision to the west, Mary Hill, about 46% of the parcel is devoted to ROW and Open Space, while in the subdivision to the east, the conceptually-approved Homestead Subdivision, about 50% of the fully developed parcel east of Winkleman Road* is dedicated to these uses. Despite the fact that the ROW/Open Space allocation seems similar, staff is concerned that lots in the proposed subdivision may be too small. As proposed, the North 40 has an average lot size that is about 85% the size of the recently approved lots in the Homestead subdivision and about 90% of the lot size in Mary Hill. The North 40 median lot size is about 80% of the Homestead and about 88% of the Mary Hill median size. Additionally, the overall density in the North 40 proposal, when considering the entire parcel, is more than 20% greater than the recently approved Homestead subdivision. There seems to be a significant difference in the lot sizes and perceived density. Fifty-eight percent (58%) of the lots to the west in Mary Hill are larger than 25,000 square feet and 84% of the lots to the east in Homestead are planned to be larger than 25,000 square feet while only 15% (6 of 39) of the lots in the proposed subdivision are greater than 25,000 square feet.

In our comments to the Developer, Staff suggested that a more appropriate number of lots may be about 35. Such a number would allow an increase of the average lot size and allow for some narrow buffer areas on the east and possibly west sides of the development and may allow some additional buffering by the road reservation in the southeast corner as discussed in the Comprehensive Plan. It should be noted that Village Staff has been working with the County to implement a change to the future location of CTH KE in this area to move it away from the southeast corner of this development, which is the County-planned location in alignment with Jungbluth Road. As the Plan Commission knows, the Village shows the proposed rerouted road farther east in an alignment with Winkleman Road.

Additionally, staff asked the Developer to address the following items and questions.

1. Please identify how large the environmental area is in its undisturbed state.
2. How much of the environmental area is removed in the concept?
3. How much of the environmental area remains protected on private lots?
4. How much of the environmental area remains in the outlot?
5. Please address the fact that the Village's Comprehensive Plan calls for a neighborhood park in the area adjacent to the environmental area.

ADDITIONAL COMMENTS

During review at the Plan Commission meeting, the Commission may wish to discuss and consider options for pedestrian movement in and through the subdivision as well. The development, as proposed, calls for a pedestrian path along CTH K across the full extent of the parcel to extend the existing path from the west. Additionally, an off street path is proposed through the environmental area connecting the northerly street to the existing path in Mary Hill at the proposed connection to Southern Oak Drive. The Plan Commission may wish to discuss whether this path is paved and whether sidewalks or other paths should be implemented either along the street or in an off street location to accommodate future pedestrian movements in the area. Both Mary Hill and the recently-constructed Windrush subdivisions have a pedestrian path system in an off street location. Four Winds West and the Sanctuary of Hartland subdivisions have sidewalk on at least one side of all streets and both have some additional off street paths.

It is anticipated that there will be some engineering challenges to the area due to its topography but staff believes they can be overcome. The water system for the proposed subdivision will be an extension of the pressure-boosted system installed with the Windrush Subdivision but the timing of the development creates some engineering challenges because the entire system is not built and the normal looping is not yet established. Sanitary sewer will likely drain to the west through Mary Hill.

An excerpted copy of the Village's Land Use Plan for the area is attached for your use in the discussion.

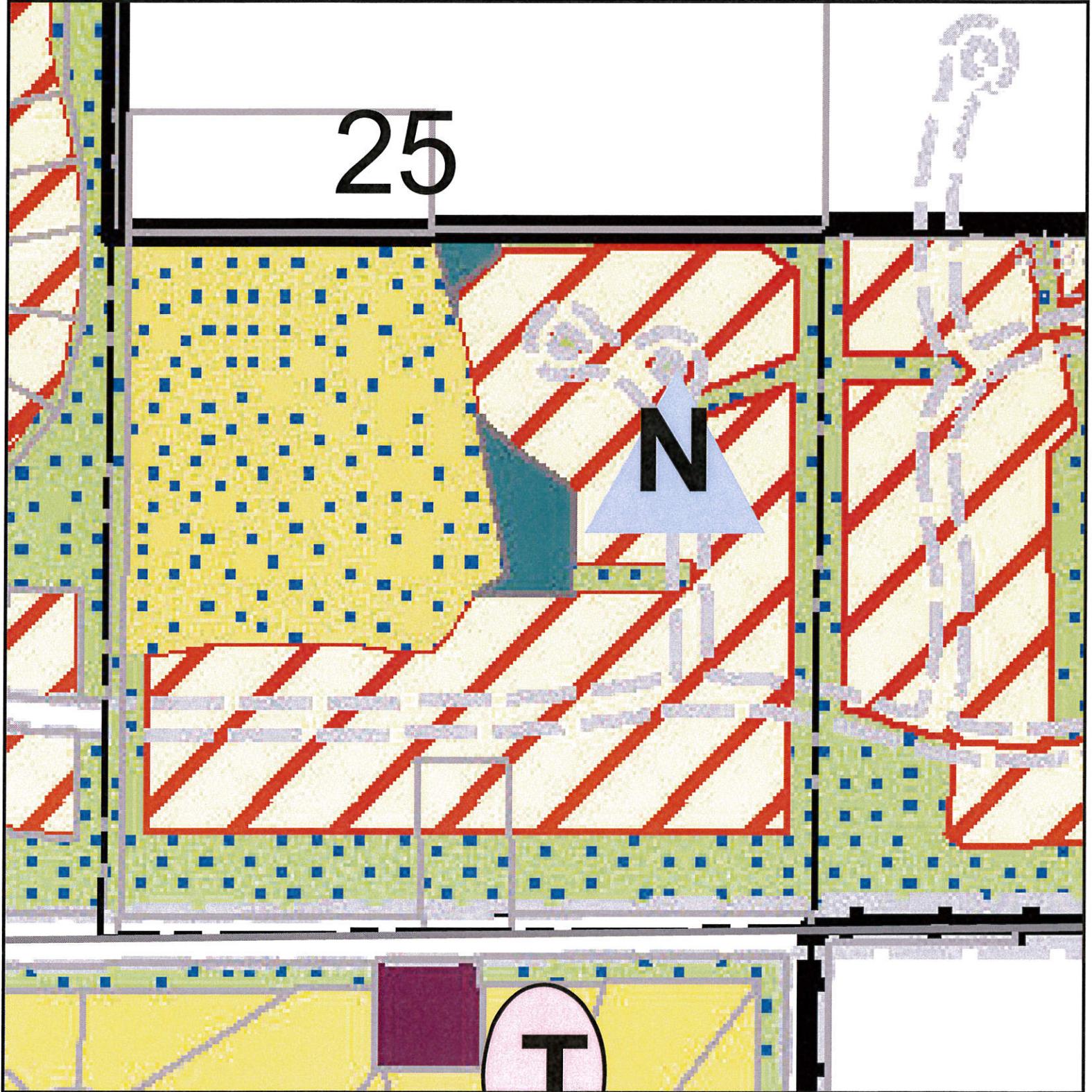
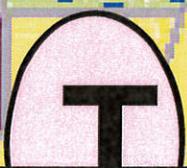
DCPC Concept Comments

Attachment

cc: Scott Hussinger, Building and Zoning Official
Mike Einweck, Public Works Director

*For comparison, only the portion of the Homestead Subdivision east of Winkelman was used because more than half of the area west of Winkelman Road is shown as an outlot held for future development, which skews any open space comparison.

25





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 North 40 Property			
Proposed Use single-family subdivision		No. of Employees N/A	
Project Location C.T.H. K across from the water tower			
Project Name TBD			
Owner George J. Jungbluth		Phone 262-424-0612	
Address 1999 Revocable Trust N55 W 28945 Hwy K		City Hartland	State WI Zip 53029
Engineer/Architect Pinnacle Eng.		Phone 262-754-8888	FAX
Address attn: Aron Koch		City	State Zip
Contact Person David Tanner	Phone 414-651-0260	FAX	E-mail davidt@korndorferhomes.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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**Village of Hartland
Professional Services Reimbursement Form**

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

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

Responsible Party Name, Mailing Address, Signature and Date:

A. Korndorfer Homes *[Signature]* 5/3/16
 Printed Name Signature Date

B. 175 North Corporate Drive Suite 130
 Street City Brookfield State WI Zip 53045

C. Phone 414-651-0260 Fax: _____ E-Mail DavidT@KorndorferHomes.com

Property Owner Name, Mailing Address, Signature & Date:

George J. Jungbluth 1999 Revocable Trust
 A. Peter J. Jungbluth *[Signature]* 5-3-16
 Printed Name Signature Date

B. N55W 28945 Hwyk Hartland WI 53029
 Street City State Zip

C. Phone 262-424-0612 Fax: 262-672-6334 E-Mail Keith@KcgLaw.com

 Village Official Accepting Form & Date

INTERNAL USE ONLY

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

Plan Commission Project Number: _____

To: Mr. David Cox and the Plan Commission

After several months of planning, we are excited to submit our development plan for the Jungbluth property along CTH K (otherwise known as “the North Forty”). With the incredible views, tremendous location and gorgeous residential setting, we believe this property will be transformed into a desirable high-end neighborhood and a wonderful addition to this growing area.

This site will need to be annexed into the Village from the Town of Merton, which is reflected in the master plan for this area. Our initial meeting request is to discuss the neighborhood layout with the Plan Commission and then come back for additional meetings for the necessary approvals. While working through the planning for this property, we have met or talked to some of the adjacent property owners and also had some preliminary discussions with the Waukesha County Public Works Department about their road infrastructure plans for the immediate area.

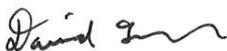
While preparing the various concepts, we have taken the topography and the existing woodland area into account. With that in mind, we are proposing to preserve substantial acreage for open space which would include a walking path and passive park area as noted on our development plan. This permanent conservancy area will not only be a benefit to this new neighborhood, but will also allow the surrounding owners pedestrian access to a park like setting. The layout for the parcel was designed in a way where the new neighborhood connects to the west and also provides multiple options for access and future development to the east. We are very early on in the planning stages right now, but would like to note that we have talked with the County about gaining their approval for a construction access drive to the property from CTH K. One other important design criteria for our development plan was that it either met or exceeded the requirements for the land use plan and the zoning code.

Korndoerfer Homes is a partner in the project with over 30 years of land development experience and anticipates building a fair number of homes in the neighborhood, but we do intend to open up the available lots to other builders as well. We have offices in Brookfield and Sturtevant and have been an active MBA Parade of Homes participant for the past decade or so. Korndoerfer Homes is a third generation semi-custom home builder with 21 distinct home plans and numerous exterior elevations and alternative pre-planned options. We pride ourselves on building quality homes that will stand the test of time, which is why we pay such close attention to the architectural details.

With the rising construction costs and the high land values in the area, we expect to market lots in the \$170,000 to \$220,000 range. We believe that the ultimate value of the homes in this development will end up in the \$600,000 to \$800,000 range based on the lot pricing and current market conditions.

We look forward to answering questions and moving forward with this exciting new project.

Sincerely,



David Tanner
Director of Sales and Real Estate

TOTAL SITE AREA: 1,668,700 SF (38.31 ac)
 TOTAL NUMBER OF LOTS: 39
 AVERAGE LOT AREA: 23,546 SQ FT
 LENGTH OF ROAD: 2,935 LF

PROPOSED ZONING: RS-1

SETBACKS:

- FRONT: 40 FEET
- SIDE: 20 FEET
- REAR: 35 FEET

MINIMUM LOT WIDTH: 110 FEET

MINIMUM LOT AREA: 22,000 FEET

MASTER PLAN

DENSITY: SINGLE FAMILY

- 32,670 SQ FT OR MORE PER DWELLING UNIT

SUBJECT PROPERTY:

- 42,787 SQ FT = 1,668,700 SF / 39 LOTS

ISOLATED NATURAL AREA

TOTAL EXISTING AREA: 542,050 SF (12.45 ac)

ESTIMATED AREA TO REMAIN IN OUTLOT:

424,029 SF (9.73 AC)

ESTIMATED AREA TO BE IMPACTED BY ROADS & LOTS:

49,703 SF (1.14 ac)

ESTIMATED AREA TO REMAIN IN CONSERVATION ON LOTS:

68,992 SF (1.58 ac)



GRAPHICAL SCALE (FEET)
 0 1" = 80' 160'

NORTH FORTY DEVELOPMENT

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJOB# 477.00

05/06/2016

BADER REVOCABLE TRUST
1156 MARY HILL CIR
HARTLAND WI 53029

BRISTLECONE PINES COMMUNITY
C/O WINTER KLOMAN MOTER & REPP
155 W WISCONSIN AVE STE 208
OCONOMOWOC WI 53066

CHARLES A JUNGBLUTH
CAROL M JUNGBLUTH
W282N5811 WINKELMAN RD
HARTLAND WI 53029-9105

CONSTANTINE XYKIS
KATHERINE XYKIS
605 SOUTHERN OAK
HARTLAND WI 53029

CORINNE C MERTEN
1005 N CYPRESS CT
HARTLAND WI 53029-8685

CURTIS CORNELLA-CARLSON
TRACEY CORNELLA-CARLSON TRUST
1012 N BLUESPRUCE CIR
HARTLAND WI 53029

DARRELL C LANDRY
SHERRI J MANN
1008 N BLUESPRUCE CIR
HARTLAND WI 53029

DAVID S ELARIO
LAURA I REYES
1162 MARY HILL CIR
HARTLAND WI 53029

DENNIS F ZAGRODNIK II
MICHELLE M ZAGRODNIK
1006 N BLUESPRUCE CIR
HARTLAND WI 53029

ERIC J & TRACY R EGENHOEFER TRUST
DATED APRIL 28, 2006
1152 MARY HILL CIR
HARTLAND WI 53029

GEORGE J JUNGBLUTH 1999
REVOCABLE TRUST
N55W28945 COUNTY ROAD K
HARTLAND WI 53029

GILBERT G AND KRISTIN B ATANASOFF
LIVING TRUST
1168 MARY HILL CIR
HARTLAND WI 53029-8009

JOHN M GEBHARD
TRUDY B GEBHARD
N56W28754 COUNTY ROAD K
HARTLAND WI 53029-9108

JOSEPH A WALICKI
CLARE M WALICKI
624 SOUTHERN OAK DR
HARTLAND WI 53029

JOSEPH JUDD
CARMEN JUDD
1004 N CYPRESS CT
HARTLAND WI 53029

KRAUSE TRUST
C/O DAVID & KAREN KRAUSE
N56W28748 COUNTY ROAD K
HARTLAND WI 53029-9108

LONGMEADOW DEVELOPMENT LLC
W240N1221 PEWAUKEE RD
WAUKESHA WI 53188

LOT OWNERS OF MARY HILL
C/O MARY HILL HOMEOWNERS ASSOC
6255 UNIVERSITY AVE STE 101
MIDDLETON WI 53562

MARTIN T FRANKE
ANN V FRANKE
1148 MARY HILL CIR
HARTLAND WI 53029

MATTHEW MILLER
1004 N BLUESPRUCE CIR
HARTLAND WI 53029

MICHAEL E THORSTENSON
1607 5TH AVE N
DENISON IA 51442-1539

PJEVACH JOINT REVOCABLE TRUST
1002 N CYPRESS CT
HARTLAND WI 53029-8685

ROGER R GRUHLE AND BARBARA J
GRUHLE REVOCABLE TRUST
N25W26308 FOXCROFT CT
PEWAUKEE WI 53072-4566

SCOTT B SCHNEIDER
TANYA SCHNEIDER
1180 MARY HILL CIR
HARTLAND WI 53029

SCOTT WADE
607 SOUTHERN OAK DR
HARTLAND WI 53029-8008

STEVEN J NEWTON
LAURIE NEWTON
614 SOUTHERN OAK DR
HARTLAND WI 53029

WILLIAM A RADEMAN
RUTH M RADEMAN
N55W28413 CTY K
HARTLAND WI 53029