

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA**  
**MONDAY, JUNE 20, 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 May 16, 2016.
2. Architectural Board consideration of an application for a sign for Revere Electric at 1515 Walnut Ridge Drive.
3. Architectural Board consideration of an application for a sign for Hartland Family Chiropractic at 211 Cottonwood Ave.
4. Architectural Board consideration of an application for a sign for Behrend Property, LLC at 220 E Capitol Drive.
5. Architectural Board and Plan Commission review and consideration of site and building plans for construction of a garage for the Farrell residence at 236 Nixon Ave.
6. Architectural Board and Plan Commission continued review and discussion of the Village's Historic Preservation Ordinance and its interpretation and enforcement.
7. Adjourn

David E. Cox, Village Administrator

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

Notice: Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Darlene Igl, WCPC/CMC, Village Clerk, at 262/367-2714. The Municipal Building is handicap accessible.

**VILLAGE OF HARTLAND  
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES  
MONDAY, MAY 16, 2016  
7:00 PM  
BOARD ROOM  
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

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

Roll Call

1. Motion (Hallquist/Schneeberger) to approve the Architectural Board/Plan Commission Minutes of April 18, 2016. Carried (6-0-1). Wenstrom abstained.
2. Architectural Board consideration of an application for a sign for Pillar Technologies at 475 E Industrial Drive.

Motion (deCourcy-Bower/Hallquist) to approve a sign for Pillar Technologies at 475 E Industrial Drive, as submitted. Carried (7-0).

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

The Plan Commission approved a sign for Digital Media at the Medline building 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 representative for the sign project was asked what he knew about landscaping around the sign. He said there is a plan for about a dozen plants and he will forward that information to Scott Hussinger.

Motion (Swenson/Schneeberger) to approve an application for a sign for Digital Media Lab at the Medline building, 700 W. North Shore Drive. Carried (7-0).

4. Architectural Board consideration of an application for a sign for Pink Mocha Coffeehouse at 418 Merton Avenue.

This is a wall sign and panel for a multi-tenant sign. The lighting should be on a timer and be turned off by 10:00 PM. The build-out will be complete soon.

Motion (Hallquist/Wenstrom) to approve an application for a sign for Pink Mocha Coffeehouse at 418 Merton Avenue. Carried (7-0).

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.

The brat stand that is there now is 12 feet wide by 8 feet deep. The new stand will be 14 feet wide and 8 feet deep. The new roof will have a 30-inch overhang to help keep customers dry when it rains. The building will have Hardiplank exterior. The colors will match the existing brick building. The shingle color will match the green accent color. The trim will be dark gray. The two doors will swing out and the menu board will be on the inside. There will be stainless steel shelving and a pivot board. There will be a monochrome (18 inches high by 48 inches wide) digital board to identify the groups who are hosting the stand. All grilling will take place outside the stand. The BID has reviewed and architecturally approved this plan.

Motion (Wenstrom/Swenson) to recommend to the Village Board approval of site and building plans for construction of a brat stand for community fund raising for Piggly Wiggly at 505 Cottonwood Avenue. Carried (7-0).

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.

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 stairs with ramps for accessibility, creation of a fenced in patio seating area to the side of the building and addition of a patio in front of the existing building. Anticipation of more detailed design work would be presented in June or July for final consideration.

The applicant said that the first floor will be a coffee shop and the upstairs residential area will stay the same. Hours will be approximately 7 AM – 7 PM. There are 11 parking spaces in the back of the building, plus street parking. Outdoor lighting plans are being worked on. There will be no food preparation on site. The applicant will work with two bakery vendors and sell pre-packaged sandwiches. There will be seating for 34 people inside and 20-30 outside. The proposed owner is hoping that groups will hold meetings at her location and that it will be a centralized gathering place.

Enclosing the porch will consist of installing double hung windows and screens to complement the character of the house or possibly some casement slide-bys. The windows will wrap around the side of the building. The porch area will be heated in the cold weather. The existing stairs will be relocated to the east side and an accessible ramp will be added. The existing sign will be reused as much as possible. There will be flowers, planters and additional patio landscaping.

Building Inspector Hussinger suggested that the applicant contact the BID for their input.

The front door will be off the east side of the building.

Mr. deCourcy-Bower commented on the enclosure of the front porch. He suggested the applicant look at Zesti and Beer Snobs, where they used a garage type door to connect to the activity near the street and draw people in.

The consensus was that the Plan Commission liked the concept plan. The applicant was told to finalize her plans and bring them to a future meeting.

7. Plan Commission review and consideration of a preliminary plat for the Jungbluth property along CTH K (known as North 40).

Dave Tanner with Korndorfer Homes was present. 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 RS-1 Single-Family Residential, which carries a minimum required lot size of 22,000 square feet. There is a passive park area in the wooded area on the west side of the property and a walking path to the Mary Hill Subdivision and along HWY K, stubbing to the east.

Staff's comments to the developer suggested that 35 lots may be a more appropriate number. 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. There is a lot of grade change on this property. The wooded area at the back of the lot is a conservation easement.

This property is currently in the Town of Merton and the applicant will be bring forth a petition for annexation to the Village of Hartland.

It is projected that the lots would be \$170,000 – \$220,000. The homes would be in the \$600,000 - \$800,000 range.

Korndorfer Homes is a semi-custom home builder with offices in Brookfield and Sturtevant. They've been in the Parade of Homes for the past ten years and have developed numerous subdivisions in the past few decades.

#### Plan Commission Concerns:

- The size of the lots are smaller than those in the surrounding area subdivisions.

Mr. Tanner stated that there is 10 acres of woods, as well as, buffer areas and pathways. The lot size is consistent with the R-1 zoning.

- Mr. de-Courcy-Bower felt that there was more encroachment in the environmental corridor than what the Comprehensive Plan calls for.
- In the surrounding developments, the lots are surrounded by outlots, with a network of walking trails throughout. In this plan, the walking trail dead ends at a point in the woods. There is no connectivity to other walking trails without walking in the road.

- Instead of a passive park, there are opportunities to do something more interesting for a park, perhaps a natural playground area that is an attraction for people to purchase a lot in this subdivision.

Mr. Tanner stated that they did plan to install a small playground. They struggled to know where to go with the path.

- Mr. deCourcy-Bower mentioned that the east side of the property is all lots, from north to south. It doesn't have any outlot area or trails that you see in all the other subdivisions.

No sidewalks are planned. The bike/walking trail could continue. With the alignment of the potential county road being up in the air, it makes it complicated for planning purposes. There will be opportunities to the east whether Korndoerfer develops it or someone else does. There could be an extension.

The Plan Commission was not in favor of the grid-like layout of this plan or the lack of walkways and outlots.

The Village's Comprehensive Plan shows the only road east is Southern Oak Road from the Mary Hill Subdivision. However, that is only conceptual. It is impacted by the choice for the future route of County Road KE. Staff has been engaged with the County to work through the process.

Construction of that road is years off, but the plan could be solidified in the next year or so. The Village needs to get out and talk to some residents and see how they feel.

Chairman Lamerand thought that until there is a resolution of the location of CTH KE, it might not be possible to determine how to develop this site. If CTH KE gets rerouted from the present plan, then Southern Oak Drive will cross the entire southern section of this parcel into the parcel at the east.

At least one road should empty into the parcel to the east. However, do we need two as this plan shows. The lack of walkways and outlots is a concern, along with the higher density.

There was discussion on sidewalk installation. However, Scott Hussinger prefers walkways and outlots because the landscaping and the grades can be controlled and it's very helpful not to have rear yards of individual lots abut each other. Walking paths in lieu of sidewalks would be more appropriate for this upland conservancy.

Chairman Lamerand suggested continuation of the walking path going east, south of the rear yards of lots 21, 22 and 23, taking walking paths straight south back to KE. However, if KE goes north, it could be a problem.

Perhaps a PUD could be considered for this. It would offer more flexibility.

The consensus of the Plan Commission was that the plan needs wholesale changes, especially the east side of the development.

The applicant asked about the County road change and what the timing might be. Administrator Cox has met with some County staff and the Village's Supervisor, both of whom are favorable of the relocation of a potential re-route to an agreed upon route to the east. We are at a point where Mr. Cox can talk to the neighbors about it. Eventually the Village will bring it back to the County Board for a potential change in the Comprehensive Plan. Mr. Cox would like to get that done before the end of this year, but the County has a process.

Mr. Cox doesn't think that the development necessarily needs to be hung up on CTH KE. When the Siepmanns planned their concept development for the Homestead, they left that parcel north and west of the future county road alone because they said they see that being developed with the parcel to the west (the North 40). It's possible that the applicant could have a conversation with the Siepmanns to find out what they might have in mind for developing the parcel to the east. Also, ask them what they would do differently if the connection were on the east side at Winkelman, treating this parcel as a continuation rather than its own 38 acres.

John Siepmann was present and said that they have a contingency plan for only the north side relocation of CTH KE.

Chairman Lamerand asked John Siepmann if KE goes to Winkelman, how do you see that affecting your parcel? If CTH KE stays as the current County plan, how would you see your development that will be north of that road?

John Siepmann said that really hasn't been on their radar screen. They don't have a plan at this time.

The Plan Commission is looking for a blend, something that will look like these developments are similar and together. We don't want a dense development between two that have a lot of open space. There is a lot of work to be done on this. Density is an issue, street layouts, perhaps eliminating the middle cul de sac. How will this parcel fit in with getting over to Winkelman. How will these neighborhoods interact? Where will the roads be?

#### 8. Adjourn

Motion (Wenstrom/Swenson) to adjourn. Carried (7-0). Meeting adjourned at 8:05 PM.

Respectfully submitted by  
Recording Secretary,

Lynn Meyer  
Deputy Clerk

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

Job Address <i>1515 WALNUT RIDGE</i>				
Lot	Block	Subdivision	Key No. HAV	
Owner <i>REVERE ELECTRIC</i>			Phone <i>847-499-6010</i>	
Address <i>975 Weiland Rd</i>		City <i>Buffalo Grove</i>	State <i>IL</i>	Zip <i>60089</i>
Contractor <i>Kieffer &amp; Co</i>		Phone <i>847-520-1255</i>	E-Mail Address <i>JMcCarthy@Kieffer</i>	
Address <i>585 Bond St</i>		City <i>Lincolnshire,</i>	State <i>IL</i>	Zip <i>60069</i>

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

The **DEADLINE** for filing is on the **SECOND MONDAY** of the month at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

**Commercial/Industrial/Multifamily:**

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

**Signs:**

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

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

Date Applied: \_\_\_\_\_ Date of Meeting: \_\_\_\_\_ Item No. \_\_\_\_\_

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[www.kieffersigns.com](http://www.kieffersigns.com)

CUSTOMER: Revere Electric  
LOCATION: Hartland, WI (1515 Walnut Ridge)  
SALESMAN: J. McCarthy  
DESIGNER: KB  
DATE: 5/11/16



COMPANION FILES

PRODUCTION PROCESSING

Kieffer Item # \_\_\_\_\_  
Job # \_\_\_\_\_  
-001 \_\_\_\_\_  
-002 \_\_\_\_\_  
-003 \_\_\_\_\_  
-004 \_\_\_\_\_

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**HALO-LIT CHANNEL LETTERS w/FACE-LIT LOGO**  
Reference Drawing #B71031C for Decoration and Specifications



Existing

Existing letters will be removed.  
Wall to be patched & repaired as needed.

**B71031**

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COMPANION FILES

PRODUCTION PROCESSING

Kieffer Item # \_\_\_\_\_

Job # \_\_\_\_\_

-001 \_\_\_\_\_

-002 \_\_\_\_\_

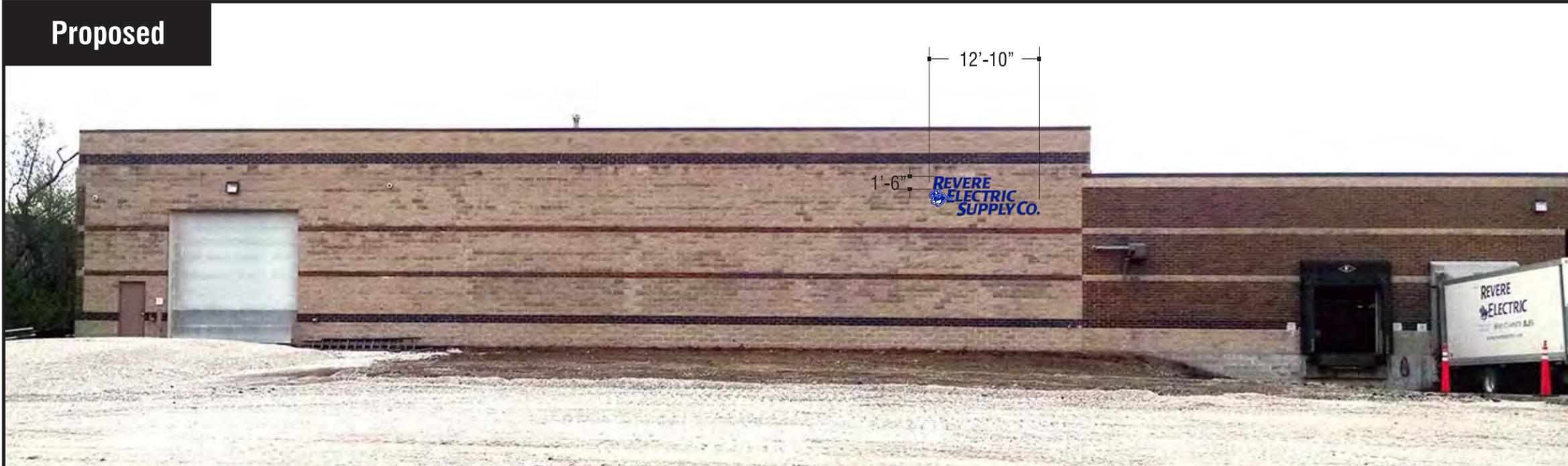
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**B71031A**



**HALO-LIT CHANNEL LETTERS w/FACE-LIT LOGO**  
Reference Drawing #B71031D for Decoration and Specifications



**Existing**

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CUSTOMER: Revere Electric  
LOCATION: Hartland, WI (1515 Walnut Ridge)  
SALESMAN: J. McCarthy  
DESIGNER: KB  
DATE: 5/11/16



COMPANION FILES

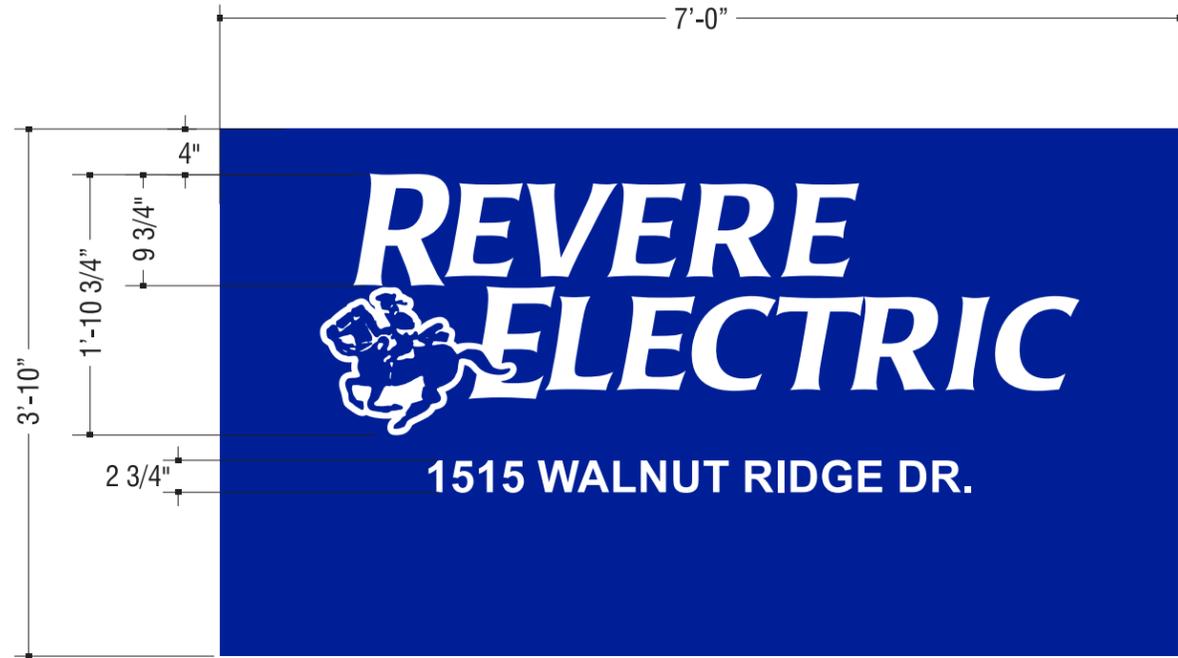
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Job # \_\_\_\_\_  
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INITIALS: DATE:

REVISION: A B C D E F G H I J

**B71031B**



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



**Proposed**



**Existing**

**GENERAL SPECIFICATIONS**

Remove existing faces.  
Fabricate new .125 flat aluminum faces, painted to match 3M Sapphire Blue.  
Routed copy and logo backed with white acrylic. Logo to have flat cut 3M blue vinyl film laminated to opaque white film so only white of logo illuminates at night.  
Address to be flat cut Reflective White Vinyl.  
Faces secured to existing monument with countersunk screws painted to match faces.  
Repaint Cabinet to match faces.  
See COLOR SCHEDULE.

**COLOR SCHEDULE**

Vinyl Specifications	Paint Specifications
 3M #7725-37 Sapphire Blue laminated onto Opaque White V04-3635-20B Horse Logo	 to match 3M #7725-37 Sapphire Blue Refaces & Cabinet
 3M REFLECTIVE White Vinyl address	

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CUSTOMER: Revere Electric  
LOCATION: Hartland, WI (1515 Walnut Ridge)  
SALESMAN: J. McCarthy  
DESIGNER: KB  
DATE: 5/11/16



COMPANION FILES

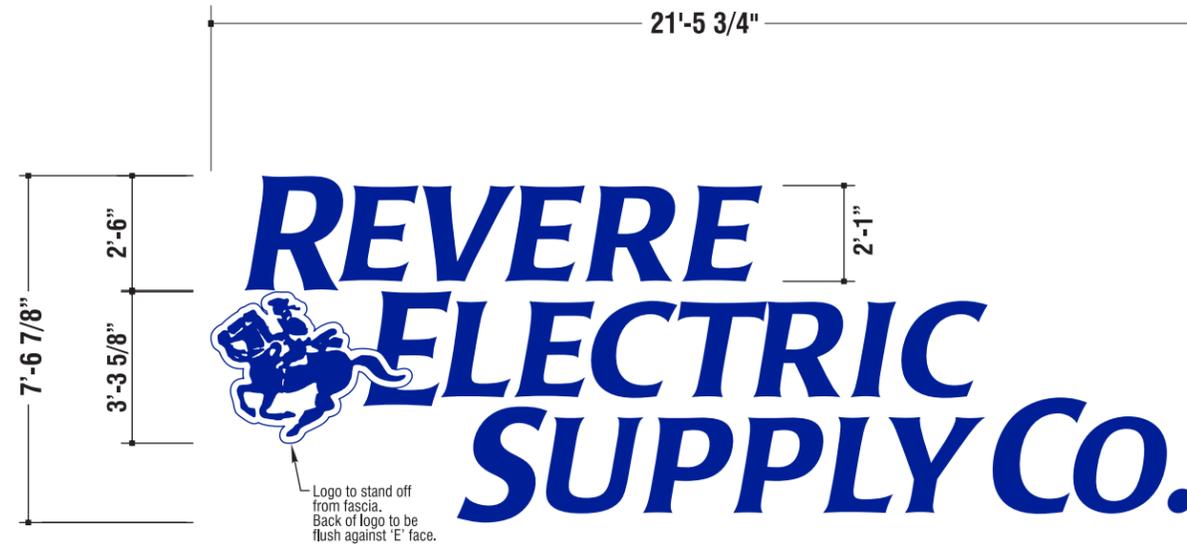
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Job # \_\_\_\_\_  
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**B71031C**



Letter Set Layout

Scale: 1/4" = 1'-0"

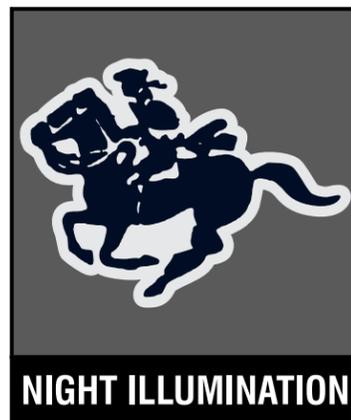
COLOR SPECIFICATIONS

Vinyl Specifications

Paint Specifications

3M #7725-37 Sapphire Blue laminated onto Opaque White V04-3635-20B Horse Logo

to match 3M #7725-37 Sapphire Blue Faces & Returns



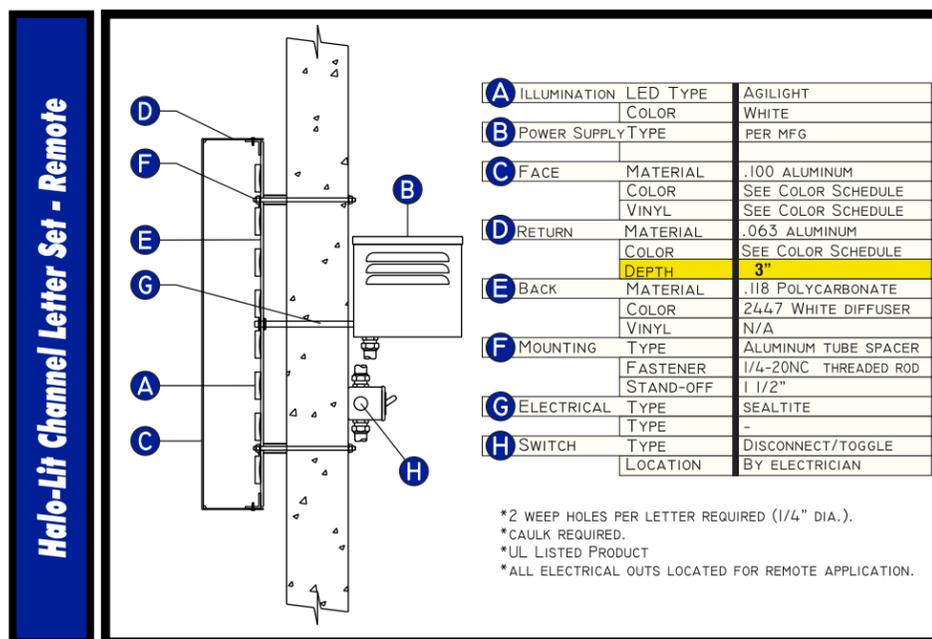
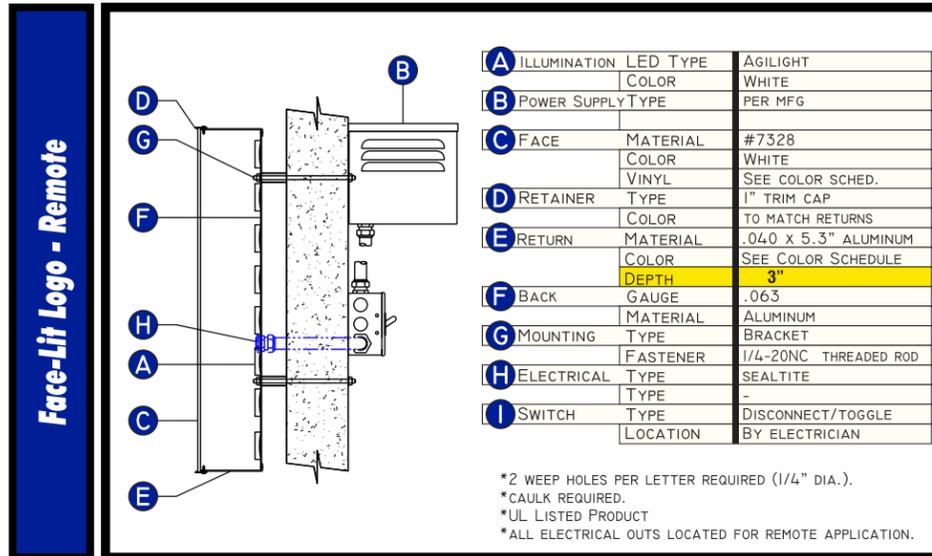
SEND TO PAINT:

1.5" ALUMINUM SPACERS: TBD

5" ALUMINUM SPACERS: TBD

STRAIGHT 1/2" SEALTITE CONNECTORS: TBD

PAINT ALL WHITE



B64337C1 for led layout

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CUSTOMER: Revere Electric  
LOCATION: Hartland, WI (1515 Walnut Ridge)  
SALESMAN: J. McCarthy  
DESIGNER: KB  
DATE: 5/11/16



COMPANION FILES

PRODUCTION PROCESSING

Kieffer Item # \_\_\_\_\_  
Job # \_\_\_\_\_  
-001 \_\_\_\_\_  
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-004 \_\_\_\_\_

INITIALS: DATE:

REVISION: A B C D E F G H I J

**B71031D**



Letter Set Layout

Scale: 1/2" = 1'-0"

COLOR SPECIFICATIONS

Vinyl Specifications

Paint Specifications

3M #7725-37 Sapphire Blue laminated onto Opaque White V04-3635-20B Horse Logo

to match 3M #7725-37 Sapphire Blue Faces & Returns



SEND TO PAINT:

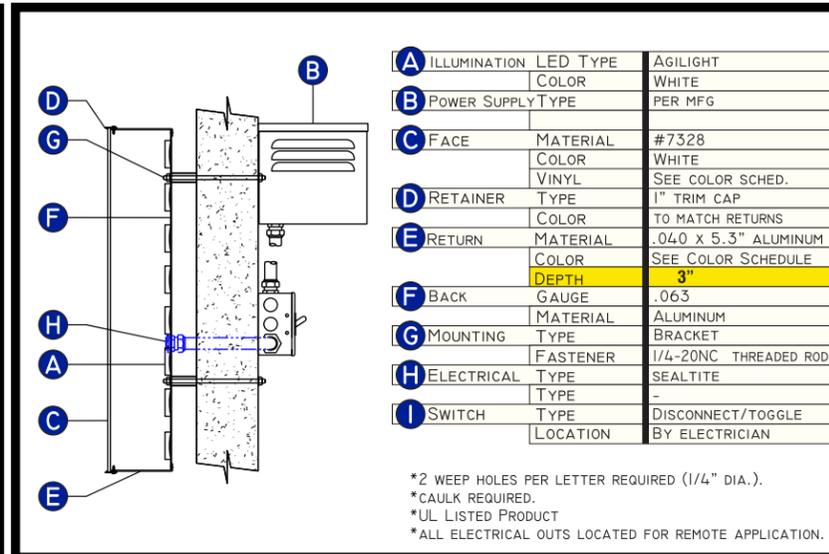
1.5" ALUMINUM SPACERS: 76

5" ALUMINUM SPACERS: 4

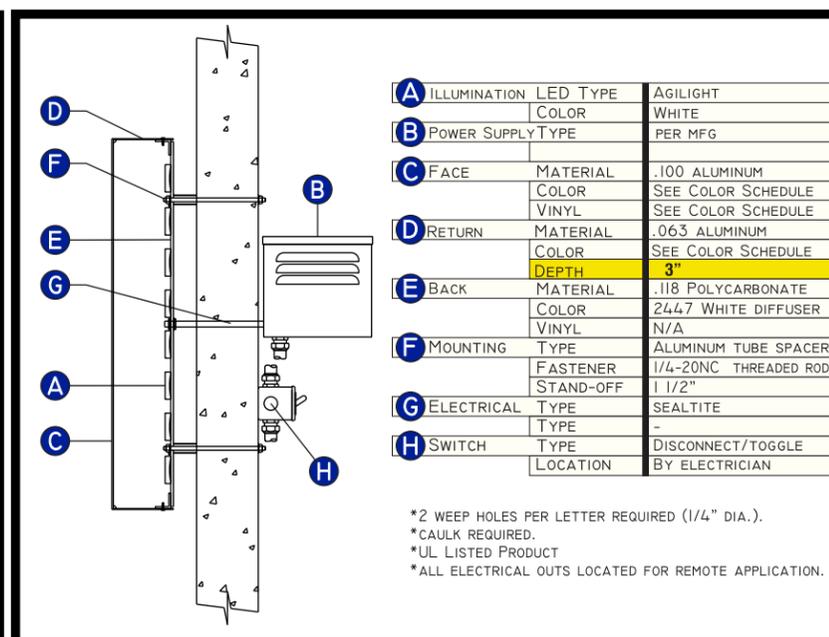
STRAIGHT 1/2" SEALTITE CONNECTORS: 24

PAINT ALL WHITE

Face-Lit Logo - Remote



Halo-Lit Channel Letter Set - Remote



B64337C1 for led layout

BELVINA INVESTMENT CORPORATION  
12650 W LISBON RD  
BROOKFIELD WI 53005

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

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

LAKE COUNTRY LAND LLC  
C/O JIM SIEPMANN  
W240N1221 PEWAUKEE RD  
WAUKESHA WI 53188

NETNEL LLC  
602 INDUSTRIAL CT  
HARTLAND WI 53029

PDC MIDWEST PROPERTIES LLC  
1130 JAMES DR STE 106  
HARTLAND WI 53029-8345

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

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

TIMOTHY P KARBLER TRUST  
C/O TIMOTHY KARBLER  
W307N6919 BETTY ANN DR  
HARTLAND WI 53029

WAUKESHA HEALTH CARE INC  
C/O ALTUS GROUP US INC  
21001 N TATUM BLVD #1630-630  
PHOENIX AZ 85050-4242

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

Job Address <u>211 Cottonwood</u>				
Lot	Block	Subdivision	Key No. HAV	
Owner <u>DR. HANS HALASKA</u>			Phone	
Address <u>211 Cottonwood</u>		City <u>Hartland</u>	State <u>WI</u>	Zip <u>53029</u>
Contractor <u>Sign Pro Web</u>	Phone <u>262-269-</u>	FAX <u>0487</u>	E-Mail Address	
Address <u>1288 Summit</u>		City <u>Oconomowoc</u>	State <u>WI</u>	Zip <u>53066</u>

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

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

**One & Two Family**

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

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

Date Applied: May 27, 2016 Date of Meeting: June 20 Item No. \_\_\_\_\_

DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR SIGN PERMIT

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

JOB LOCATION 211 Cottonwood TAX KEY # \_\_\_\_\_  
OWNER HANS HILASKA PHONE 262-367-7424  
ADDRESS 211 Cottonwood CITY Hartland STATE WI ZIP 53029  
CONTRACTOR Sign Pro web PHONE 262-269-0487  
ADDRESS 1283 Summit CITY Oconomowoc STATE WI ZIP 53066

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Hartland Family Chiropractic "211"

OVERALL DIMENSIONS OF SIGN 36" X 42" COLOR OF BACKGROUND Antique White  
SIZE OF LETTERS IN INCHES 6" COLOR OF LETTERS Burgundy

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

ALUMINUM VINYL

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 \$ 700

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 Pete Kraeger Pete Kraeger DATE May 27, 2016

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

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

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

211

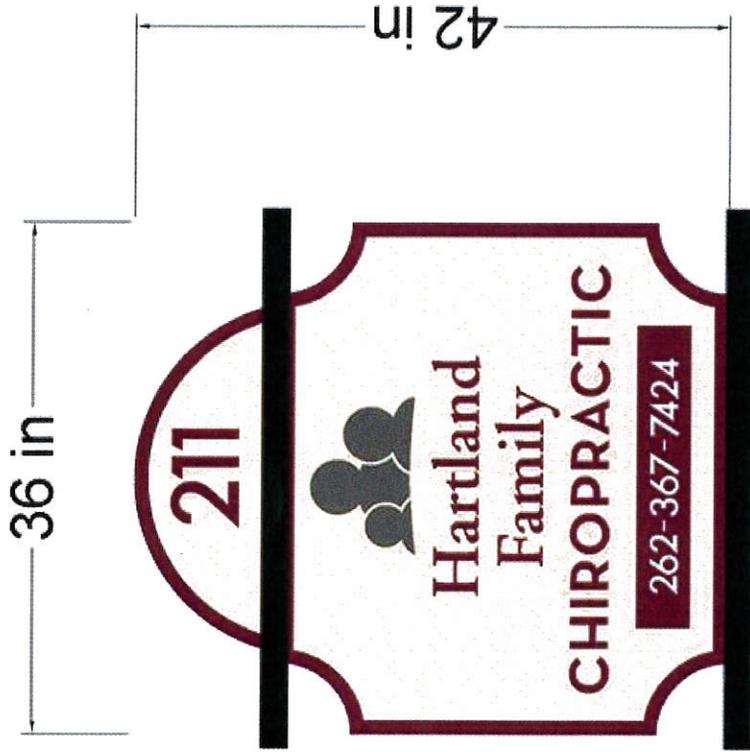
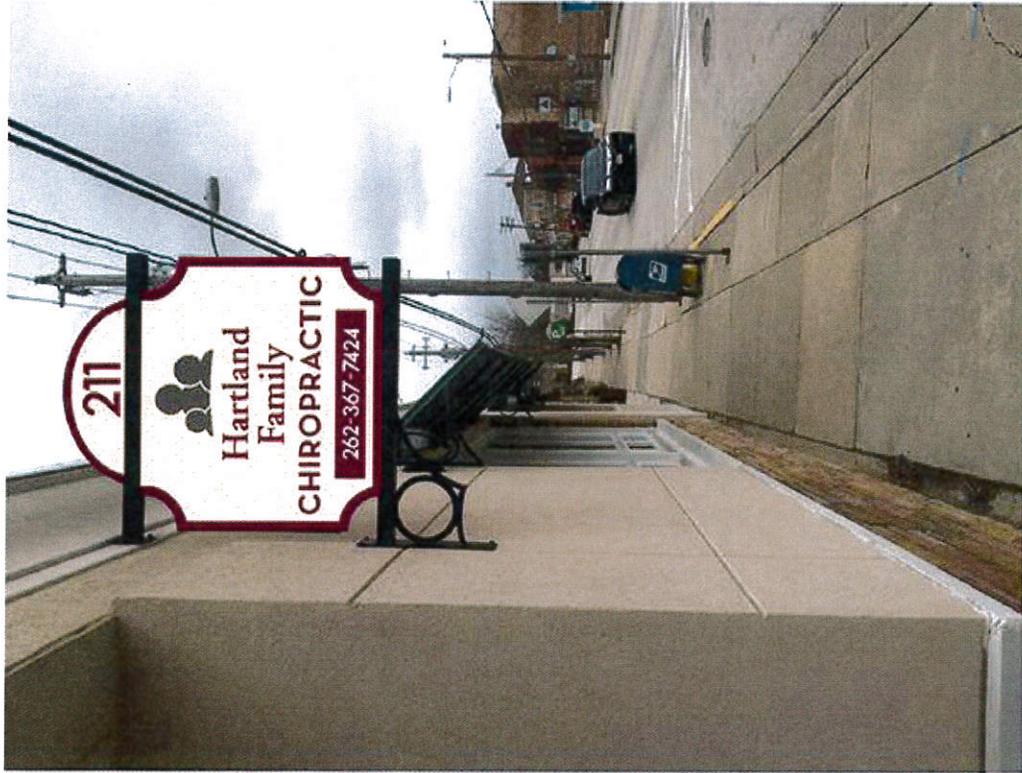


*Family Vision  
Eye Care*

**Dr. Tim R. Seifert  
Dr. Amber A. Dentz**

**OPTOMETRIST S.C.**





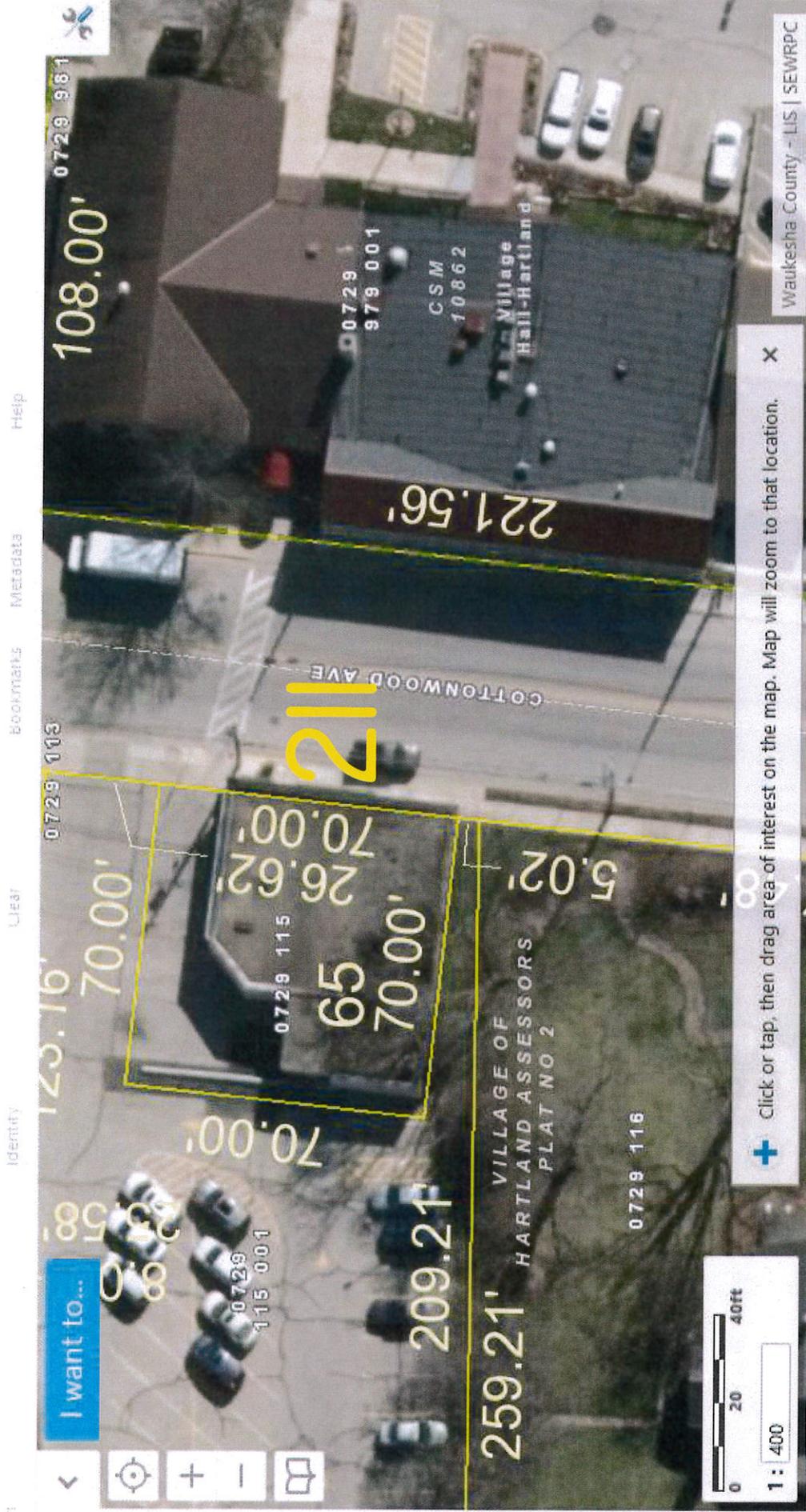
1 36"X42" DOUBLE FACE ALUMINUM SIGN  
 COLORS: BACKGROUND 3M ANTIQUE WHITE 7215-90  
 LOGO: 3M TRAFFIC GRAY 7215-151  
 TYPE: 3M BURGUNDY 7125-58  
 SIGN SQ. FT.: 10.5  
 MOUNT IN EXISTING BRACKETS



Sign Pro Web, LLC  
 1288 Summit Ave, Suite 107-220  
 Oconomowoc, WI 53066  
 PH: 262-269-0487 E-MAIL: [pete@signproweb.com](mailto:pete@signproweb.com)

PROJECT: Hartland Family Chiropractic  
 211 Cottonwood Ave.  
 Hartland, WI 53029  
 APPROVED.

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF SIGN PRO WEB, LLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF SIGN PRO WEB, LLC. ALL PRIMARY ELECTRICAL PROVIDED BY OTHERS.



# PLOT PLAN 211 COTTONWOOD HARTLAND, WI



Sign Pro Web, LLC  
 1288 Summit Ave. Suite 107-220  
 Oconomowoc, WI 53066  
 PH:262-269-0487 E-MAIL [pete@signproweb.com](mailto:pete@signproweb.com)

**PROJECT:** Hartland Family Chiropractic  
 211 Cottonwood Ave.  
 Hartland, WI 53029

APPROVED:

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF SIGN PRO WEB, LLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF SIGN PRO WEB, LLC. ALL PRIMARY ELECTRICAL PROVIDED BY OTHERS.

ANTHONY & PHYLLIS BRUNO TRUST  
1615 CRICHTWOOD CIR  
RENO NV 89523

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

HL SALONS LLC  
140 COTTONWOOD AVE  
HARTLAND WI 53029

KELLY NORDBY  
221 COTTONWOOD AVE  
HARTLAND WI 53029

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

MICHAEL & KATHLEEN KRETSCHMER  
TRUST  
141 W CAPITOL DR  
HARTLAND WI 53029

TIM R SEIFERT  
1206 ANTON RD  
HARTLAND WI 53029

HANS HALASKA  
211 COTTONWOOD AVE  
HARTLAND WI 53029

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

Job Address <u>220 E. Capitol Drive</u>			
Lot	Block	Subdivision	Key No. HAV
Owner <u>Behrend Property, LLC</u>			Phone <u>262-367-3072</u>
Address <u>220 E. Capitol Dr.</u>		City	State      Zip
Contractor <u>ExecuPrint</u>		Phone <u>2-367-0390</u>	FAX <u>2-367-0391</u>
E-Mail Address <u>execuPrint@Pradigy.net</u>			
Address <u>597 Progress Drive</u>		City <u>Hartland</u>	State <u>WI</u> Zip <u>53029</u>

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

The DEADLINE for filing is on the SECOND MONDAY of the month at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

**Commercial/Industrial/Multifamily:**

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

**Signs:**

- Three renderings (one of the renderings must be reduced to a maximum size of 11" x 17"). Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- N/A Three site plans. Not required for wall signs. Plans must be dimensioned.
- N/A 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: 6/6/16      Date of Meeting: 6/20/16      Item No. \_\_\_\_\_

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

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

JOB LOCATION \_\_\_\_\_ TAX KEY # \_\_\_\_\_  
 OWNER Behrend Property, LLC. PHONE 262-367-3072  
 ADDRESS 220 E. Capitol Dr. CITY Hartland STATE WI ZIP 53202  
 CONTRACTOR Execu Print PHONE \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

SIGN TYPE:  WALL/<sup>Door</sup>Decal  PROJECTING  AWNING, CANOPY  GROUND  
 PORTABLE/TRAINING  REAL ESTATE PERM.  REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:

Projecting: Behrend Partners Behrend Property, LLC 262-367-3072  
 Door Decal: Behrend Partners Behrend Property, LLC Property Management + Real Estate Sales 262-367-3072 BehrendPartners.com

OVERALL DIMENSIONS OF SIGN <sup>Door Decal: 22" x 30"</sup> Projecting 36" x 36" COLOR OF BACKGROUND <sup>Decal: clear</sup> Projecting: White

SIZE OF LETTERS IN INCHES <sup>Door: 3.5", 1.75", 1.5", 1.75"</sup> Projecting: uppercase 6.5" lowercase 3.25" COLOR OF LETTERS pm5187C, 423C + Red) + Process Black, Process White  
<sup>Phone: 2.5"</sup>

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)  
 Door Decal: vinyl graphic Projecting: Aluminum Composite

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 \$ 780.00 + Tax

**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 Christine Behrend DATE resubmitted 6/13/16

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

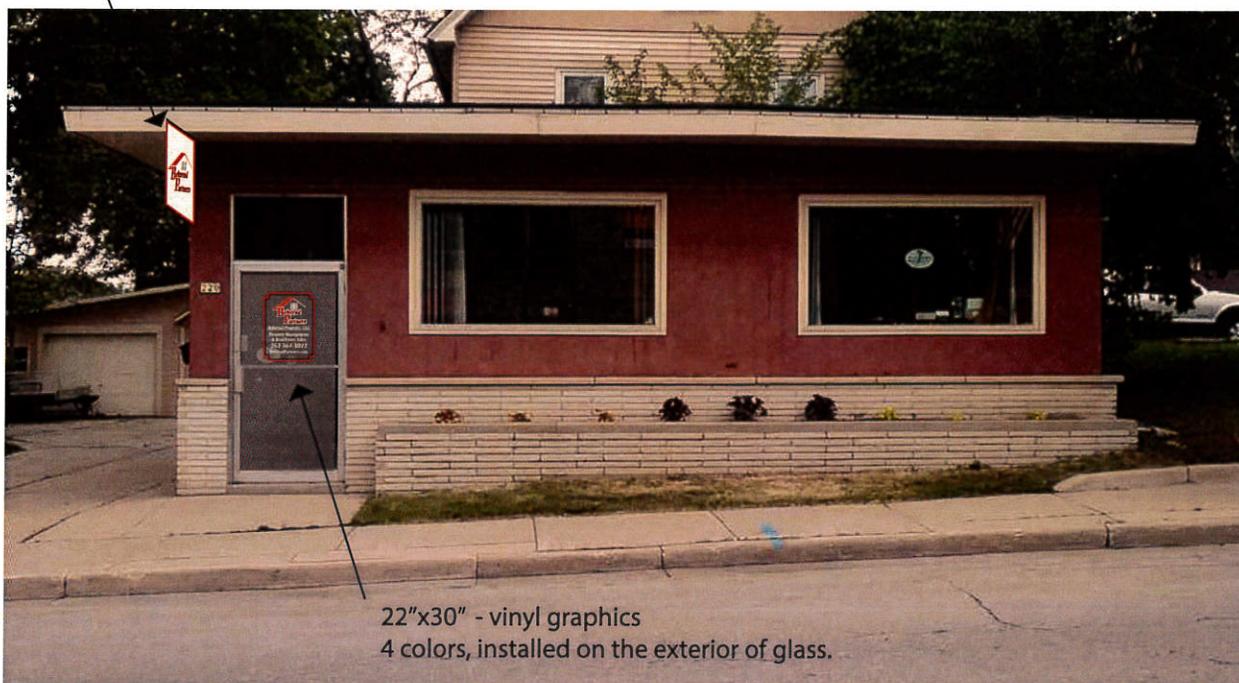
APPLICATION APPROVED: BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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

*Design is billed on a per hour basis at a rate of \$75.00 per hour even if a final design decision is not reached. Design time will be billed to the person who placed the order after 30 days of non-action.*



36"x36" - Aluminum composite metal sign  
Rigid mounted to the soffit of the roof and the wall with angle iron frame



22"x30" - vinyl graphics  
4 colors, installed on the exterior of glass.

## NOTICE

Jobs approved through email are considered correct and accurate. Any mistakes on jobs approved through email become the responsibility of the customer, if a job has to be re-printed due to errors missed in proofing; the cost of re-printing is the responsibility of the customer. Please check all spelling, punctuation, phone numbers, websites, colors and sizes. Every computer monitor is different; colors represented in proofs may print slightly different on the final product. If you have any questions ask before you approve your job and it goes to print.

*Design is billed on a per hour basis at a rate of \$75.00 per hour even if a final design decision is not reached. Design time will be billed to the person who placed the order after 30 days of non-action.*



22"x30" - vinyl graphics  
4 colors (PMS 187C, 423C, Process Black & White), installed on the exterior of glass.  
Text size:  
Logo uppercase text - 3.5" lowercase 1.75"  
Body Text - 1.5"  
Phone number - 1.75"

## NOTICE

Jobs approved through email are considered correct and accurate. Any mistakes on jobs approved through email become the responsibility of the customer, if a job has to be re-printed due to errors missed in proofing; the cost of re-printing is the responsibility of the customer. Please check all spelling, punctuation, phone numbers, websites, colors and sizes. Every computer monitor is different; colors represented in proofs may print slightly different on the final product. If you have any questions ask before you approve your job and it goes to print.

Design is billed on a per hour basis at a rate of \$75.00 per hour even if a final design decision is not reached. Design time will be billed to the person who placed the order after 30 days of non-action.



36"x36" - Aluminum composite metal sign  
Rigid mounted to the soffit and the wall using an angle iron frame,  
color matched PMS 187C to match sign graphics.  
Graphics colors - PMS 187C, 423C & Process Black  
Text sizes - Logo Uppercase text - 6.5" lowercase - 3.25"  
Phone number: 2.5"

## NOTICE

Jobs approved through email are considered correct and accurate. Any mistakes on jobs approved through email become the responsibility of the customer, if a job has to be re-printed due to errors missed in proofing; the cost of re-printing is the responsibility of the customer. Please check all spelling, punctuation, phone numbers, websites, colors and sizes. Every computer monitor is different; colors represented in proofs may print slightly different on the final product. If you have any questions ask before you approve your job and it goes to print.



Josh Hendricks  
execuPrint@Prodigy.net  
597 Progress Dr.  
Hartland, WI 53029  
262.367.0390  
Fax: 262.367.0391

# PROOF

*Design is billed on a per hour basis at a rate of \$75.00 per hour even if a final design decision is not reached. Design time will be billed to the person who placed the order after 30 days of non-action.*

## Materials List:

Door Graphics Material - Oracal 3651RA/ 290 Laminate  
Colors - PMS 187C, 423C, Process Black, & White

Hanging Sign - Aluminum composite board, white base

Mounting Method - Angle iron frame color matched to sign boarder (PMS 187C),

Lag bolts into building and soffit

Print Material - Oracal 3651RA/ 290 Laminate

Colors - PMS 187C, 423C, & Process Black

## Costs:

Design Time - \$175.00

Door Graphics - 105.00

Hanging Sign - 350.00

Install Time - 150.00

Total : **\$780.00 + Tax**

## NOTICE

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BENJAMIN LYONS  
CANDIDA LYONS  
123 CHURCH ST  
HARTLAND WI 53029

FIRST CONG CHURCH  
111 CHURCH ST  
HARTLAND WI 53029-1701

GH HARTLAND LLC  
3150 N BROOKFIELD RD  
BROOKFIELD WI 53045

HARTLAND RIVERWALK LLC  
JOSEPH D MCCORMICK  
411 W MAIN ST  
MADISON WI 53703-3103

JEFFERY L HEIMSCH  
LAURA J HEIMSCH  
129 CHURCH ST  
HARTLAND WI 53029

JONATHAN WOJCIECHOWSKI  
JANET WOJCIECHOWSKI  
795 GREENWAY TER  
HARTLAND WI 53029

LAKE COUNTRY PLAYERS INC  
221 E CAPITOL DR  
HARTLAND WI 53029

MICHAEL STOLL  
SARAH STOLL  
221 LAWN ST  
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



Department of Building Inspection

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

Copy

# APPLICATION FOR BUILDING PERMIT

210 Cottonwood Avenue • Hartland, WI 53029 • Phone (262) 367-4744 • Fax (262) 367-2430

JOB LOCATION 236 Nixon Avenue

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBD \_\_\_\_\_ TAX KEY \_\_\_\_\_

OWNER Shawn Farrell PHONE 630-7279 FAX \_\_\_\_\_

ADDRESS 236 Nixon Avenue CITY, STATE, ZIP Hartland WI 53029

CONTRACTOR JD Griffiths Co. Inc PHONE 414-362-7222 FAX 414-362-7226

ADDRESS 8401 W. Calumet Rd CITY, STATE, ZIP Milwaukee, WI 53224

When permit is ready notify:  Contractor  Owner By:  Mail  Phone  Fax

Project Description: Raze existing 16'x22' garage build new 24'x26' detached Cable Garage

Current principal use of property Residential Garage

Proposed principal use of property Residential Garage

Width 24' Length 26' Sq. Ft. 624 Height 15' Cu. Ft. \_\_\_\_\_

Estimated cost of above job(s) \$ 22,700 \$ \_\_\_\_\_ \$ \_\_\_\_\_

State Approval \_\_\_\_\_ Date \_\_\_\_\_

Class of Construction \_\_\_\_\_ Sprinkler \_\_\_\_\_ Stories 1

**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 the Uniform Dwelling Code of Wisconsin Administrative Code, Zoning Ordinance, all other ordinances of the Village of Hartland and with all the laws and orders of the State of Wisconsin applicable to said premises.

Signature of Applicant Judith Griffiths / JD Griffiths Co. Inc Date 5/13/16

**CONDITIONS OF APPROVAL:** This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

1. See plans for possible conditions/recommendations
2. \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

\_\_\_\_\_ TOTAL FEES

\_\_\_\_\_ Date Paid

\_\_\_\_\_ Receipt

Meeting dates plans were approved for building permit:

Plan Commission \_\_\_\_\_ Village Board \_\_\_\_\_ Arch Board \_\_\_\_\_

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

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

Job Address <i>236 Nixon Avenue</i>				
Lot	Block	Subdivision	Key No. HAV	
Owner <i>Shawn Farrell</i>		EMAIL	Phone <i>414-630-7279</i>	
Address <i>236 Nixon Ave</i>		City <i>Hartland</i>	State <i>WI</i>	Zip <i>53029</i>
Contractor <i>JD Griffiths Co</i>		Phone <i>414-362-7222</i>	FAX <i>414-362-7226</i>	EMAIL
Address <i>8401 W. Calumet Rd</i>		City <i>Milwaukee</i>	State <i>WI</i>	Zip <i>53224</i>

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.

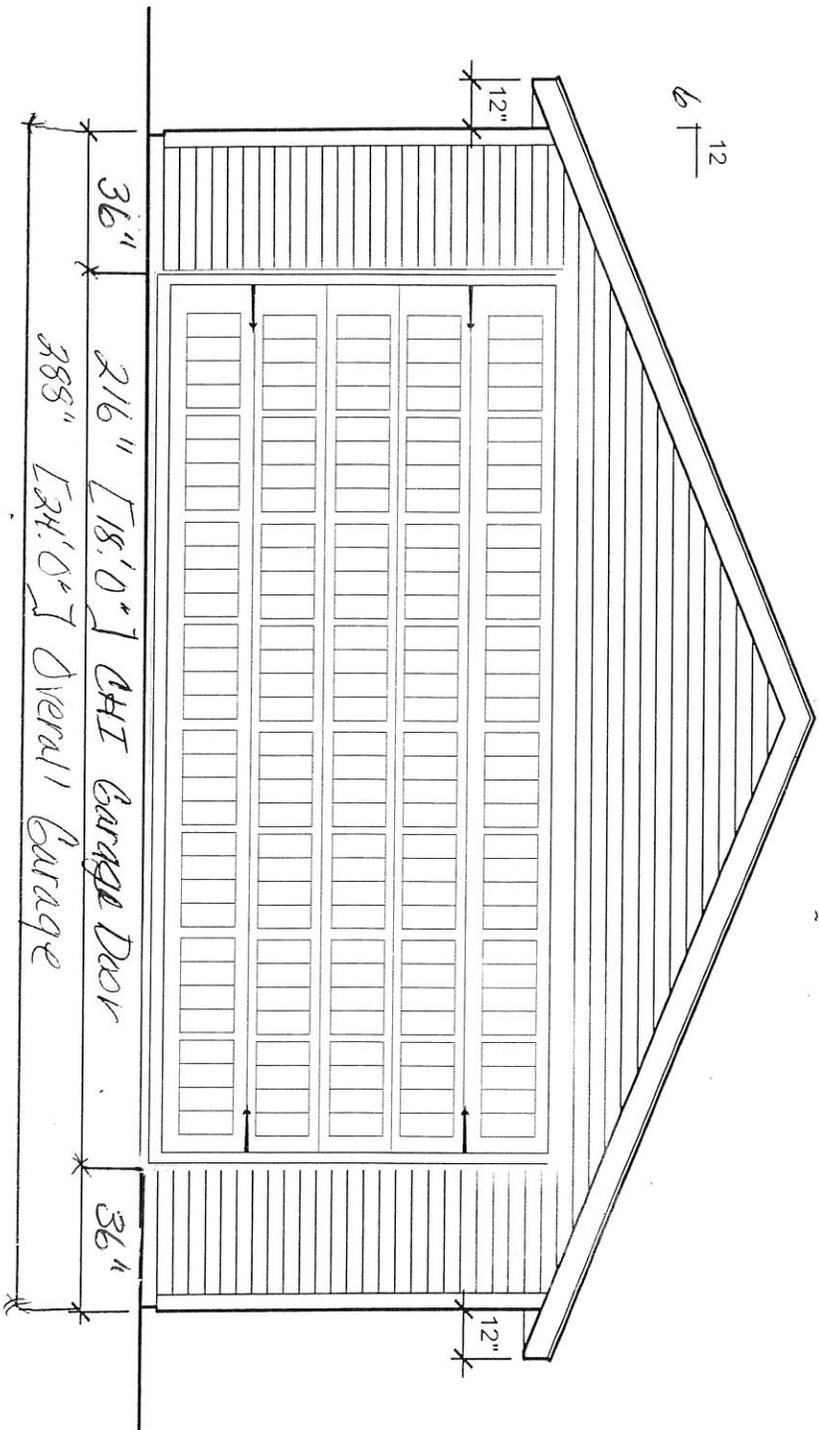
**Signs:**

- 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: 5/18/16 Date of Meeting: \_\_\_\_\_ Item No. \_\_\_\_\_

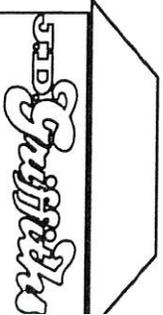
Copy

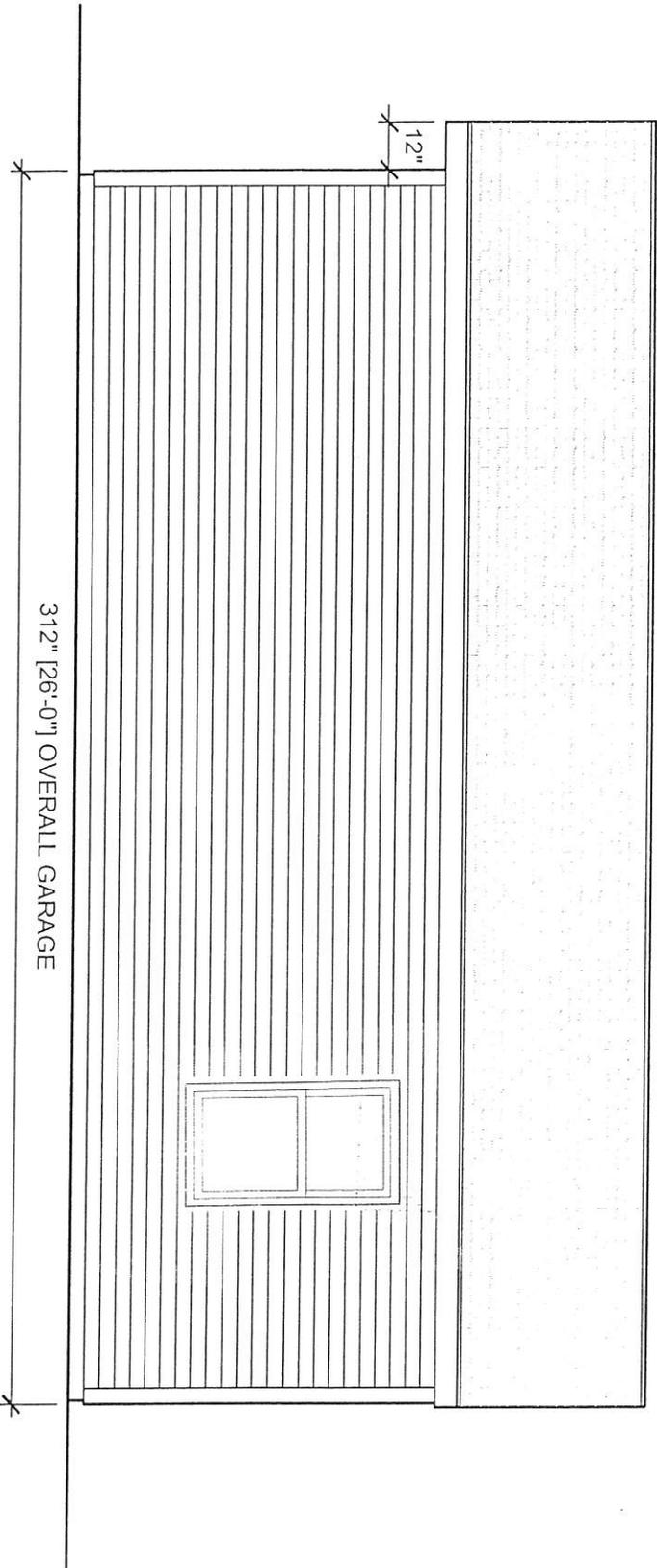


1  
ELEVATION:  
Scale: 1/4" = 12"

Shawn Farrell - 236 Nixon Avenue

DATE: 5/2/16  
PAGE: 1 of 5





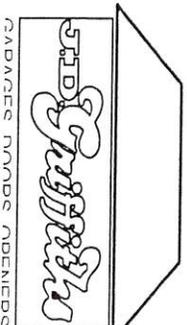
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ELEVATION:

Scale: 1/4"=12"

Shawn Farrell 236 Nixon Avenue

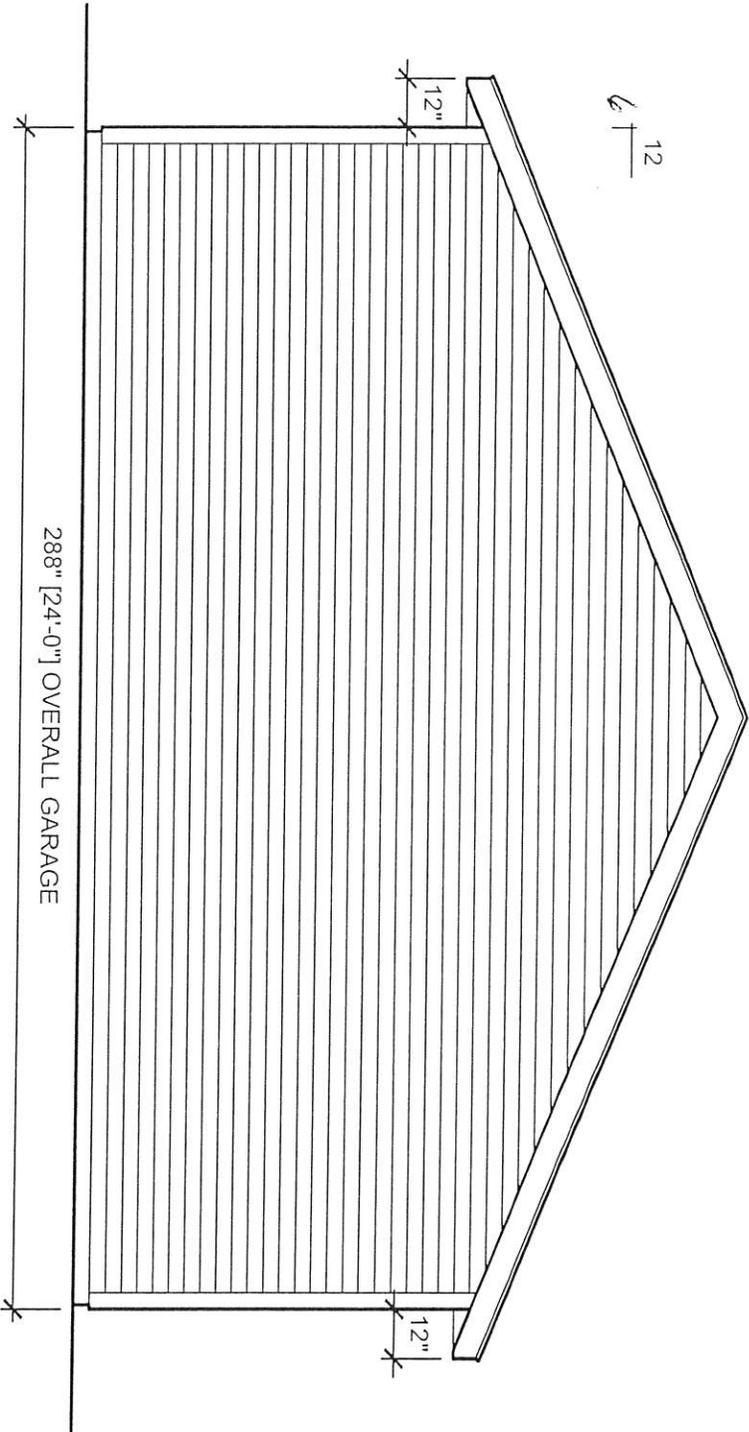
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PAGE: 2 of 5



1

ELEVATION:

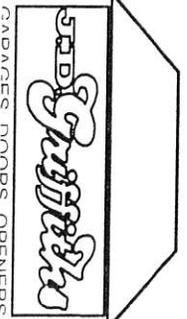
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Shawn Farrell 236 Nixon Avenue

DATE: 5/2/16

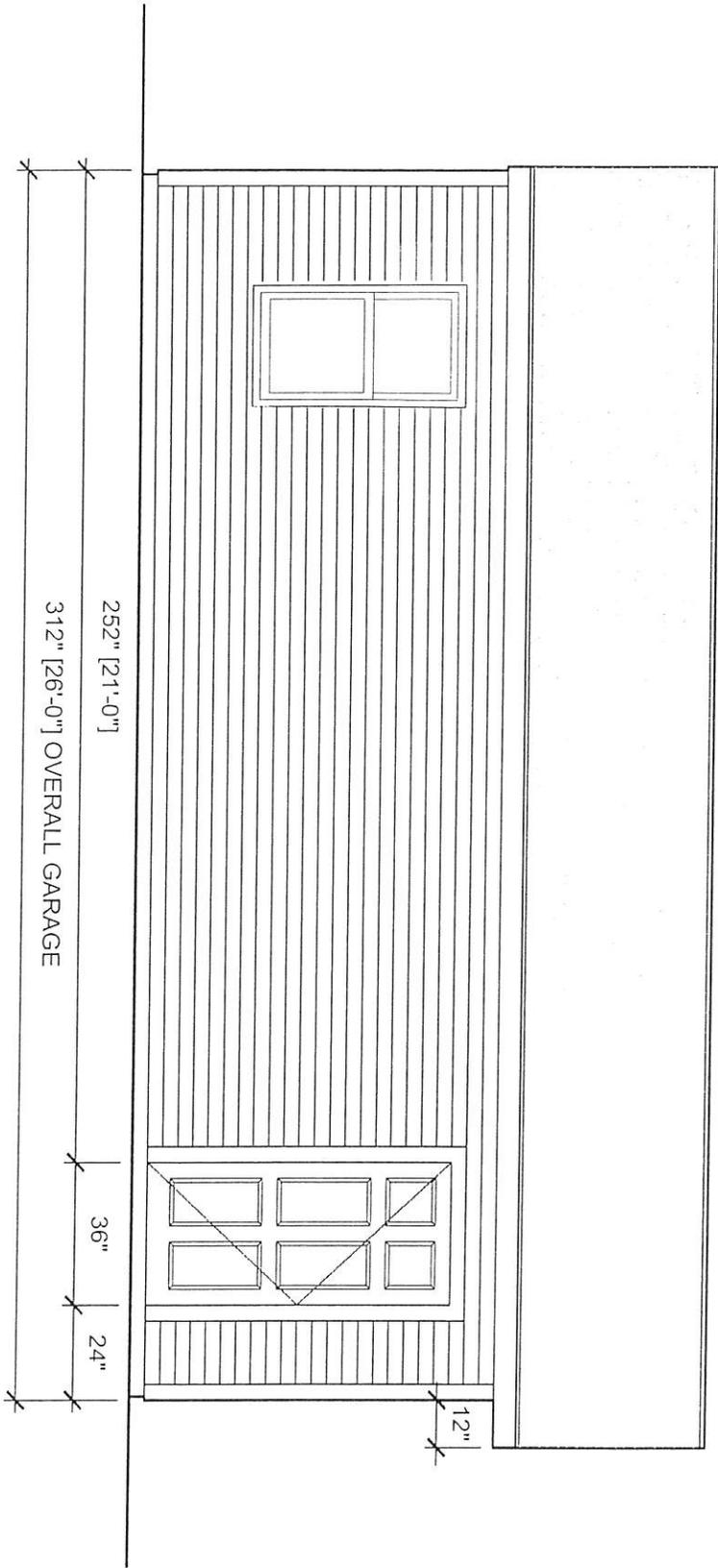
PAGE: 3 of 5



1

ELEVATION:

Scale: 1/4"=12"



Shawn Farrell

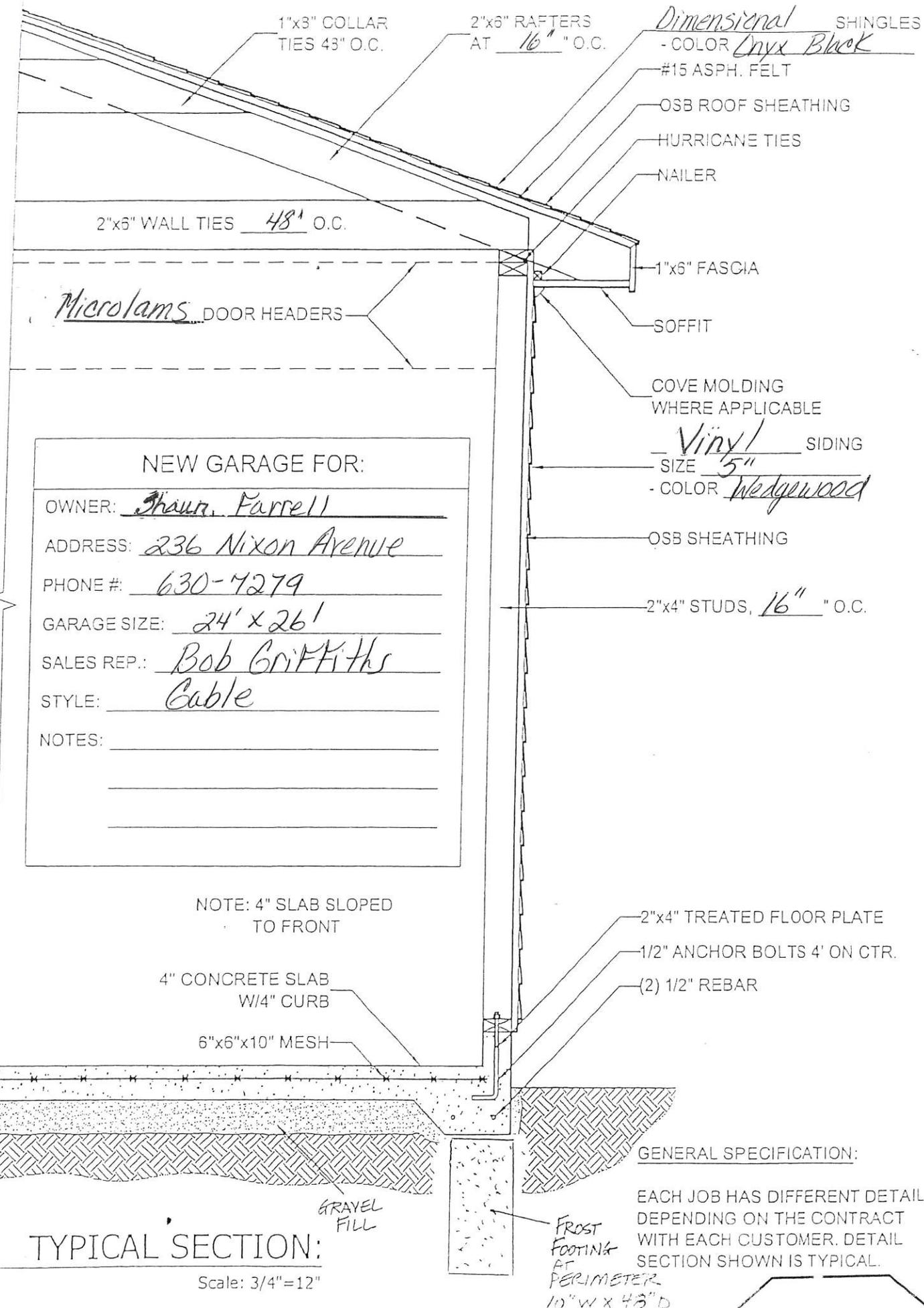
236 Nixon Avenue

DATE 5/2/16

PAGE 4 OF 5



ADAPTED FROM THE ARCHITECTS



1

TYPICAL SECTION:

Scale: 3/4"=12"

*Shaun Farrell - 236 Nixon Avenue*

DATE: *5/2/16*

PAGE: *5 of 5*



ANTHONY SARDINA  
JEAN SARDINA  
226 HAZEL LN  
HARTLAND WI 53029

BRIAN ARNDT  
BETH ARNDT  
217 HAZEL LN  
HARTLAND WI 53029

CHARLES & KAREN KVOOL TRUST  
208 HAZEL LN  
HARTLAND WI 53029

GRANT W BARNES  
BRENDA L BARNES  
235 HAZEL LN  
HARTLAND WI 53029-1808

JAMES MARSCHALEK  
COURTNEY MARSCHALEK  
210 NIXON AVE  
HARTLAND WI 53029

JAMES MATTOX  
431 RENSON RD  
HARTLAND WI 53029

JAMES SCHNEIDER  
PAMELA SCHNEIDER  
242 NIXON AVE  
HARTLAND WI 53029

JOHN R STCLAIR  
334 LAWN ST  
HARTLAND WI 53029

JOINT SCHOOL DISTRICT NO 3  
651 E IMPERIAL DR  
HARTLAND WI 53029-2699

LILA JOY GOLL IRREVOCABLE TRUST  
220 NIXON AVE  
HARTLAND WI 53029

LISA A HEDRICK  
423 RENSON RD  
HARTLAND WI 53029-1816

MATTHEW J WILLERT  
328 LAWN ST  
HARTLAND WI 53029

MELISSA M CASE  
211 HAZEL LN  
HARTLAND WI 53029

MICHAEL WIDERHOLT  
ERICA WIEDERHOLT  
218 HAZEL LN  
HARTLAND WI 53029

PETER & JUDITH ROIDT TRUST  
212 HAZEL LN  
HARTLAND WI 53029

RAYMOND HOLDEN  
PEGGY HOLDEN  
250 NIXON AVE  
HARTLAND WI 53029

RICHARD B HANCOCK  
DIANE J HANCOCK  
N56W29390 WESTVIEW DR  
HARTLAND WI 53029

ROBERT WISNIEWSKI  
VALERIE WISNIEWSKI  
511 RENSON RD  
HARTLAND WI 53029

RYAN KARTZ  
ANTOINETTE KARTZ  
229 HAZEL LN  
HARTLAND WI 53029-1808

SHAWN FARRELL  
TRACY FARRELL  
236 NIXON AVE  
HARTLAND WI 53029

ST CHARLES CONGREGATION  
313 CIRCLE DR  
HARTLAND WI 53029

THEODORE L GEPNER  
230 NIXON AVE  
HARTLAND WI 53029

THOMAS & CAROL PLANT  
223 HAZEL LN  
HARTLAND WI 53029

TIMOTHY ELEYET  
GWEN ELEYET  
340 LAWN ST  
HARTLAND WI 53029

### PLAT OF SURVEY

**LOCATION:** 236 Nixon Avenue, Hartland, Wisconsin

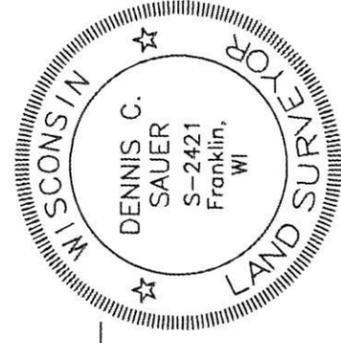
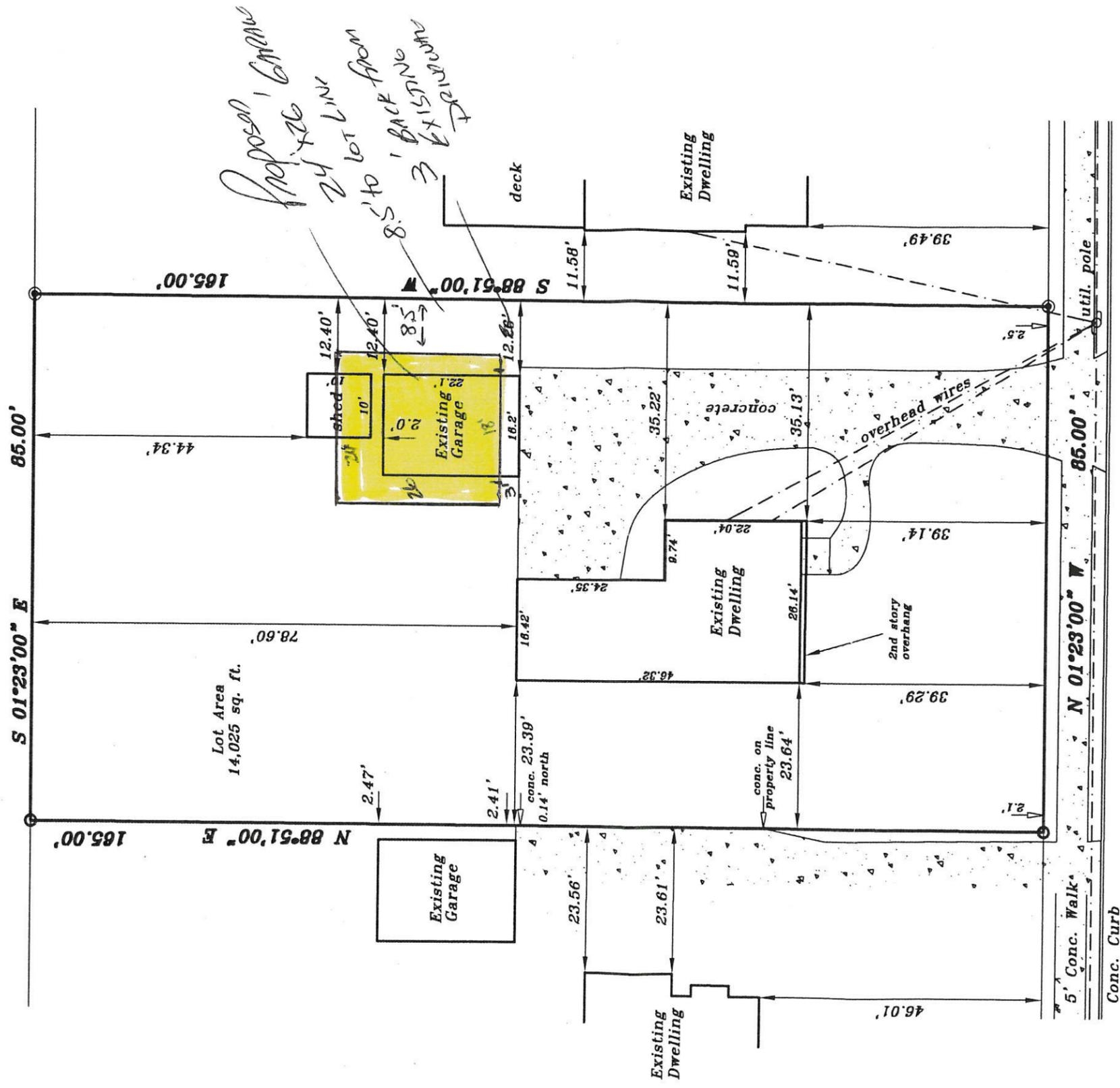
**LEGAL DESCRIPTION:**

All that part of the Southwest 1/4 of Section 35, Township 8 North, Range 18 East, Village Hartland, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of Lot 1 of M.W. Rowell's First Addition to the Village Hartland, thence N 01° 23' W, 348.64 feet to the point of beginning of lands herein described continuing N 01° 23' W, 85.0 feet; thence N 88° 51' E, 165.0 feet; thence S 01° 23' 85.0 feet; thence S 88° 51' W, 165.0 feet to the point of beginning.

May 10, 2016

Survey No. 10



**Nixon Avenue**  
(50' R.O.W.)

Scale: 1"=20'

**METROPOLITAN SURVEY SERVICE, INC.**  
PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS  
9415 West Forest Home Avenue, Suite 202  
Hales Corners, Wisconsin 53130

PH. (414) 529-5380 FAX (414) 529-9787  
email address: survey@metropolitansurvey.com

● — Denotes Iron Pipe Found  
○ — Denotes Iron Rod Set

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPROPRIATE EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

*Dennis C. Sauer*  
Dennis C. Sauer  
Professional Land Surveyor S-2421

SIGNED

## MEMORANDUM

**TO:** Plan Commission  
**FROM:** David E. Cox, Village Administrator   
**DATE:** June 17, 2016  
**SUBJECT:** Historic Preservation Ordinance

As you will note, the agenda for Monday's meeting includes continued discussion regarding the Historic Preservation Ordinance and its interpretation and enforcement in the Village. During our discussion in April, it was noted that the Commission desired a discussion in order to get some clarity on the expectations and standards for historic buildings and their maintenance. Staff anticipates a few discussions with the Plan Commission to work through several questions in order to come to a clear understanding of the Village's current policy. In order to continue to frame the questions, I have attached an excerpt from the Comprehensive Plan related to Historic Resources. Additionally, the packet from the April meeting included the text of the Historic Preservation Ordinance.

Staff is anticipating development of a guidance document for owners of historic properties that outlines not only the regulations but also the enforcement methodology. At the meeting on Monday, staff would ask the commission to consider two questions.

1. What scope of work will require a review by the Architectural Board?
2. What will the standards for work be as it relates to the replacement or substitution of material or features with modern materials and, to a lesser degree, the removal of architectural features?

### **Scope of Work**

The Board is asked to consider and confirm a scope of work that may be undertaken by a homeowner that would trigger a review by the Architectural Board. While additions and other items are simple in that they require review anyway, what other activities will trigger review?

- Roofing replacement?
- Siding replacement?
- Painting?
- Window replacement?
- Other?
- Does this only apply to the principle structure and to "contributing" structures and not to accessory structures or non-contributing structures?

### **Substitution of Modern Material**

The Commission is asked to consider whether and to what level the substitution of modern materials is acceptable. Additionally, many historic homes have architectural details like decorative but non-functional brackets or other amenities. Is it acceptable to remove these features without replacing them? Fundamentally, this area of questioning deals with the question of what is the goal of the ordinance's enforcement – maintain the material or the look.

- Use of modern windows. Acceptable to switch from double hung to casement? Must new windows be true individual panes or can the mullions be sandwiched in between glass panels to mimic individual panes?
- Is use of cement board siding or Hardie plank type siding acceptable? Must it match the existing? What steps will be taken to restore the original appearance of the structure when “new” siding has replaced the original at some point in the past?
- What accommodations will the Village make for modernization and energy efficiency?
- Will the Village allow removal of historic features?
  - What if they can be simulated in other materials?
  - What if they cannot be simulated?

This is simply a staff review and methodology for approaching the question. If the Plan Commission has other thoughts or other questions that need to be answered, please bring them forward at the meeting or speak with Scott or me at another time.

DCPC Historic Preservation

Attachment

cc: Scott Hussinger, Building and Zoning Official

## HISTORIC RESOURCES

The preservation of historic places is intended to help ensure that the historic heritage of a community is protected and enhanced over time. Historic preservation planning recognizes that historic places are valuable resources whose damage or loss would be detrimental to the community. The key elements of an effective historic preservation planning effort include: 1) a thorough survey of historic resources, 2) community support for historic preservation, and 3) integration of historic preservation planning into the comprehensive community planning process. The principal means of implementing historic preservation plans include a local landmark or historic preservation commission created by municipal ordinance; a zoning ordinance with specific districts and district regulations for protecting historic sites and structures; and a demolition control ordinance. These principal means may be supplemented by the use of easements and taxation policies.

The importance of historic preservation planning is based on the assumption that the historic resources of a community are valuable and should be carefully considered in planning for community development and redevelopment. Historic preservation can help to maintain the unique identity of a community, especially within a community's "downtown" area, in a time when many factors tend to create a national homogeneity in the environment. Other benefits of historic preservation include: promoting tourism, increased real estate values and municipal tax revenues, arresting decay in declining areas, creating community pride, and conserving cultural resources. Despite these potential benefits, other forces such as economics, public attitudes, and existing laws can sometimes work against historic preservation. Through proper planning, however, the impediments to historic preservation can be reduced.

To be most effective, historic preservation planning for communities such as the Village of Hartland should be integrated into the overall community planning process. As an integral part of the total planning process, historic preservation can be considered in addition to all the other needs and goals of the community, thereby affording such preservation equal consideration with other planning issues. In this way, historic preservation can become an issue of continuing concern and can be built into the ongoing development and redevelopment decision-making process of the community.

### **Existing Historic Preservation Inventory**

Realizing the importance of historic preservation, a detailed inventory of the significant architectural and historical sites and buildings in the Village of Hartland was completed in 1985. The findings of the inventory are documented in *Hartland: A Thematic History and an Intensive Survey of Historic Resources*, August 1985. Specifically, the survey provides a listing of the architectural and historic sites in the Village, including historical information for many selected sites in the inventory, with maps showing the location of a recommended historic district encompassing many of the most significant historic sites. The report may be further used to increase public and private sector awareness of the Village's historic and architectural heritage.

The inventory is intended to provide a basis for nominating significant sites and buildings for inclusion on the National Register of Historic Places, a mark of special status. If registered, such status would help protect the places from encroachment by State and Federal facilities development projects and may qualify for State and Federal tax incentives and Federal matching grants, when available, for research, restoration, acquisition, or stabilization. Any city or village containing property listed on the National or State Registers of Historic Places must enact a historic preservation ordinance to protect and preserve such resources. The survey document inventories and describes the historic places and buildings in a given area and identifies some of them as potentially eligible for listing in the National Register of Historic Places. The reconnaissance survey cards and the intensive survey forms used to conduct the inventory contain pertinent information about the sites and buildings within a recommended historic district, such as location, ownership, building site, construction and geographic data, historic significance, and major historic and bibliographic references. These data can be drawn upon when establishing historic preservation-related zoning districts, when making decisions regarding property identified as having historic value, or when making improvements in the historic district.

Approximately 175 properties and sites within the Village were surveyed. Seventeen buildings and a historic district consisting of 33 dwellings were identified as eligible for nomination to the National Register of Historic Places, as indicated on Table 4-6 and Map 4-14. To date, the East Capitol Drive Historic District and 13 of the 17 buildings were officially nominated and accepted into the National Register of Historic Places and the Wisconsin

State Register of Historic Places. In addition, a historic place referred to as the Beaumont Hop House (1863-65), located in the Town of Merton within the study area, is also included in the National and State Registers. In 1995 the Village of Hartland adopted a Historic Preservation Ordinance, administered by the Village of Hartland Architectural Board, to safeguard the significant historic resources in the Village of Hartland. The large number of identified historic places in the Village of Hartland and the high concentration of such historic places in and near the Village Center indicate that the area is rich in historic resources that should be protected for the present as well as future generations.

**Table 4-6  
SIGNIFICANT HISTORIC PLACES AND HISTORIC DISTRICT BUILDINGS  
IN THE VILLAGE OF HARTLAND: 1998**

Number on Map 4-14	Name	Location	Date	Architectural Style
1	White Elm Nursery	621 W. Capitol Drive	1929	Tudor Revival
2	Village of Hartland Well No.1	614 W. Capitol Drive	1933	Utilitarian
*3	Dansk Evangelical Lutheran Kirke	400 W. Capitol Drive	1910	Gothic Revival
*4	Zion Evangelical Lutheran Church	403 W. Capitol Drive	1910	Gothic Revival
*5	Trapp Filling Station	252-256 W. Capitol Drive	1922	Tudor Revival
*6	Bank of Hartland	112 E. Capitol Drive	1894, 1930	Georgian Revival
*7	Sign of the Willows	122 E. Capitol Drive	1923	Tudor Revival
*8	First Congregational Church	214 E. Capitol Drive	1923	Gothic Revival
*9	Stephen Warren House	235 E. Capitol Drive	1855	Greek Revival
*10	Burr Oak Tavern	315-317 E. Capitol Drive	1853-55	Greek Revival
*11	Harold Hornburg House	213 Warren Street	1928	Tudor Revival
12	Village of Hartland –Municipal Gas Plant	134 Cottonwood Avenue	1906	Commercial Vernacular
*13	Sarah Belle Van Buren House	128 Hill Street	1891-94	Vernacular
14	Harold Van Buren House	136 Hill Street	1934	Craftsman Bungalow
*15	Jackson House	235 North Avenue	1935-36	Tudor Revival
*16	Ralph C. Bailie House	530 North Avenue	1932	Spanish Colonial Revival
*17	Hartland Railroad Depot	301 Pawling Avenue	1879	Italianate
<b>*East Capitol Drive Historic District (developed between 1850-1935)</b>				
18	*Martin and Susan Lesica House	337 E. Capitol Drive	1890s	Queen Anne
19	Dr. Henry G.B. Nixon House	338 E. Capitol Drive	1893-95	Queen Anne
20	*Michael Murphy House	345 E. Capitol Drive	1946	Vernacular
21	Otto H. Willis House	400 E. Capitol Drive	1916	Bungalow
22	Hamilton E. Salsich	407 E. Capitol Drive	1897	Queen Anne
23	Salisch Carriage House	409 E. Capitol Drive	1897	Queen Anne
24	Gertrude Parker House	416 E. Capitol Drive	1921	Bungalow
25	Charles Wittenberg House	424 E. Capitol Drive	1926	Spanish Colonial Revival
26	Goodwin House	425 E. Capitol Drive	1859-66	Vernacular
27	Mark W. Rowell House	432 E. Capitol Drive	1923	Vernacular
28	Joseph Feix House	435 E. Capitol Drive	1933	Tudor Revival
29	*Gary Pilgrim House	504/506 E. Capitol Drive	1911	Vernacular
30	Dr. Edwin G. Benjamin House	511 E. Capitol Drive	1854	Vernacular
31	*Reinhold Dunne House	512 E. Capitol Drive	Early 1900s	Vernacular
32	George Pynn House	515 E. Capitol Drive	1907	Dutch Colonial Revival
33	*Mark Bulen House	518 E. Capitol Drive	Early 1900s	Vernacular
34	*Roger Wrede House	521 E. Capitol Drive	1955	Vernacular
35	*Rodney Holter House	524 E. Capitol Drive	1910s	Bungalow
36	*Robert Weikert House	527 E. Capitol Drive	1890s	Queen Anne
37	*John Pfeil House	530 E. Capitol Drive	Early 1900s	Vernacular
38	*Charles Pouchet House	533 E. Capitol Drive	1910s	Bungalow
39	*Vincent Leslie House	543 E. Capitol Drive	1880-90	Italianate
40	*Barbara Zwiag House	544 E. Capitol Drive	1890s	Queen Anne
41	August Schraudenbach House	551 E. Capitol Drive	1907	Queen Anne
42	*Ray Creasy House	552 E. Capitol Drive	1880-90	Italianate
43	*Jesse Janke House	558 E. Capitol Drive	1890s	Queen Anne
44	*John Dolan House	563 E. Capitol Drive	1850	Vernacular
45	Oliver Frisbee House	600 E. Capitol Drive	1883-90	Italianate
46	*John Siepmann House	606 E. Capitol Drive	Early 1900s	Vernacular
47	*Erik Laatsch House	607 E. Capitol Drive	Early 1900s	Vernacular
48	*Todd Fox House	614 E. Capitol Drive	1890-1910	Italianate
49	Joseph Counsell House	628 E. Capitol Drive	1887-91	Italianate
50	*David Wolken House	702 E. Capitol Drive	1891-97	Queen Anne

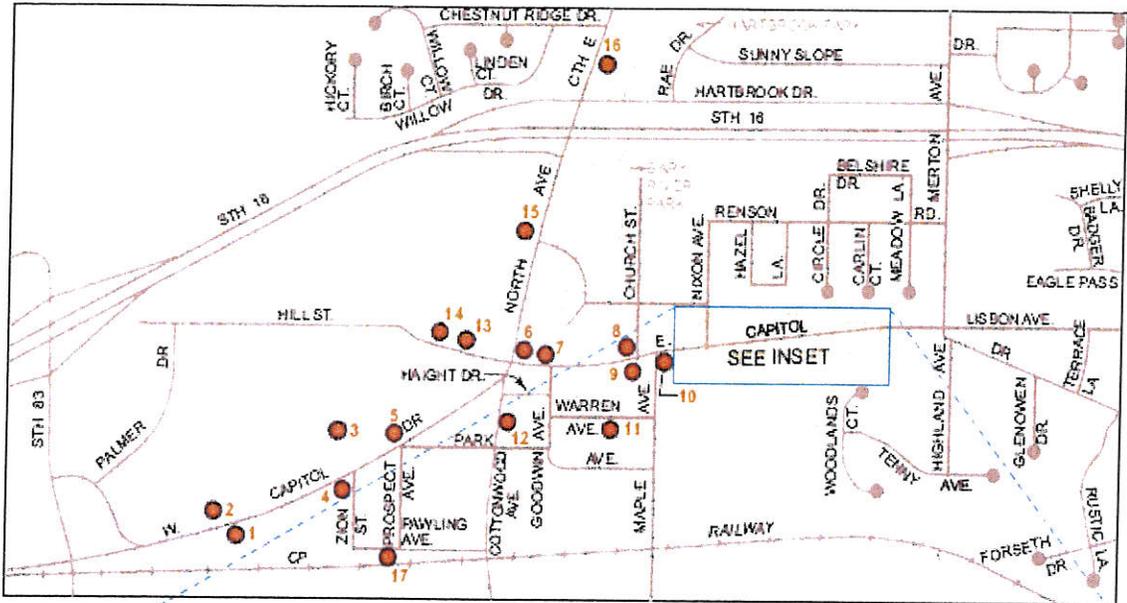
\*Listed in both the National and Wisconsin State Registers of Historic Places.

\*Present owner(s)

Source: SEWRPC and A Master Plan for the Village of Hartland:2020

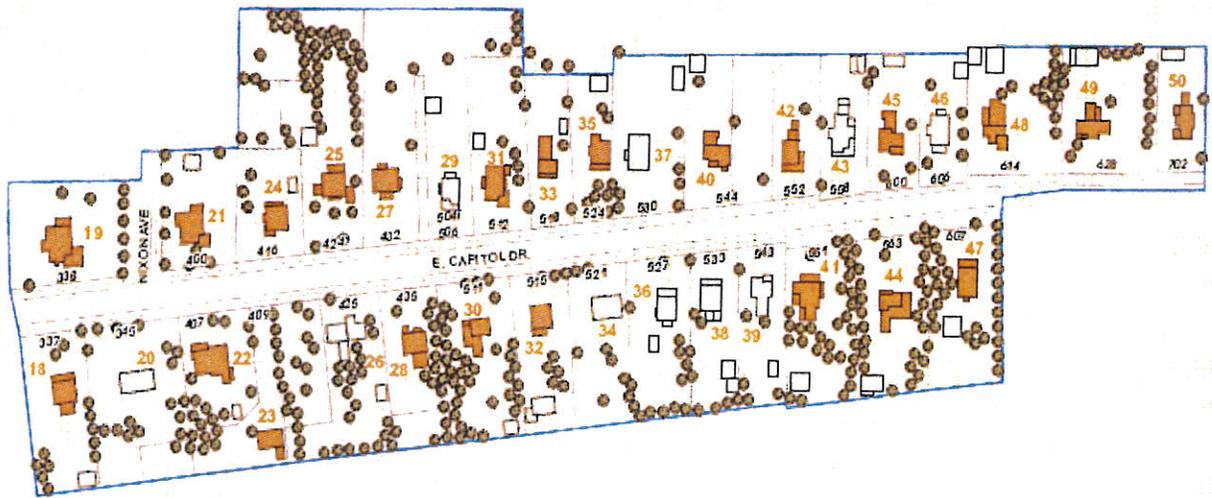
Map 4-14

SIGNIFICANT HISTORIC PLACES AND HISTORIC DISTRICT  
IN THE VILLAGE OF HARTLAND : 1998



INSET

EAST CAPITOL DRIVE HISTORIC DISTRICT



- HISTORIC BUILDING
- 21 REFERENCE NUMBER (SEE TABLE 23)
- EAST CAPITOL DRIVE HISTORIC DISTRICT BOUNDARY
- CONTRIBUTING STRUCTURE
- NONCONTRIBUTING STRUCTURE



Source: Village of Hartland and SEWRPC.