

**VILLAGE BOARD AGENDA**  
**MONDAY, SEPTEMBER 26, 2016**  
**7:00 PM**  
**BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVENUE**

Roll Call

Pledge of Allegiance –Trustee Swenson

Public Comments: (Please be advised the Village Board will receive information from the public for a three minute time period per person, with time extensions per the Village President's discretion. Be it further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.)

1. Consideration of a motion to approve Village Board minutes of September 12, 2016 and Special Village Board minutes of September 21, 2016.
2. Consideration of a motion to approve the vouchers for payment.
3. Consideration of actions related to Licenses and Permits
  - a. Items related to St. Charles Home and School Association's Moonlight Trivia Night on October 22
    - i. Consideration of an application for a Temporary Class B Beer License
    - ii. Consideration of an application for a Temporary Operator's License
  - b. Consideration of applications for Operator's (Bartender) Licenses with a term ending June 30, 2018

Items referred from the September 12, 2016 Plan Commission meeting

4. Consideration of a motion to approve site and building plans for construction of an addition to Midwest Composite Technologies, 1050 Walnut Ridge Drive.
5. Consideration of a motion to approve site, building and operational plans for Birch and Banyan Coffee Shop, 150 E Capitol Drive including permission to place tables on the sidewalk.

Other items for consideration

6. Consideration of a motion to approve award of a five-year contract to Spic and Span, Inc. of Milwaukee for Department of Public Works uniforms in the estimated annual amount of \$5,632 or \$28,160 over the five-year term.

**VILLAGE BOARD AGENDA**  
**MONDAY, SEPTEMBER 26, 2016**  
**7:00 PM**  
**PAGE 2**

7. Actions related to the proposed installation of LED lights for street and parking lot lighting.
  - a. Village Board/Staff tour of LED street and parking lot lighting in the Village Hall/Library parking lot and on Haight Drive.

Village Board, staff and interested public will leave the Village Board Room but remain in session to view samples of LED lights installed in the parking lot and on the street for the purpose of viewing the lights to determine preferences for future installations. The Board will return to finalize the discussion and complete the meeting.

- b. Discussion and possible consideration of actions related to LED lighting after touring the initial installations. [In the Village Board Room]
8. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.
9. Adjournment.

David E. Cox, Village Administrator

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

**VILLAGE BOARD MINUTES**  
**MONDAY, SEPTEMBER 12, 2016**  
**7:00 PM**  
**BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVENUE**

Roll Call

Pledge of Allegiance –Trustee Wallschlager

Present: Trustees Stevens, Meyers, Compton, Landwehr, Swenson, Wallschlager, President Lamerand

Others: Administrator Cox, Finance Director Bailey, DPW Director Einweck, Fire Chief Dean, Police Chief Rosch, Deputy Police Chief Bagin, Clerk Igl, Operations Supervisor Gerszewski, Tony Armeli, Tyler Langan, Billy Cooley, Attorney Hector de la Mora

Public Comments: (Please be advised the Village Board will receive information from the public for a three minute time period per person, with time extensions per the Village President's discretion. Be it further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.) None.

1. Motion (Swenson/Stevens) to approve Village Board minutes of August 22, 2016. Carried (6-0). Meyers abstained.
2. Motion (Landwehr/Swenson) to approve the vouchers for payment. Carried (6-0). Meyers abstained.
3. Consideration of actions related to Licenses and Permits
  - a. Actions related to the consideration of the issuance of a Class "B" Beer/"Class B" Liquor License for the premises located at 600 Hartbrook Dr. (Pepino's Hartland, Anthony Armeli, Agent)
    - i. PUBLIC HEARING  
President Lamerand opened the Public Hearing at 7:02 p.m. No comments were heard. Public Hearing declared closed at 7:03 p.m.
    - ii. Motion (Meyers/Wallschlager) to approve the issuance of a Class "B" Beer/"Class B" Liquor License for Pepino's Hartland. Carried (7-0).
  - b. Motion (Landwehr/Swenson) to approve applications for Operator's (Bartender) Licenses with a term ending June 30, 2018. Carried (7-0).
  - c. Motion (Meyers/Swenson) to approve an application for a Street Use Permit for Arrowhead High School. Carried (7-0).
  - d. Motion (Compton/Swenson) to approve an application for a Street Use Permit for University Lake School. Carried (7-0).

**VILLAGE BOARD MINUTES**  
**MONDAY, SEPTEMBER 12, 2016**  
**7:00 PM**  
**PAGE 2**

4. Motion (Stevens/Wallschlager) to approve Resolution No. 09/12/2016-01 "A Resolution Establishing the Location for the November 2016 Election in the Village of Hartland, Waukesha County Wisconsin". Carried (7-0).
5. Consideration of a motion to authorize the start of full time chlorination to the water system.

Operations Supervisor Gerszewski outlined staff's recommendation to transition to full time chlorination of the water system. He stated that ultimately this recommendation is to ensure safe drinking water to the public. He stated that it is anticipated that chlorination will not change the taste of the water. With the Board's approval, the village engineer would move forward with the permit application to the DNR who will then determine what the chlorine level should be.

Motion (Landwehr/Swenson) to authorize the start of full-time chlorination of the water system. Carried (7-0).

6. Consideration of a motion to approve Resolution No. 09/12/2016-02 "A Resolution Accepting Certain Public Improvements in the Riverwalk Apartments Development".

DPW Director Einweck stated that a request had been received for the acceptance of the Riverwalk water main system. The work was inspected by the Village Engineer and staff recommends acceptance. He stated that the minor punch list items are expected to be completed soon.

Motion (Meyers/Swenson) to approve Resolution No. 09/12/2016-02 "A Resolution Accepting Certain Public Improvements in the Riverwalk Apartments Development" contingent on punch list being completed. Carried (7-0).

7. Consideration of a motion to approve a contract with CGI Communications, Inc. for the 2016 Community Video Program.

Administrator Cox stated that several years ago, CGI Communications produced several videos for the Village intended to provide information on the Village for individuals interested in moving or starting a business here. He stated that the way this company operates is that it provides the videos at no cost to the municipality but instead contacts area businesses to seek sponsorships. A sponsor would have a link on the Village's page to their own business website. Another option for businesses interested in sponsorship would be to have a 30 to 60 second commercial produced for them that introduces their business. Those videos would then be provided to those businesses to use as they would like. There is no minimum that CGI has to sell in the agreement to pay for the Village's video so there is no cost to the Village.

There was discussion at the Chamber meeting regarding the approach that would be used with the local businesses. The concern about being too aggressive with area businesses was raised with CGI and they assured us that this will not happen. Administrator Cox also shared

information on the proposal with the BID and they will be discussing further once more information is available to them. There was discussion whether the Village should approve the contract contingent on the Chamber agreeing to the proposal. The benefit of having this type of multi-media available on the Village's website was discussed. A minimum of four videos would be provided to the Village along with a fifth video about community organizations. The consensus of the Board was to move forward with the contract.

Motion (Landwehr/Meyers) to approve a contract with CGI Communications, Inc. for the 2016 Community Video Program. Carried (7-0).

8. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.

Administrator Cox stated that the Village Board will be holding a budget workshop on Wed., Sept. 21 at 5:00 p.m.

9. Consideration of a motion to recess to closed session pursuant to SS 19.85 (1)(e), deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session regarding amendment to a Development Agreement and pursuant to SS 18.85 (1)(g), conferring with legal counsel concerning current or likely litigation regarding a non-conforming use issue and to adjourn thereafter without reconvening into open session pursuant to SS 19.95 (2). Roll Call Vote was taken. All ayes. Carried (7-0).

Meeting adjourned to closed session at 7:30 p.m.

Respectfully submitted,

Darlene Igl  
Village Clerk

**SPECIAL VILLAGE BOARD MINUTES  
WEDNESDAY, SEPTEMBER 21, 2016  
5:00 P.M.  
BOARD ROOM, MUNICIPAL BUILDING**

Roll Call

Pledge of Allegiance – President Lamerand

Present: Trustees Stevens, Meyers, Compton, Landwehr, Swenson, Wallschlager,  
President Lamerand

Others: Administrator Cox, Finance Director Bailey, DPW Director Einweck, Fire Chief  
Dean, Police Chief Rosch, Deputy Police Chief Bagin, Clerk Igl, Library Director  
Massnick, Rec Director Yogerst

1. Consideration and discussion regarding the proposed 2017 Village budget:
  - a. General Introduction - Administrator Cox stated that the meeting will have a departmental focus with each department manager presenting information on not only expenses but also revenues associated with their department, capital improvements/expenditures and corporate reserves or equipment purchases. He stated that no overall staff wage adjustment was included in the budget. Staff was asked to minimize any increase ideally staying at a 0% increase. Wisconsin Retirement System contributions are increasing slightly for both staff and the Village. There is no increase included in the budget for health insurance costs due to the structure of the program. All revenue and expenditure predictions are conservative – high on expenditures, low on revenues.
  - b. Police/CIT/MIU – Chief Rosch thanked the Board, Administrator Cox and the staff for their continued support of the Department and stated that he believed that the PFC made the right decision in appointing Deputy Chief Bagin as the next Police Chief. Chief Rosch provided an overview of several programs conducted in the PD. An overview of revenues and expenses related to the Department was provided stating that 90% of the department’s budget is for personnel related costs. Chief Rosch stated the department is in the process of hiring two new officers to fill vacancies. It was stated that the department had initially requested the addition of another full-time officer position in the 2017 budget. This was not included in the proposed budget.

He stated that due to a number of factors including declining use by residents, the vehicle registration program has been discontinued. Chief Rosch stated that the department plans to enter into an agreement with Waukesha County next year to transition to a new reporting system from the Uniform Crime Report which is being eliminated. Waukesha County has negotiated a contract with a vendor which provides the most cost effective option for the Village to make the transition. Chief Rosch stated that the department has requested \$4,000 in Capital Outlay in the 2017 budget for the replacement of four taser units as they will be cycling out the oldest ones. He stated that the Corporate Reserve

request is for the replacement of the two oldest vehicles (2009's) with Ford SUV's. He stated that he was informed that if the vehicles are ordered before Nov. 1 there would be savings of \$800-\$900 per car. Chief Rosch stated that he will be seeking Board approval to place the order prior to Nov. 1.

Chief Rosch reported that the radio equipment upgrade with the County is scheduled to go live in December of this year. He reported that the initial estimate for the project was \$280,000 but the final cost was \$275,000. In addition, the Village was able to charge the purchase and will receive a significant rebate.

Chief Rosch stated that the Village is also the fiscal agent for the Critical Incident Team and Major Investigations Unit and provided a summary of the operating expenses for these groups.

- c. Fire/Ambulance – Chief Dean provided an overview of revenues for the Fire Department stating that the main source of revenue is ambulance billing. Chief Dean stated that the department is working to expand shared services, shared equipment and rotating personnel with Town of Merton. It was stated that all factors involved will be considered as discussions continue related to shared services with any other departments. No capital improvements are planned for 2017.

An overview of the operating expenses was provided. Year-end estimates were discussed as it appears the department will be over budget. It was stated that some of the overage is due to physicals for new employees and education costs. Chief Dean stated that new hires seeking education sign a contract so that if they don't complete school or leave the department, they must reimburse the Village. Repairs and maintenance to vehicles also account for overages.

Chief Dean stated that some new defibrillators will be purchased in 2017 for \$50,000 from donated funds. It was stated that the new equipment will have a significant number of additional capabilities. Chief Dean stated that an attached garage addition to the station is in the long range plan for 2018 for storage of equipment. The department will be celebrating its' 125 year anniversary next year and plans to create a reflection area between the river and the fire house through donations including selling memorial bricks for a patio.

Recruitment has steadied but membership continues to be a battle as many new members do not complete the course. He stated that there is a core group of dedicated members for which he is thankful. In addition, he stated that it is difficult to mandate that members attend trainings. He stated that the ideal plan would be to hire two additional paramedics to guarantee that there would be at least one paramedic on duty 24/7.

- d. Department of Public Works – DPW Director Einweck outlined strengths, challenges and opportunities for the department. An overview of the DPW budget for 2017 was provided and activities planned were outlined.

- i. General Public Works – DPW Director Einweck stated that personnel cost increases seen in the budget are not actual salary increases but rather are a result of allocating staff time to activities. He stated that the department is considering replacement of downtown street lights to LED bulbs to lower the energy consumption charges and that the Village Board will view samples at the next regular meeting. It was stated that the paving program will continue with streets in the Bristlecone Pine subdivision planned for 2017. DPW Director Einweck stated that the department is looking at replacing the truck pressure washer, replacing a man door on the garage and to start replacing computers at the garage. Corporate reserve purchases include replacement a John Deer snow blower and broom attachment. The department also plans to purchase a mini excavator to allow for easier access to excavation sites particularly in compact spaces. The department will also be replacing an existing a 2 yard dump truck and pick-up truck.
  
- ii. Environmental Services – DPW Director Einweck that Emerald Ash Borer is prevalent in the Village. He stated that over the next four years the department would be removing 330 infected ash trees in the public right of ways and parks which is about 11% of the total trees. The other 199 infected ash trees are in good enough condition that they could be treated with trunk injections. Treatments would need to continue for ten years. More difficult removals would be performed by contractors with smaller trees being removed by DPW staff. The cost per tree for removal depends on the size of the tree and averages about \$210 per tree. The cost for removal with replacement included averages \$560 a tree. DPW Director Einweck stated that treatment costs \$450 to \$500 per tree with no guarantee that the treatment will cure the tree. It was stated that the Village attempts to plant no more than 10% of any one species. He stated that some residents he has spoken to have indicated they would be willing to donate trees to replace the ash trees removed. DPW Director Einweck stated that the budget includes treatment costs for the trees recommended in 2017 in the amount of \$8,000. Also budgeted is the removal of 40 ash trees due to EAB. Board members asked how the wood from the trees removed would be disposed of. DPW Director Einweck stated that our county is under quarantine so the wood cannot be made available to residents for firewood, however, the DNR's accepted practice to get rid of the tree waste is to allow the wood to be ground up. There was concern raised that the EAB eggs in the mulch could spread the disease to other ash trees though it was stated that it is a low risk. It was discussed that the infected mulch could be stockpiled in another area to be disposed of. It was also discussed that the tree waste could be burned. Monies to begin treatment of ash trees are included in the proposed budget and money would have to be included in future years' budgets to continue the treatment. It was stated that over 4 years, removals would cost approximately \$170,000 with the removal of 40 ash trees included in 2017. It was stated that there could be provisions for residents to burn the tree waste including the issuance of burning permits. Various options will be considered. DPW Director Einweck stated that only \$12,000 for replacement of trees is in the proposed budget. It was discussed that perhaps additional funds should

be placed in the 2017 budget for replacement of trees. In addition, the development of a program that would allow residents to buy their own tree to be planted in the right-of-way is a possibility to address the cost of replacement trees. It was stated that generally the Village contracts to have trees planted in fall. After discussion, the Board agreed to add an additional \$20,000 to the 2017 budget for tree replacement and to discuss a tree replacement policy at a future meeting. It was stated that DPW added a new line item for work that may come out of the Environmental Corridor and Open Space Task Force.

- iii. Cemetery – DPW Director Einweck stated that data is being collected and entered into the GIS database by a seasonal employee. This will continue in 2017 which accounts for the increase in salaries. Also in this budget is \$7,000 for topsoil, grading and seeding of the former Lutheran cemetery. The cost of graves recently increased and it is anticipated that 8 sales may take place in 2017.
- iv. Parks – Overview of revenues and expenses was provided. Capital outlay proposed includes funds to build additional or replacement picnic tables as well as replacement of garbage cans. Also included is the installation of batting cages at Nixon Park, a joint purchase with the Hartland Community Band of folding chairs for the Fine Arts Center and a new mower for \$14,000. Capital improvements proposed include replacement of the pedestrian bridge at Bark River Park which may be postponed until we see how the materials work out for the bridge at the Riverwalk and replacement of damaged donor recognition bricks at the Fine Arts center.
- v. Water and Sewer Utility
  - 1. Expenditures – Water Utility - This account includes additional expenses related to the booster station at the Windrush development, \$230,000 for continued replacement of water valves in Bristlecone Pines, increased funds for new and replacement water meters, replacement fire hydrants for \$50,000 and new computers for \$1,500. Water treatment expense includes the chlorine costs.  
Sewer Utility – Higher costs from Del-Hart for additional users included.  
Sewer truck replacement will be approximately \$400,000.
  - 2. Revenues – Water Utility - Finance Director Bailey stated that the full rate case provides for a 29% rate increase. An average use will see an increase of \$9.40 a month or \$113 annually. The Public Hearing is scheduled for Tuesday with the PSC.  
Sewer Utility – Increase of 5% rate is included in budget. Additional users coming onto to the system in new developments also increasing revenues.
- vi. Capital Projects – Included in 2017 are proposed streets to be repaved, cracksealing, pothole repairs, and sidewalk/curb repairs. Three items for the cemetery are being considered by staff including GIS layout work, repairs to the main road, and construction of a columbarium which could be located in circle drive.

- e. Library – Library Director Massnick thanked the Village Board, staff and the Library Board for their continued support. An overview of the Library revenues was provided and it was stated that revenues fluctuate based on circulation. Under expenses, she stated that janitorial services have been moved to salary for the part-time custodian. Corporate reserve listed is for computers which is an ongoing expense for the library. There are no capital improvements requested. She stated that two employees have announced their retirements in the last two weeks but that many qualified candidates have applied.
  
- f. Recreation/Community Education – Rec Director Yogerst stated that revenues continue to increase as the department continues to expand programs and participation. She stated that new revenues were added to the budget for the To The Pointe dance programs. She stated that summer rec revenues are up based on higher enrollments. It was stated that expenditures are up based on increased participation (increased staffing, supplies, Active Net fees, etc.). She stated that splash pad expenses are increased for 2017 as water costs will be higher and power washing is required throughout the summer to prevent algae growth. No requests were included for Capital Improvements in 2017. Corporate reserve pay back listed is for the movie screen. Expenses for the dance floor at TTP will be paid back in the next several years. Administrator Cox commented that only about 1/3 of the funds necessary to operate the Rec Department come from taxpayer dollars with the majority coming from registration fees.
  
- g. Debt Service, including Debt Service Levy – Finance Director Bailey reviewed Debt Service information with the Board. He stated that the debt service levy in 2017 will increase by \$89,355. He stated that the Village is required under our borrowing to use \$16,000 in premiums to offset the levy. It was stated that the Village is well within the margin of indebtedness.
  
- h. Village Board/Administration/Finance/Elections/Municipal Building – Clerk Igl stated that the 2017 election budget will decrease by over 50% based on the election cycle of only two elections taking place. She stated that outside services is slightly decreased as the annual maintenance and licensing fees are less for the new equipment. Corporate Reserve is for the payment of the new election equipment. An update was provided on the Nov. 8 election activities and processes that will be in place for Election Day. Clerk Igl commented on the Village Hall budget. She stated that the janitorial service previously in place was terminated. The new part-time custodian has started and is getting caught up on cleaning tasks. Positive comments on the improved cleanliness of the Village facilities have been received. Administrator Cox stated that a salary increase for Board members is included in the budget. He commented that there has been some discussion by board members that the salary for the Village President should be increased due to the obligations of the position. That has not been addressed in the proposed budget. After discussion, it was agreed by the board members to increase the salary of the Village President by \$1,200 in 2017. Administrator Cox stated that funds were included under General Administration from cash reserves for comprehensive planning update

economic planning and community center review as well as funds for 125<sup>th</sup> anniversary celebration activities. Finance Director Bailey stated that the Finance budget increases a minimal wage increase for time of service. Under insurance, a slight decrease is noted as the Workers Comp mod factor has decreased. He noted a \$275,000 transfer to corporate reserves in the budget which moves 2015 reserves which were in the general fund to help fund some of the planned major equipment purchases. This minimizes the impact to the taxpayers. Finance Director Bailey stated that the contingency listed of \$127,561 may change but will be used for unforeseen expenditures or possible pay increases for employees.

- i. Inspection Department/Cable TV/other funds & divisions – Administrator Cox stated that the increase in the inspection department is due to anticipated construction. The Cable TV budget includes pieces of equipment intended to provide improved programming and different scheduling. It is anticipated that the Village will experience a four-tenth of a percent increase in refuse collection in 2017. Due to the minimal increase and a fund balance in the account, staff recommends no change in the fee for residents. It was stated that there are no special assessments. Administrator Cox stated that TIF 4 and TIF 5 have payments outstanding and that in 2017 enough taxes will come in both districts to cover the cost of the loan payment that the owner has to make. It was stated that TIF 6 will have significant expenses in 2017 with a total at the end of 2017 expected to be approximately \$800,000. Administrator Cox reminded the Board that TIF 4 is expected to close with a deficit of approximately \$450,000. It is anticipated that TIF 6 will pay that out at the end of its life. It was stated that impact fees will get utilized to pay debt service. It was explained that the Dental Fund is very healthy with a significant fund balance.

- j. General Fund Revenues, including anticipated General Property Tax Levy and other wrap-up comments

Administrator Cox stated that the increase for operations is roughly \$18,000 which will be adjusted for net new growth when that number becomes available. Property taxes for debt will increase \$89,000 which is an 8% increase. Overall the property tax levy increase will be \$107,000 or a 2% increase. This will equate to roughly a \$.10 per \$1,000 of assessed value increase.

## 2. Adjourn

Motion (Stevens/Compton) to adjourn at 8:12 p.m.

Respectfully submitted,

Darlene Igl  
Village Clerk

TO: Village President & Board of Trustees

FROM: Kinsey Detert, Fiscal Clerk

DATE: September 23, 2016

RE: Voucher List

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Attached is the voucher list for the September 26, 2016 Village Board meeting.

September 26, 2016 Checks: \$298,585.12

Total amount to be approved: \$298,585.12

VILLAGE OF HARTLAND  
VOUCHER LIST - SEPTEMBER 26, 2016

Account Descr	Search Name	Comments	Amount
EXPENSE Descr			
R 101-46730 RECREATION CLASSES	BAMRAH, NICOLE	OVERPAYMENT/BEEKEEPING CLASSES	\$9.00
G 204-23400 DEPOSITS DUE TO DEL-HART	DELAFIELD-HARTLAND WATER	SEPT FEES	\$21,695.00
R 101-46730 RECREATION CLASSES	DUEMKE, JANET	KIDSSPORTS SPORTSSTART	\$60.00
R 101-44100 LICENSES	DUNHAM, JULIE	2016-2017 LIQUOR LICENSE FEES	\$600.00
R 101-46730 RECREATION CLASSES	HAZARD, KELLY	KIDSSPORTS REFUND	\$22.50
G 101-23000 SPECIAL DEPOSITS	JACK CARRINGTON	DEPOSIT CENTENNIAL BASEBALL FIELD/SEPT 11	\$50.00
G 101-24240 COURT FINES DUE STATE	LAKE CTRY MUNICIPAL COURT	SCHLISE/KYLE D013211-2	\$312.00
G 101-24240 COURT FINES DUE STATE	LAKE CTRY MUNICIPAL COURT	SCHLISE/KYLE D013210-1	\$148.80
R 101-46735 TO THE POINTE DANCE PROGRAM	MARSCHALEK, COURTNEY	BE-BOP	\$100.00
G 403-31786 SANCTUARY OF HARTLAND	RUEKERT & MIELKE	CONSTRUCTION REVIEW	\$187.60
G 403-31849 RIVERWALK APTS	RUEKERT & MIELKE	CONSTRUCTION REVIEW	\$450.20
G 403-31848 HARTLAND SERVICE	RUEKERT & MIELKE	CONSTRUCTION REVIEW	\$82.32
G 403-31849 RIVERWALK APTS	RUEKERT & MIELKE	EROSION CONTROL INSPECTIONS	\$106.40
G 403-31861 FOUR WINDS WEST	RUEKERT & MIELKE	CONSTRUCTION REVIEW	\$4,271.64
G 403-31841 MURPHY FARMS	RUEKERT & MIELKE	SUBDIVISION CONSTRUCTION REVIEW	\$1,461.22
G 403-31861 FOUR WINDS WEST	RUEKERT & MIELKE	EROSION CONTROL INSPECTIONS	\$208.82
R 101-46730 RECREATION CLASSES	SCHNEIDER, BECKY	OVERPAYMENT	\$50.00
G 101-23000 SPECIAL DEPOSITS	SERENO, JEFFREY	RESTITUTION/H16005856	\$25.00
G 101-21593 LONG TERM HEALTH CARE	TRANSAMERICA PREMIER LIFE INS	SEPT PREMIUMS/ROSCH	\$149.92
G 101-24240 COURT FINES DUE STATE	WAUSHARA CTY SHERIFFS DEPT	ATHERTON/14CM144	\$404.61
EXPENSE Descr			\$30,395.03
EXPENSE Descr AMBULANCE			
E 101-52300-800 CAPITAL OUTLAY	5 ALARM FIRE	ICE RESCUE SUITS	\$990.00
E 101-52300-800 CAPITAL OUTLAY	5 ALARM FIRE	TURN OUT GEAR/ORGAS	\$1,837.95
E 101-52300-800 CAPITAL OUTLAY	BINDER LIFT LLC	LIFTS/4351 AND 4352	\$1,098.00
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	EMERGENCY MEDICAL PRODUCTS	EMS SUPPLIES	\$1,814.29
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	JEFFERSON FIRE & SAFETY INC	LIFE LINE RED COVER	\$48.42
E 101-52300-360 VEHICLE MAINT/EXPENSE	JEFFERSON FIRE & SAFETY INC	LIFE LINE/LED LICENSE PLATE	\$23.78
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	PROHEALTH CARE MEDICAL ASSOC	HEPATITIS B/RODRIGUEZ	\$71.00
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	WAUKESHA CTY TREASURER (515)	P25 UPGRADE	\$72.54
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	WAUKESHA MEMORIAL HOSPITAL	AUG SUPPLY PURCHASE	\$72.00
EXPENSE Descr AMBULANCE			\$6,027.98
EXPENSE Descr CEMETERY			
E 101-54910-365 BLDGS/GROUNDS MAINT EXPENSE	WACHTEL TREE SCIENCE & SERVICE	CONSULTING/MISC TREES	\$100.00
EXPENSE Descr CEMETERY			\$100.00
EXPENSE Descr CRACK SEALING/PATCHING/POTHOLE			

Account Descr	Search Name	Comments	Amount
E 401-70235-285 CONSTRUCTION COSTS	WOLF CONSTRUCTION CO INC	COLD PATCH	\$205.82
E 401-70235-285 CONSTRUCTION COSTS	WOLF CONSTRUCTION CO INC	COLD PATCH	\$141.97
EXPENSE Descr CRACK SEALING/PATCHING/POTHOLE			\$347.79
EXPENSE Descr FINANCIAL ADMINISTRATION			
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	DIVERSIFIED BENEFIT SERVICES	SEPT ADMIN SERVICES	\$163.63
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	EHLERS & ASSOCIATES	2016 ANNUAL DISCLOSURE REPORTING	\$3,300.00
E 101-51500-300 OPERATING SUPPLIES/EXPENSES	ONTECH SYSTEMS, INC	MILEAGE	\$34.56
E 101-51500-510 INSURANCES	R&R INSURANCE SERVICES INC	WORKERS COMP	\$42,734.00
E 101-51500-510 INSURANCES	R&R INSURANCE SERVICES INC	ANNUAL PACKAGE	\$45,424.00
EXPENSE Descr FINANCIAL ADMINISTRATION			\$91,656.19
EXPENSE Descr FIRE PROTECTION			
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	BATTERY PRODUCTS INC	BATTERIES	\$63.20
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	BATTERY PRODUCTS INC	BATTERIES	\$31.60
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	BATTERY PRODUCTS INC	BATTERIES	\$64.80
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	BENDLIN FIRE EQUIPMENT CO, INC	SCBA REPAIR/POSI CHECK MAINTENANCE	\$42.50
E 101-52200-255 BLDGS/GROUNDS	RIEBELS TRUE VALUE	BOLTS/SEALANT/CAULK SAVER/CONCRETE CRACK SEAL	\$22.70
EXPENSE Descr FIRE PROTECTION			\$224.80
EXPENSE Descr GENERAL ADMINISTRATION			
E 101-51400-300 OPERATING SUPPLIES/EXPENSES	COMPLETE OFFICE OF WISCONSIN	OFFICE SUPPLIES	\$13.13
E 101-51400-300 OPERATING SUPPLIES/EXPENSES	COMPLETE OFFICE OF WISCONSIN	OFFICE SUPPLIES	\$60.70
E 101-51400-300 OPERATING SUPPLIES/EXPENSES	INTER OFFICE PRODUCTS INC	OFFICE SUPPLIES	\$156.98
E 101-51400-300 OPERATING SUPPLIES/EXPENSES	VILLAGE GRAPHICS	PHOTOCOPIES/VOTER PADS	\$132.00
E 101-51400-300 OPERATING SUPPLIES/EXPENSES	VILLAGE GRAPHICS	ENVELOPES	\$132.99
E 101-51400-210 LEGAL SERVICES	VON BRIESEN & ROPER	LEGAL FEES	\$382.50
E 101-51400-210 LEGAL SERVICES	VON BRIESEN & ROPER	LEGAL FEES	\$1,690.20
E 101-51400-300 OPERATING SUPPLIES/EXPENSES	WAUKESHA CTY REGISTER OF DEEDS	AUG DOCUMENTS	\$30.00
E 101-51400-300 OPERATING SUPPLIES/EXPENSES	WAUKESHA CTY REGISTER OF DEEDS	AUG DOCUMENTS	\$30.00
EXPENSE Descr GENERAL ADMINISTRATION			\$2,628.50
EXPENSE Descr INSPECTION			
E 101-52400-290 OUTSIDE SERVICES/CONTRACTS	WISCONSIN BUILDING INSPECTIONS	AUG PERMITS	\$15,123.00
EXPENSE Descr INSPECTION			\$15,123.00
EXPENSE Descr LAW ENFORCEMENT			
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	BATTERY PRODUCTS INC	BATTERIES	\$11.77
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	COMPLETE OFFICE OF WISCONSIN	OFFICE SUPPLIES	\$329.29
E 101-52100-360 VEHICLE MAINT/EXPENSE	HARTLAND SERVICE INC	SQ 9 REPAIRS	\$558.89
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	INTER OFFICE PRODUCTS INC	OFFICE SUPPLIES	\$92.65
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	LEXISNEXIS	AUG USER FEES	\$132.50
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	MAINTENANCE AGREEMENT	\$15.00

Account Descr	Search Name	Comments	Amount
EXPENSE Descr LAW ENFORCEMENT			\$1,140.10
EXPENSE Descr LIBRARY			
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (C031146 3)	BOOKS	\$78.80
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	\$92.39
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	\$31.42
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOK	\$16.80
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOK	\$14.53
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	\$45.90
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	\$181.69
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	\$69.31
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	\$45.32
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOK	\$15.12
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	\$86.07
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	\$166.92
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOK	\$15.11
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	\$66.76
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	\$290.98
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOK	\$11.94
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOK	\$15.67
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOK	\$13.43
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOK	\$15.67
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	\$45.03
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOK	\$16.80
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	\$90.13
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOK	\$15.11
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	\$156.18
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOK	\$15.11
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOK	\$23.70
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	\$88.26
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L539676 2)	BOOKS	\$28.49
E 101-55110-255 BLDGS/GROUNDS	BIEBELS TRUE VALUE	NUTS/BOLTS/DRILL BIT	\$6.24
E 101-55110-255 BLDGS/GROUNDS	BIEBELS TRUE VALUE	NUTS/BOLTS	\$28.66
E 101-55110-255 BLDGS/GROUNDS	BIEBELS TRUE VALUE	FLOWERS	\$47.98
E 101-55110-310 BOOKS & MATERIALS	BRILLIANCE AUDIO INC	ADULT AUDIOBOOK	\$185.92
E 101-55110-310 BOOKS & MATERIALS	BRILLIANCE AUDIO INC	ADULT AUDIOBOOKS	\$149.44
E 101-55110-300 OPERATING SUPPLIES/EXPENSES	INTER OFFICE PRODUCTS INC	OFFICE SUPPLIES	\$76.90
E 101-55110-300 OPERATING SUPPLIES/EXPENSES	NANCY MASSNICK, LIBRARY DIR	PETTY CASH	\$175.50
E 101-55110-310 BOOKS & MATERIALS	PENGUIN RANDOM HOUSE LLC	ADULT AUDIOBOOKS/LARGE PRINT/CHILDRENS AUDIO	\$61.50
E 101-55110-310 BOOKS & MATERIALS	PENGUIN RANDOM HOUSE LLC	LARGE PRINT/ADULT AUDIOBOOK	\$41.25
E 101-55110-310 BOOKS & MATERIALS	PENGUIN RANDOM HOUSE LLC	CHILDRENS AUDIOBOOK	\$30.00
E 101-55110-310 BOOKS & MATERIALS	PENGUIN RANDOM HOUSE LLC	ADULT AUDIOBOOK	\$430.00
E 101-55110-310 BOOKS & MATERIALS	RECORDED BOOKS LLC	ADULT AUDIOBOOKS	

Account Descr	Search Name	Comments	Amount
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	RICOH AMERICAS CORP	AUG LEASE/ADDL IMAGES	\$43.12
E 101-55110-310 BOOKS & MATERIALS	SCHOLASTIC LIBRARY PUBLISHING	COUNTRY BOOKS	\$152.10
E 101-55110-220 UTILITY SERVICES	WE ENERGIES	AUG-SEPT ELECTRIC	\$2,570.81
E 101-55110-220 UTILITY SERVICES	WE ENERGIES	AUG-SEPT GAS	\$52.13
EXPENSE Descr LIBRARY			\$5,804.19
EXPENSE Descr LIBRARY SPEC EXPENSE			
E 205-59100-305 EXPENSES-OTHER	CAVENDISH SQUARE	STATE BOOKS	\$237.05
EXPENSE Descr LIBRARY SPEC EXPENSE			\$237.05
EXPENSE Descr MUNICIPAL BUILDING			
E 101-51600-290 OUTSIDE SERVICES/CONTRACTS	ALSCO	FLOOR MAT SERVICE	\$109.01
E 101-51600-230 HVAC REPAIRS	DILLETT MECHANICAL SERVICE	LEAK ON COMPRESSOR	\$1,369.38
E 101-51600-255 BLDGS/GROUNDS	GAPPA SECURITY SOLUTIONS	KEYS	\$16.15
E 101-51600-220 UTILITY SERVICES	WE ENERGIES	AUG-SEPT ELECTRIC	\$1,954.13
EXPENSE Descr MUNICIPAL BUILDING			\$3,448.67
EXPENSE Descr PARKS			
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	AUSTIN PLUMBING & HEATING	CLEAN SEWER LINE/FAC	\$756.95
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	PORT-A-JOHN	PENBROOK RESTROOMS	\$150.00
E 101-55200-220 UTILITY SERVICES	WE ENERGIES	AUG CENTENNIAL	\$21.84
EXPENSE Descr PARKS			\$928.79
EXPENSE Descr PUBLIC WORKS			
E 101-53000-360 VEHICLE MAINT/EXPENSE	AUTOMOTIVE PARTS & EQUIPMENT	LAMP	\$55.56
E 101-53000-360 VEHICLE MAINT/EXPENSE	AUTOMOTIVE PARTS & EQUIPMENT	LAMP/LIGHT COVER	\$32.99
E 101-53000-360 VEHICLE MAINT/EXPENSE	AUTOMOTIVE PARTS & EQUIPMENT	FILTER	\$11.34
E 101-53000-360 VEHICLE MAINT/EXPENSE	AUTOMOTIVE PARTS & EQUIPMENT	FILTERS/LIGHT BULBS/BOLT	\$179.66
E 101-53000-360 VEHICLE MAINT/EXPENSE	AUTOMOTIVE PARTS & EQUIPMENT	BUTANE FUEL/FREEZE-OFF/HOSE CUTTER	\$145.14
E 101-53000-410 STREETS GEN MAINT	BIEBELS TRUE VALUE	PAINT	\$9.88
E 101-53000-360 VEHICLE MAINT/EXPENSE	BIL-BAR FARMS	BEARINGS/SHACKLE BOLTS AND BUSHINGS	\$144.36
E 101-53000-410 STREETS GEN MAINT	BLACKBURN MFG COMPANY	PAINT/PINK/WHITE/GREEN	\$155.25
E 101-53000-360 VEHICLE MAINT/EXPENSE	E.H. WOLF	DIESEL FUEL	\$272.23
E 101-53000-360 VEHICLE MAINT/EXPENSE	E.H. WOLF	UNLEADED GASOLINE	\$844.79
E 101-53000-360 VEHICLE MAINT/EXPENSE	HALQUIST STONE CO INC	RIP RAP	\$49.95
E 101-53000-420 STORM SEWER	HOME DEPOT	FLOOD LIGHT/COLD STORAGE BLDG	\$99.97
E 101-53000-365 BLDGS/GROUNDS MAINT EXPENSE	HOME DEPOT	PUMP ARMOR/OIL	\$17.94
E 101-53000-410 STREETS GEN MAINT	OLD DOMINIUM BRUSH	SUCTION NOZZLE/HOSE BAND	\$522.04
E 101-53000-360 VEHICLE MAINT/EXPENSE	PAWSITIVE PATHWAYS DOG	SEP/OCT CGG	\$216.00
E 101-53000-290 OUTSIDE SERVICES/CONTRACTS	POMP S TIRE SERVICE INC	LEAF MACHINE TIRES/RIM	\$751.78
E 101-53000-360 VEHICLE MAINT/EXPENSE	PRICE ENGINEERING	GREESE GUN HOSE	\$215.92
E 101-53000-360 VEHICLE MAINT/EXPENSE	REARDON METAL FABRICATING	CASTER SHAFTS/MOWER	\$162.00
E 101-53000-180 OTHER BENEFITS	SPIC AND SPAN INC	UNIFORMS 09/06/16	\$99.00

Account Descr	Search Name	Comments	Amount
E 101-53000-180 OTHER BENEFITS	SPIC AND SPAN INC	UNIFORMS 08/30/16	\$126.00
E 101-53000-180 OTHER BENEFITS	SPIC AND SPAN INC	UNIFORMS 08/23/16	\$99.00
E 101-53000-180 OTHER BENEFITS	SPIC AND SPAN INC	UNIFORMS 08/16/16	\$126.00
E 101-53000-365 BLDGS/GROUNDS MAINT EXPENSE	SUPERIOR CHEMICAL CORP	DEGREASER/WASP AND HORNET SPRAY/BLUE SPRUCE	\$731.19
E 101-53000-365 BLDGS/GROUNDS MAINT EXPENSE	TRINITY ECO SOLUTIONS	TOILET BOWL CLEANER/GENERAL PURPOSE CLEANER	\$281.70
E 101-53000-360 VEHICLE MAINT/EXPENSE	WELDERS SUPPLY CO	GRINDING DISKS/WELDING MASK	\$116.20
EXPENSE Descr PUBLIC WORKS			\$5,465.89
EXPENSE Descr RECREATION PROGRAMS/EVENTS			
E 101-55300-303 SUMMER REC EXPENSES	BROOKFIELD PARKS & REC DEPT	SUMMER CAMP TRIP	\$157.50
E 101-55300-303 SUMMER REC EXPENSES	DOUSMAN TRANSPORT	SUMMER CAMP TRIPS	\$2,600.45
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	DUMA, KERRY	SEPT-OCT GENTLE YOGA	\$240.00
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	HOOPER HANDS BASKETBALL AC	BASKETBALL 101	\$480.00
EXPENSE Descr RECREATION PROGRAMS/EVENTS			\$3,477.95
EXPENSE Descr REFUSE & GARBAGE COLLECTION			
E 201-53620-200 GARBAGE COLLECTION FEES	ADVANCED DISPOSAL SERVICES	AUG SERVICES	\$32,123.68
EXPENSE Descr REFUSE & GARBAGE COLLECTION			\$32,123.68
EXPENSE Descr SEWER SERVICE			
E 204-53610-380 MAINTENANCE-SEWAGE SYSTEM COLL.	BLACKBURN MFG COMPANY	PAINT/PINK/WHITE/GREEN	\$155.24
E 204-53610-270 TREATMENT EXPENSE	DELAFIELD-HARTLAND WATER	SEPT FEES	\$69,168.76
E 204-53610-290 OUTSIDE SERVICES/CONTRACTS	DIVERSIFIED BENEFIT SERVICES	SEPT ADMN SERVICES	\$25.17
EXPENSE Descr SEWER SERVICE			\$69,349.17
EXPENSE Descr STORM WATER MGMT PLAN			
E 401-74097-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	STORM WATER PERMIT COMPLIANCE/STUDY	\$6,252.48
EXPENSE Descr STORM WATER MGMT PLAN			\$6,252.48
EXPENSE Descr TREE SURVEY - PARKS			
E 401-76100-290 OUTSIDE SERVICES/CONTRACTS	WACHTEL TREE SCIENCE & SERVICE	CONSULTING/MISC TREES	\$500.00
E 401-76100-290 OUTSIDE SERVICES/CONTRACTS	WACHTEL TREE SCIENCE & SERVICE	CONSULTING/STREET AND PARK TREES	\$4,500.00
EXPENSE Descr TREE SURVEY - PARKS			\$5,000.00
EXPENSE Descr TREE SURVEY - STREETS			
E 401-76105-290 OUTSIDE SERVICES/CONTRACTS	WACHTEL TREE SCIENCE & SERVICE	CONSULTING/STREET AND PARK TREES	\$12,000.00
EXPENSE Descr TREE SURVEY - STREETS			\$12,000.00
EXPENSE Descr WATER UTILITY			
E 620-53700-652 MAINTENANCE OF SERVICES	BLACKBURN MFG COMPANY	PAINT/PINK/WHITE/GREEN	\$155.24
E 620-53700-652 MAINTENANCE OF SERVICES	D.F. TOMASINI INC	REPLACE WATER SERVICE/574 NORTH AVE	\$5,182.00
E 620-53700-923 OUTSIDE SERVICES	DIVERSIFIED BENEFIT SERVICES	SEPT ADMN SERVICES	\$62.93
E 620-53700-632 WATER TREATMENT-SUPPLIES/EXP	HACH COMPANY	CHLORINE	\$232.89
E 620-53700-652 MAINTENANCE OF SERVICES	HD SUPPLY WATERWORKS, LTD	COVERS/THREADED COUPLING/CPLG	\$736.29

Account Descr	Search Name	Comments	Amount
E 620-53700-625 MAINTENANCE OF PUMPING PLANT	HOME DEPOT	ELECTRICAL SUPPLIES WELL #3	\$49.30
E 620-53700-632 WATER TREATMENT-SUPPLIES/EXP	PARTS HUT HARTLAND	CHEMICAL HOSE	\$286.30
E 620-53700-923 OUTSIDE SERVICES	PUBLIC SERVICE COMMISSION	RATE CASE STUDY	\$30.67
E 620-53700-930 MISC GENERAL EXPENSES	TRUCK COUNTRY OF WISCONSIN	FLASHLIGHTS AND WORKLIGHT	\$67.50
E 620-53700-605 MAINTENANCE-WATER SOURCE PLANT	WERNER ELECTRIC SUPPLY	ANTENNA/SCADA AT BOOSTER	\$50.74
EXPENSE Descr WATER UTILITY			\$6,853.86
			\$298,585.12

**VILLAGE OF HARTLAND  
LICENSES AND PERMITS  
SEPTEMBER 26, 2016**

**Temporary Class B Beer License**

Applicant: St. Charles Home and School Association  
Location: 313 Circle Drive  
Event: Moonlight Trivia Night  
Date: October 22

**Temporary Operator's License**

Erin Mari Plas

**Bartender (Operator's) License – expires June 30, 2018**

Zachery Destael  
Charles Conley  
Taylor Vaughn  
Yolanda Franco

Application for Temporary Class "B" / "Class B" Retailer's License

Pd 9/8/16  
ref: 176444

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: 9/7/16

Town  Village  City of HARTLAND

County of WAUKESHA

The named organization applies for: (check appropriate box(es).)

A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 10/22/16 and ending 10/22/16 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

- 1. Organization (check appropriate box) ->  Bona fide Club  Church  Lodge/Society  Chamber of Commerce or similar Civic or Trade Organization  Veteran's Organization  Fair Association

(a) Name St. Charles - Hartland Home and School Assoc.

(b) Address 313 Circle Drive, Hartland, WI 53029  Town  Village  City

(c) Date organized

(d) If corporation, give date of incorporation 8/31/1906

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names and addresses of all officers: President Vice President Secretary Treasurer

(g) Name and address of manager or person in charge of affair: Erin Plas 262-367-6827 W90N3958 Dry Creek Ct, Pewaukee, WI 53072

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 313 Circle Dr

(b) Lot Block

(c) Do premises occupy all or part of building? Part

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: Basement Room

3. Name of Event

(a) List name of the event Moonlight Tonia Night

(b) Dates of event 10/22/16 6-11pm

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Officer St. Charles (Name of Organization)

Officer [Signature] 9/7/16 (Signature/date)

Officer [Signature] (Signature/date)

Date Filed with Clerk Date Reported to Council or Board

Date Granted by Council License No.



RECEIVED

AUG 26 2016

Village of Hartland

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

Rec.

# 176328

APPLICATION FOR  
PLAN COMMISSION

\$300 PLAN REVIEW FEE DUE AT TIME OF APPLICATION

Project Description 47,240 sq/ft addition			
Proposed Use Manufacturing and storage		Current: 36 No. of Employees W/ Addition: 45	
Project Location 1050 Walnut Ridge Drive			
Project Name Midwest Composite Technologies			
Owner Ealon LLC		Phone	
Address 6231 HWY 83		City Hartland	State WI Zip 53029
Engineer/Architect MSI General		Phone 262-563-5337	FAX
Address W215 E. Wisconsin Ave		City Nashotah	State WI Zip 53058
Contact Person Tim Knepprath	Phone 414-550-9400	FAX 262-367-7390	E-mail timk@msigeneral.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: 8-26-16	Date of Meeting:	Return Comments by:
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MANAGERS

MSI GENERAL CORPORATION  
P.O. BOX 7  
OCCONOMOWOC, WI 53066  
PHONE: 262-367-3661  
FAX: 262-567-7330

WWW.MSIGENERAL.COM  
SINGLE SOURCE RESPONSIBILITY™

REVISIONS:
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ENGINEERS

CONTRACTORS

PROJECT ADDRESS:

PROJECT NAME  
Midwest Composite Technologies  
STREET ADDRESS  
1050 Walnut Ridge Drive  
CITY/STATE / ZIP  
Hartland, WI 53069

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

Date: 08.19.16 Drawn By: PAA  
Sheet Title: PLAT OF SURVEY  
Sheet Number: C-001  
Project Number: P11744

ARCHITECTS

# PLAT OF SURVEY

BEING ALL OF LOT 7 OF C.S.M. NO. 7141, LOCATED IN THE SE 1/4 OF THE NW 1/4 OF AND IN THE NE 1/4 OF THE SW 1/4, ALL IN SECTION 10, T.7N., R.18E., VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

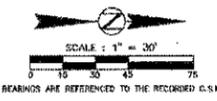
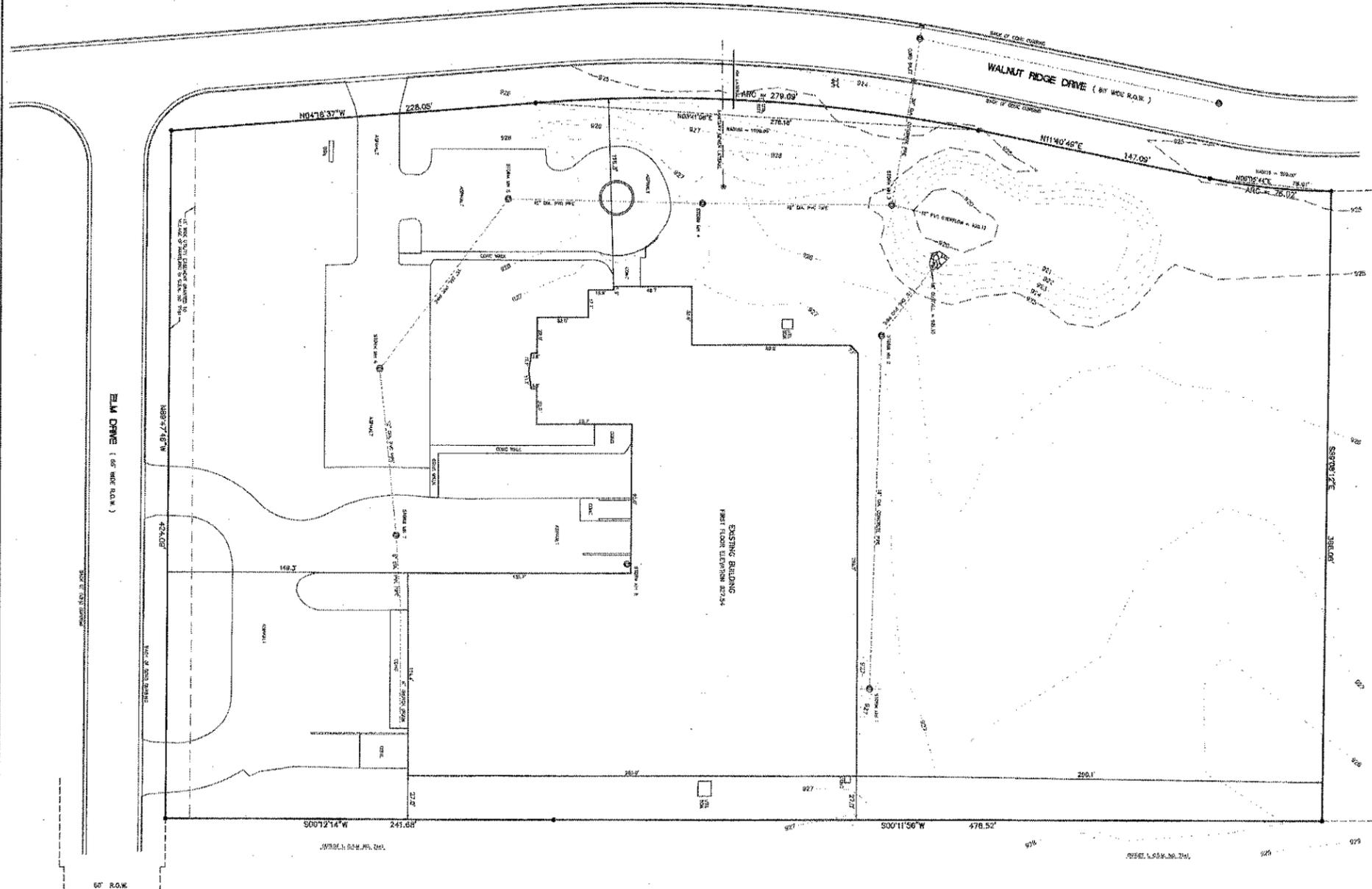
GENERAL NOTES:  
1.) TOTAL LAND AREA OF SURVEYED LOT = 308,450 SQ. FT. ( 7.081 ACRES )  
2.) ALL ELEVATIONS AND CONTOURS ARE ON THE NVD 1928 AND VILLAGE DRAIN

**SURVEYOR**  
MARK A. POWERS, PLS 1704  
LAKE COUNTRY ENGINEERING, INC.  
970 S. SILVER LAKE ST., SUITE 105  
OCCONOMOWOC, WI 53066  
(262)560-0331

**SURVEY FOR**  
MSI GENERAL CORPORATION  
P.O. BOX 7  
OCCONOMOWOC, WI 53066  
PROPERTY AT:  
1050 WALNUT RIDGE DRIVE

**LEGEND**  
● - SANITARY SEWER CLEANOUT  
● - 1.25" DIA. IRON PIPE FOUND

**SURVEYOR'S CERTIFICATE**  
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, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.  
THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREIN WITHIN ONE (1) YEAR FROM DATE HEREOF.

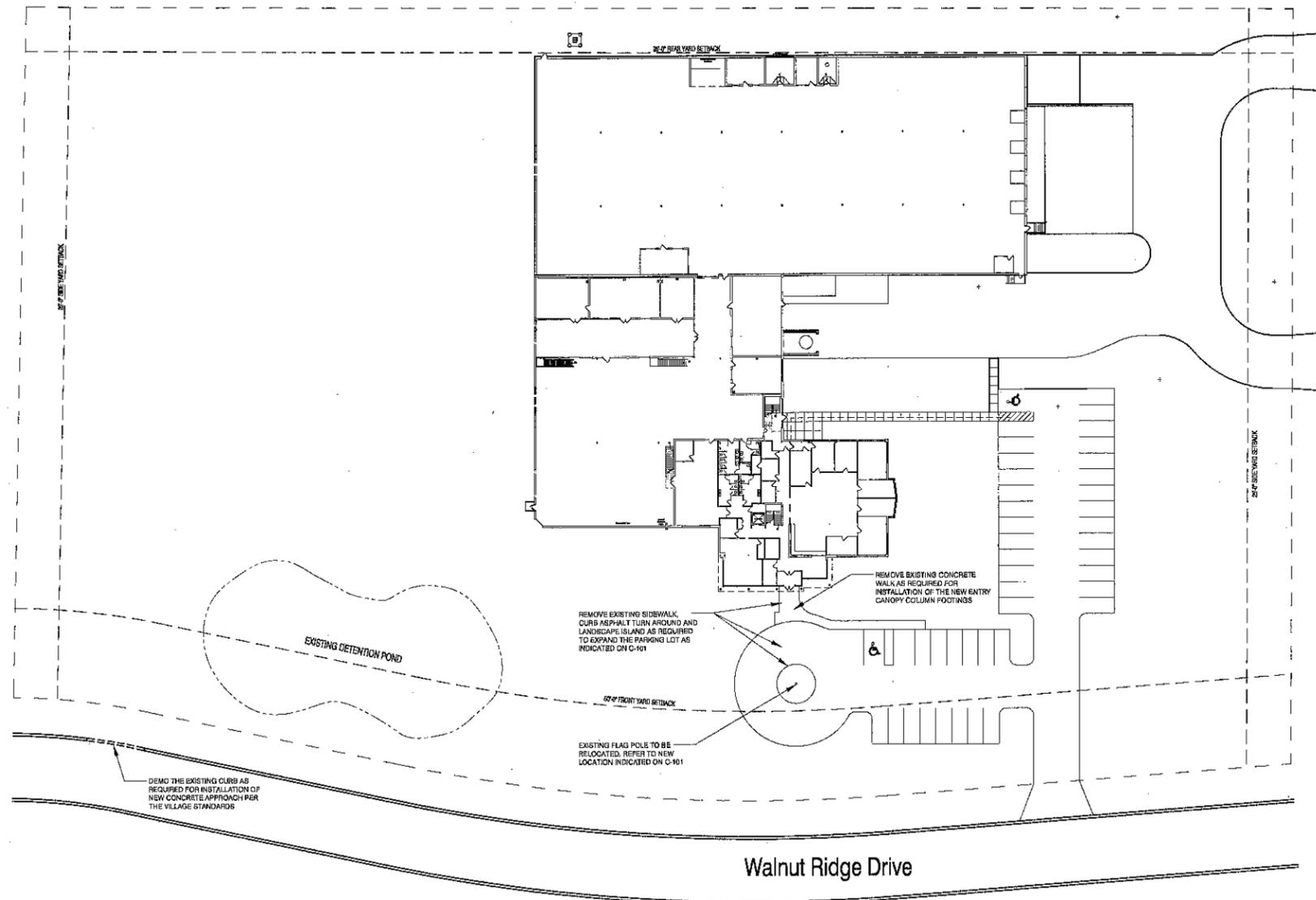


STORM MANHOLE 1	STORM MANHOLE 2
RHW ELEVATION = 920.90 18" INV W = 923.06	RHW ELEVATION = 928.80 18" INV E & W = 921.50
STORM MANHOLE 3	CURB INLET
RHW ELEVATION = 924.07 12" INV W = 918.03 18" INV S = 918.03 20" INV W = 918.02	CURB FLOWLINE ELEV = 923.36 30" INV E & W = 918.02
STORM MANHOLE 4	STORM MANHOLE 5
RHW ELEVATION = 927.09 12" INV W = 918.40 18" INV S = 918.47	RHW ELEVATION = 924.54 15" INV W = 920.12 18" INV SE = 920.16
STORM MANHOLE 6	STORM MANHOLE 7
RHW ELEVATION = 924.54 12" INV W = 920.09 12" INV E = 920.18	RHW ELEVATION = 924.41 12" INV W = 921.01 6" INV E = 921.01
STORM MANHOLE 8	
RHW ELEVATION = 925.06 STORM = 920.55 NO APPARENT OUTLET	

LAKE COUNTRY ENGINEERING, INC.  
970 S. SILVER LAKE STREET, SUITE 105  
OCCONOMOWOC, WI 53066  
PHONE: (262)560-0331 FAX: (262)560-0318

REVISION DATE	COMMENTS

**PLAT OF SURVEY**  
FOR: MSI GENERAL CORPORATION  
AT: MIDWEST COMPOSITE  
1050 WALNUT RIDGE DR, HARTLAND, WI  
SCALE: 1" = 30'  
DRAFTED BY: M.A.P. DATE: AUGUST, 2016  
CHECKED BY: M.A.P. SHEET NUMBER: 1 OF 1



**REFERENCE KEYNOTES**

**Division 01 - General**

01 100 PERFORM AS SHOWN

01 200 EXISTING CONDITIONS

01 300 DEMOLITION

**Division 02 - Site**

02 100 EXISTING SITE CONDITIONS

02 200 EXISTING UTILITIES

02 300 EXISTING PAVEMENT

**Division 03 - Concrete**

03 100 EXISTING CONCRETE

03 200 NEW CONCRETE

03 300 CONCRETE FORMWORK

03 400 CONCRETE REPAIR

**Division 04 - Masonry**

04 100 EXISTING MASONRY

04 200 NEW MASONRY

04 300 MASONRY REPAIR

**Division 05 - Metals**

05 100 EXISTING METALS

05 200 NEW METALS

05 300 METAL FINISHES

**Division 06 - Woods and Plastics**

06 100 EXISTING WOODS AND PLASTICS

06 200 NEW WOODS AND PLASTICS

**Division 07 - Thermal/Moisture Protection**

07 100 EXISTING THERMAL/MOISTURE PROTECTION

07 200 NEW THERMAL/MOISTURE PROTECTION

**Division 08 - Doors and Windows**

08 100 EXISTING DOORS AND WINDOWS

08 200 NEW DOORS AND WINDOWS

**Division 09 - Finishes**

09 100 EXISTING FINISHES

09 200 NEW FINISHES

**Division 10 - Misc**

10 100 EXISTING MISCELLANEOUS

10 200 NEW MISCELLANEOUS



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 OCONOMOWOC, WI 53065  
 PHONE: 262-367-3661  
 FAX: 262-367-7330

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**REVISIONS:**

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08.28.18 VILLAGE REVIEW SET

**PROJECT ADDRESS:**

PROJECT NAME  
 Midwest Composite Technologies  
 STREET ADDRESS  
 1090 Walnut Ridge Drive  
 CITY: STATE / ZIP  
 Hartland, WI 53029

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

Date: 08.19.18 Drawn By: FAA  
 Sheet Title: DEMOLITION SITE PLAN  
 Sheet Number: C-100  
 Project Number: P11744

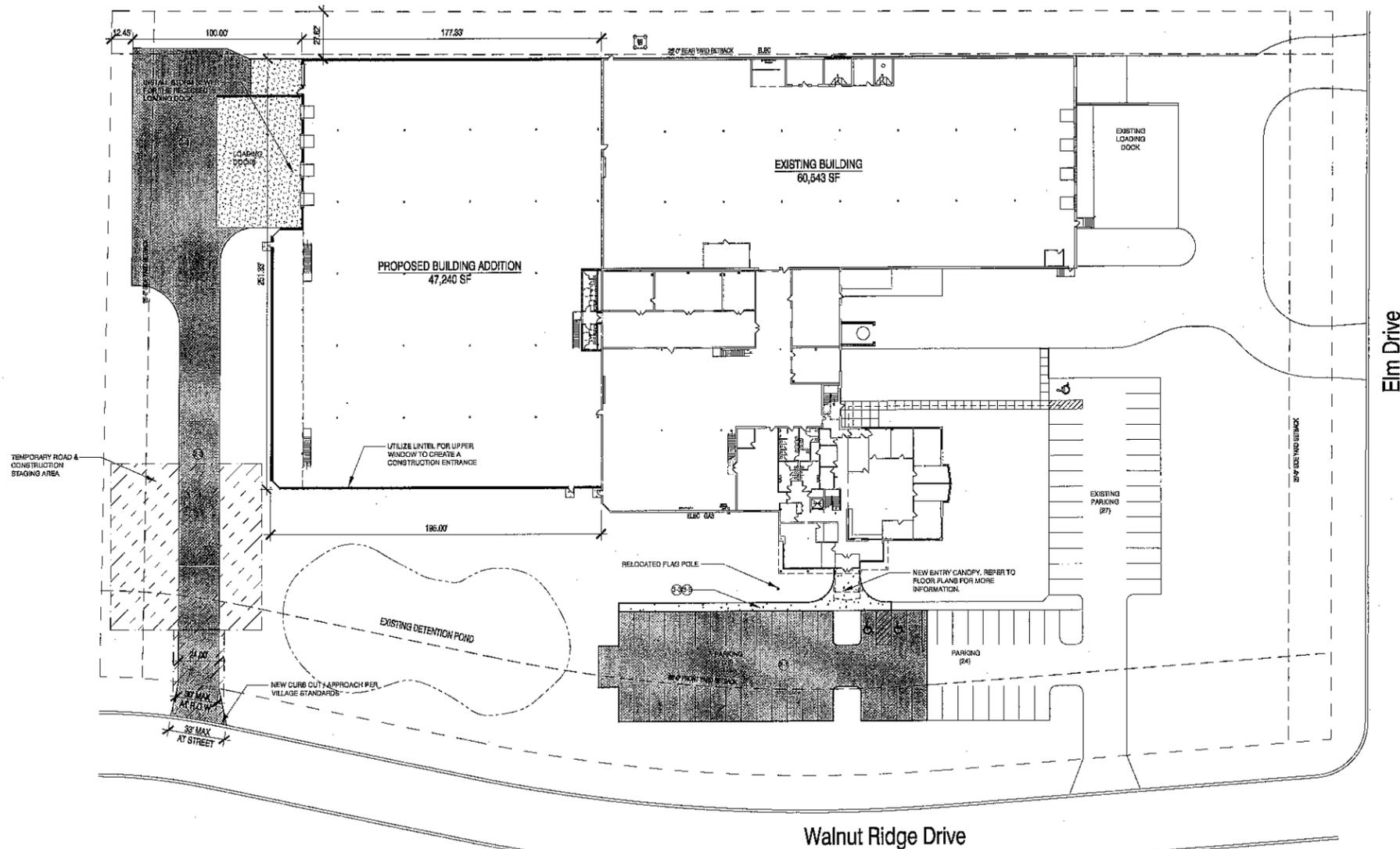
DEMOLITION SITE PLAN 1" = 30'-0"

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



**SITE DATA:**

SITE AREA:	308,452 SF or 7.021 Acres
	Max 0.7% Slope = 185,073.00 SF
Building (E):	80,507 SF
Hardscape (E):	81,362 SF
Total Existing Hardscape:	161,869 SF
Building Addition:	47,240 SF
New Hardscape:	66,852 SF
Total Additional Hardscape:	114,092 SF
Total Site Hardscape with the Addition:	275,961 SF
	@ 35.3%

**REFERENCE KEYNOTES**

Division 01- General	1. SEE GENERAL NOTES FOR ALL WORK.
Division 02- Site	1. SEE GENERAL NOTES FOR ALL WORK.
Division 03- Concrete	1. SEE GENERAL NOTES FOR ALL WORK.
Division 04- Masonry	1. SEE GENERAL NOTES FOR ALL WORK.
Division 05- Metals	1. SEE GENERAL NOTES FOR ALL WORK.
Division 06- Woods and Plastics	1. SEE GENERAL NOTES FOR ALL WORK.
Division 07- Thermal/Insulation Protection	1. SEE GENERAL NOTES FOR ALL WORK.
Division 08- Doors and Windows	1. SEE GENERAL NOTES FOR ALL WORK.
Division 09- Finishes	1. SEE GENERAL NOTES FOR ALL WORK.
Division 10- Misc	1. SEE GENERAL NOTES FOR ALL WORK.



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FAX: 262-367-7390

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08.26.16 VILLAGE REVIEW SET

**PROJECT ADDRESS:**

PROJECT NAME  
Midwest Composite Technologies  
STREET ADDRESS  
1050 Walnut Ridge Drive  
CITY/STATE / ZIP  
Hartland, WI 53029

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

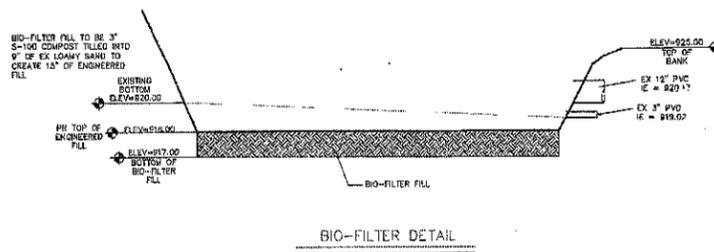
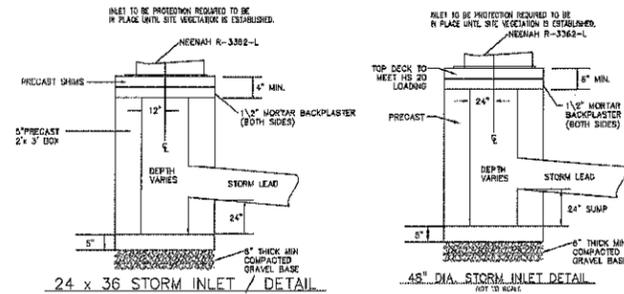
Date: 08.19.16  
Sheet Title: SITE PLAN  
Sheet Number: C-101  
Project Number: P11744

Drawn By: PAA  
P11744

SITE PLAN 1" = 30'-0"

MANAGERS  
ENGINEERS  
CONTRACTORS  
ARCHITECTS





**BIO-FILTER NOTES**  
 CONTRACTOR TO PLUG 3" PIPE SET BASH WILL ACT AS A SED TRAP DURING CONSTRUCTION. ONCE BUILDING IS BUILT AND SITE RESTORED CONTRACTOR TO REMOVE 10" OF TOPSOIL AND 3" OF THE LOAMY SAND BELOW, TO GET THE BOTTOM OF THE BASIN TO AN ELEVATION OF 917.00. THEN PLACE 5" OF SOD COMPOST ON TOP AND TILL IT INTO THE LOAMY SAND (APPROX.) 12" DEEP. TOP OF "ENGINEERED FILL TO APPROX 917.00 TO ALLOW FOR SETTLEMENT AND DECAY. RESTORE BOTTOM OF BASIN WITH PRAIRIE NURSERY LAND RESTORATION MIX (ON EQUALS) 1.5LBS/3000 SQ.FT. AND 1 LBS/1000 SQ.FT. OF AN ANNUAL RYE.

- WATER CONTROL: at least 10 shrubbery & 3 or more grasses.
- Grass:**  
 Harding Pink Onion / Smooth Aster / Blue Fescue Indigo / White Fescue Indigo / Pale Indian Plantain / Wild Seneb / Lonicera Coreopsis / Purple Fringe Clover / Canada Tick Tock / Pale Purple Coneflower / Purple Coneflower / Shoney Sunflower / Ox Eye Sunflower / Bergamot / Smooth Parsnip / Yellow Coneflower / Black Eye Susan / Sweet Black Eyed Susan / Brown Eyed Susan / Rosewood / Compassant / Prairie Dock / Blue Goldenrod
- Shrub:**  
 Big Bluestem / Sideots Grama / Canada Wild Rye / Switchgrass / Little Bluestem / Indiangrass

- CONSTRUCTION SEQUENCE**
- 1) INSTALL ALL EROSION CONTROL MEASURES (SILT FENCE, INLET PROTECTION, TRACKING DRIVE AND PLUG 3" PIPE IN BASIN)
  - 2) STRIP TOPSOIL & STOCKPILE TOPSOIL (SEED WITH RYE GRASS IF LEFT INACTIVE FOR MORE THAN 7 DAYS.) PLACE SILT FENCE ON DOWN SLOPE.
  - 3) GRADE SITE AND REMOVE ALL EXCESS MATERIAL
  - 4) STONE DRIVE AND PARKING AREA, AND PAVE
  - 5) START CONSTRUCTION OF BUILDING.
  - 6) ONCE BUILDING IS COMPLETED INSTALL LANDSCAPING AND AND FINALIZE RESTORATION INCLUDING BASIN REMEDIATION.
  - 7) ONCE SITE IS VEGETATED AND CITY APPROVES REMOVE ALL EROSION CONTROL.

CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN DNR'S STORM WATER CONSTRUCTION AND POST-CONSTRUCTION TECHNICAL STANDARDS.

ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE MONITORED DAILY FOR STABILITY AND OPERATION AND REPORTED AT LEAST ONCE PER WEEK AND FOLLOWING EVERY 0.5" RAINFALL.

ALL INLET PROTECTION TO CONFORM TO EITHER NDOT PAL LIST OR WDRR T.S. 1080

DUST CONTROL TO FOLLOW WDRR T.S. 1088

ALL RESTORATION TO BE IN ACCORDANCE WITH WDRR'S CONSERVATION PRACTICE STD 1059. CUT AND FILL SLOPES WILL BE 3:1 OR FLATTER OUTSIDE ROAD RIGHT OF WAY & 4:1 OR FLATTER WITHIN ROAD RIGHT OF WAY.

RESTORATION TO BE TOP SOLED (8" MIN.) (IF GRADED), SEEDED, FERTILIZED, AND MULCHED UNLESS OTHERWISE NOTED. ON SLOPES 4:1 OR STEEPER CLASS I TYPE B (WSDOT PAL) EROSION MAT REQUIRED.

IF THE SITE OR PORTIONS OF THE SITE ARE TO REMAIN INACTIVE FOR GREATER THAN 7 DAYS TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING OR MULCHING SHALL BE TAKEN WITHIN 7 DAYS FROM THE SITE BEING LEFT INACTIVE.

**LATE SEASON STABILIZATION BETWEEN OCTOBER 15TH AND NOVEMBER 15TH**

- I SEEDING RATE: PERENNIAL SEED MIX RATE MUST BE APPLIED AT 1.5 x THE WSDOT SECTION 630 RATES AND MUST INCLUDE A MINIMUM OF 2 LBS PER 1000 SQ.FT. OF TEMPORARY COVER (E. WINTER WHEAT OR ANNUAL RYE GRASS FOR FALL PLANTINGS).
- II EROSION CONTROL: IN ADDITION TO APPLYING TOPSOIL, THE ABOVE NOTED SEED MIX AND STARTER FERTILIZER, THE FOLLOWING ARE MINIMUM REQUIREMENTS FOR STABILIZING SITES DURING THIS PERIOD. APPROVED EROSION CONTROL PLANS MAY BE MORE RESTRICTIVE.
  1. CHANNEL FLOW AND BACKSLOPES: APPLY STAKED PAL CLASS 3 TYPE A EROSION MATTING THE ENTIRE CHANNEL AND ALL BACKSLOPES.
  2. OTHER AREAS: APPLY TYPE A SOIL STABILIZER FROM THE PAL TO ALL OTHER DISTURBED AREAS THAT REMAIN EXPOSED. CLASS 3 TYPE A EROSION MATTING WITH TYPE B SOIL STABILIZER UNDER IT IS ACCEPTABLE.
  3. INFALLS / OUTFALLS: INSTALL SOD PADS (2 ROLLS) AT ALL CULVERT OUTFALLS, AND OTHER HIGH-EROSION LOCATIONS IN ACCORDANCE WITH DNR STANDARDS.
- III MAINTENANCE: INSPECT ALL SEEDED AREAS WEEKLY. ENSURE ADEQUATE WATER IS PROVIDED UNTIL FULL TEMPORARY COVER IS OBTAINED, AND REPAIR ANY EROSION PROBLEMS, WASHOUTS, ETC.

SEED TYPE TO BE TURF TYPE. RATE TO BE APPLIED PER MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFIED ON PLANS.

CONTRACTOR TO FOLLOW STANDARD PROCEDURES FOR SPILL PREVENTION AND RESPONSE

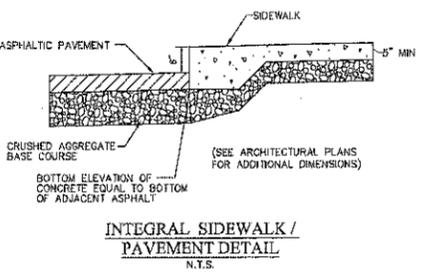
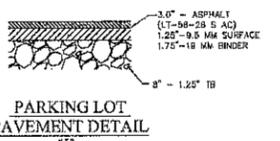
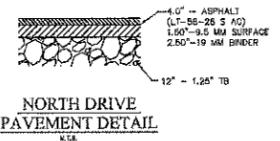
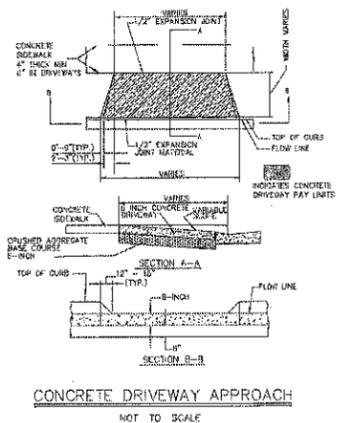
ALL WORK IN VILLAGE ROW AND/ OR EASEMENTS TO BE INSTALLED PER VILLAGE OF HARTLAND STANDARD SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO SIDEWALK INSTALLATION, CURB AND GUTTER REMOVAL AND INSTALLATION, UTILITY INSTALLATION, AND PAVEMENT RESTORATION.

**UTILITY WORK IN ROADWAY**  
 ALL PAVEMENT TO BE SAW CUT AND REPLACED IN KIND PER VILLAGE STANDARDS

ALL UTILITY WORK TO BE INSTALLED THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION, AND VILLAGE OF HARTLAND STANDARD SPECIFICATIONS

GRADING AND PAVING PER STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION LATEST EDITION

PROOF-ROLLING SHALL BE COMPLETED IN PARKING LOT AND DRIVES PRIOR TO PLACING SUB-BASE



**DEWATERING NOTE:**  
 DEWATERING PER WDRR CONSERVATION PRACTICE STANDARD 1061 OR 50ppm MAX PUMPING RATE INTO A "CSI SOIL TEXT" SEDIMENT BAG OR EQUAL 10"x12" MIN. CONTRACTOR TO HAVE NECESSARY EQUIPMENT AVAILABLE ON SITE THROUGHOUT CONSTRUCTION. NOTE: FOR WINTER DEWATERING BAG TO BE PLACED ON NON-ERODIBLE SURFACE

REVISIONS

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DATE: 08.28.18 VILLAGE REVIEW SET

PROJECT ADDRESS:  
 PROJECT NAME  
 Midwest Composites Technologies  
 STREET ADDRESS  
 1050 Walnut Ridge Drive  
 CITY: STATE / ZIP  
 Hartland, WI 53029

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



MSI GENERAL CORPORATION  
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 COONAMOWOC, WI 53066  
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MANAGERS

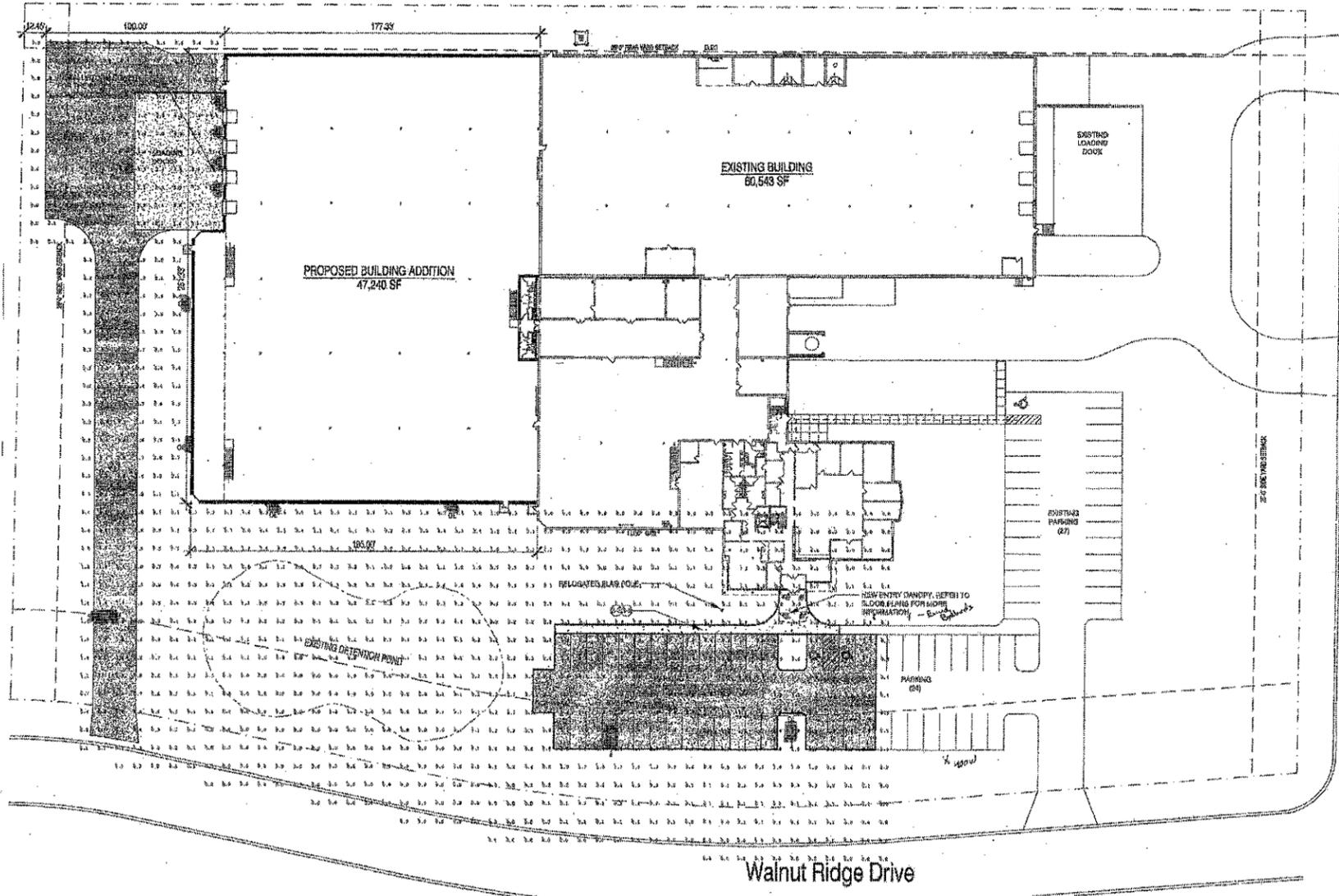
ENGINEERS

CONTRACTORS

ARCHITECTS

SITE DETAILS

Date: 05.19.18 Drawn By: PAA  
 Sheet Title: SITE DETAILS  
 Sheet Number: C-103  
 Project Number: P11744



**Lumark**  
XTOR PA OE

**DESCRIPTION**  
The proposed Lumark XTOR PA OE MAXX LED Flood Light is a high-output, high-pressure sodium (HPS) flood light with a beam spread of 120 degrees. It is designed for use in industrial and commercial applications where high-intensity lighting is required. The fixture is constructed from die-cast aluminum and is rated for use in wet and damp locations. It features a built-in ballast and a 150-watt HPS bulb. The fixture is available in two mounting options: a standard mounting bracket and a pole mounting bracket. The pole mounting bracket is designed for use with a 1.5-inch diameter pole. The fixture is also available in a 150-watt HPS bulb and a 250-watt HPS bulb. The fixture is rated for use in wet and damp locations. The fixture is available in two mounting options: a standard mounting bracket and a pole mounting bracket. The pole mounting bracket is designed for use with a 1.5-inch diameter pole. The fixture is also available in a 150-watt HPS bulb and a 250-watt HPS bulb. The fixture is rated for use in wet and damp locations.

**PRESCRIPTION FEATURES**  
Construction: Die-cast aluminum housing with a built-in ballast and a 150-watt HPS bulb. The fixture is rated for use in wet and damp locations. The fixture is available in two mounting options: a standard mounting bracket and a pole mounting bracket. The pole mounting bracket is designed for use with a 1.5-inch diameter pole. The fixture is also available in a 150-watt HPS bulb and a 250-watt HPS bulb. The fixture is rated for use in wet and damp locations.

**DESCRIPTION**  
The PPRV LED pole and fixture combination is a high-output, high-pressure sodium (HPS) flood light with a beam spread of 120 degrees. It is designed for use in industrial and commercial applications where high-intensity lighting is required. The fixture is constructed from die-cast aluminum and is rated for use in wet and damp locations. It features a built-in ballast and a 150-watt HPS bulb. The fixture is available in two mounting options: a standard mounting bracket and a pole mounting bracket. The pole mounting bracket is designed for use with a 1.5-inch diameter pole. The fixture is also available in a 150-watt HPS bulb and a 250-watt HPS bulb. The fixture is rated for use in wet and damp locations.

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**Lumark**  
OM - PPRV-225-D-UMH

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08.26.16 VILLAGE REVIEW SET

PROJECT ADDRESS:  
PROJECT NAME:  
Midwest Composite Technologies  
STREET ADDRESS:  
1050 Walnut Ridge Drive  
CITY/STATE / ZIP:  
Hartland, WI 53029

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

Date: 08.18.16  
Sheet Title: EXTERIOR LIGHTING PLAN  
Sheet Number: C-104  
Project Number: P11744

Drawn By: PAA

EXTERIOR LIGHTING PLAN 1" = 30'-0"

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



MANAGERS

MSI GENERAL CORPORATION  
P.O. BOX 7  
OCONOMOWOC, WI 53066  
PHONE: 262-567-3661  
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08.26.19 VILLAGE REVIEW SET

PROJECT ADDRESS:

PROJECT NAME:  
Midwest Composite Technologies  
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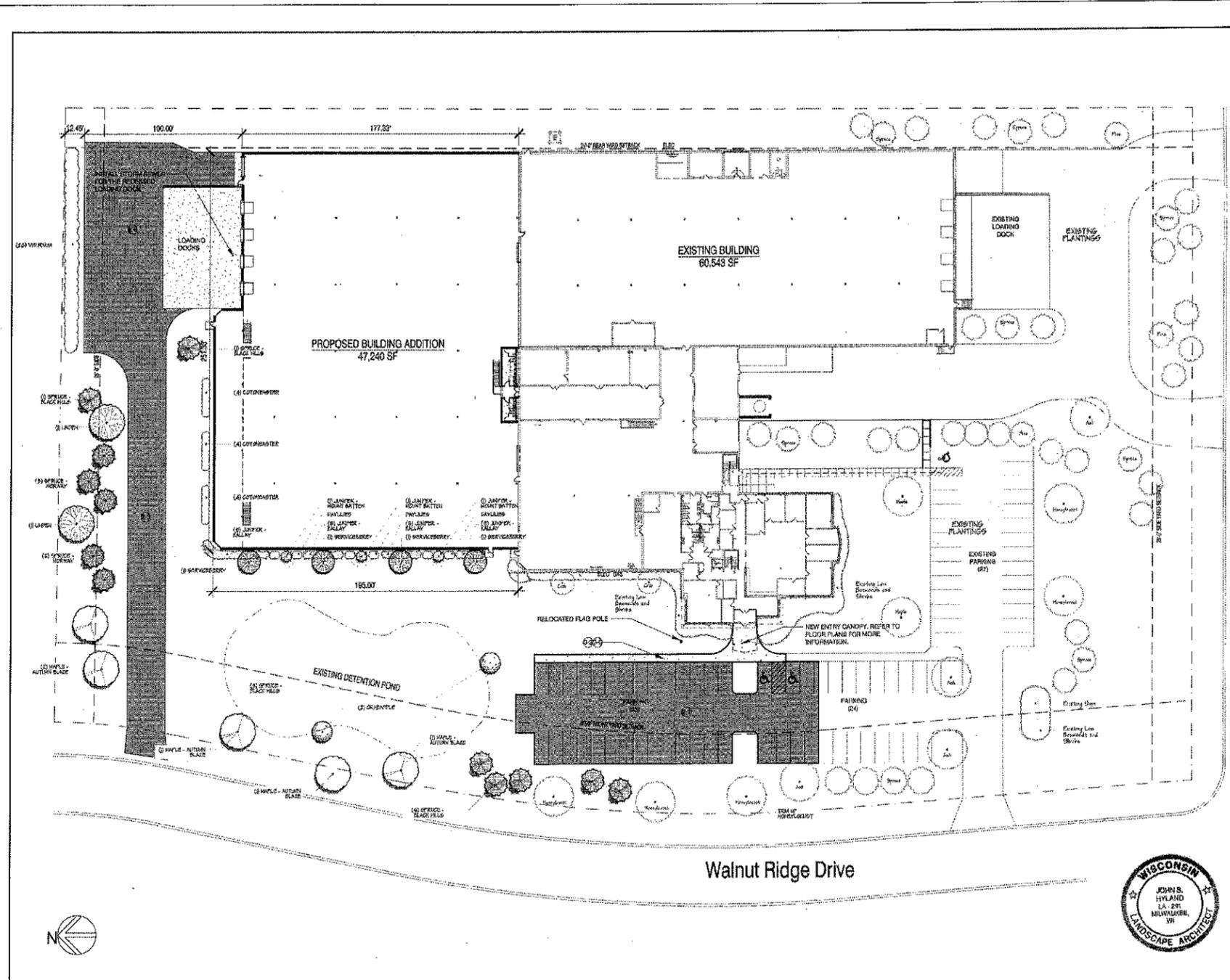
ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 08.19.19 Drawn By: PAA  
Sheet Title: LANDSCAPE PLAN  
Sheet Number: C-105  
Project Number: P11744

ENGINEER'S

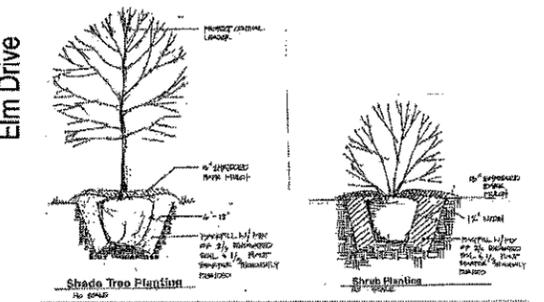
CONTRACTORS

ARCHITECTS



PLANT LIST

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
2	CRABAPPLE - PRAIRIE FIRE	<i>Malus Prairie Fire</i>	18"
8	MAPLE - AUTUMN BLAZE	<i>Acer x freemanii 'Jefferson'</i>	2"
2	LINDEN	<i>Tilia sp.</i>	2"
4	SERVICEBERRY	<i>Amelanchier sp.</i>	8" M.B.
5	JUNIPER - MOUNTBATTEN	<i>Juniperus horizontalis 'Mountbatten'</i>	4"
7	SPRUCE - BLACK HILLS	<i>Picea glauca 'Parvata'</i>	15"
8	SPRUCE - NORWAY	<i>Picea abies</i>	15"
12	COTONEASTER - PERING	<i>Cotoneaster 'Pering'</i>	5"
24	JUNIPER - KALLAY	<i>Juniperus procumbens 'Kallay'</i>	15"
26	VIBURNUM - ARROWWOOD	<i>Viburnum dentatum</i>	5"
30	Happy Returns Daily	<i>Hamamelis 'Happy Returns'</i>	1 gal



**GENERAL NOTES**

**DIGGING**  
Contact local diggers hotline prior to doing any digging.

**MULCHING**  
Trees and shrubs to receive a 3" layer of shredded hardwood mulch, with no more than 1" of mulch at the base of the tree or shrub.  
Perennials are to receive 1" of mulch unless otherwise noted.

**SUBSTITUTIONS**  
Substitution of plant material must be approved by owner and/or Landscape Architect.

**PLANT MATERIAL**  
All plant material will be #1 stock in accordance with the American Nurseryman's Standards.

**PLANTING**

- A. All trees are to be planted in holes 18" larger in diameter than the root ball of the tree. All shrubs are to be planted in holes 12" larger in diameter than the root ball of the shrub.
- B. Holes are to be backfilled with a mixture of 2/3 original soil and 1/3 plant starter.
- C. Trees and shrubs are to be planted with fertilizer packets.
- D. Evergreen trees (6" or larger) are to be staked with 2 stakes and straps.
- E. Trees and ornamentals may be staked. Contractor responsible for trees that move or shift in the hole.
- F. Perennial and annual beds are to be amended with 2-3" of plant starter, re-filled to a depth of 6".
- G. All areas disturbed by landscape construction are to be seeded or sodded. Seeding will require 5 lbs. of seed per 1000sq. Starter fertilizer should be used at the rate of 4 lbs/1000sq.

**NOTE:** Plat of survey for this property is provided by others. Hawks Nursery takes no responsibility for the accuracy thereof and none should be assumed.

**HAWKS LANDSCAPE**  
SINCE 1972

- LANDSCAPE ARCHITECTURE
- DESIGN & CONSTRUCTION
- LANDSCAPE MAINTENANCE
- TREE CARE & REMOVAL

12217 W. Watertown Plank Rd.  
Wauwatosa, WI 53226  
Phone: 414-258-5525  
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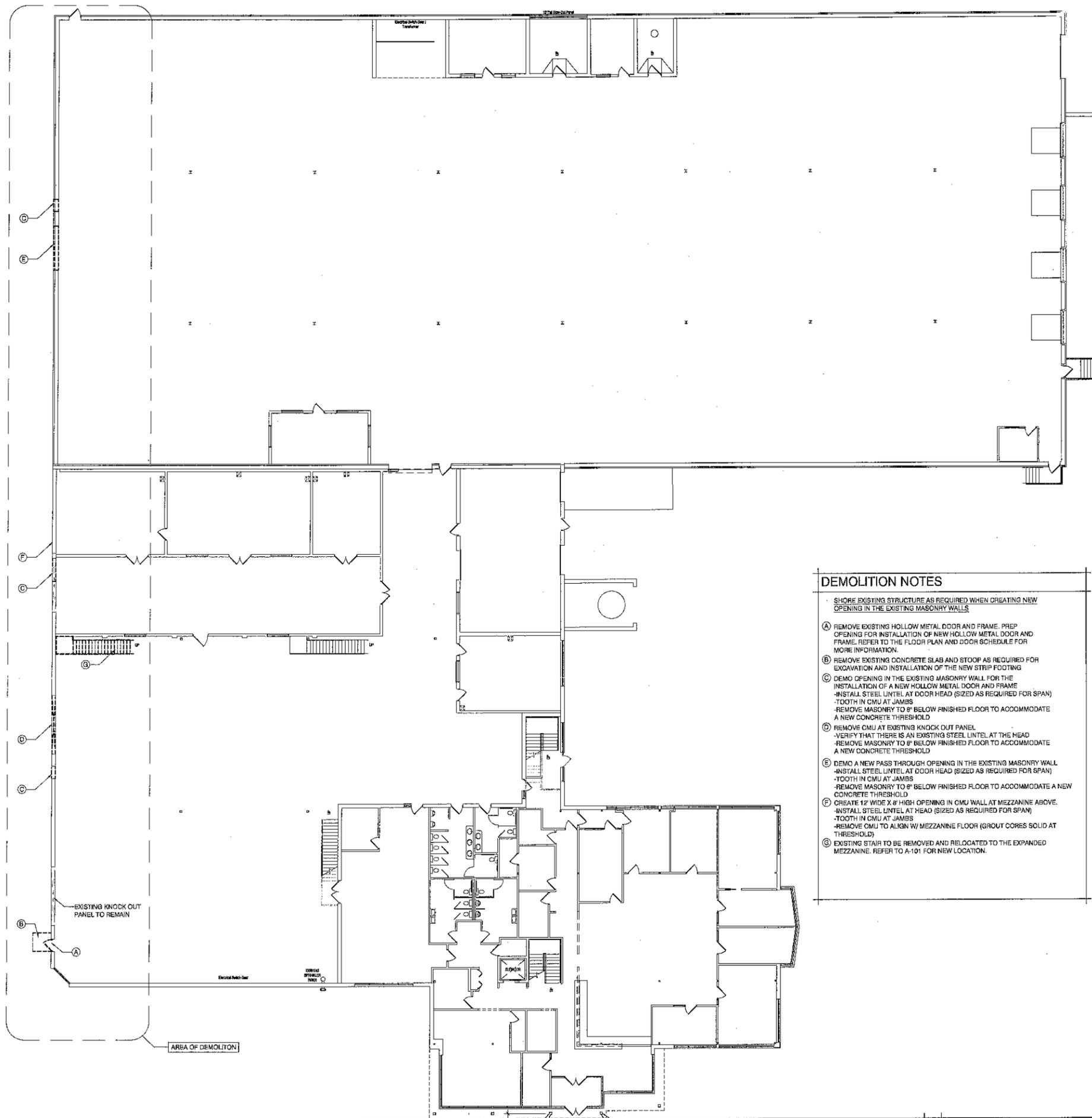
**MIDWEST COMPOSITE TECHNOLOGIES**  
1050 WALNUT RIDGE DRIVE - HARTLAND, WI 53029

WISCONSIN LANDSCAPE ARCHITECT  
JOHN B. HYLAND  
L.A. 201  
MILWAUKEE, WI

This plan is the property of Hawks Landscape and cannot be used without written permission.

Steve Hyland  
Designed By  
8/24/16  
Date  
1" = 30'  
Scale

Revisions:  
Date: 8/30/16 Description:  
Sheet #: 1 of 1  
Project:



**DEMOLITION NOTES**

SHORE EXISTING STRUCTURE AS REQUIRED WHEN CREATING NEW OPENING IN THE EXISTING MASONRY WALLS.

A REMOVE EXISTING HOLLOW METAL DOOR AND FRAME. PREP OPENING FOR INSTALLATION OF NEW HOLLOW METAL DOOR AND FRAME. REFER TO THE FLOOR PLAN AND DOOR SCHEDULE FOR MORE INFORMATION.

B REMOVE EXISTING CONCRETE SLAB AND STOOP AS REQUIRED FOR EXCAVATION AND INSTALLATION OF THE NEW STRIP FOOTING

C DEMO OPENING IN THE EXISTING MASONRY WALL FOR THE INSTALLATION OF A NEW HOLLOW METAL DOOR AND FRAME  
 -INSTALL STEEL LINTEL AT DOOR HEAD (SIZED AS REQUIRED FOR SPAN)  
 -TOOTH IN CMU AT JAMBS  
 -REMOVE MASONRY TO 8" BELOW FINISHED FLOOR TO ACCOMMODATE A NEW CONCRETE THRESHOLD

D REMOVE CMU AT EXISTING KNOCK OUT PANEL  
 -VERIFY THAT THERE IS AN EXISTING STEEL LINTEL AT THE HEAD  
 -REMOVE MASONRY TO 8" BELOW FINISHED FLOOR TO ACCOMMODATE A NEW CONCRETE THRESHOLD

E DEMO A NEW PASS THROUGH OPENING IN THE EXISTING MASONRY WALL  
 -INSTALL STEEL LINTEL AT DOOR HEAD (SIZED AS REQUIRED FOR SPAN)  
 -TOOTH IN CMU AT JAMBS  
 -REMOVE MASONRY TO 8" BELOW FINISHED FLOOR TO ACCOMMODATE A NEW CONCRETE THRESHOLD

F CREATE 12' WIDE X 8' HIGH OPENING IN CMU WALL AT MEZZANINE ABOVE.  
 -INSTALL STEEL LINTEL AT HEAD (SIZED AS REQUIRED FOR SPAN)  
 -TOOTH IN CMU AT JAMBS  
 -REMOVE CMU TO ALIGN W/ MEZZANINE FLOOR (GROUT CORSS SOLID AT THRESHOLD)

G EXISTING STAIR TO BE REMOVED AND RELOCATED TO THE EXPANDED MEZZANINE. REFER TO A-101 FOR NEW LOCATION.

**REFERENCE KEYNOTES**

Division 01- General  
 01100 - GENERAL NOTES  
 01200 - EXISTING CONDITIONS

Division 02- Site  
 02100 - EXISTING SITE PREP  
 02200 - EXISTING SITE PREP  
 02300 - EXISTING SITE PREP

Division 03- Concrete  
 03100 - CONCRETE  
 03200 - CONCRETE  
 03300 - CONCRETE  
 03400 - CONCRETE  
 03500 - CONCRETE  
 03600 - CONCRETE  
 03700 - CONCRETE  
 03800 - CONCRETE  
 03900 - CONCRETE

Division 04- Masonry  
 04100 - MASONRY  
 04200 - MASONRY  
 04300 - MASONRY  
 04400 - MASONRY  
 04500 - MASONRY  
 04600 - MASONRY  
 04700 - MASONRY  
 04800 - MASONRY  
 04900 - MASONRY

Division 05- Metals  
 05100 - METALS  
 05200 - METALS  
 05300 - METALS  
 05400 - METALS  
 05500 - METALS  
 05600 - METALS  
 05700 - METALS  
 05800 - METALS  
 05900 - METALS

Division 06- Woods and Plastics  
 06100 - WOODS AND PLASTICS  
 06200 - WOODS AND PLASTICS  
 06300 - WOODS AND PLASTICS  
 06400 - WOODS AND PLASTICS  
 06500 - WOODS AND PLASTICS  
 06600 - WOODS AND PLASTICS  
 06700 - WOODS AND PLASTICS  
 06800 - WOODS AND PLASTICS  
 06900 - WOODS AND PLASTICS

Division 07- Thermal/Moisture Protection  
 07100 - THERMAL/MOISTURE PROTECTION  
 07200 - THERMAL/MOISTURE PROTECTION  
 07300 - THERMAL/MOISTURE PROTECTION  
 07400 - THERMAL/MOISTURE PROTECTION  
 07500 - THERMAL/MOISTURE PROTECTION  
 07600 - THERMAL/MOISTURE PROTECTION  
 07700 - THERMAL/MOISTURE PROTECTION  
 07800 - THERMAL/MOISTURE PROTECTION  
 07900 - THERMAL/MOISTURE PROTECTION

Division 08- Doors and Windows  
 08100 - DOORS AND WINDOWS  
 08200 - DOORS AND WINDOWS  
 08300 - DOORS AND WINDOWS  
 08400 - DOORS AND WINDOWS  
 08500 - DOORS AND WINDOWS  
 08600 - DOORS AND WINDOWS  
 08700 - DOORS AND WINDOWS  
 08800 - DOORS AND WINDOWS  
 08900 - DOORS AND WINDOWS

Division 09- Finishes  
 09100 - FINISHES  
 09200 - FINISHES  
 09300 - FINISHES  
 09400 - FINISHES  
 09500 - FINISHES  
 09600 - FINISHES  
 09700 - FINISHES  
 09800 - FINISHES  
 09900 - FINISHES

Division 10- Misc  
 10100 - MISCELLANEOUS  
 10200 - MISCELLANEOUS  
 10300 - MISCELLANEOUS  
 10400 - MISCELLANEOUS  
 10500 - MISCELLANEOUS



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06.28.16 VILLAGE REVIEW SET

**PROJECT ADDRESS:**

PROJECT NAME:  
 Midwest Composite Technologies  
 STREET ADDRESS:  
 1050 Walnut Ridge Drive  
 CITY/STATE/ZIP:  
 Hartland, WI 53029

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

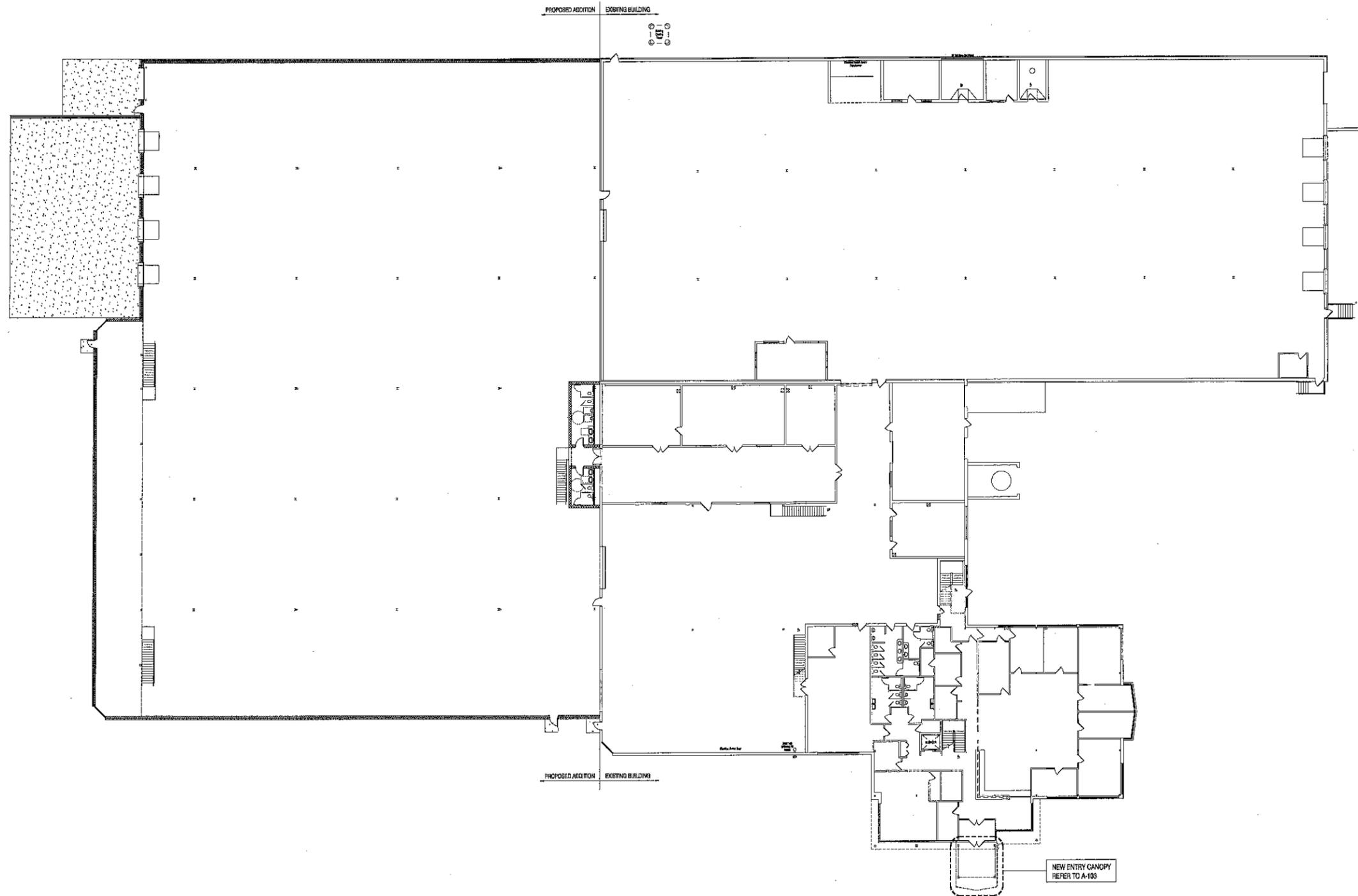
Date: 06.19.16	Drawn By: FAA
Sheet Title: <b>DEMOLITION PLAN</b>	
Sheet Number: <b>A-001</b>	
Project Number: <b>P11744</b>	P11744

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



REFERENCE KEYNOTES	
Division 01 - General	<ul style="list-style-type: none"> <li>01 10 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>01 11 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>01 12 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>01 13 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>01 14 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>01 15 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>01 16 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>01 17 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>01 18 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>01 19 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>01 20 - 1/2" MINIMUM THICKNESS OF STONE</li> </ul>
Division 02 - Site	<ul style="list-style-type: none"> <li>02 10 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>02 11 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>02 12 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>02 13 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>02 14 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>02 15 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>02 16 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>02 17 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>02 18 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>02 19 - 1/2" MINIMUM THICKNESS OF STONE</li> <li>02 20 - 1/2" MINIMUM THICKNESS OF STONE</li> </ul>
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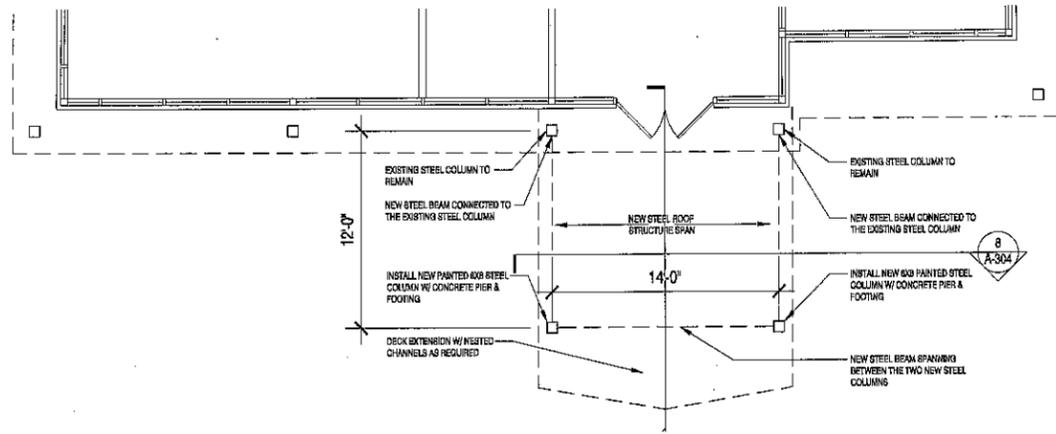
PROJECT ADDRESS:  
 PROJECT NAME:  
 Midwest Composite Technologies  
 STREET ADDRESS:  
 1050 Walnut Ridge Drive  
 CITY/STATE / ZIP:  
 Hartland, WI 53029

Date: 08.19.18 Drawn By: FAA  
 Sheet Title: OVERALL FLOOR PLAN  
 Sheet Number: A-101  
 Project Number: P11744

OVERALL FLOOR PLAN 1/16" = 1'-0"

MANAGERS  
ENGINEERS  
CONTRACTORS  
ARCHITECTS





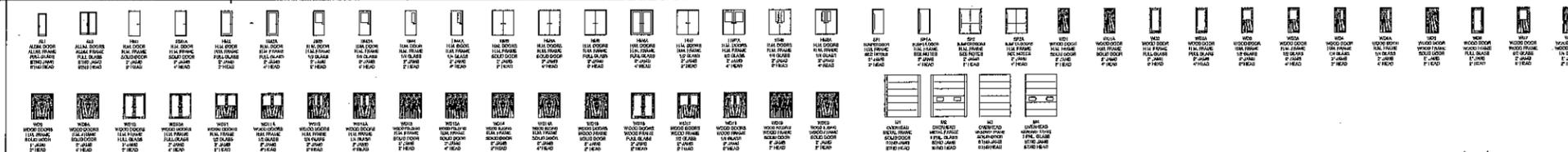
FRONT ENTRY CANOPY PLAN 1/4" = 1'-0"

ROOM FINISH NOTES	WOMEN'S LAV 101 & MEN'S LAV 100	CORRIDOR 102	MEZZANINES
FLOOR: CONCRETE (ASHFORD)	FLOOR: CERAMIC TILE	FLOOR: CONCRETE ASH-FORD	FLOOR: CONCRETE
BASE: NA	BASE: 8" CERAMIC TILE	BASE: VINYL AT GYP. BOARD	BASE: NA
WALLS: PAINTED CMU	WALLS: PAINTED CMU & PAINTED GYP. BOARD	WALLS: PAINTED CMU & PAINTED GYP. BOARD	WALLS: PAINTED CMU
CEILING: PAINTED STEEL STRUCTURE	CEILING: PAINTED PRECAST PLANK ALTERNATE FOR ACOUSTICAL CEILING	CEILING: PAINTED PRECAST PLANK ALTERNATE FOR ACOUSTICAL CEILING	CEILING: PAINTED STEEL STRUCTURE

DOOR #	TYPE	DOOR					FRAME					LABEL	REMARKS	Door Keying	Door Hardware	DOOR #
		SIZE	MATERIAL	SWING	GLASS SIZE	FINISH	Color	MATERIAL	JAMB	HEAD	FINISH					
100A	HM 1A	3'-0" x 7'-0"	H.M.	Left		--	H.M.	2"	4"	--	--	--	--	--	ENTRANCE LOCKSET, EXTERIOR HARDWARE, CLOSER	100A
100B	HM 1A	3'-0" x 7'-0"	H.M.	Right		--	H.M.	2"	4"	--	--	--	--	--	ENTRANCE LOCKSET, EXTERIOR HARDWARE, CLOSER	100B
100C	M 4	9'-0" x 10'-0"	STND	NA	ONE LITE	--	MASONRY	STND	STND	--	--	--	--	--	BUMPERS, SEALS, POWER LEVELER	100C
100D	M 4	9'-0" x 10'-0"	STND	NA	ONE LITE	--	MASONRY	STND	STND	--	--	--	--	--	BUMPERS, SEALS, POWER LEVELER	100D
100E	M 4	9'-0" x 10'-0"	STND	NA	ONE LITE	--	MASONRY	STND	STND	--	--	--	--	--	BUMPERS, SEALS, POWER LEVELER	100E
100F	M 4	9'-0" x 10'-0"	STND	NA	ONE LITE	--	MASONRY	STND	STND	--	--	--	--	--	BUMPERS, SEALS, POWER LEVELER	100F
100G	HM 1A	3'-0" x 7'-0"	H.M.	Left		--	H.M.	2"	4"	--	--	--	--	--	ENTRANCE LOCKSET, EXTERIOR HARDWARE, CLOSER	100G
100H	M 4	12'-0" x 14'-0"	STND	NA	ONE LITE	--	MASONRY	STND	STND	--	--	--	--	--	MOTOR OPERATOR	100H
100I	HM 1A	3'-0" x 7'-0"	H.M.	Left		--	H.M.	2"	4"	--	--	3 HOUR	--	--	PASSAGE, CLOSER	100I
100J	HM 5A	PR 3'-0" x 7'-0"	H.M.	NA		--	H.M.	2"	4"	--	--	3 HOUR	--	--	PASSAGE, CLOSERS	100J
100K	HM 1A	3'-0" x 7'-0"	H.M.	Left		--	H.M.	2"	4"	--	--	3 HOUR	--	--	PASSAGE, CLOSER	100K
100L	HM 1A	3'-0" x 7'-0"	H.M.	Right		--	H.M.	2"	4"	--	--	3 HOUR	--	--	ENTRANCE LOCKSET, EXTERIOR HARDWARE, CLOSER	100L
101	HM 1A	3'-0" x 7'-0"	H.M.	Left		Paint	H.M.	2"	4"	Paint	Match Existing	--	--	--	PUSH/PULL, CLOSER	101
103	HM 1A	3'-0" x 7'-0"	H.M.	Right		Paint	H.M.	2"	4"	Paint	Match Existing	--	--	--	PUSH/PULL, CLOSER	103

REFER TO KEYED NOTES ON A-102 AND A-104 FOR FIRE SHUTTER DESIGNATIONS

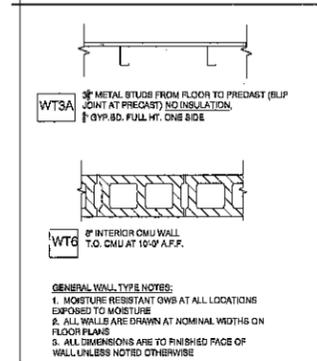
DOOR AND FRAME TYPES



CONSTRUCTION NOTES

- GENERAL NOTES**  
 RETURN BRICK OR DECORATIVE BLOCK TO THE FACE OF THE CMU BACKUP AT THE JAMBS OF ALL MASONRY OPENINGS.
- KEYED NOTES**
- ROOF CONDUCTOR
  - 12'-0" X 14'-0" 3 HOUR RATED FIRE SHUTTER
  - 16'-0" X 18'-0" 3 HOUR RATED FIRE SHUTTER
  - 8'-0" X 8'-0" 3 HOUR RATED FIRE SHUTTER
  - 6" THICK CONCRETE SLAB W/ FULL FOUNDATION
  - STEEL BEAM LINTEL AT 8'-0" A.F.F.
  - 8" X 4" HIGH CONCRETE FILLED STEEL PIPE BOLLARD (PAINTED)
  - POURED CONCRETE RETAINING WALL W/ STEEL PIPE GUARD RAIL (PAINTED)
  - RELOCATED STEEL STAIR
  - STEEL COLUMN WRAPPED IN BREAK METAL TO MATCH GLAZING FRAMES
  - DROP TOP OF FOOTINGS AT LOADING DOCK WALLS TO 8'-0" BELOW FINISHED FLOOR
  - PAINTED STEEL PIPE SWING GATE AT MEZZANINE
  - SIZE FOOTINGS ALONG COLUMN LINE N7 TO AVOID THE EXISTING STORM SEWER PIPING
  - 6" WIDE SECTION OF REMOVABLE GUARD RAIL
  - THE EXISTING KNOCK OUT PANEL BEAM WILL NEED TO BE REMOVED AND A NEW STEEL LINTEL WILL NEED TO BE INSTALLED IN ORDER TO CREATE THE NEW 8'X8' WIDE OPENING

WALL TYPES



**REFERENCE KEY NOTES**

Division 01- General

Division 02- Site

Division 03- Concrete

Division 04- Masonry

Division 05- Metals

Division 06- Woods and Plastics

Division 07- Thermal/Moisture Protection

Division 08- Doors and Windows

Division 09- Finishes

Division 10- Misc



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REVISIONS:

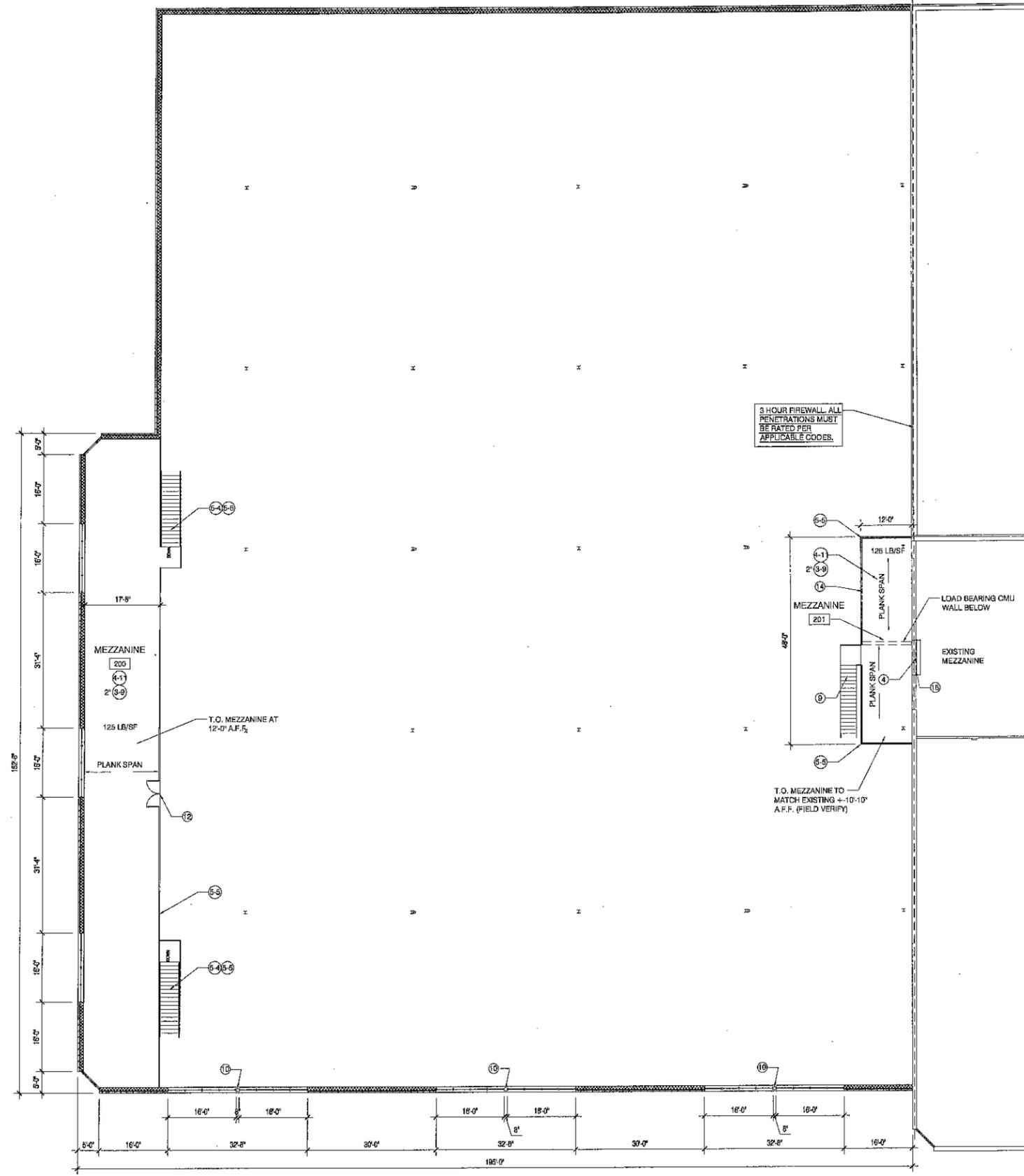
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PROJECT ADDRESS:  
 PROJECT NAME  
 Midwest Composites Technologies  
 STREET ADDRESS  
 1050 Walnut Ridge Drive  
 CITY/STATE / ZIP  
 Hartland, WI 53029

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

Date: 09.18.16 Drawn By: PAA  
 Sheet Title: ENTRY CANOPY PLAN / SCHEDULES  
 Sheet Number: A-103  
 Project Number: P11744

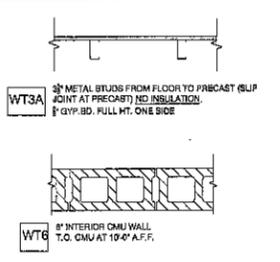
MANAGERS ENGINEERS CONTRACTORS ARCHITECTS



**CONSTRUCTION NOTES**

- GENERAL NOTES**  
 RETURN BRICK OR DECORATIVE BLOCK TO THE FACE OF THE CMU BACK UP AT THE JAMBS OF ALL MASONRY OPENINGS.
- KEYED NOTES**
- 1 ROOF CONDUCTOR
  - 2 12" X 14" X 3 HOUR RATED FIRE SHUTTER
  - 3 16" X 12" X 3 HOUR RATED FIRE SHUTTER
  - 4 8" X 8" X 3 HOUR RATED FIRE SHUTTER
  - 5 4" THICK CONCRETE SLAB W/ FULL FOUNDATION
  - 6 STEEL BEAM LINTEL AT 8'-0" A.F.F.
  - 7 2" X 4" HIGH CONCRETE FILLED STEEL PIPE BOLLARD (PAINTED)
  - 8 POURED CONCRETE RETAINING WALL W/ STEEL PIPE GUARD RAIL (PAINTED)
  - 9 RELOCATED STEEL STAIR
  - 10 STEEL COLUMN WRAPPED IN BREAK METAL TO MATCH GLAZING FRAMES
  - 11 DROP TOP OF FOOTINGS AT LOADING DOCK WALLS TO 8'-0" BELOW FINISHED FLOOR
  - 12 PAINTED STEEL PIPE SWING GATE AT MEZZANINE
  - 13 SIZE FOOTINGS ALONG COLUMN LINE N7 TO AVOID THE EXISTING STORM SEWER PIPING
  - 14 8" WIDE SECTION OF REMOVABLE GUARD RAIL
  - 15 THE EXISTING KNOCK OUT PANEL BEAM WILL NEED TO BE REMOVED AND A NEW STEEL LINTEL WILL NEED TO BE INSTALLED IN ORDER TO CREATE THE NEW 8'X8' WIDE OPENING

**WALL TYPES**



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

**REFERENCE KEYNOTES**

Division 01-General	1
Division 02-Site	2
Division 03-Concrete	3
Division 04-Masonry	4
Division 05-Metals	5
Division 06-Woods and Plastics	6
Division 07-Thermal/Moisture Protection	7
Division 08-Doors and Windows	8
Division 09-Finishes	9
Division 10-Misc	10



MSI GENERAL CORPORATION  
 P.O. BOX 7  
 OCONOMOWOC, WI 53066  
 PHONE: 262-567-5661  
 FAX: 262-567-7390

WWW.MSIGENERAL.COM  
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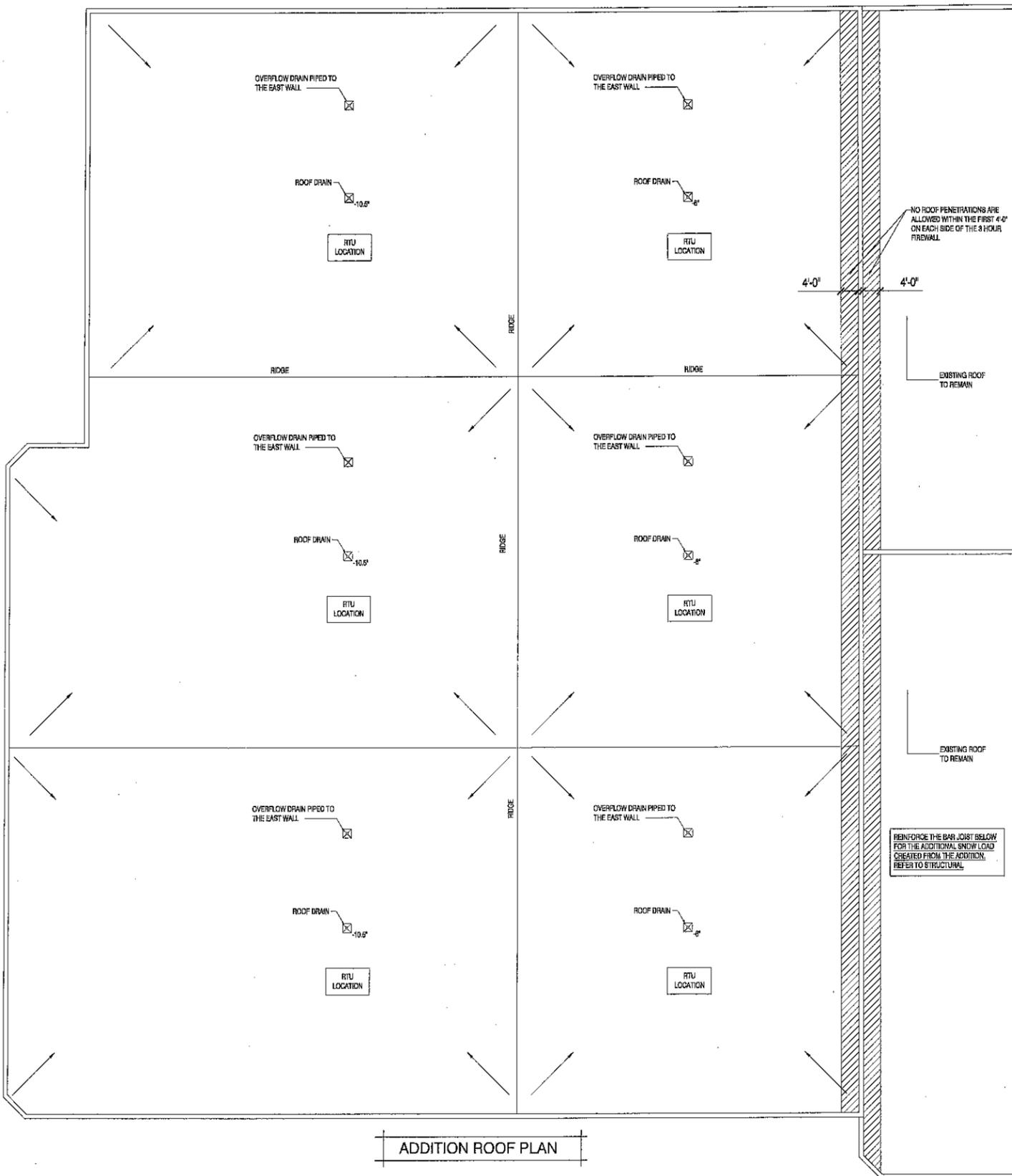
**PROJECT ADDRESS:**  
 PROJECT NAME  
 Midwest Composite Technologies  
 STREET ADDRESS  
 1050 Walnut Ridge Drive  
 CITY/STATE / ZIP  
 Hartland, WI 53029

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

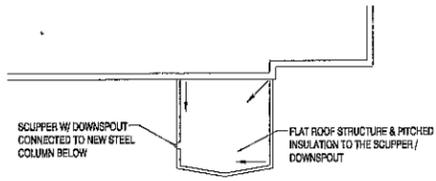
Date: 06.19.16 Drawn By: PAA  
 Sheet Title: ADDITION MEZZANINE & UPPER WALL PLAN  
 Sheet Number: A-104  
 Project Number: P11744

MEZZANINE & UPPER WALL PLAN 3/32" = 1'-0"

MANAGERS ENGINEERS CONTRACTORS ARCHITECTS



ADDITION ROOF PLAN



NEW ENTRY ROOF PLAN

ROOF PLAN

REFERENCE KEYNOTES	
Division 01- General	SEE PROJECT GENERAL NOTES
Division 02- Site	SEE PROJECT GENERAL NOTES
Division 03- Concrete	CONCRETE SHALL BE PLACED AND FINISHED TO THE FINISH SURFACE UNLESS OTHERWISE NOTED
Division 04- Masonry	CONCRETE MASONRY SHALL BE CONSTRUCTED TO THE FINISH SURFACE UNLESS OTHERWISE NOTED
Division 05- Metals	ALL METALS SHALL BE GALVANNEAL UNLESS OTHERWISE NOTED
Division 06- Woods and Plastics	WOOD SHALL BE DRY KILN DRIED UNLESS OTHERWISE NOTED
Division 07- Thermal/Moisture Protection	ALL INSULATION SHALL BE UNFACED UNLESS OTHERWISE NOTED
Division 08- Doors and Windows	ALL GLASS SHALL BE CLEAR UNLESS OTHERWISE NOTED
Division 09- Finishes	ALL FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
Division 10- Misc	SEE PROJECT GENERAL NOTES

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08.28.18 VILLAGE REVIEW SET
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PROJECT ADDRESS:
PROJECT NAME
Midwest Composite Technologies
STREET ADDRESS
1050 Walnut Ridge Drive
CITY / STATE / ZIP
Hartland, WI 53029

Date:	08.19.18	Drawn By:	PAA
Sheet Title:	ROOF PLAN		
Sheet Number:	A-105		
Project Number:	P11744		
P11744			

3/32" = 1'-0"



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MANAGERS  
ENGINEERS  
CONTRACTORS  
ARCHITECTS



MANAGERS

MSI GENERAL CORPORATION  
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WISCONSIN  
GLONOMO WOC, WI 53066  
PHONE: 262-367-3661  
FAX: 262-367-7890

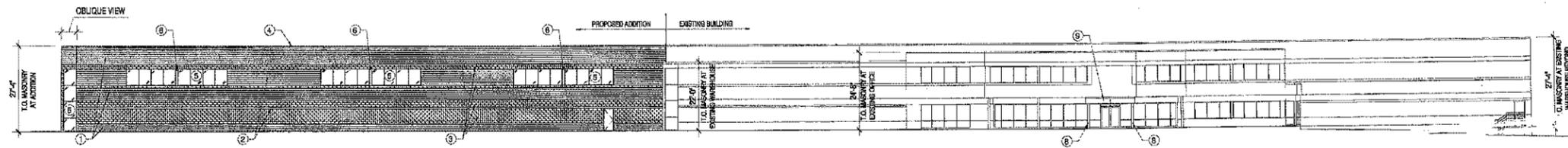
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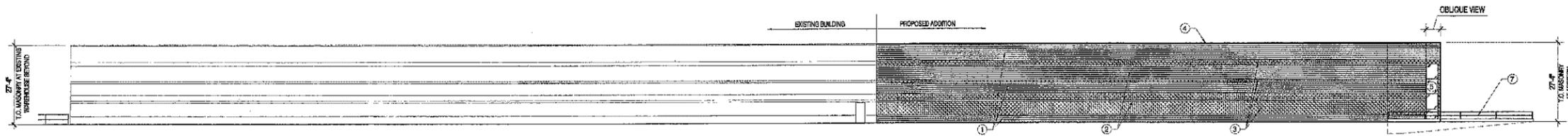
ENGINEERS

CONTRACTORS

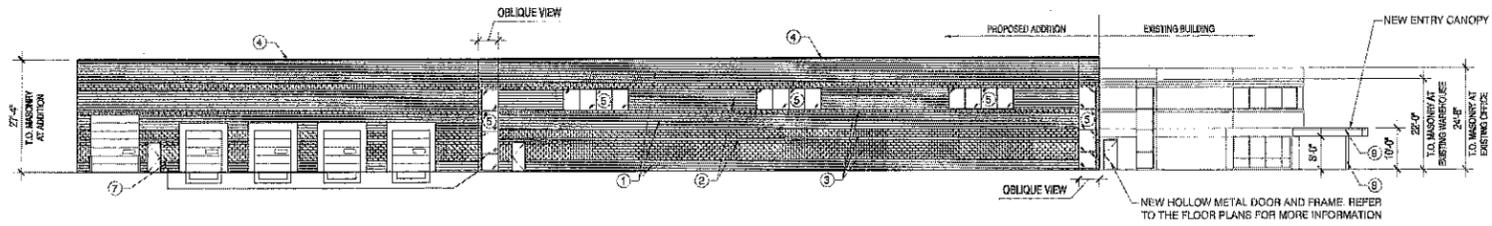
ARCHITECTS



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

ELEVATION NOTES

- ① BRICK #1 SIZE AND COURSING TO MATCH EXISTING (UTILITY BRICK 4" X 4" X 12" SIOUX CITY COPPERTONE VELOUR) FIELD VERIFY
- ② BRICK #2 SIZE AND COURSING TO MATCH EXISTING (UTILITY BRICK 4" X 4" X 12" SIOUX CITY FINE ART VELOUR) FIELD VERIFY
- ③ CMU SIZE AND COURSING TO MATCH EXISTING (PRE-COLORED SPLIT-FACE VANILLA) FIELD VERIFY
- ④ PRE-FINISHED METAL GRAVEL STOP. COLOR TO MATCH EXISTING (FIELD VERIFY)
- ⑤ 1" TINTED INSULATED GLASS IN ALUMINUM FRAMING. ENTIRE SYSTEM TO MATCH EXISTING (FIELD VERIFY)
- ⑥ 6X8 STEEL TUBE COLUMN WRAPPED WITH BREAK METAL TO MATCH GLAZING FRAMES
- ⑦ POURED CONCRETE RETAINING WALL W/ STEEL PIPE GUARD RAIL (PAINTED)
- ⑧ 6X8 STEEL COLUMN AT NEW FRONT ENTRY CANOPY (PAINTED)
- ⑨ BREAK METAL FASCIA AND PRE-FINISHED METAL COPING AT NEW FRONT ENTRY CANOPY (COLOR TO MATCH GLAZING FRAMES)

ELEVATIONS 1/16" = 1'-0"

PROJECT ADDRESS:

PROJECT NAME  
Midwest Composites Technologies  
STREET ADDRESS  
1050 Walnut Ridge Drive  
CITY, STATE / ZIP  
Hartland, WI 53029

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

Date: 08.16.16 Drawn By: PAA  
Sheet Title: ELEVATIONS  
Sheet Number: A-201  
Project Number: P11744



SOURCE RESPONSIBILITY™

MIDWEST COMPOSITE TECHNOLOGIES AD

VIEW LOOKING SOUT





SOURCE RESPONSIBILITY™

MIDWEST COMPOSITE TECHNOLOGIES AD

VIEW LOOKING SOUT

September 14, 2016

Mr. Robert Davy P.E.  
Lake County Engineering, Inc.  
970 South Silver Lake Street, Suite 105  
Oconomowoc, WI 53066

Re: Village of Hartland  
Midwest Compost – Plan Review Letter

Dear Mr. Davy:

The Village of Hartland's Staff as well as Ruekert & Mielke, Inc. has reviewed your site plan submittal. The submittal included the following: storm water management plan dated September 6, 2016; and construction plans dated August 19, 2016. We are providing the following comments as guidance and direction for your design staff in preparation of final documents. **Please respond to the comments below, in writing, with your next submittal. Village Staff is willing to meet with you regarding these comments.**

### **Storm Water Management Plan**

1. A maintenance plan and agreement covering the storm water facilities (all control practices) on the entire site must be completed and recorded with the County.
2. The infiltration rate that was determined by the field test must be divided by a correction factor in accordance to WDNR Technical Standard 1002. Please provide the geotechnical report of the preformed soil test.
3. The WinSlamm model should be updated accordingly:
  - Model the site as industrial.
  - The impervious/permeable areas modeled within the WinSlamm basins 1, 2, 3 & 4 do not equate to the total value depicted in drainage basin area C.
  - The areas of acreage for the control practices versus the drainage basins do not match. Please show the links between the grass swales and catch basin cleaning CP#1. Since it appears that the new development will exceed the 80% TSS reduction requirements, it is recommended to model the new site as a single basin entering the infiltration basin as its only control practice for simplicity.
  - Update the infiltration rate in accordance to WDNR Technical Standard 1002.
  - The soil type for the landscape areas should be silty.
4. Model with frozen and/or failed condition for the pond and identify what would happen and overflow routes.
5. Provide proposed storm sewer sizing calculations.

Mr. Robert Davy, P.E.  
Construction Plan Review  
September 14, 2016  
Page 2

### **Title Sheet (G-001)**

1. A professional engineer licensed in the State of Wisconsin should stamp and seal the construction plans.
2. Provide the names and contact info for the plan Designers and Owner.

### **Site Plan (C-101)**

1. Show dimensions for parking lot and stalls
2. Show handicap ramp, warning panels, handicap signs and posts for both areas of accessible parking.
3. Provide spot grades for the handicap ramp to ensure ADA compliance.
4. Provide information regarding how the storm sewer on the north end of the existing building being re-routed.
5. Upsize the text size for the reference keynotes, it is hard to read on 11x 17 plan.

### **Grading and Erosion Control Plan (C-102)**

1. It appears that the invert for the northern swale adjacent to the low point in the proposed drive equates to the same elevation of 924.50. Please provide further contour definition to the swale to ensure proper drainage.
2. Revise the spot grade for the driveway approach at the right-of-way of 925.03 to be the high point.
3. Provide the approximate location of the topsoil stockpile.
4. Provide a stone weeper and inlet protection at the outlet structure to prevent sediment from discharging through and its detail.
5. Provide a better depiction of the proposed inlet protection on the plans and install inlet protection to the inlets north of the construction access in Walnut Ridge Drive.

### **Site Details (C-103)**

1. Change the term "City" to "Village" on note #7.
2. Add expansion joint reference to the driveway approach detail adjacent to the existing curb.

Mr. Robert Davy, P.E.  
Construction Plan Review  
September 14, 2016  
Page 3

### **Exterior Lighting Plan (C-104)**

1. Provide light bulb information.
2. Can't read the text/information shown on the plans.

### **Landscape Plan (C-105)**

1. A tree permit will be necessary. The landscape plan does not show the removals and relocated trees as shown on the grading and erosion control plan. Update the plan accordingly to note tree removals (size and species).
2. There appears to be existing and proposed trees within the proposed swales bottoms. Update the design so that the swale bottoms is not obstructed by the landscaping.

### **Exterior Elevations (A-201)**

1. Include information regarding the roof-top mechanics and screening devices.

### **Summary**

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

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

Mr. Robert Davy, P.E.  
Construction Plan Review  
September 14, 2016  
Page 4

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

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

Very truly yours,

RUEKERT & MIELKE, INC.



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

RTA:sjs

cc: David Cox, Village of Hartland  
Michael Einweck, P.E., Village of Hartland  
Scott Hussinger, Village of Hartland  
File



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** *pd a/a/16*

Project Description				Convert building into a coffee shop on the first floor. Two exist. apts on 2nd floor to remain. Exterior changes: replace doors, remove window, modifications to front porch, add handrail to exist. ramp, trash enclosure			
Proposed Use			Coffee Shop		No. of Employees		8 total
Project Location							
150 E. Capitol Drive							
Project Name							
Birch & Banyan Coffee							
Owner				Phone			
Jessie Senglaub				262-370-4953			
Address			City		State	Zip	
102 N. Water St. Unit 604			Milwaukee		WI	53202	
Engineer/Architect				Phone		FAX	
Schroeder & Holt Architects				414-276-1760		414-276-1764	
Address			City		State	Zip	
311 E. Chicago Street, Suite 310			Milwaukee		WI	53202	
Contact Person		Phone		FAX		E-mail	
Brooke Borelli		414-276-1760		414-276-1764		bborelli@sha-a2k.com	

*Rept  
176475*

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: 9/9/16	Date of Meeting: 9/19/16	Return Comments by:
----------------------	--------------------------	---------------------

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

Job Address 150 E. Capitol Drive			
Lot	Block	Subdivision	Key No. HAV
Owner Jessie Sengaub		EMAIL jessie.sengaub@gmail.com	Phone 262-370-4953
Address 102 N. Water St. Unit 604		City Milwaukee	State WI Zip 53202
Contractor 12 Gauge Construction		Phone 262-468-4737 FAX 262-448-4738	EMAIL jimw@12gcc.com
Address 1223 W. Linden Rd. #2		City Ixonia	State WI Zip 53036

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: 9/9/16 Date of Meeting: 9/19/16 Item No. \_\_\_\_\_

## **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 real estate will be housed under JAS Coffee, LLC, and the business will live under Birch & Banyan 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 150 E. Capitol Ave. An apartment complex is currently being built directly next door, as part of an overall plan to renovate the Riverwalk section of town. 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. Across the street are a community theater, a daycare, one of the main gas stations in town, an insurance agency, a yoga studio, and several consignment shops. A large residential area is within walking distance. Directly to the west are several restaurants. A US Bank is also next door, 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 near 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 also the manager for Kickapoo. 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, Matthew Dolsky, from Ridgestone, is my banker for securing loans, and Steve Ostendorf, with US Bank, will be my banker for day to day operations.

## 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	\$2000
Freezer	Saturn FB23F	\$1500
Under-counter fridge	True TUC-48-HC	\$2332.87
Espresso machine	La Marzocco Linea AV	\$10,720
Espresso grinder	Mazzer Super Jolly	\$1230
Coffee grinder	Bunn	\$1008
Decaf coffee grinder	Baratza	\$395
Coffee brewer	Fetco XTS	\$1929
Coffee urns	Bunn	\$60
Dishwasher	Moyer Diebel 383HT	\$4199.99
Toaster oven	Cadco OV-013	\$888.89
Ice machine	Ice-O-Matic ICEU226HA	\$2195
Blender (x2)	Vitamix 748	\$817.46
Hand sink	Saturn	\$175
Three compartment sink	Krowne	\$916.58
Sink equipment	Misc.	\$600
Stereo system	TBD	\$500
TVs	TBD	\$700
Internet router	TBD	\$200
Floor & counter mats	Uline	\$500
Dishes	Fein Bros. & Webstaurant	\$400
Office Supplies	Misc.	\$200
Cleaning Supplies	Misc.	\$100
Uniforms & Aprons	TBD	\$400
Garbage Cans	Fein Bros.	\$500

Shelving	Misc.	\$400
Bakery Case(s)	Webstaurant & Fein Bros.	\$2,000
Furniture	Misc.	\$6,000
Decor	Misc.	\$1,000
		<b>Total:</b>
		<b>\$43,867.79</b>

**Construction Plan (See attached spreadsheet)**

**Total: \$126,051.04**

**Professional Fees for Startup**

Legal Fees	\$1,500
Architect Fees	\$15,000
City Approvals & Permits	\$2,000
Banker Fees	\$3,000
	<b>\$21,500</b>

**Initial Inventory**

Usable Beans	\$3,802
Retail Beans	\$900
Usable Tea	\$227
Retail Tea	\$127
Bakery	\$190.52
Smoothie Mix	\$515.60
Flavor Syrups	\$185.92
Frappe Mix	\$169.52
Chai Mix	\$51.30
Chocolate Sauces	\$156
Merch	\$350
Miscellaneous supplies (tongs, pitchers, etc.)	\$300
Paper Products for Coffee	\$700
	<b>\$7,674.86</b>

= \$199,093.69

+ \$301,000 Purchase Price for Building

= \$500,093.69

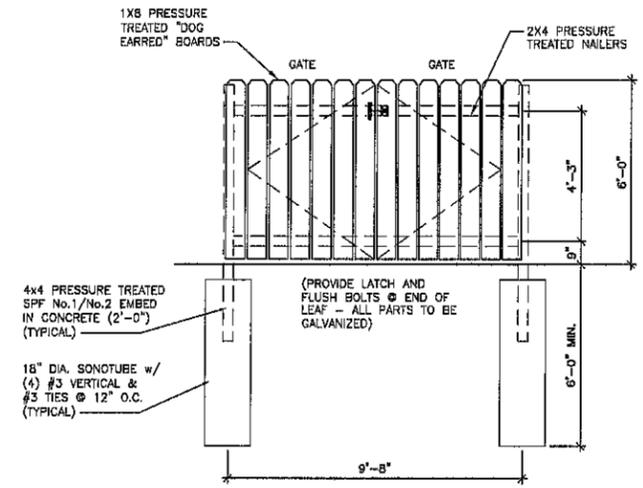
**PARKING CALCULATIONS:**

USE:	REQUIREMENT:	QUANTITY	REQ. SPACES
"B" RESTAURANT - STAFF	1 PER EVERY 2 EMPLOYEES	8	4
"B" RESTAURANT - CUSTOMER	1 PER EACH 300 SF OF FLOOR AREA	770 SF	2.6
"R" MULTI-FAMILY HOUSING	2 PER 1-BDRM DWELLING UNIT + .25 SPACE FOR GUEST PARKING	2	4.5
<b>TOTAL REQUIRED</b>		<b>12</b>	
<b>SURFACE</b>		<b>6</b>	
<b>ACCESSIBLE SURFACE</b>		<b>1</b>	
<b>TOTAL PROVIDED</b>		<b>7</b>	

**LOT COVERAGE CALCULATIONS:**

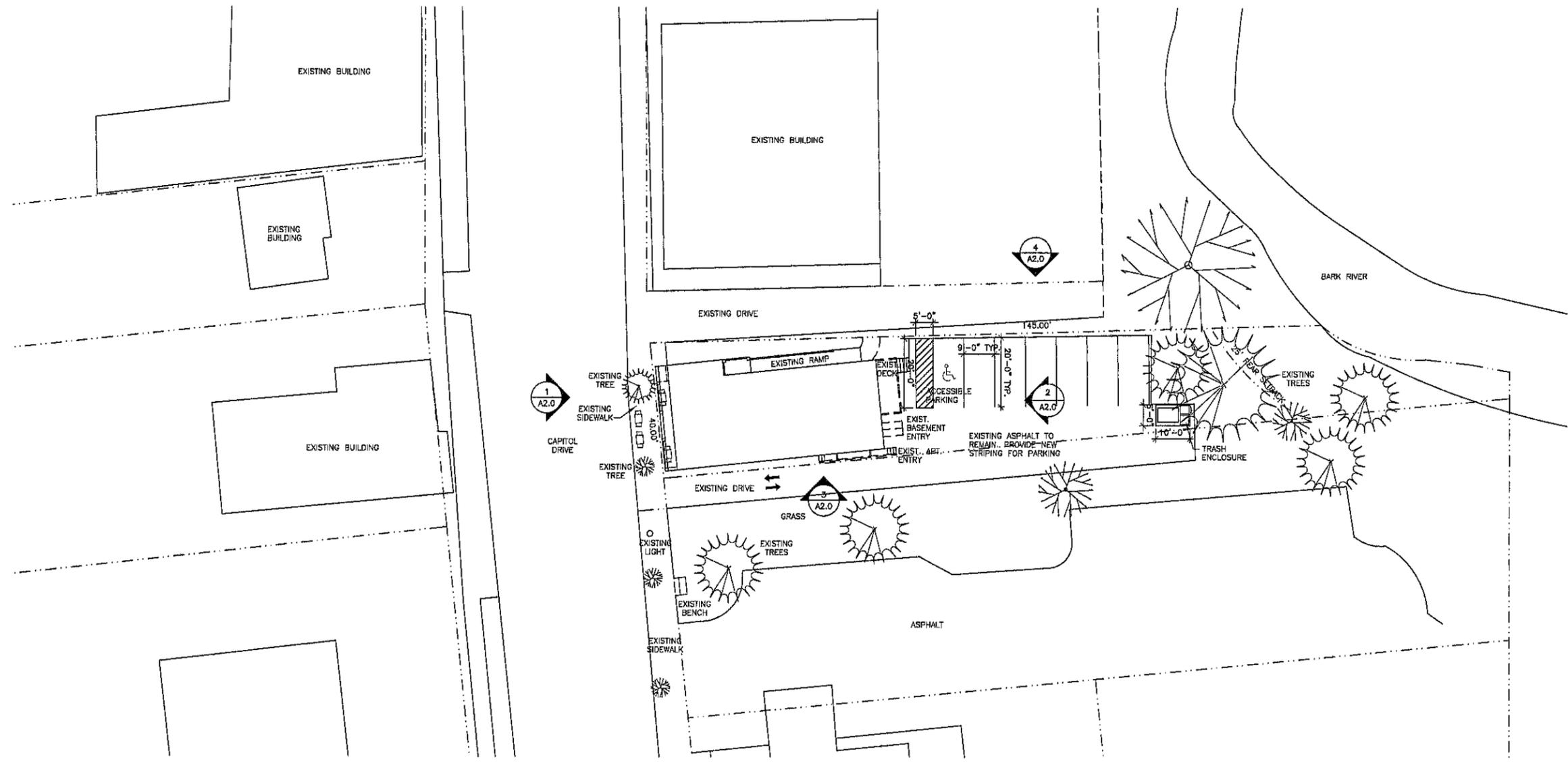
TYPE:	AREA:	PERCENTAGE:
ROOF AREA	1,759 SF	22.5%
HARD SURFACE	2,855 SF	64.3%
OPEN SPACE	2,516 SF	13.2%
<b>TOTAL</b>	<b>7,130 SF</b>	<b>-</b>

**TRASH ENCLOSURE FENCE**



SCALE: 3/8"=1'-0"

**2**



**FLOOR PLAN**

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

**1**

**CONCEPTUAL DESIGN  
NOT FOR CONSTRUCTION**

INFORMATION ON THIS DRAWING TAKES PRECEDENCE OVER THE SPECIFICATIONS MANUAL IF THE DOCUMENTS HAVE CONFLICTING INFORMATION.

NO.	DATE	BY	DESCRIPTION

**SITE PLAN**

SCALE:	SHEET:
PROJECT #:	3770
DRWN BY:	CHKD BY:
BLOG. SUBMITAL:	

**SP1.0**





4

**EAST ELEVATION**

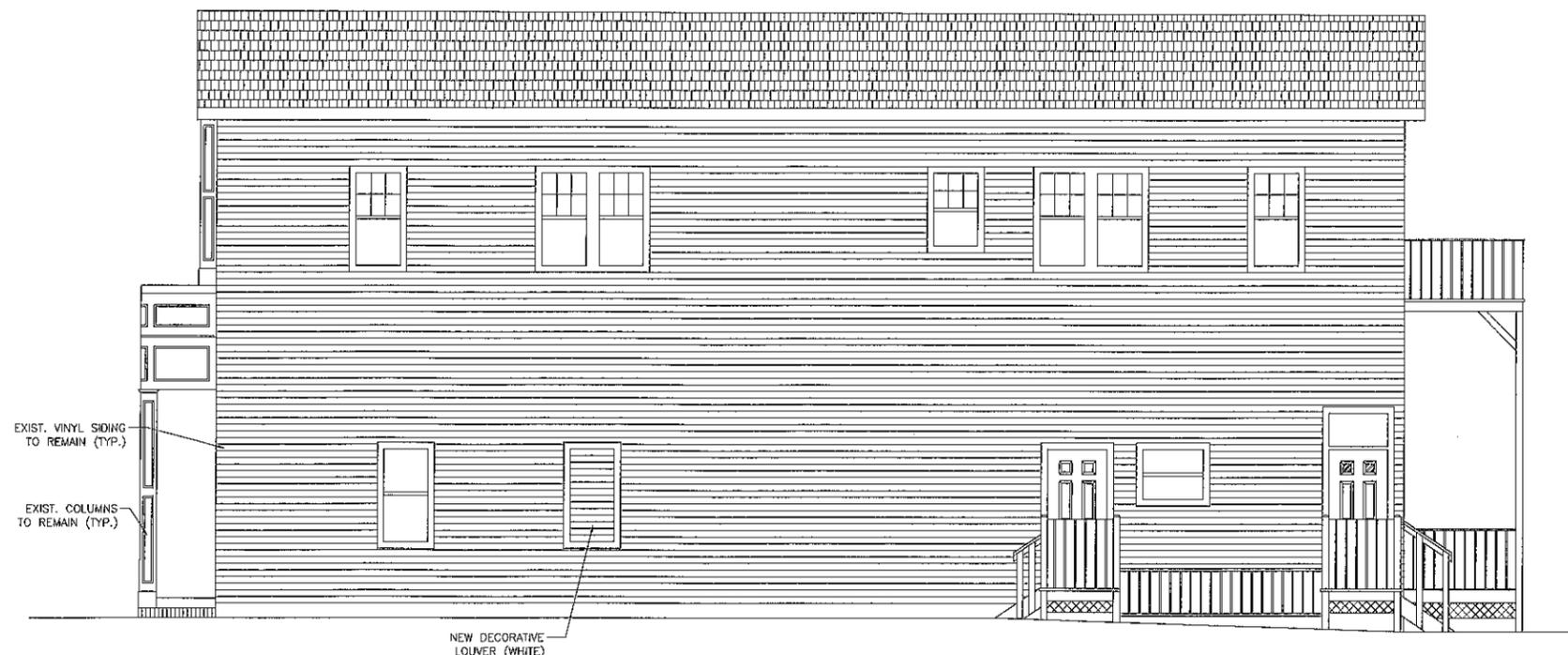
SCALE = 1/4"=1'-0"



2

**NORTH ELEVATION**

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



3

**EAST ELEVATION**

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



1

**SOUTH ELEVATION**

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

INFORMATION ON THIS DRAWING TAKES PRECEDENCE OVER THE SPECIFICATIONS MANUAL IF THE DOCUMENTS HAVE CONFLICTING INFORMATION.

NO.	DATE	BY	DESCRIPTION
△	9/9/16	BAB	PLAN COMM./ARCH REVIEW BOARD
△			
△			
△			
△			
△			
△			
△			

**EXTERIOR ELEVATIONS**

SCALE:	SHEET:
PROJECT #:	3770
DRWN BY:	CHKD BY:
BLDG. SUBMITTAL:	

**A2.0**

**GENERAL NOTES - FLOOR PLANS:**

- CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.
- WHERE PARTITIONS AND/OR FURRING MEET, MAINTAIN SURFACE FLUSH AND PLUMB.
- ANY HOLES OR PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE APPROPRIATELY FIRE STOPPED, DAMPENED, OR SEALED AS REQUIRED BY CODE.
- CONTRACTOR TO PROVIDE SOLID WOOD BLOCKING IN STUD WALLS WHICH ARE TO RECEIVE SURFACE MOUNTED EQUIPMENT, ACCESSORIES, CASEWORK, AND OWNER FURNISHED FURNITURE.
- MAINTAIN WALL ASSEMBLY RATING AT ALL PENETRATIONS/RECESSES (LINE RECESSES WITH FIRE RATED DRYWALL).
- ALL HOLES FOR PLUMBING, ELECTRICAL, HVAC, FIRE PROTECTION CONDUIT, PIPING, OR DUCTWORK ARE TO BE REPAIRED BY THE ASSOCIATED TRADE.
- MECHANICAL, PLUMBING, AND ELECTRICAL WORK IS DESIGN BUILD. SUCH ITEMS ARE SHOWN FOR REFERENCE AND COORDINATION ONLY.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THE WORK. ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING DUCTWORK OR ANY ASSOCIATED EQUIPMENT MUST BE COORDINATE WITH OWNER.
- FOR OUTLETS ADDED TO EXTERIOR WALLS, REPAIR VAPOR BARRIER AND MAKE AIR TIGHT. REPAIR INSULATION, AND PATCH GYPSUM BOARD TO MATCH ADJACENT FINISHED SURFACES.
- PROVIDE GFI RECEPTACLES AS REQUIRED BY CODE.
- INTERIOR SIGNAGE, WINDOW TREATMENTS, SHELVING, FOOD SERVICE EQUIPMENT, AND FURNITURE BY OWNER.
- SEE SHEET AX.X FOR WALL TYPES.
- VERIFY WALL CONSTRUCTION WITH WALL TYPES.
- REFER TO DEMOLITION PLANS FOR ITEMS TO BE SALVAGED AND REUSED.
- DRYWALL CEILING TO BE APPLIED TO BOTTOM OF STRUCTURE U.N.O.
- ALL WALL SURFACES TO BE PAINTED U.N.O.

**CONCEPTUAL DESIGN  
NOT FOR CONSTRUCTION**

INFORMATION ON THIS DRAWING TAKES PRECEDENCE OVER THE SPECIFICATIONS MANUAL IF THE DOCUMENTS HAVE CONFLICTING INFORMATION.

NO.	DATE	BY	DESCRIPTION

**FLOOR PLAN & DEMO PLAN**

SCALE: SHEET:  
PROJECT #: 3770  
DRAWN BY: CHD BY: **A1.0**  
BLDG. SUBMITTAL:

**GENERAL NOTES - DEMO PLANS:**

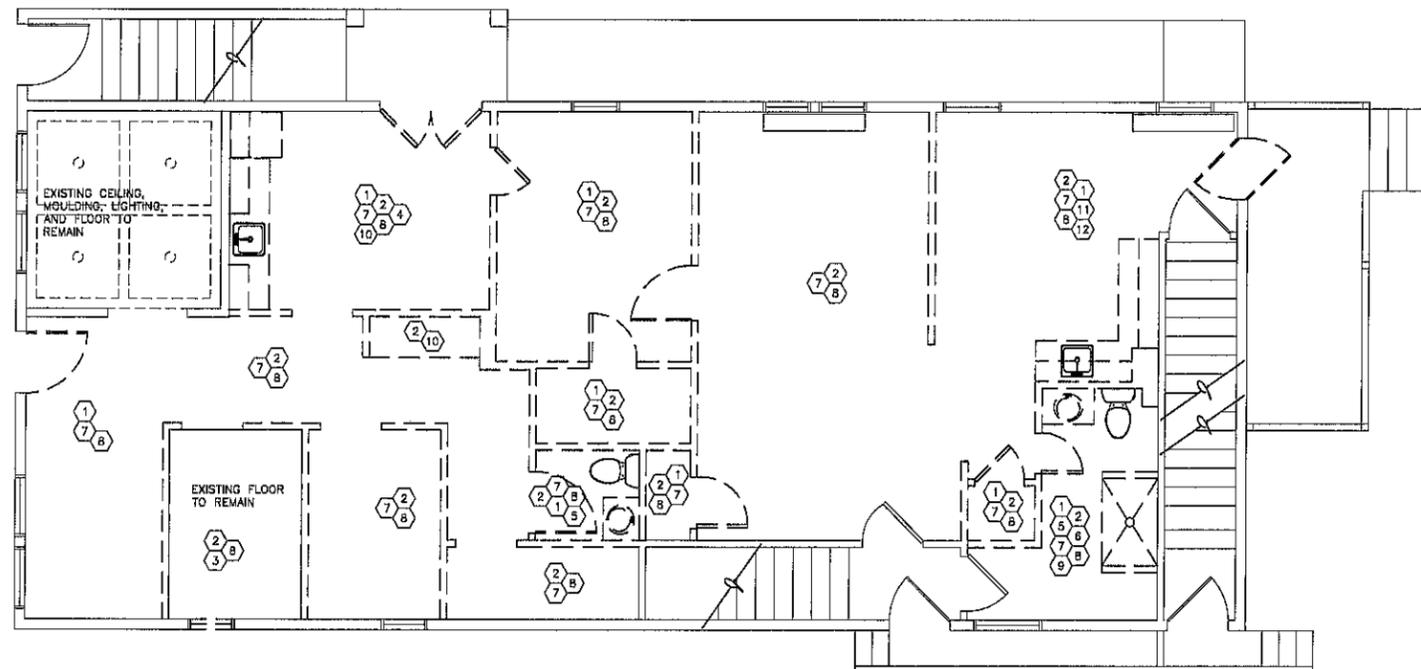
- EACH CONTRACTOR SHALL INCLUDE NECESSARY DEMOLITION AND REMOVAL OF ALL MATERIAL AS REQUIRED TO PERFORM THEIR NEW WORK.
- ALL HOLES FOR PLUMBING, ELECTRICAL, HVAC, FIRE PROTECTION CONDUIT, PIPING, OR DUCTWORK ARE TO BE REPAIRED BY THE ASSOCIATED TRADE.
- REMOVAL OF ALL HAZARDOUS CONTAINING MATERIALS IS THE SOLE RESPONSIBILITY OF THE OWNER. SHOULD ANY MATERIALS BE ENCOUNTERED DURING ANY OF THE CONSTRUCTION PHASES CONTAINING OR SUSPECTED TO BE HAZARDOUS, CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ARCHITECT.
- IN AREAS TO BE REMODELED, OWNER SHALL REMOVE ALL INTERIOR WALL MOUNTED ITEMS NOT ADDRESSED ON PLANS. THESE INCLUDE, BUT ARE NOT LIMITED TO, FURNITURE, ART WORK, TACK BOARD, DECORATIVE SHELVING UNITS, WALL HANGINGS, MIRRORS, OR OTHER ASSOCIATED ITEMS.
- MECHANICAL, PLUMBING, AND ELECTRICAL WORK IS DESIGN BUILD. SUCH ITEMS ARE SHOWN FOR REFERENCE AND COORDINATION PURPOSES ONLY.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THE WORK. ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING DUCTWORK OR ANY ASSOCIATED EQUIPMENT MUST BE COORDINATE WITH OWNER.
- PATCH AND REPAIR EXISTING SURFACES AS REQUIRED TO RECEIVE NEW FINISHES.
- CONTRACTOR SHALL CONSTRUCT FIRE RATED ENCLOSURE UP TO THE BOTTOM OF STRUCTURE TO SEPARATED AREAS OF CONSTRUCTION FROM ADJACENT OCCUPIED AREAS OUTSIDE SCOPE OF WORK. (5/8" FIRE RATED DRYWALL, BOTH SIDES OF STUDS W/ 3-1/2" UNFACED FIBERGLASS INSULATION).
- OWNER SHALL NOTIFY CONTRACTOR OR ANY EXISTING EQUIPMENT TO BE SALVAGED PRIOR TO CONSTRUCTION.

**DEMO KEY NOTES**

- REMOVE DOOR & FRAME ASSEMBLY, INCLUDING ASSOCIATED ANCHORS, AS REQUIRED.
- REMOVE EXISTING WALL ASSEMBLY OR PORTION OF WALL AS SHOWN.
- REMOVE EXISTING WINDOW ASSEMBLY INCLUDING ANCHORS, TRIM, AND SEALANTS.
- REMOVE EXISTING SINK AND FAUCET. SALVAGE FOR REUSE. CAP PLUMBING WHERE REQUIRED.
- REMOVE EXISTING TOILET.
- REMOVE EXISTING SINK AND VANITY. CAP PLUMBING AS REQUIRED.
- REMOVE EXISTING FLOORING, BASE, AND MASTIC AS REQUIRED.
- REMOVE EXISTING LIGHT FIXTURES AS REQUIRED.
- REMOVE EXISTING SHOWER ASSEMBLY. CAP PLUMBING AS REQUIRED.
- REMOVE EXISTING CABINERY. SALVAGE FOR REUSE.
- REMOVE EXISTING WALL AND BASE CABINERY.
- REMOVE EXISTING SINK. CAP PLUMBING AS REQUIRED.

**NOTES**

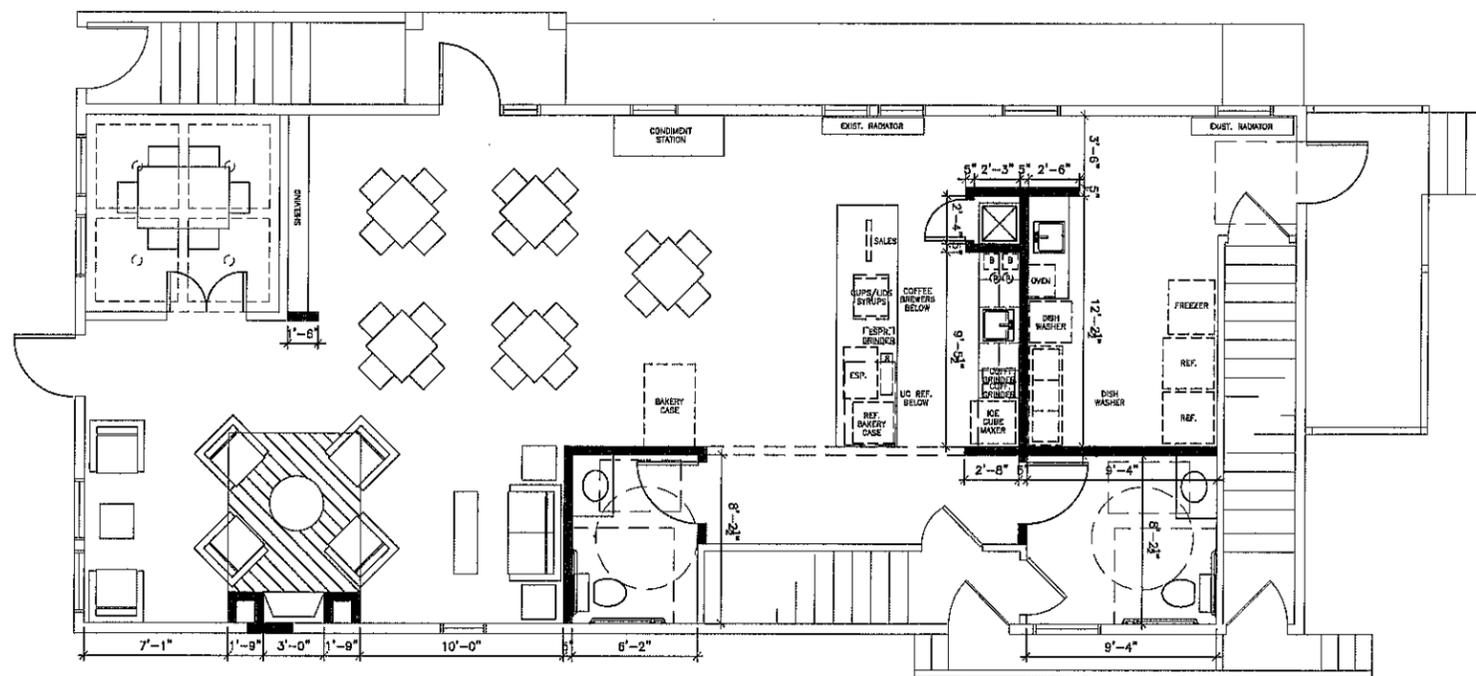
- REFER TO SHEET T1 FOR TYPICAL SYMBOLS AND ABBREVIATIONS.
- INTERIOR PARTITIONS ARE SHOWN AT NOMINAL DIMENSIONS.



**DEMO PLAN**

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

**1**



**FLOOR PLAN**

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

**2**

## MEMO

**TO:** David E. Cox, Village Administrator  
**FROM:** Michael Einweck, Director of Public Works  
**DATE:** September 20, 2016  
**SUBJECT:** Service Agreement for DPW Uniforms

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Attached for the Village Board's consideration is the five (5) year contract with Spic and Span, Inc. for the Department of Public Works (DPW) uniform service. This agreement will provide the same type of uniform for the staff (light blue shirts and dark blue pants).

The current contract is \$5850 per year for the staff's uniforms and coveralls along with a cleaning service for shop towels and floor mats. For the first time, Spic and Span is actually lowering their prices for the uniform and coverall service. This will be a minor cost decrease of approximately \$4.20 per week. The new contract will cost approximately \$5632 per year, a savings of approximately \$218.00.

Spic and Span has been the Village's uniform provider for the past 16 years and has provided the Village very good service. During the prior three five (5) year agreements and one year extension, they have not changed their base prices for the service they provide. It is staff's recommendation that we continue with Spic and Span to provide uniforms for the Department of Public Works.

Please place this on the September 26, 2016, Village Board agenda for consideration and possible action.

Attachment

cc: Darlene Igl, Village Clerk  
Michael Gerszewski, DPW Operations Supervisor



# SERVICE AGREEMENT spic and span, inc.



4301 North Richards Street • Milwaukee, WI 53212-1097 • Phone: 414-964-5050 • Fax: 414-964-5042  
www.spicandspan.com  
Customer Satisfaction Department: csd@spicandspan.com

This agreement made at HARTLAND, this \_\_\_\_\_ day of \_\_\_\_\_, 20 16, between Spic and Span Inc., hereinafter called "Company" and the undersigned hereinafter called "Customer". THE PARTIES HEREBY AGREE UPON THE TERMS SET FORTH BELOW AND UPON THE REVERSE SIDE HEREOF and on supplemental pages attached to this Agreement if any.

1. Company agrees to provide the following products on a rental basis, or service basis for Customer owned goods, to Customer at the prices and conditions stated below.

VILLAGE OF HARTLAND D.P.W. 262-367-2714  
 CUSTOMER PHONE FAX  
701 PROGRESS DR. HARTLAND WI 53209  
 DELIVERY ADDRESS CITY STATE ZIP  
210 COTTONWOOD HARTLAND WI 53209  
 BILLING ADDRESS (IF DIFFERENT) CITY STATE ZIP FEDERAL I.D.  
2194002194  
 INSTALLATION DATE ROUTE ACCOUNT NO. GMT. MARK DEL. SEQ. MON. TUE. WED. THU. FRI. CUSTOMER PO NUMBER

COD <input type="checkbox"/>		CHG <input checked="" type="checkbox"/>		NEW <input type="checkbox"/>		RENEWAL <input checked="" type="checkbox"/>		ADD SERVICES <input type="checkbox"/>		EW <input checked="" type="checkbox"/>		DELIVERY FREQUENCY EOW <input type="checkbox"/> EPW <input type="checkbox"/> OTHER <input type="checkbox"/>		MIN. CHG.		CUSTOMER EMAIL			
STYLE NUMBER	SERVICE DESCRIPTION			QUANTITY	NUMBER OF EMPLOYEES	NUMBER OF CHANGES	PRICE	WEEKLY RATE	MIN. CHG.	REGULAR ITEM	SPECIAL ITEM								
	SHIRT COTTON 100%						0,60												
	PANT COTTON 100%						0,75												
	COVERALLS COTTON 100%						1,65												
	SH of Towels Red						0,10	40% OF INV.											
	WALK MAT 3X4						2,50	E.O.W. DEL											
	WALK MAT 3X10						6,00	E.O.W. DEL											
	LOCKERS						N/L												

REMARKS: PRICES FIRM FOR ENTIRE LENGTH OF CONTRACT

2. Customer agrees to pay Company within 30 days from the date of each invoice including applicable sales or other taxes. All amounts not paid when due shall be subject to a service charge of one and one half per cent (1 1/2%) per month (18% per annum) until paid in full. Failure by Customer to make payments as indicated in this agreement, if not timely cured, is a material breach of this agreement.

3. Customer acknowledges that Company will be obligated to make a substantial investment in merchandise and equipment to fulfill this Agreement; accordingly, the term of this Agreement shall be for a period of sixty (60) months from and after the installation date hereof. Either party may cancel this Agreement by giving written notice by Certified Mail, Return Receipt Requested, to the other party at least sixty (60) days prior to the expiration date. Unless terminated or otherwise prohibited by law, this agreement shall be automatically extended from year to year, provided, however, that either party may cancel at the end of each extended period by giving sixty (60) days prior notice in writing.

4. Company reserves the right to increase prices three percent (3%) per year.

Customer Initials: \_\_\_\_\_

SPIC and SPAN, INC.  
James Dool  
SALES REPRESENTATIVE

X \_\_\_\_\_  
CUSTOMER SIGNATURE

X \_\_\_\_\_  
CUSTOMER TITLE