

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, NOVEMBER 21, 2016
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Roll Call

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of October 17, 2016.
2. Architectural Board consideration of an application for a sign for Ocreative at 301 Pawling Ave.
3. Architectural Board consideration of an application for a sign for Social Life Dance at 350 Cottonwood Ave.
4. Architectural Board consideration of an application for a sign for Triangle Tap at 247 W. Capitol Dr.
5. Architectural Board consideration of an application for a sign for Birch & Banyan at 150 E. Capitol Dr.
6. Plan Commission consideration of an application for approval of the Plan of Operation for Bicycle Barn at 130 E. Capitol Dr.
7. Architectural Board and Plan Commission review and consideration of site and building plans for construction of an addition to Blue Ribbon Flooring, 475 Cardinal Lane, Dave Smith, Owner, MSI General, Engineer/Architect.
8. Plan Commission consideration of a request to amend the conditions on the Final Plat for the Windrush Subdivision to remove the provision allowing corner lots driveway access only to one street to allow a circular drive at 1650 Whistling Hill Circle and other locations in the subdivision.
9. Plan Commission review of a concept plan for a 13 unit single family home development at 1270 E Capitol Drive.
10. Adjourn

David E. Cox, Village Administrator

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: www.villageofhartland.com (Government/Agendas and Minutes).

Joint Architectural Board/Plan Commission Agenda

Monday, November 21, 2016

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

MEMORANDUM

TO: Architectural Board and Plan Commission
FROM: David E. Cox, Village Administrator 
DATE: November 18, 2016
SUBJECT: Agenda Information – November 21, 2016

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

Item 3 & 4 Related to signs for Social Life Dance and Triangle Tap.

Background: Neither of these signs, which are for businesses in the Downtown Business Improvement District, have been reviewed by the BID Design Committee as required by policy. As such, an action taken to approve them should be conditioned on BID review and approval.

Recommendation: Approve the signs conditioned on BID Design Committee review and approval.

Item 5 Related to the Birch and Banyan sign.

Background: This sign has been reviewed and approved by the BID Design Committee and is recommended for approval.

Recommendation: Approve the sign plan.

Item 6 Related to the Bicycle Barn at 130 E Capitol Ave.

Background: The Board/Commission is asked to review the Plan of Operation for the Bicycle Barn at 130 E Capitol Avenue. Operational plans have been submitted for the Bicycle Barn, which is an exercise facility in the lower level of this building. While the use is acceptable and similar to others in the building, the main question will relate to parking capacity in the area. Staff's observation is that most of the scheduled classes occur in the morning hours before businesses in the area are functioning. However, some classes do occur during early evening hours, which seem to fall after many businesses are closed but during the dinner serving times at area restaurants. It is staff's understanding that these sessions are generally less attended than the morning activities. The Plan Commission will recall that the Village operates a large parking lot across the river from this facility linked to the building by a bridge and a path. Additionally, staff continues to work toward development of additional public parking options in the area including immediately east of the Bicycle Barn location.

Recommendation: Recommend approval the Plan of Operation.

Item 7 Related to the Blue Ribbon Flooring addition.

Background: The owners of Blue Ribbon Flooring are proposing a 4,594 square foot addition to their facility. It is staff's understanding that the proposed addition will match the look of the existing facility and will include outdoor lighting in the same character. Staff has noted some concerns to the owner's representatives that are mostly technical in nature including the need for proper erosion control permits and tracking pads. Additionally, it was noted that the proposed building will be constructed over the existing sewer lateral, which should be protected. Also, staff has noted that there does not appear to be plans to pave the area in front of the new addition. While the parcel has included a gravel area in the past, staff believes it is appropriate to now require paving of the area necessary for the new addition to allow the anticipated truck traffic to maneuver and removal of unnecessary gravel with restoration in grass.

Recommendation: Recommend approval of the addition and site plan with conditions as recommended by staff.

Item 8 Related to the Windrush Plat and dual street driveway access.

Background: The owner of one of the corner lots in Windrush is requesting an amendment to the conditions on the Final Plat for the Windrush subdivision. As part of the review process for the subdivision, staff had made a recommendation that access for corner lots be restricted to only one street. The intent of such a restriction, as it is with any access restriction, is to minimize potential traffic conflicts. The Village's Comprehensive Plan and Code address the limitation in the context of arterial streets only and do not discuss dual access on minor streets. While staff believes that the prohibition should absolutely remain in place for any arterial street, it does not feel as adamant with regard to subdivision or minor streets. If the Plan Commission is willing to allow the condition to be removed, a corrected version of the Final Plat or an affidavit of correction will be filed with the Register of Deeds Office.

Recommendation: Determine whether to recommend removal of the condition.

DC:PC Agenda Info 11-21

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

**VILLAGE OF HARTLAND
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, OCTOBER 17, 2016
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

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

Roll Call

1. Motion (Hallquist/Schneeberger) to approve the Jt. Architectural Board/Plan Commission Minutes of September 19, 2016. Carried (7-0).
2. Architectural Board review and consideration of site and building plans for construction of a carport on the property at 509 Oakwood Dr., Paul Ristow, owner.

There is an existing concrete slab on the site of the carport. The applicant would like to build an aluminum structure that is guaranteed against wind up to 90 mph and meets the required snow loads. It will be attached to the side of the house. The carport is just a roof (there are no sides) and it meets setback requirement. The roof will be at an angle, not flat.

Motion (Hallquist/Swenson) to approve site and building plans for construction of a carport on the property at 509 Oakwood Dr. Carried (7-0).

3. Architectural Board review and consideration of site and building plans for construction of a garage addition on the property at 621 Briarcliff Ct., Jeff Meehan, owner.

The plan calls for a five-foot extension to the existing garage, removing the existing gable, taking some brick off and having a brick belt line. Two new garage doors will be added. The existing garage door opening will be moved over to create room for a double and single door. Siding will be prefinished LP and will match the existing siding, as well as the roofing will match the current roof.

Motion (Hallquist/Wenstrom) to approve site and building plans for construction of a garage addition on the property at 621 Briarcliff Ct. Carried (7-0).

4. Architectural Board review and consideration of site and building plans for construction of a 15' x 40' addition to garage on the property located at 651 E Imperial Dr., Hartland South.

The school would like to add some non-heated storage area for bikes, playground equipment and supplies. The addition's roof and siding will match the current storage

shed as much as possible. The existing building is metal and is heated, however, only lighting will be added to the addition.

Motion (deCourcy-Bower/Schneeberger) to approve site and building plans for construction of a 15' x 40' addition to garage on the property located at 651 E Imperial Dr., Hartland South. Carried (7-0).

5. Architectural Board review and consideration of site and building plans for construction of a 12' x 18' storage building on the property located at 800 E North Shore Dr., North Shore Middle School.

The application is for a plywood sided and shingled roof structure. The athletic director is acquiring large amounts of sports equipment and he needs a storage building. It will be built on a concrete slab. This building will fill the needs for the next 5 – 10 years. There will be no electricity to the shed. It was suggested that the shed have a least a one foot overhang over the sides of the building.

Motion (Hallquist/Swenson) to approve site and building plans for construction of a 12' x 18' storage building on the property located at 800 E North Shore Dr., North Shore Middle School, with the addition of at least a one-foot overhang on the roof of the structure. Carried (7-0).

6. Adjourn

Motion (deCourcy-Bower/Swenson) to adjourn. Carried (7-0). Meeting adjourned at 7:15 PM.

Respectfully submitted by
Recording Secretary,

Lynn Meyer
Deputy Clerk

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

PERMIT # _____

JOB LOCATION 301 Pawling Ave, Hartland TAX KEY # _____
OWNER Andrea Koepfel PHONE 262.567.1164
ADDRESS 301 Pawling Ave CITY Hartland STATE WI ZIP 53029
CONTRACTOR Impact Signs PHONE 708.887.9817
ADDRESS 26 E. Burlington Ave CITY LaGrange STATE IL ZIP 60525

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Ocreative

OVERALL DIMENSIONS OF SIGN 72.7" COLOR OF BACKGROUND N/A
SIZE OF LETTERS IN INCHES 8.6" COLOR OF LETTERS Brushed Aluminum

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)
Brushed Aluminum letters; Aluminum logo painted Orange PMS158

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 1073.00

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Andrea Koepfel DATE 10/19/2016

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____

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

Job Address <u>301 Pawling Ave</u>			
Lot	Block	Subdivision	Key No. HAV
Owner		EMAIL	Phone <u>262-567-8100</u>
Address <u>301 Pawling Ave</u>		City <u>Hartland</u>	State <u>WI</u> Zip <u>53029</u>
Contractor <u>Impact Signs</u>		Phone <u>708-881-9817</u> FAX	EMAIL <u>Jeff@impactsigns.com</u>
Address <u>26 E. Burlington Ave</u>		City <u>LaGrange</u>	State <u>IL</u> Zip <u>60525</u>

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

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

Commercial/Industrial/Multifamily:

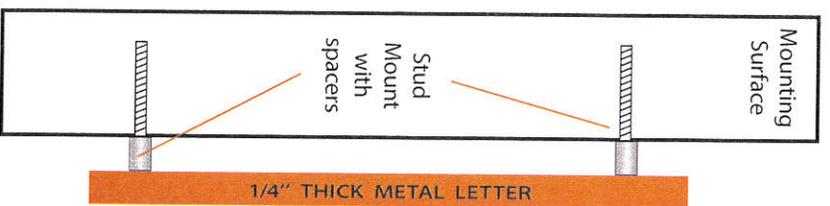
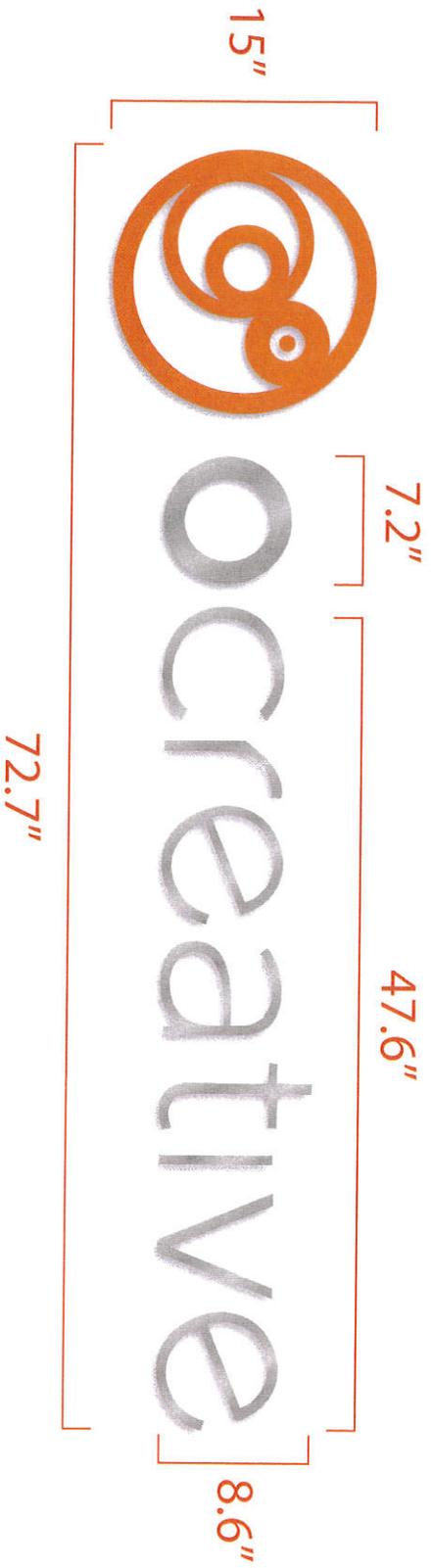
- Three bound sets of plans (one of the sets must be reduced to a maximum size of 11" x 17"). Plans must show all sides of building, materials and colors, exterior HVAC locations, appearance, and dumpster location.
- Three site plans. Plans must be dimensioned.
- Three landscape plans.
- Three exterior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

Signs:

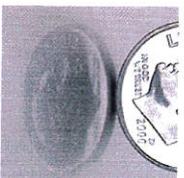
- Three renderings (one of the renderings must be reduced to a maximum size of 11" x 17"). Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- Details (color picture) of all existing wall signs on the same building elevation. A photograph 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: 10/19/2016 Date of Meeting: 11/15/2016 Item No. _____



Side View



Brushed Aluminum



PMS 158 C



301

301 PAWLING AVE
(NORTH SIDE)



ocreative

301



301 PAWLING AVE
(NORTH SIDE)



DANIEL R SMITH JR
248 PAWLING AVE
HARTLAND WI 53029

ELMORE MACHINERY CORP
C/O KELLY BOHRMAN
403 EAST AVE
EAGLE WI 53119-2109

HARTLAND MEADOWS RETIREMENT
APARTMENTS LLC
W320N1161 BUTTERNUT RIDGE CT
DELAFIELD WI 53018

HARTLAND STATION LLC
301 PAWLING AVE
HARTLAND WI 53029-2039

KOEPEL HOLDINGS LLC
PO BOX 46
OCONOMOWOC WI 53066-0046

LAFORE TRUST
1441 GENESEE ST
DELAFIELD WI 53018

UNIQUE SUITES LLC
1318 RIVERS EDGE CT
OCONOMOWOC WI 53066-6912

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

PERMIT # _____

JOB LOCATION Social Life Dance TAX KEY # _____
OWNER Gina Philson PHONE _____
ADDRESS 350 Cottonwood Ave CITY Hartland STATE WI ZIP 53029
CONTRACTOR _____ PHONE 414-333-9495
ADDRESS _____ CITY _____ STATE _____ ZIP _____

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

OVERALL DIMENSIONS OF SIGN 56 x 36 COLOR OF BACKGROUND _____

SIZE OF LETTERS IN INCHES _____ COLOR OF LETTERS _____

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

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 396-

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT [Signature] DATE 10-17-16

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

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



Social

Dance



Life

Center

Learn to Dance!

414-333-9495

Singles & Couples Welcome

Coming Soon!

Social
Dance

Life
Center

CHARLES KUHTZ III
DONNA KUHTZ
345 COTTONWOOD AVE
HARTLAND WI 53029

GUY S JENSON & MARIJEAN JENSON
2014 LIVING TRUST
N45W28965 E CAPITOL DR
HARTLAND WI 53029-2249

HARTLAND MEADOWS RETIREMENT
APARTMENTS LLC
W320N1161 BUTTERNUT RIDGE CT
DELAFIELD WI 53018

JACK DAHLKE PROPERTIES LLC
336 COTTONWOOD AVE
HARTLAND WI 53029

JRT INVESTMENTS LLC
W354N5095 ROAD T
OCONOMOWOC WI 53066

LINDA J LAVALLEY
335 COTTONWOOD AVE
HARTLAND WI 53029

ORDWAY FAMILY TRUST
375 COTTONWOOD AVE
HARTLAND WI 53029

SILVER OAK PROPERTIES LLC
C/O CHRISTINE A HENTGES
352 COTTONWOOD AVE
HARTLAND WI 53029-2011



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

DEPARTMENT OF BUILDING INSPECTION
 APPLICATION FOR ARCHITECTURAL BOARD

Job Address <i>Triangle Tap</i>			
Lot	Block	Subdivision	Key No. HAV
Owner <i>Stacy C. Smith</i>	EMAIL		Phone <i>262 853-9921</i>
Address <i>247 W Capital Dr</i>	City <i>Hartland</i>		State <i>WI</i> Zip <i>53029</i>
Contractor	Phone	FAX	EMAIL
Address	City		State Zip

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Commercial/Industrial/Multifamily:

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

Signs:

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

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

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



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

DEPARTMENT OF BUILDING INSPECTION
 APPLICATION FOR SIGN PERMIT

PERMIT # _____

JOB LOCATION Triangle Tap TAX KEY # _____
 OWNER Stacy Smith PHONE _____
 ADDRESS 247 W Capital Dr CITY Hartland STATE WI ZIP 53029
 CONTRACTOR _____ PHONE _____
 ADDRESS _____ CITY _____ STATE _____ ZIP _____

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Triangle Tap black

OVERALL DIMENSIONS OF SIGN projecting 3 ft tall x 2 1/2 ft wide
awning 2 ft tall x 1 1/2 ft wide COLOR OF BACKGROUND _____
silver

SIZE OF LETTERS IN INCHES _____ COLOR OF LETTERS white

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.) see prototype left here
steel

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ ~~2000 for all~~ free

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Stacy Smith DATE 10/26/16

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

COMMENTS: _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____

TRIANGLE



TAP

CYNTHIA M BROWN
243 W CAPITOL DR
HARTLAND WI 53029

FREDERICK F AND MARY J OTT 2011
LIVING TRUST
229 W PARK AVE
HARTLAND WI 53029-2020

MARGARET M CONDON
248 W CAPITOL DR
HARTLAND WI 53029

MICHELE H WARD
MICHELE H ANDRAE
256 W CAPITOL DR
HARTLAND WI 53029

ROBERT J & SUSAN L KOSANKE 2007
LIVING TRUST
237 W PARK AVE
HARTLAND WI 53029

RUTH R BEHREND 2005 LIVING TRUST
220 E CAPITOL DR
HARTLAND WI 53029-2106

SHARENE A DUFRANE
242 W CAPITOL DR
HARTLAND WI 53029-2028



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

DEPARTMENT OF BUILDING INSPECTION
 APPLICATION FOR ARCHITECTURAL BOARD

Job Address 150 E. Capitol Dr. Hartland, WI 53029			
Lot	Block	Subdivision	Key No. HAV
Owner <i>Jessie Senglaub</i>		EMAIL <i>jessie@birchandbanyan.com</i>	Phone <i>262-370-4953</i>
Address <i>150 E. Capitol Dr.</i>		City <i>Hartland</i>	State <i>WI</i> Zip <i>53029</i>
Contractor <i>Avalon Graphics</i>		Phone <i>262-367-6348</i> FAX <i>262-367-6457</i>	EMAIL <i>vg@villagegraphics.biz</i>
Address <i>108 W. Capitol Dr. P.O. Box 505</i>		City <i>Hartland</i>	State <i>WI</i> Zip <i>53029</i>

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

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

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

PERMIT # _____

JOB LOCATION Birch & Banyan Coffee TAX KEY # _____
OWNER Jessie Senglaub PHONE 262-370-4953
ADDRESS 150 E. Capital Dr. CITY Hartland STATE WI ZIP 53029
CONTRACTOR Avalon Graphics PHONE 262-367-6343
ADDRESS 108 W. Capital Dr. P.O. Box 505 CITY Hartland STATE WI ZIP 53029

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Birch & Banyan Coffee

OVERALL DIMENSIONS OF SIGN 4 x 8 ft. COLOR OF BACKGROUND white
B & B + 10" tall Branches + 45"
SIZE OF LETTERS IN INCHES Coffee + 5" COLOR OF LETTERS Dark blue + Dark brown

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

OmegaBoard + aluminum

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 420.00

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Jessie Senglaub DATE 11/8/16

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

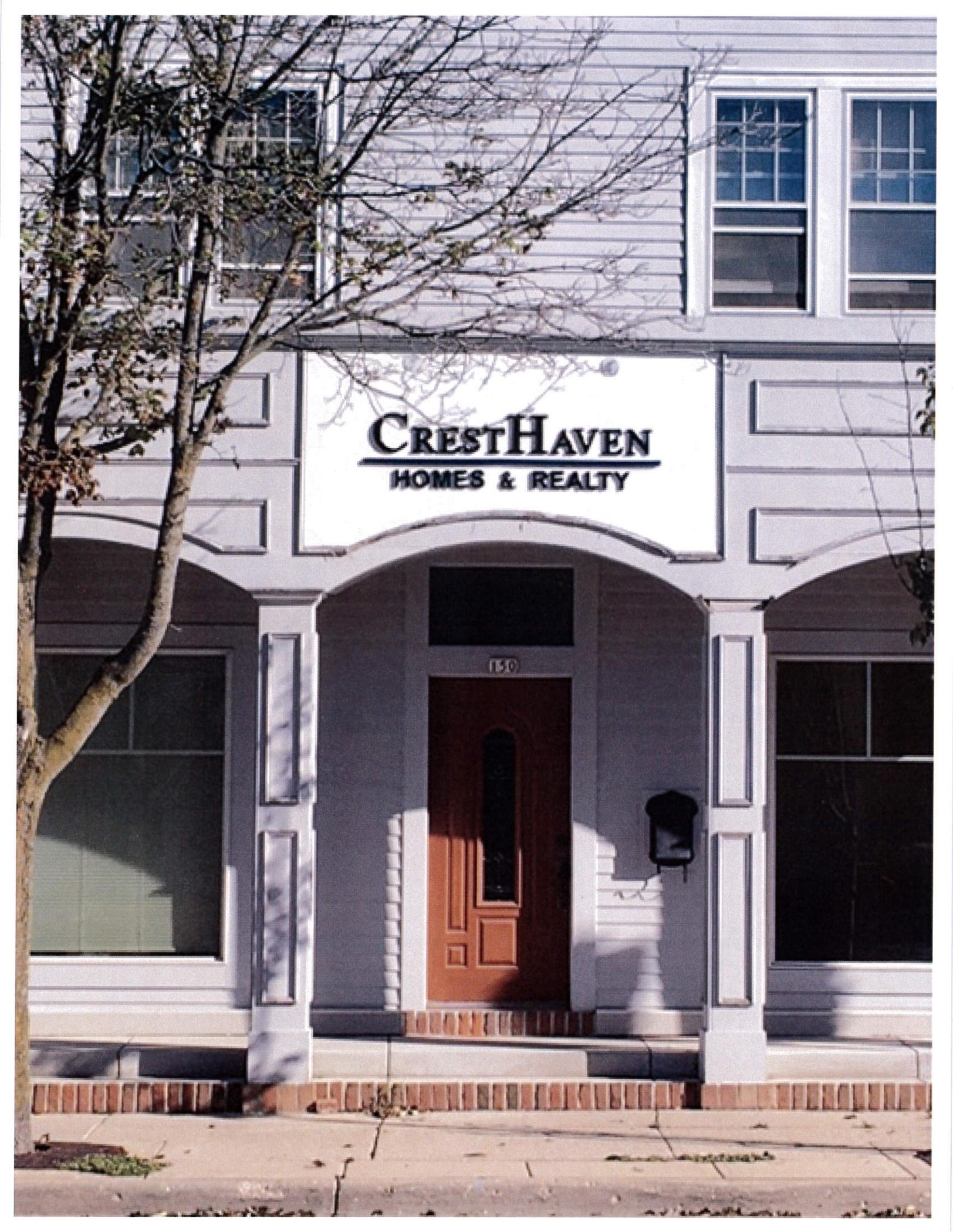
TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____

CRESTHAVEN
HOMES & REALTY

150



CRESTHAVEN
HOMES & REALTY



CREST HAVEN
HOMES & REALTY

150



*birch &
bamboo
coffee*



ARKAD GROUP
139 E CAPITOL DR
HARTLAND WI 53029

BRASS INVESTMENTS LLC
151 E CAPITOL DR
HARTLAND WI 53029

CRESTHAVEN INVESTMENTS LLP
W330N6209 HASSLINGER DR
NASHOTAH WI 53058

EMANDEMCO LLC
142 E CAPITOL DR STE 300
HARTLAND WI 53029

HARTLAND RIVERWALK LLC
411 W MAIN ST #106
MADISON WI 53703-3105

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

M&I LAKE COUNTRY BANK
C/O CENTRAL ACCTG #253
770 N WATER ST
MILWAUKEE WI 53202

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

SSI WALKER PROPERTIES LLC
143 E CAPITOL DR
HARTLAND WI 53029



ADMINISTRATION
 210 Cottonwood Avenue
 Hartland, WI 53029
 Phone (262) 367-2714
 Fax (262) 367-2430

**APPLICATION FOR
 PLAN COMMISSION**

\$300 PLAN REVIEW FEE DUE AT TIME OF APPLICATION

Project Description Lower Level Build Out at 130 East Capitol Drive				
Project Use Bicycle Exercise Studio			No. of Employees 1	
Project Location 130 East Capitol Drive				
Project Name Bicycle Barn Build Out				
Owner EmanDemco, LLC		Phone 262-367-1040		
Address 142 E Capitol Dr		City Hartland	State WI	Zip 53029
Engineer/Architect SHA Architects		Phone 414-276-1760		Fax
Address 311 E Chicago St, Ste 310		City Milwaukee	State	Zip 53202
Contact Person Sam Emanuele	Phone 367-1040	Fax 367-1099	Email sam@ehcpas.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 3ft. 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

*PD. \$300
 #177862
 11/11/16*

Additional information may be requested by the Plan Commission or Staff.

Date Applied *11/11/16*

Date of Meeting

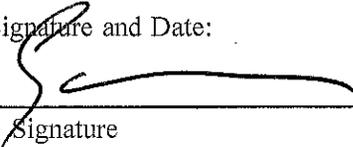
Return Comments by:

**Village of Hartland
Professional Services Reimbursement Form**

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

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

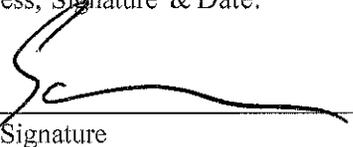
Responsible Party Name, Mailing Address, Signature and Date:

A. Sam Emanuele  11/1/2016
Printed Name Signature Date

B. 142 E Capitol, Ste 300 Hartland, WI 53029
Street City State Zip

C. Phone 262-367-1040 Fax: 262-367-1099 E-Mail sam@ehcpas.com

Property Owner Name, Mailing Address, Signature & Date:

A. EmanDemco, LLC  11/1/2016
Printed Name Signature Date

B. 142 E Capitol, Ste 300 Hartland, WI 53029
Street City State Zip

C. Phone 262-367-1040 Fax: 262-367-1099 E-Mail sam@ehcpas.com

Village Official Accepting Form & Date

INTERNAL USE ONLY

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

Plan Commission Project Number: _____

DIVISION OF INDUSTRY SERVICES
10541 N RANCH RD
HAYWARD WI 54843-6462
Contact Through Relay
<http://dps.wi.gov/programs/industry-services>
www.wisconsin.gov
Scott Walker, Governor
Dave Ross, Secretary



October 26, 2016

CUST ID No. 264160

ATTN: Buildings & Structures Building Inspector

DAVID C BAUM
SCHROEDER & HOLT ARCHITECTS
311 E CHICAGO ST STE 310
MILWAUKEE WI 53202

BUILDING INSPECTION
VILLAGE OF HARTLAND
210 COTTONWOOD AVE.
HARTLAND WI 53029

CONDITIONAL APPROVAL

(Please forward a copy of this letter to the fire department conducting inspections of this project.)

PLAN APPROVAL EXPIRES: 10/26/2017

SITE:

130 E Capitol Dr Multi-tenant Bldg
130 E Capitol Dr
Village of Hartland
Waukesha County

Identification Numbers
Transaction ID No. 2776429
Site ID No. 751652
Please refer to both identification numbers, above, in all correspondence with the agency.

FOR:

Facility: 765256 130 E CAPITOL DR MULTI-TENANT BLDG
130 E CAPITOL DR

Tenant Name or Addn/Alt Description: New (non required) stair and tenant build-out
Object Type: Building/ICC: Regulated Object ID No.: 1624853 Code Applies Date: 09/21/16
Alteration Level: 2; Major Occupancy: Business; Type VB Combustible Unprotected class of construction; Alteration plan;
4,009 project sq ft; Unsprinklered; Occupancy: B Business

SITE REQUIREMENTS

- Contact both the State Inspector and the local municipality PRIOR to the start of construction.
- A full size copy of the approved plans, specifications and this letter shall be on-site during construction and open to inspection by authorized representatives of the Department, which may include local inspectors. If plan index sheets were submitted in lieu of additional full plan sets, a copy of this approval letter and index sheet shall be attached to plans that correspond with the copy on file with the Department. If these plans were submitted in an electronic form, the designer is responsible to download, print, and bind the full size set of plans along with our approval letter. A department electronic stamp and signature shall be on the plans which are used at the job site for construction.

The following conditions shall be met during construction or installation and prior to occupancy or use:

KEY ITEM(S)

- SPS 361.31(2) - For new buildings, building additions, and building alterations in an existing building, the Department is NOT requiring lighting plans to be submitted for review and conditional approval. However, the owner is reminded that proper plans and calculations, demonstrating compliance with the general lighting requirements as contained in the IECC; and emergency illumination requirements as addressed in the IBC, are to be on-site and made available to a Dept. representative upon request.
- IBC 1018.1 - Corridors shall be constructed of fire resistive rated construction per Table 1018.1, and the corridor walls required to be fire-resistance rated shall comply with Section 709 for fire partitions, unless meeting an exception. *Basement level Corridor meets IBC 1018.1 Exception 4 and shall not be required to be rated based on occupant load using table 1004.1.1. See comments regarding Occupancy Group.*

SUBMIT – The following systems require submittal for review and approval prior to construction.

- **SPS 361.30(3)** - This approval does not include heating, ventilating or air conditioning. The owner should be reminded that HVAC plans, calculations, and appropriate fees are required to be submitted for review and approval prior to installation. Building Designer should coordinate with HVAC design to avoid problems with clearance to combustibles, dampers etc. The submitted HVAC plans and calculations shall match the approved building plans. Building Designer is requested to provide a complete set of plans, Energy Calculations and the Building plan review Transaction I.D. number to the HVAC Designer to help coordinate review. Note as per SPS 302.10 installation of HVAC without approved plans could result in double plan review fees.

REMINDERS

- **IBC 2902.1/SPS 362.2902(1)(a)2.** - Drinking facilities are required based on the type of occupancy and in the minimum number shown in Table 2902.1, unless water is served in restaurants or where other acceptable arrangements are made to provide drinking water. Use of a cup for use with a water faucet located in a toilet room is unacceptable.
- **IBC 906.1/IBC 906.2** - Provide fire extinguishers per IFC 906. Fire extinguishers shall be selected, installed and maintained in accordance with IFC 906 and NFPA 10.
- **IBC 1006.1** - Provide emergency illumination power in egress paths per this section. Each interior exit area designated in the code shall be addressed. In addition, each of the exterior exit discharge areas adjacent to exit discharge doorways shall be addressed if two or more exits are required.
- **IEBC 605.2** - This project includes alterations to a primary function area and is required to provide accessible alterations, including toilet and drinking facilities, along the path of travel to the primary function area, unless a listed code exception is met. Note that per exception 1, the owner is not required to spend more than 20% of the project cost on providing the accessible route. *Information submitted by Owner for Disproportionate cost of alterations is conditionally approved.*
- **IBC 717.2.7** - Where wood sleepers are used for laying wood flooring on masonry or concrete fire-resistance-rated floors, the space between the floor slab and the underside of the wood flooring shall be filled with an approved material to resist the free passage of flame and products of combustion or fireblocked in such a manner that there will be no open spaces under the flooring that will exceed 100 square feet in area and such space shall be filled solidly under permanent partitions so that there is no communication under the flooring between adjoining rooms. *Verify application for raised platform in Cycling Room 102.*
- **IBC 2902.1** The sanitary fixture count is based on occupancy load calculations obtained from table 1004.1.1 using gross area for exercise rooms.
- **IBC 1607.7.1.1** - Handrail assemblies and guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this loading to appropriate structural elements of the building.
- **IEBC 701.1** - Per the definition of Level 2 alteration in IEBC 404, this work is considered a Level 2 alteration project and is subject to the requirements of IEBC ch. 7, as well as ch. 6.
- **IMC 303.3/IFGC 303.3** - Provide fuel fired appliances in spaces other than sleeping rooms, bathrooms, toilet rooms, storage closets or surgical rooms, unless an exception has been met.
- **IBC 304.1** - A Business Group B occupancy includes the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Group B also includes outpatient clinics involving buildings or portions thereof used to provide medical care on less than a 24-hour basis to individuals who are not rendered incapable of self-preservation by the services provided. *Occupancy group determination of basement level based on 303.1 Exception 1. The designer and owner are required to maintain this determination and if any future changes affect this shall submit these changes to this department for review.*
- **IBC 1004.1.1/2902** - The occupant load for code compliance purposes is based on the above stated information. This approval is not valid for greater occupant loads. The local building official should forward a copy of this approval letter to the servicing fire department for use in followup fire inspections.
- The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. The submittal has been **CONDITIONALLY APPROVED**. The owner, as defined in chapter 101.01(10), Wisconsin Statutes, is responsible for compliance with all code requirements. Only those object types listed above have been approved; other submittals such as plumbing and those listed above under **REQUIRED SUBMITTAL(S)**, may also be required.

- All permits required by the state or the local municipality shall be obtained prior to commencement of construction/installation/operation. You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams.
- This plan has not been reviewed for compliance with fire code requirements, including those for fire lanes and fire protection water supply, so contact the local fire department for further information.
- In granting this approval, the Division of Industry Services reserves the right to require changes or additions, should conditions arise making them necessary for code compliance. As per state stats 101.12(2), nothing in this review shall relieve the designer of the responsibility for designing a safe building, structure, or component. The Division does not take responsibility for the design or construction of the reviewed items.
- Per s. SPS 361.40(4), projects for buildings of over 50,000 cubic feet total volume shall have supervising professionals who file compliance statements with this agency and the local code officials prior to occupancy of the project. The compliance statement is available on our website. <http://verification.dps.wi.gov/IndustryServices/Commercial-Buildings-Compliance/DSPSMainForm.aspx>

Inquiries concerning this correspondence may be made to me at the telephone number listed below, or at the address on this letterhead.

Sincerely,

Fee Required \$	400.00
Fee Received \$	400.00
Balance Due \$	0.00



Erik D. Hansen, RA
 Architect / Building Plan Reviewer, Division of Industry Services
 (715) 634-3026, M-F 7:30 am - 4:00 pm
 erik.hansen@wisconsin.gov

cc: Steve Gothard, State Building Inspector, (608) 235-0568, Monday 7:45 A.M. - 4:30 P.M.
 Sam Bmanuele, Emandemco LLC
 Emandemco LLC

Scott Hussinger

To: Jim Cope
Subject: RE: Bicycle Barn

Scott,

Below is a summary of our prospective tenant's business including capacity and hours of operation for your review.

Cycling (102) space: I will have 16 trainers, so max I will have in this space at one time will be 16 people plus myself.

Yoga (103) space: This will just be an open space for anyone in a cycling class to stretch, warm up or cool down.

Here is my tentative schedule:

23 classes offered (16 classes non-business hours) (7 classes from 9am to 5pm)

(I am guessing that the Mon & Wed 10:30 class will not be very big especially since I am not opening until January)

Monday & Wednesday

- 7:30 – 8:30 am
- 9:00 – 10:00 am
- 10:30 – 11:30 am
- 6:00 – 7:00 pm

Tuesday & Thursday

- 5:30 – 6:30 am
- 7:00 – 8:00 am
- 8:30 – 9:30 am
- 5:30 – 6:30 pm

Friday

- 6:00 – 7:00 am
- 9:30 – 10:30 am
- 5:00 – 6:30 pm (Social Night)

Saturday

- 7:00 – 9:00 am
- 9:30 – 10:30 am
- 11:00 – 12:00 pm (Kids)

Sunday

- 6:00 – 9:00 am

131/133 EAST CAPITOL LLC
420 RAVENSWOOD HILLS CIR
BROOKFIELD WI 53045

ALARCON TRUST
W341S9275 CORNER CT
EAGLE WI 53119-1661

ARKAD GROUP
139 E CAPITOL DR
HARTLAND WI 53029

AUGUST E & DONA J FABYAN 1998
LIVING TRUST
115 E CAPITOL DR
HARTLAND WI 53029-2103

BRASS INVESTMENTS LLC
151 E CAPITOL DR
HARTLAND WI 53029

CAPITOL MOVE LLC
163 E CAPITOL DR
HARTLAND WI 53029

CHERYL DEVITT
123 NORTH AVE
HARTLAND WI 53029

CRESTHAVEN INVESTMENTS LLP
W330N6209 HASSLINGER DR
NASHOTAH WI 53058

DR K W SCHUMANN
JAMES E LIEBERT
N80W34680 PETERSEN RD
OCONOMOWOC WI 53066

EMANDEMCO LLC
142 E CAPITOL DR STE 300
HARTLAND WI 53029

GARTH BOWEN II LIVING TRUST
PO BOX 25
HARTLAND WI 53029

HARTLAND RIVERWALK LLC
411 W MAIN ST #106
MADISON WI 53703-3105

HEARTFELT PROPERTIES LLC
N46W28654 WILLOW BROOK CT
HARTLAND WI 53029-2290

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

JAMES MUENZENBERGER
LYNN MUENZENBERGER
182 WARREN AVE
HARTLAND WI 53029

LAKE COUNTRY PROPERTIES
JUDITH KLINK REVOCABLE TRUST
820 RENSON RD
HARTLAND WI 53029

LOUIS D KAISER REVOCABLE TRUST
C/O LOUIS & ANN KAISER
138 NORTH AVE
HARTLAND WI 53029

LT GROUP LLC
250 MONASTERY HILL DR
OCONOMOWOC WI 53066

M&I LAKE COUNTRY BANK
C/O CENTRAL ACCTG #253
770 N WATER ST
MILWAUKEE WI 53202

MARGRIT MEIER
MAX MEIER FAMILY TRUST
110 COTTONWOOD AVE
HARTLAND WI 53029

P RADNEK
J BOWAN
128 E CAPITOL DR
HARTLAND WI 53029

RENEE M EVERT
170 WARREN AVE
HARTLAND WI 53029

RUTH R BEHREND 2005 LIVING TRUST
220 E CAPITOL DR
HARTLAND WI 53029

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

SSI WALKER PROPERTIES LLC
143 E CAPITOL DR
HARTLAND WI 53029

STEVEN S JOST
LESLIE F JOST
N29W26138 STEEPLECHASE DR
PEWAUKEE WI 53072

STOP-N-GO OF MADISON INC
2934 FISH HATCHERY RD
MADISON WI 53713

BUILDING INFORMATION	
BUILDING TYPE	V-B
OCCUPANCY	NON SEPARATED USE - B
NUMBER OF STORIES	1
SPRINKLER SYSTEM	NONE
LEVEL 2 ALTERATION PER 2000 IBC	
AREA OF ALTERATION	4009 S.F. (13%)

SHEET INDEX	
A1.1	PLANS
A1.2	DOOR SCHEDULE, FINISH SCHEDULE, ELEVATIONS & SECTIONS
S1.0	STRUCTURAL PLANS AND DETAILS

SCOPE OF WORK:
ADD A NEW (NON REQUIRED) STAIR TO THE BASEMENT LEVEL
AND TENANT BUILD-OUT IN BASEMENT

GENERAL NOTES

1. DEMO SECTION OF EXISTING PARTITION FROM FLOOR TO STRUCTURE ABOVE. REMOVE EXISTING ELECTRICAL OUTLETS, WIRING, AND CONDUIT BACK TO NEAREST JUNCTION BOX. REROUTE ALL NECESSARY WIRING AND CONDUIT AS REQUIRED TO MAINTAIN CIRCUITING. CAP WIRING PER APPLICABLE CODES. REMOVE EXISTING FLOOR FASTENERS TO BELOW FLOOR LINE. PATCH FLOOR LEVEL WITH FLOOR SURFACE. TAPE AND FINISH EXPOSED PARTITION SURFACES PLUMB AND SMOOTH.
2. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO START OF FABRICATION / CONSTRUCTION.
3. A) PROVIDE 5/8" TYPE X GYPSUM BOARD AT ALL LOCATIONS UNLESS OTHERWISE NOTED. B) PROVIDE 5/8" TYPE X MOISTURE RESISTANT GYPSUM BOARD AT PLUMBING PARTITIONS AND PARTITION FACE WITHIN 6" OF ALL PLUMBING FIXTURES. C) PROVIDE CEMENT BOARDS AS BACK-UP AT ALL CERAMIC WALL TILE LOCATIONS.
4. HOLD 5/8" CLEARANCE BETWEEN FLOOR AND GYPSUM BOARD. FILL GAP BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND FLOOR WITH MOISTURE RESISTANT MASTIC CAULKING. STRIKE COMPOUND SMOOTH AND FLUSH WITH FACE OF PARTITION. REMOVE EXCESS MASTIC CAULKING FROM PARTITION AND FLOOR.
5. CHANGES IN FLOOR MATERIALS SHALL BE LOCATED AT THE CENTERLINE OF DOORS UNLESS NOTED OTHERWISE.
6. VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS.
7. SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.
8. PROVIDE 16 GAUGE SHEET METAL BANDING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, BUILT-INS, EQUIPMENT OR ACCESSORIES. COORDINATE WITH VENDOR DOCUMENTS WHERE SUCH CONDITIONS APPLY.
9. NOTIFY THE ARCHITECT IF ELECTRICAL / COMMUNICATION / HVAC / PLUMBING ITEMS DEPICTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS PRIOR TO INSTALLATION. NOTE: ALL DEVICES AND CONTROLS TO BE INSTALLED WITHIN A MAXIMUM OF 4" OF EACH OTHER HORIZONTALLY (NOT 16" O.C.) AND ALIGN THE BOTTOMS OF EACH ITEM IN THE VERTICAL POSITION ALONG THE ITEMS ON OVERLAYS.
10. DURING CONSTRUCTION, AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS.
11. LIGHTING, EXIT LIGHTING INFORMATION, ELECTRICAL, DATA AND TELEPHONE INFORMATION SHOWN ARE FOR ELECTRICAL CONTRACTORS REFERENCE ONLY. CONTRACTOR SHALL ENSURE COORDINATION OF ELECTRICAL ITEMS WITH BUILDING CONSTRUCTION AND EQUIPMENT AND SHALL OBTAIN THE NEEDED INFORMATION TO PROVIDE A COMPLETE AND WORKING INSTALLATION.
12. CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.
13. FOR OUTLETS ADDED TO EXTERIOR WALLS, REPAIR VAPOR BARRIER, MAKE AIR TIGHT, REPAIR INSULATION AND PATCH GYPSUM BOARD TO MATCH ADJACENT FINISHED SURFACES.
14. PROVIDE OR ELECTRICAL OUTLETS AT LOCATIONS REQUIRED BY CODE.
15. SALVAGED MATERIAL SHALL BE CLEANED AND RETURNED TO THE OWNER AS DIRECTED.
16. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURERS REQUIREMENTS.

DEMOLITION GENERAL NOTES:

1. DEMO SECTION OF EXISTING PARTITION FROM FLOOR TO STRUCTURE ABOVE. REMOVE EXISTING ELECTRICAL OUTLETS, WIRING, AND CONDUIT BACK TO NEAREST JUNCTION BOX. REROUTE ALL NECESSARY WIRING AND CONDUIT AS REQUIRED TO MAINTAIN CIRCUITING. CAP WIRING PER APPLICABLE CODES. REMOVE EXISTING FLOOR FASTENERS TO BELOW FLOOR LINE. PATCH FLOOR LEVEL WITH FLOOR SURFACE. TAPE AND FINISH EXPOSED PARTITION SURFACES PLUMB AND SMOOTH.
2. REMOVE EXISTING FLOOR COVERING AS REQUIRED AND PREPARE FLOOR SURFACE FOR INSTALLATION OF NEW FLOOR FINISH UNLESS NOTED OTHERWISE.
3. ASBESTOS DETECTION/REMOVAL (IF APPLICABLE) TO BE CONDUCTED BY BUILDING OWNER PRIOR TO START OF GENERAL DEMOLITION. GENERAL CONTRACTOR TO COORDINATE SCHEDULE WITH BUILDING OWNER.
4. GENERAL CONTRACTOR TO COORDINATE ALL DEMOLITION WORK (NOTED OR OTHERWISE REQUIRED) WITH NEW CONSTRUCTION. GENERAL CONTRACTOR TO COORDINATE ANY INTERRUPTIONS (ELECTRICAL, MECHANICAL, PLUMBING, ETC.) WITH BUILDING OWNER 72 HOURS IN ADVANCE. DEMOLITION AREAS SHALL BE TERMINATED IN A NEAT & ORDERLY FASHION, CLEANED & PATCHED TO ALIGN WITH NEW AND EXISTING CONSTRUCTION, AND PREPARED TO RECEIVE NEW FINISHES.
6. REMOVE ALL EXISTING INCIDENTAL CONDITIONS AS REQUIRED TO ACCOMMODATE PROPOSED CONSTRUCTION WHETHER SHOWN ON PLAN, OR NOT, INCLUDING BUT NOT LIMITED TO FASTENERS, CLIPS, MOLDINGS AND OTHER SYSTEMS AS REQUIRED.
7. PATCH ALL WALLS, FLOORS, AND CEILINGS WHERE PARTITIONS, CABINETS, PLATFORMS AND MOUNTED FURNITURE ARE TO BE REMOVED. ALL FINISHES TO EITHER MATCH EXISTING OR REFER TO ROOM FINISH SCHEDULE.
8. SEE PLUMBING, MECHANICAL, & ELECTRICAL DRAWINGS FOR ADDITIONAL COORDINATION ITEMS.
9. REMOVE EXISTING PARTITIONS AS INDICATED, FROM FLOOR TO STRUCTURE ABOVE. DISPOSE OF DEMOLITION MATERIALS.
10. REMOVE AND RELOCATE EXISTING FIRE ALARMS AS REQUIRED. SEE ELECTRICAL DRAWINGS FOR COORDINATION.

DEMOLITION CODED NOTES:

- 1 REMOVE STUD FRAMED WALL IN ITS ENTIRETY.
- 2 REMOVE EXISTING DOOR AND FRAME IN ITS ENTIRETY.
- 3 REMOVE EXISTING PLUMBING FIXTURES. PLUMBING CONTRACTOR TO REMOVE PIPING BACK TO NEAREST BRANCH. PREPARE PIPING FOR NEW PLUMBING FIXTURES.
- 4 REMOVE EXISTING WINDOW AND FRAME. INFILL OPENING WITH 2x4 STUDS AND 3/8" GWB PER WALL TYPE A. PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING.
- 5 REMOVE STUD FRAMED PLUMBING AT PLASTER.

FLOOR PLAN CODED NOTES

- 1 EXISTING BLIMP CRACK
- 2 CLUBBIES PROVIDED BY TENANT
- 3 EXISTING PLUMBING RISER
- 4 RECEPTION DESK AND CABINETS PROVIDED BY TENANT
- 5 PROVIDE 1/4" STEEL HANDRAIL 36" ABOVE CONCRETE TREADS

Honburg Building Basement Stair Remodeling

130 Capitol Dr
Hartland WI

NO.	DATE	DESCRIPTION

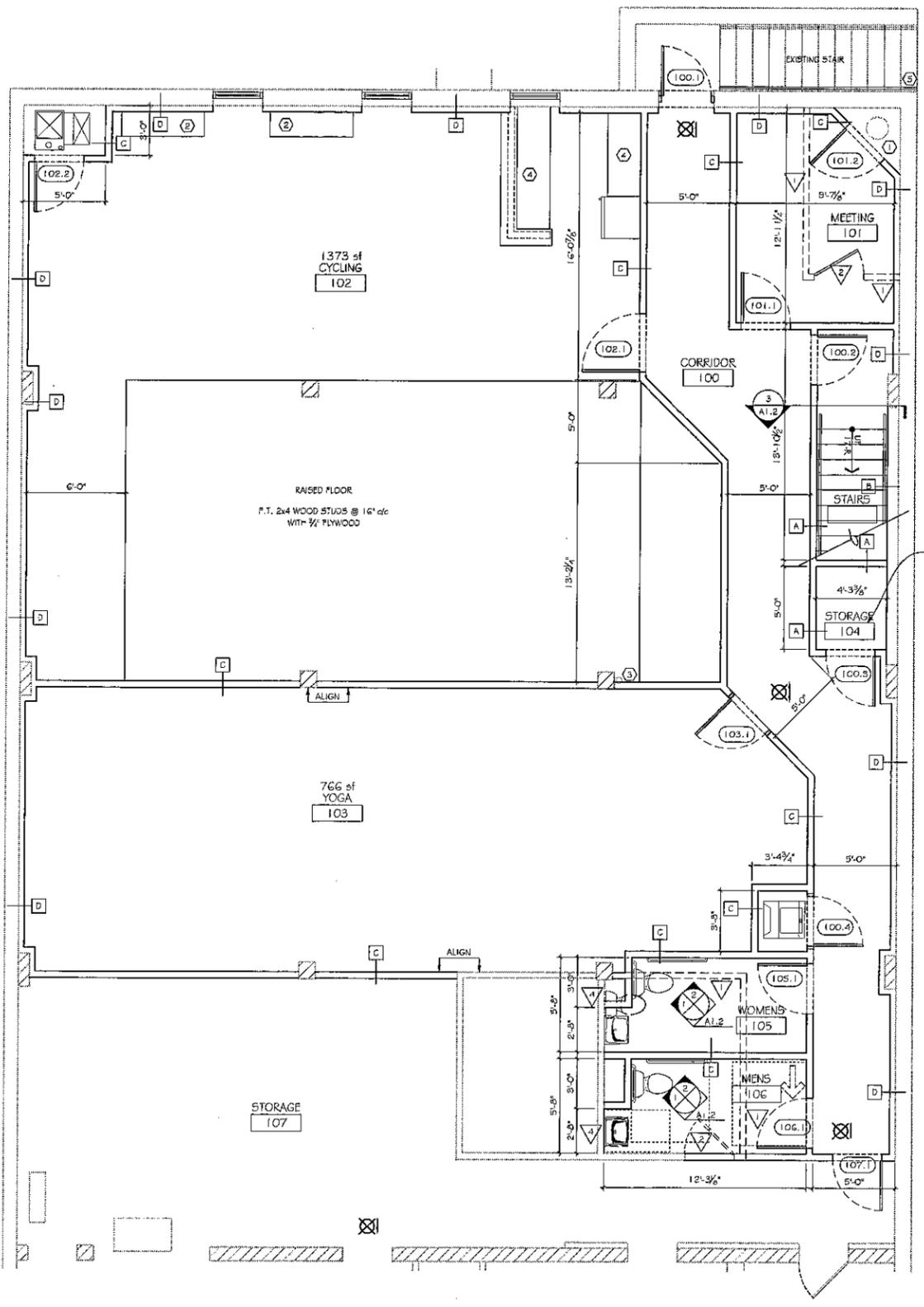
PROJECT #: 3776

DATE: October 20, 2016

floor plan

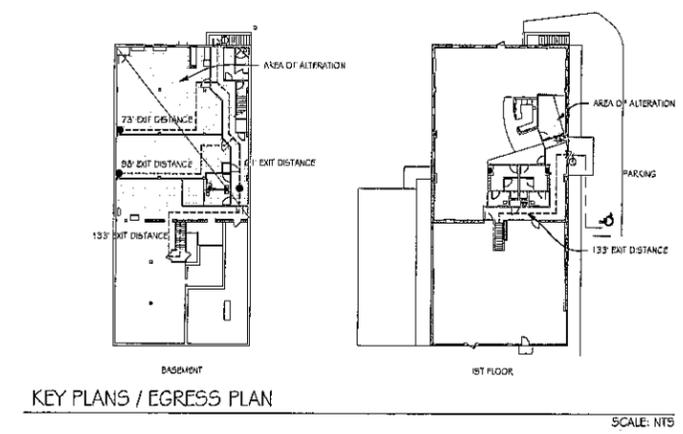
CONSTRUCTION SET

A1.1



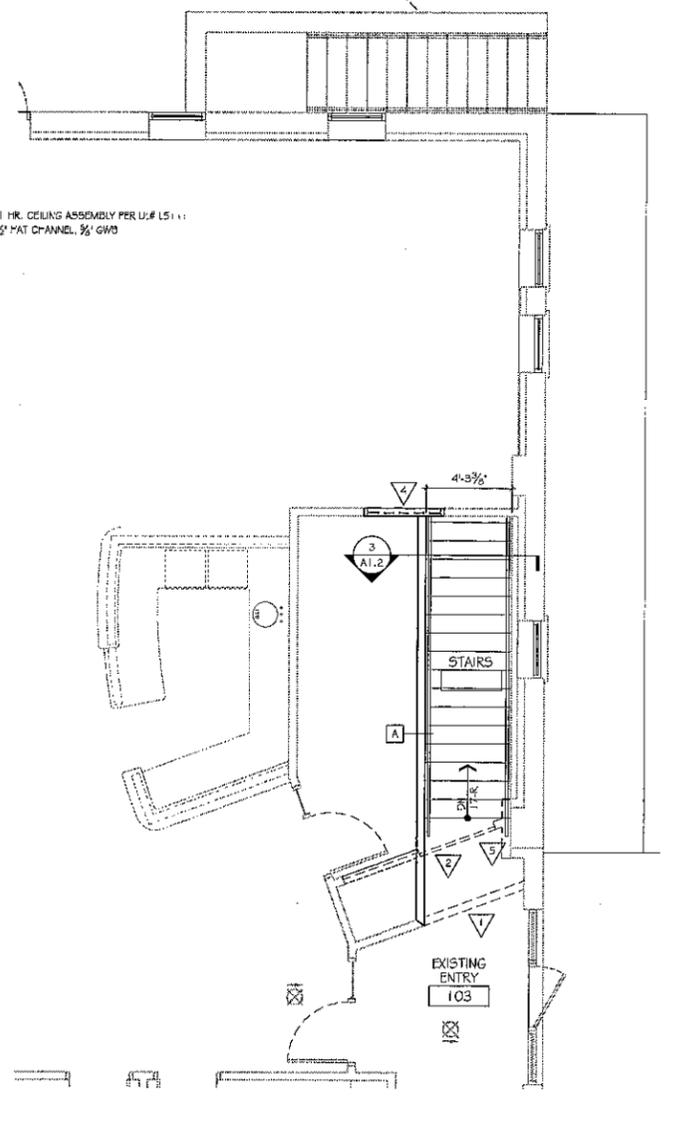
1 PARTIAL BASEMENT FLOOR PLAN

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



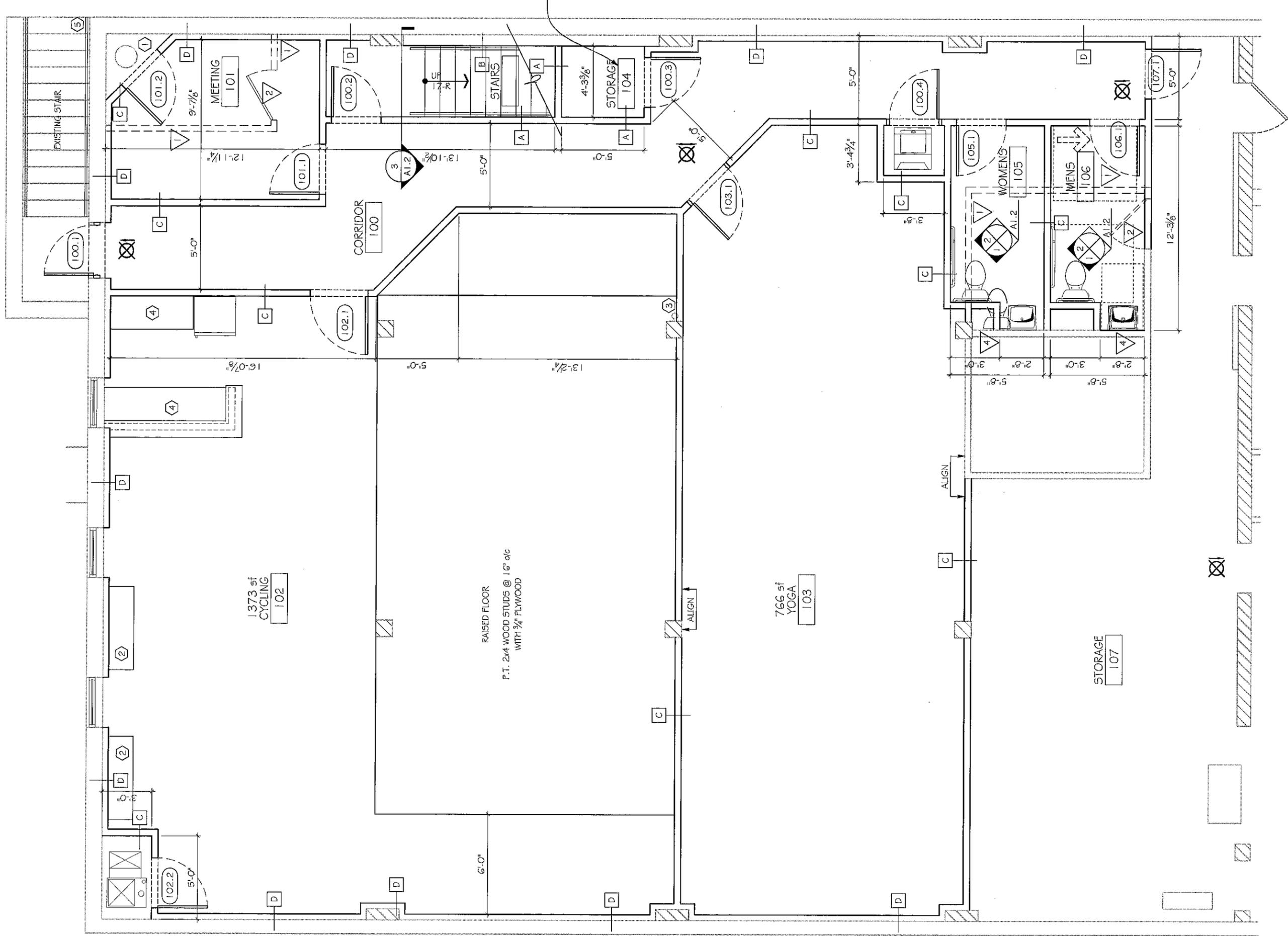
KEY PLANS / EGRESS PLAN

SCALE: NTS



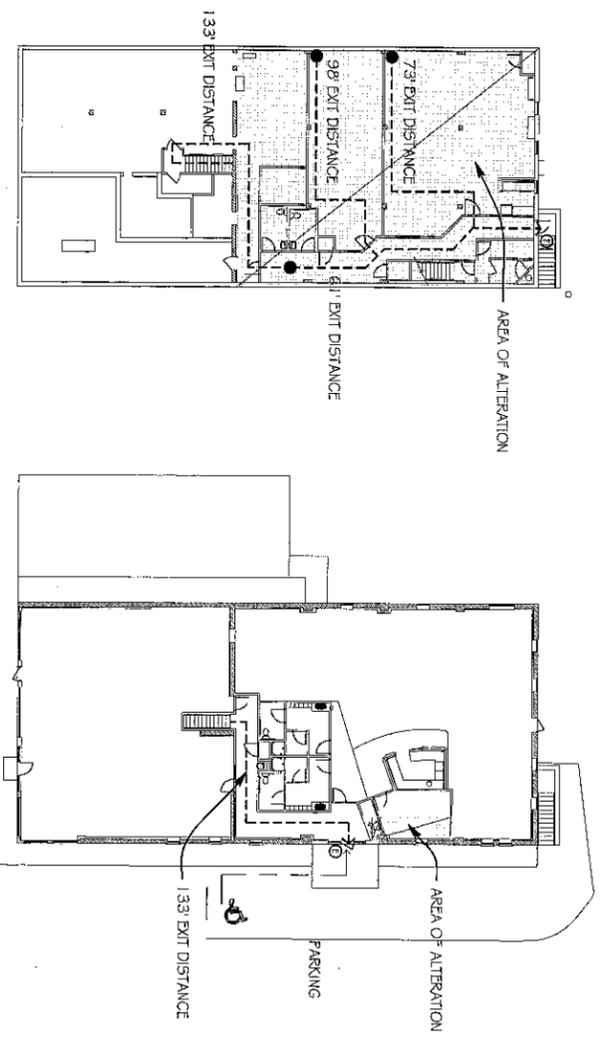
2 PARTIAL 1ST FLOOR PLAN

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



1 PARTIAL BASEMENT FLOOR PLAN

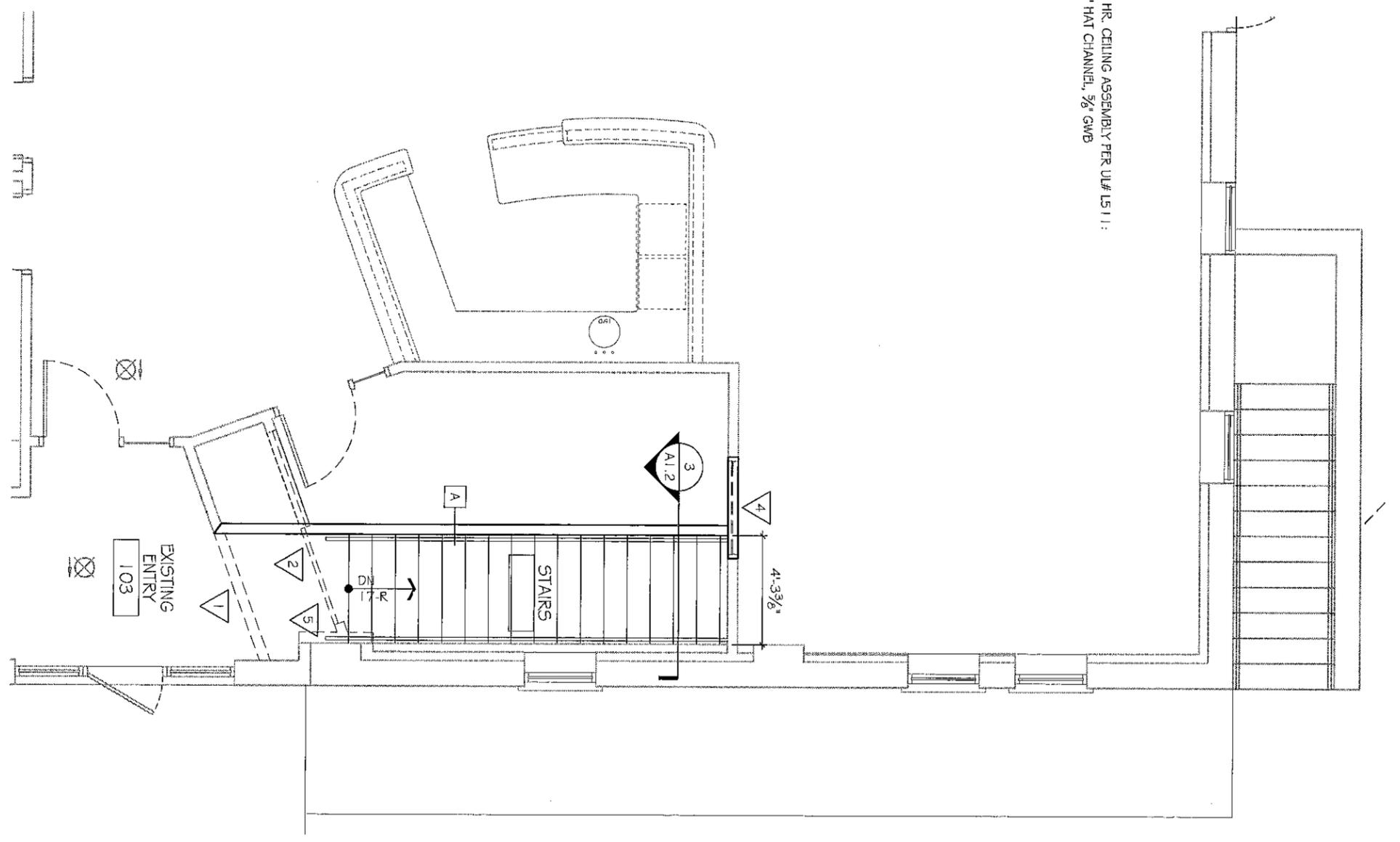
SCALE: 1/4" = 1'-0"



KEY PLANS / EGRESS PLAN

SCALE: NTS

--- PROVIDE 1 HR. CEILING ASSEMBLY PER U/L 1511:
 5/8" GWB, 1/2" HAT CHANNEL, 5/8" GWB





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

DEPARTMENT OF BUILDING INSPECTION
 APPLICATION FOR ARCHITECTURAL BOARD

Job Address 475 Cardinal Ln, Hartland, WI 53029			
Lot	Block	Subdivision	Key No. HAV
Owner Dave Smith		EMAIL Ryan@BlueridgePlanning.com	Phone 262-367-2100
Address 475 Cardinal Ln		City Hartland	State WI Zip 53029
Contractor MSI General		Phone 262-367-3666 FAX 262-367-7590	EMAIL Matt@MSIGeneral.com
Address 215 E. Wisconsin Ave.		City NASHOTAH	State WI Zip 53058

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

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

Commercial/Industrial/Multifamily:

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

Signs:

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

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

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



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

APPLICATION FOR
 PLAN COMMISSION

\$300 PLAN REVIEW FEE DUE AT TIME OF APPLICATION

Project Description 4,541 sq ft Warehouse Addition			
Proposed Use Warehouse		No. of Employees 2	
Project Location 475 CARDINAL LN HARTLAND, WI 53209			
Project Name Blue Ribbon Flooring Addition			
Owner Dave Smith		Phone 262-367-2100	
Address 475 CARDINAL LN		City Hartland	State WI Zip 53209
Engineer/Architect PSE General		Phone 262-361-3661	FAX
Address 215 E. WISCONSIN AVE.		City NASHOTAH	State WI Zip 53058
Contact Person	Phone	FAX	E-mail
MATT ORVAL	920-988-2738	262-367-7390	Matt@PSEGeneral.com

The Plan Commission meets on the third Monday of the Month at 7:00 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

The deadline for filing is a minimum of fifteen (15) working days before the meeting.

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

Four (4) sets of bound site plans and ten (10) sets of reduced site plans (11" x 17") copy must be submitted showing the following existing and proposed information:

- > Complete dimensions (lot, building, setbacks, parking, drives, etc.)
- > Scale and north arrow
- > All structures (include building elevations and height)
- > Drainage and grades (include design calculations for drainage)
- > Storm Water Management Plan
- > Utilities and easements (sewer, water, storm etc.)
- > Calculation of lot coverage
- > Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
- > Grading and erosion control
- > Landscaping, including a Tree Protection Plan
- > Exterior lighting details
- > Exterior HVAC equipment location
- > Dumpster location (screening required)
- > Street right-of-way
- > Miscellaneous, 100 year floodplain, wetland boundary, environmental corridor

Additional information may be requested by the Plan Commission or Staff.

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

**Village of Hartland
Professional Services Reimbursement Form**

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

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

Project Name: Blue Ribbon Flooring Addition

Submit invoices to: Responsible Party Property Owner

Responsible Party:

MSI General - Matt Orvasi *ML* 10/31/16
Printed Name Signature Date
25 E. Wisconsin Ave Hartland WI 53058
Street Address City State Zip
Phone 262-367-3661 E-Mail Matt@MSIGeneral.com

Property Owner Name:

DAVID SMITH _____
Printed Name Signature Date
975 CARDINAL Ln Hartland WI 53029
Street Address City State Zip
Phone 262-367-2100 E-Mail DAVID@SSBlueRibbonFlooring.com

INTERNAL USE ONLY

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



FEATURES & SPECIFICATIONS

PRODUCT OVERVIEW

Building-mounted light for entrances, stairwells, corridors and other pedestrian areas.

Non-cutoff, and cutoff configurations.

CONSTRUCTION

Rugged, corrosion-resistant, die-cast aluminum back housing and hinged door frame. Castings are sealed with a one-piece gasket to inhibit the entrance of contaminants.

Dark bronze housing configured for mounting directly over a standard 4" outlet box or for surface wiring via any of three convenient 1/2" threaded conduit entry hubs. Anodized aluminum reflector.

ELECTRICAL SYSTEM

Ballast — Quad-tap, pulse start, 100% factory-tested, high power factor for 250W MH and 400W MH. Meets or exceeds the minimum efficiency required by the Energy Independence and Security Act of 2007 (EISA). Quad-tap, high-reactance, high power factor ballast for 150W.

Socket — Mogul-base socket for 250W and 400W MH. Medium-base socket for 150W.

LISTINGS

Listed and labeled to UL standards for wet locations.

25°C maximum ambient temperature.

WARRANTY

Fixtures are covered by Lithonia Lighting 24-month warranty against mechanical defects in manufacture.

Note: Specifications subject to change without notice.

Catalog Number
Notes
Type

Contractor Select

Building Mounted

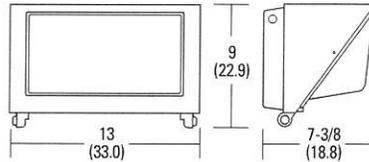


TWR1

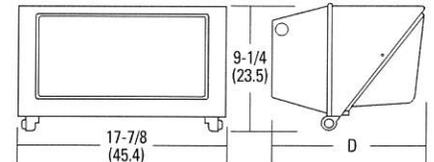


TWR2C

150-400W

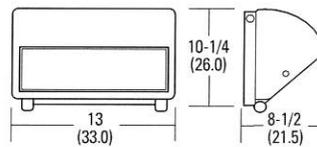


TWR1

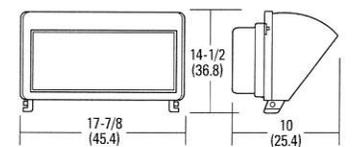


250W 400W
Depth: 9-3/8 (23.8) 12-1/2 (31.8)

TWR2



TWR1C



TWR2C

All dimensions are inches (centimeters).

ORDERING INFORMATION

Catalog Number	UPC	Description	Wattage	Lamp Source	Voltage	Finish	Lamp Included	Approx. Weight (lbs)	Pallet Qty	Standard Carton Qty
TWR1 150M TB LPI	745975146000	Non-cutoff	150	MH	120/208/240/277	Dark bronze	Y	18	36	1
TWR1 150STB LPI	784231137017	Non-cutoff	150	HPS	120/208/240/277	Dark bronze	Y	18	36	1
TWR1C 150M TB LPI	745975151004	Cutoff	150	MH	120/208/240/277	Dark bronze	Y	18	32	1
TWR2 250M TB SCWA LPI	745975145324	Non-cutoff	250 ¹	MH	120/208/240/277	Dark bronze	Y	26	24	1
TWR2C 250M TB SCWA LPI	745975145379	Cutoff	250 ¹	MH	120/208/240/277	Dark bronze	Y	21	16	1
TWR2 400M TB SCWA LPI	745975145348	Non-cutoff	400 ¹	MH	120/208/240/277	Dark bronze	Y	31	24	1
TWR2C 400M TB SCWA LPI	745975145423	Cutoff	400 ¹	MH	120/208/240/277	Dark bronze	Y	25	16	1

Notes

¹ These wattages do not comply with California Title20 regulations.

DAVID P SMITH
35303 W PABST RD
OCONOMOWOC WI 53066

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

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

JEROME D SULLIVAN
2108A SILVERNAIL RD STE 316
PEWAUKEE WI 53072

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

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

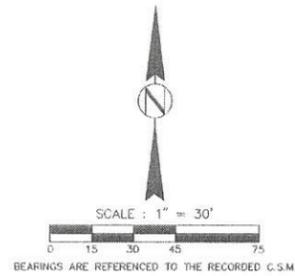
PLAT OF SURVEY

BEING ALL OF LOT 3 OF C.S.M. NO. 5059, LOCATED IN THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 3, T.7N., R.18E., VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

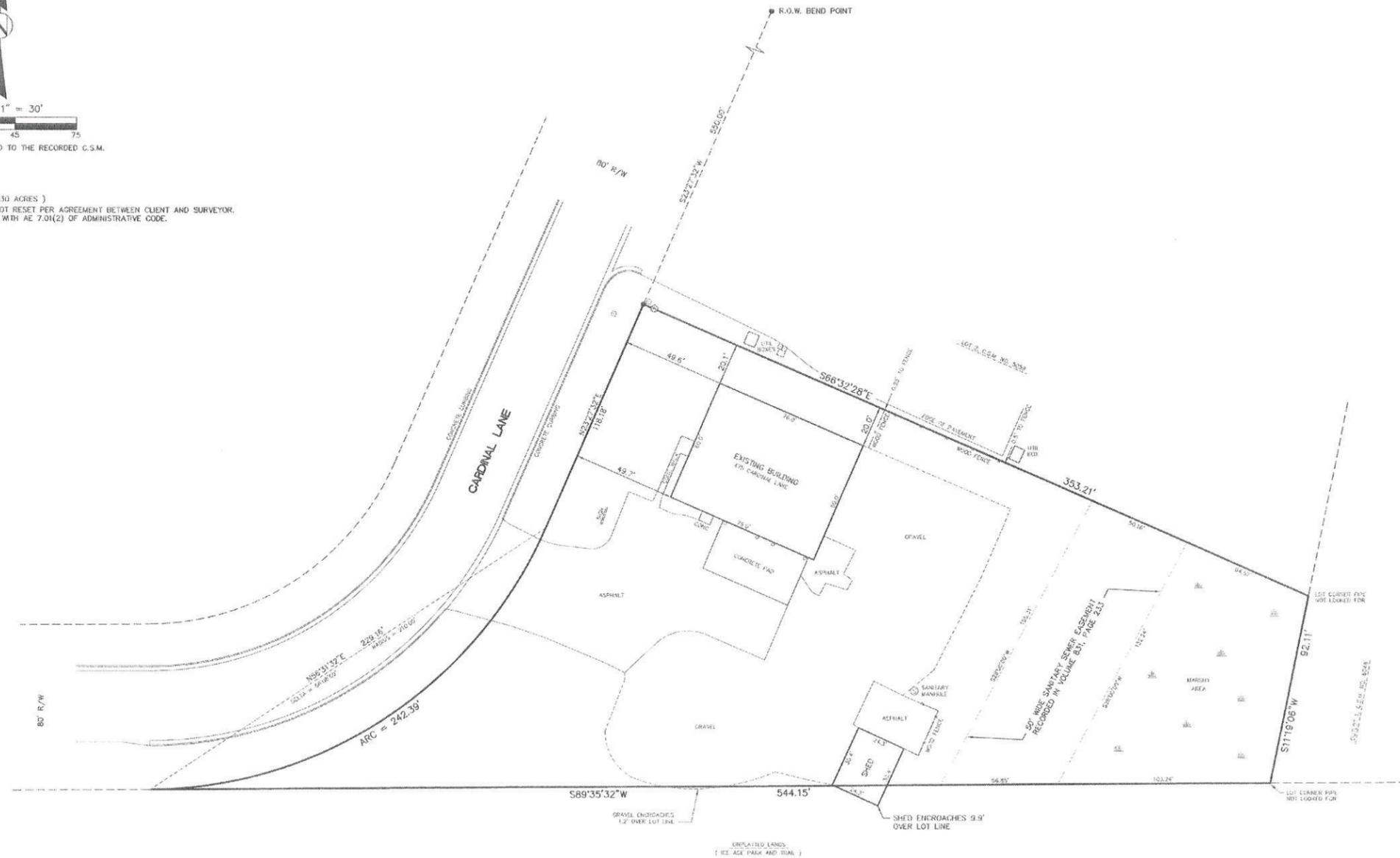
SURVEYOR
 MARK A. POWERS, PLS 1701
 LAKE COUNTRY ENGINEERING, INC.
 970 S. SILVER LAKE ST., SUITE 105
 OCONOMOWOC, WI. 53066
 (262)569-9331

SURVEY FOR
 BLUE RIBBON FLOORING
 475 CARDINAL LANE
 HARTLAND, WI. 53029

LEGEND
 ● - 1.25" DIA. IRON PIPE FOUND
 ○ - BOLLARD
 □ - UTILITY BOX
 ⊕ - WATER SHUTOFF



- GENERAL NOTES:
- 1) TOTAL LOT AREA = 66,652 SQ. FT. (1.530 ACRES)
 - 2) THE MISSING LOT CORNER IRONS WERE NOT RESET PER AGREEMENT BETWEEN CLIENT AND SURVEYOR. SIGNED WAIVER ON FILE IN ACCORDANCE WITH AE 7.01(2) OF ADMINISTRATIVE CODE.



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 THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

LAKE COUNTRY ENGINEERING W359 N5920 BROWN STREET, OCONOMOWOC, WI. 53066 PHONE: (262)569-9331	
REVISION DATE	COMMENTS
PLAT OF SURVEY	
FOR: BLUE RIBBON FLOORING AT: 475 CARDINAL LANE IN: SE 1/4 OF SECTION 3	
SCALE: 1" = 30'	PROJECT
DRAFTED BY: M.A.P.	DATE: 10/11/16
CHECKED BY: M.A.P.	SHEET NO.

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

LOT SIZE 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 WDOT PAL LIST OR WDNR T.S. 1068

DUST CONTROL TO FOLLOW WDNR T.S. 1068

ALL RESTORATION TO BE IN ACCORDANCE WITH WDNR'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 SOILED (6" MIN), (IF GRADED), SEEDED, FERTILIZED, AND MULCHED UNLESS OTHERWISE NOTED. ON SLOPES 4:1 OR STEEPER CLASS I TYPE B (WISDOT 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 WISDOT SECTION 630 RATES AND MUST INCLUDE A MINIMUM OF 2 LBS PER 1000 SQ.FT. OF TEMPORARY COVER (IE 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

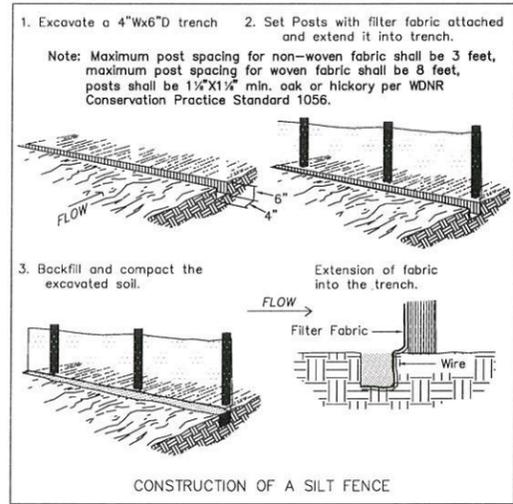
GRADING AND PAVING PER STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION LATEST EDITION

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

SITE CALCULATIONS

LOT SIZE	66,652 SQ.FT. (1.530 AC.)
EXISTING BUILDINGS -	5,603 SQ.FT. (0.128 AC.)
PROPOSED BUILDING -	4,620 SQ.FT.
TOTAL BUILDING -	10,223 SQ.FT. (0.234 AC.)
EXISTING IMPERVIOUS -	29,327 SQ.FT. (0.67 AC.)
EXISTING GREEN SPACE -	37,383 SQ.FT. (0.86 AC.)
PROPOSED IMPERVIOUS -	29,269 SQ.FT. (0.67 AC.) (43.9%)
PROPOSED GREEN SPACE -	37,383 SQ.FT. (0.86 AC.) (56.1%)

NOTE: WITH THE IMPERVIOUS SURFACE NOT CHANGING AND ADDING MORE BUILDING AND HAVING LESS DRIVE / PARKING THERE IS NO NEED FOR A STORM WATER MANAGEMENT BMP ON THIS DEVELOPMENT.



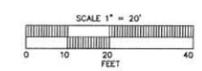
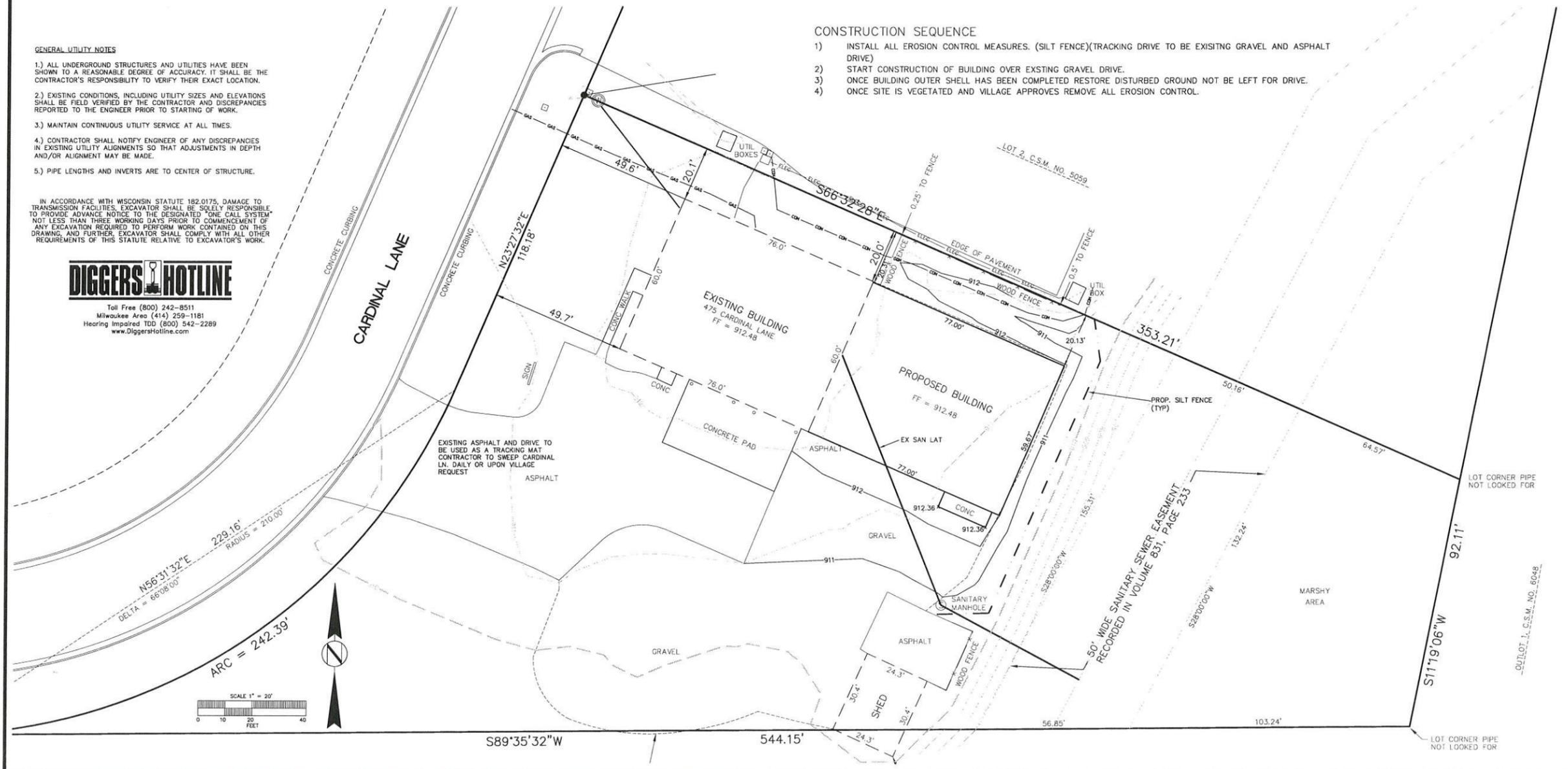
- CONSTRUCTION SEQUENCE**
- 1) INSTALL ALL EROSION CONTROL MEASURES. (SILT FENCE)(TRACKING DRIVE TO BE EXISTING GRAVEL AND ASPHALT DRIVE)
 - 2) START CONSTRUCTION OF BUILDING OVER EXISTING GRAVEL DRIVE.
 - 3) ONCE BUILDING OUTER SHELL HAS BEEN COMPLETED RESTORE DISTURBED GROUND NOT BE LEFT FOR DRIVE.
 - 4) ONCE SITE IS VEGETATED AND VILLAGE APPROVES REMOVE ALL EROSION CONTROL.

- GENERAL UTILITY NOTES**
- 1.) ALL UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION.
 - 2.) EXISTING CONDITIONS, INCLUDING UTILITY SIZES AND ELEVATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING OF WORK.
 - 3.) MAINTAIN CONTINUOUS UTILITY SERVICE AT ALL TIMES.
 - 4.) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN EXISTING UTILITY ALIGNMENTS SO THAT ADJUSTMENTS IN DEPTH AND/OR ALIGNMENT MAY BE MADE.
 - 5.) PIPE LENGTHS AND INVERTS ARE TO CENTER OF STRUCTURE.

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

DIGGERS HOTLINE

Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com





MSI GENERAL CORP
P.O. BOX 7
OCONOMOWOC, WI
PHONE: 262-367-3661
FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY

REVISIONS:

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PROJECT ADDRESS
Bule Ribbon Flooring
Cardinal Lane
Hartland WI

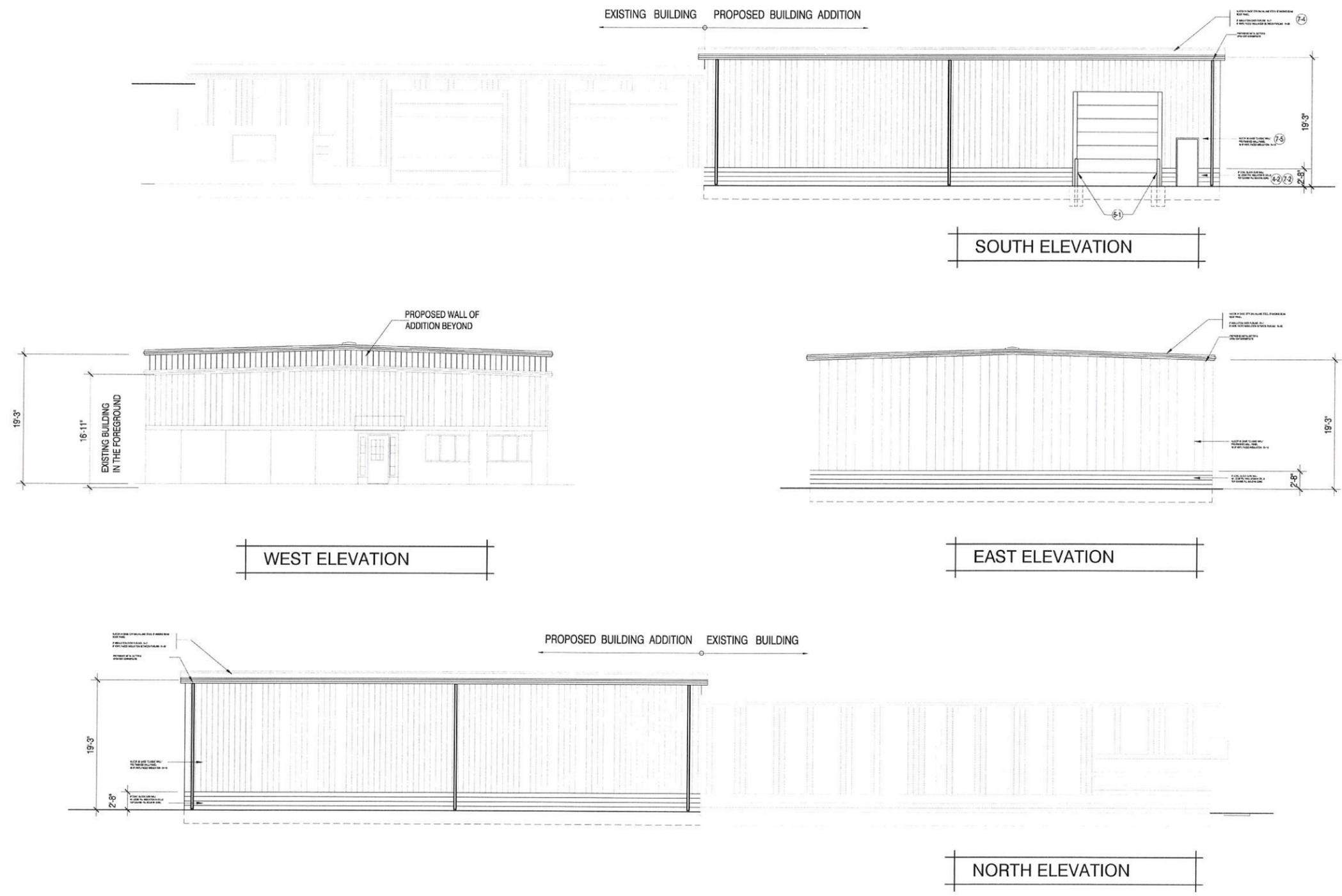
ALL WORK TO BE COMPLETED AS SHOWN
IN ACCORDANCE WITH THE LATEST EDITION
OF THE MSI GENERAL MASTER SPECIFICATIONS

10-28-2016 Tony Zul

EXTERIOR ELEVATIONS

A-201

P-11658



REFERENCE KEYNOTES						
Division 01- General	Division 03- Concrete	Division 04- Masonry	Division 05- Metals	Division 07- Thermal and Moisture Protection	Division 08- Doors and Windows	Division 09- Finishes
1 5/8" RECAST LITE... 2 3/4" RECAST LITE... 3 1/2" RECAST LITE... 4 1/2" RECAST LITE... 5 1/2" RECAST LITE... 6 1/2" RECAST LITE... 7 1/2" RECAST LITE... 8 1/2" RECAST LITE...	1 CONCRETE CURB/CHAMFER FOUNDATION WALL... 2 4" POURED CONCRETE FLOOR... 3 4" POURED CONCRETE FLOOR... 4 4" POURED CONCRETE FLOOR... 5 CONCRETE REINFORCING... 6 CONCRETE REINFORCING... 7 CONCRETE REINFORCING... 8 CONCRETE REINFORCING...	1 8" STANDARD CONCRETE MASONRY... 2 8" STANDARD CONCRETE MASONRY... 3 8" STANDARD CONCRETE MASONRY... 4 8" STANDARD CONCRETE MASONRY... 5 8" STANDARD CONCRETE MASONRY... 6 8" STANDARD CONCRETE MASONRY... 7 8" STANDARD CONCRETE MASONRY... 8 8" STANDARD CONCRETE MASONRY...	1 8" DIA. CONCRETE FILL PIPE... 2 20 GAUGE METAL DECK... 3 METAL STUDS... 4 CONCRETE FILL... 5 1/2" DIA. METAL...	1 PERIMETER INSULATION... 2 PERIMETER INSULATION... 3 20 GAUGE METAL DECK... 4 1/2" RIGID INSULATION... 5 24 GAUGE GALV. STEEL... 6 24 GAUGE GALV. STEEL... 7 24 GAUGE GALV. STEEL... 8 24 GAUGE GALV. STEEL...	1 BRONZE TONE... 2 GREY TONE... 3 1/2" FIBER... 4 BRONZE TONE... 5 CLEAR ANODIZED... 6 1/2" BOP...	1 SUSPENDED... 2 METAL...
1 2 1/2" ASPHALT... 2 2 1/2" ASPHALT... 3 2 1/2" ASPHALT... 4 2 1/2" ASPHALT...	1 1/2" EXTERIOR... 2 1/2" EXTERIOR... 3 1/2" EXTERIOR... 4 1/2" EXTERIOR...	1 1/2" EXTERIOR... 2 1/2" EXTERIOR... 3 1/2" EXTERIOR... 4 1/2" EXTERIOR...	1 PLASTIC LAMINATE... 2 PLASTIC LAMINATE... 3 PLASTIC LAMINATE... 4 PLASTIC LAMINATE...	1 20 GAUGE METAL DECK... 2 1/2" RIGID INSULATION... 3 24 GAUGE GALV. STEEL... 4 24 GAUGE GALV. STEEL...	1 1/2" BOP... 2 1/2" BOP... 3 1/2" BOP... 4 1/2" BOP...	1 PLASTIC LAMINATE... 2 PLASTIC LAMINATE... 3 PLASTIC LAMINATE... 4 PLASTIC LAMINATE...

ELEVATIONS 1/8" = 1'-0"





ARWICO





Village of Hartland
Blue Ribbon Flooring

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Hartland does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 27'



Village of Hartland
210 Cottonwood Ave
Hartland, WI 53029
262-367-2714

Print Date: 11/18/2016



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 300
 11/10/16
 Rpt 175038

Project Description				Residential Home and Related Driveway			
Proposed Use			Residential Home		No. of Employees		N/A
Project Location				1650 Whistling Hill Circle, Hartland, WI 53029			
Project Name				Lot 25, Windrush Subdivision			
Owner		Ed + Margie Kitz		Phone		262-367-5723 (H); 262-227-5901 (Cell)	
Address		803 N. Evergreen Circle		City		Hartland	State WI Zip 53029
Engineer/Architect		Regency Builders		Phone		262-691-9612	FAX 262-691-9837
Address		1133 Quail Court		City		Pewaukee	State WI Zip 53072
Contact Person		Phone	FAX	E-mail			
Jon Schoenheider		262-691-9612	262-691-9837	jon@regencywi.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.

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- 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: 11-10-16	Date of Meeting:	Return Comments by:
------------------------	------------------	---------------------

**Village of Hartland
Professional Services Reimbursement Form**

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

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

Responsible Party Name, Mailing Address, Signature and Date:

- A. Edward G. Kitz Edward G. Kitz 11-8-16
 Printed Name Signature Date
- B. 803 N. Evergreen Circle Hartland WI 53029
 Street City State Zip
262-367-5723 (H)
- C. Phone 262-227-5901 (C) Fax: 262-367-5732 E-Mail ekitz@wi.rv.com

Property Owner Name, Mailing Address, Signature & Date:

- A. — Same as above —
 Printed Name Signature Date
- B. _____
 Street City State Zip
- C. Phone _____ Fax: _____ E-Mail _____

 Village Official Accepting Form & Date

INTERNAL USE ONLY

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

Plan Commission Project Number: _____

Current Address

803 N. Evergreen Circle
Hartland, WI 53029
262-367-5723 (home)
262-227-5901 (cell)

Future Address

1650 Whistling Hill Circle
Hartland, WI 53029

November 9, 2016

Re: Amendment to Windrush Final Plat

Dear Members of the Village of Hartland Plan Commission:

We are seeking an amendment to the Final Plat of the Windrush subdivision to allow a circular driveway with access to two streets. Our new home is currently under construction at the corner of Whistling Hill Circle and Upland Court. Please see the enclosed survey and landscape plan.

BACKGROUND INFORMATION-Prior to purchasing the lot we reviewed all of the restrictions contained in the various documents including the Declaration of Restrictions and Covenants, the Conservation Easement, the Storm Water Management Facility Maintenance Agreement, the Hartland Public Access Agreement, the Windrush Management Agreement and the Requirements and Guidelines for Building, Construction and Improvements for Windrush Subdivision (attached to our offer to purchase from Siepmann Realty Corp.), none of which contained the subject restriction. Unfortunately, we missed the phrase "and driveways for corner lots can only access one street" contained at the end of Note 3 to the Final Plat. See the enclosed Final Plat.

When we purchased the lot, we had envisioned the circular drive and in fact it was shown on the survey that was submitted with the building permit. That survey and the Final Plat were prepared by the same surveyor from Jahnke & Jahnke Associates, Inc.

REASONS FOR CONSIDERATION OF AN AMENDMENT TO THE FINAL PLAT

1. The Village Code does not prohibit two driveway access points to any residential lot except for those on limited access highways and railroad rights of way where two access points are specifically prohibited. Otherwise, it is silent on the matter. However, the Village's Comprehensive Plan indicates that only one driveway access be allowed per lot but makes the recommendation in the context of Arterial Streets.
2. We understand the reason for the restriction is that it prevents a traffic pass through to avoid a stop sign. Currently there are stop signs in only 2 directions (of 4) at that intersection. Given the limited amount of traffic in the subdivision and the fact that two ends of that intersection are dead ends, we do not have a concern about traffic pass through. In addition, we believe that enabling our guests to park in our driveway for family gatherings, etc. provides a safer environment for pedestrians and traffic. When cars are parked on both sides of the street, there is only room for one car to pass at a time.
3. Siepmann Realty Corp., owner of a majority of the lots in the Windrush subdivision, supports an amendment to the Final Plat that would remove the subject restriction. See attached email from John Siepmann, a representative of Siepmann Realty Corp.

4. The Building Permit that was approved included a survey indicating the two driveways. See enclosed survey.
5. There is precedent within the Village of Hartland. There are currently two homes in our current subdivision, Bristlecone Pines, which have dual access. They are at 602 N. Thornbush Circle and 801 N. Bluespruce Circle. We have lived in Bristlecone since June, 2004 and Jon Schoenheider has lived in Bristlecone since 1996 and we are not aware of any safety or traffic challenges.
6. The proposed driveway entrances are outside the required distances from the intersection.

We respectfully request that the Plan Commission and the Village approve an amendment to the Final Plat of the Windrush Subdivision to allow a circular driveway with access to two streets.

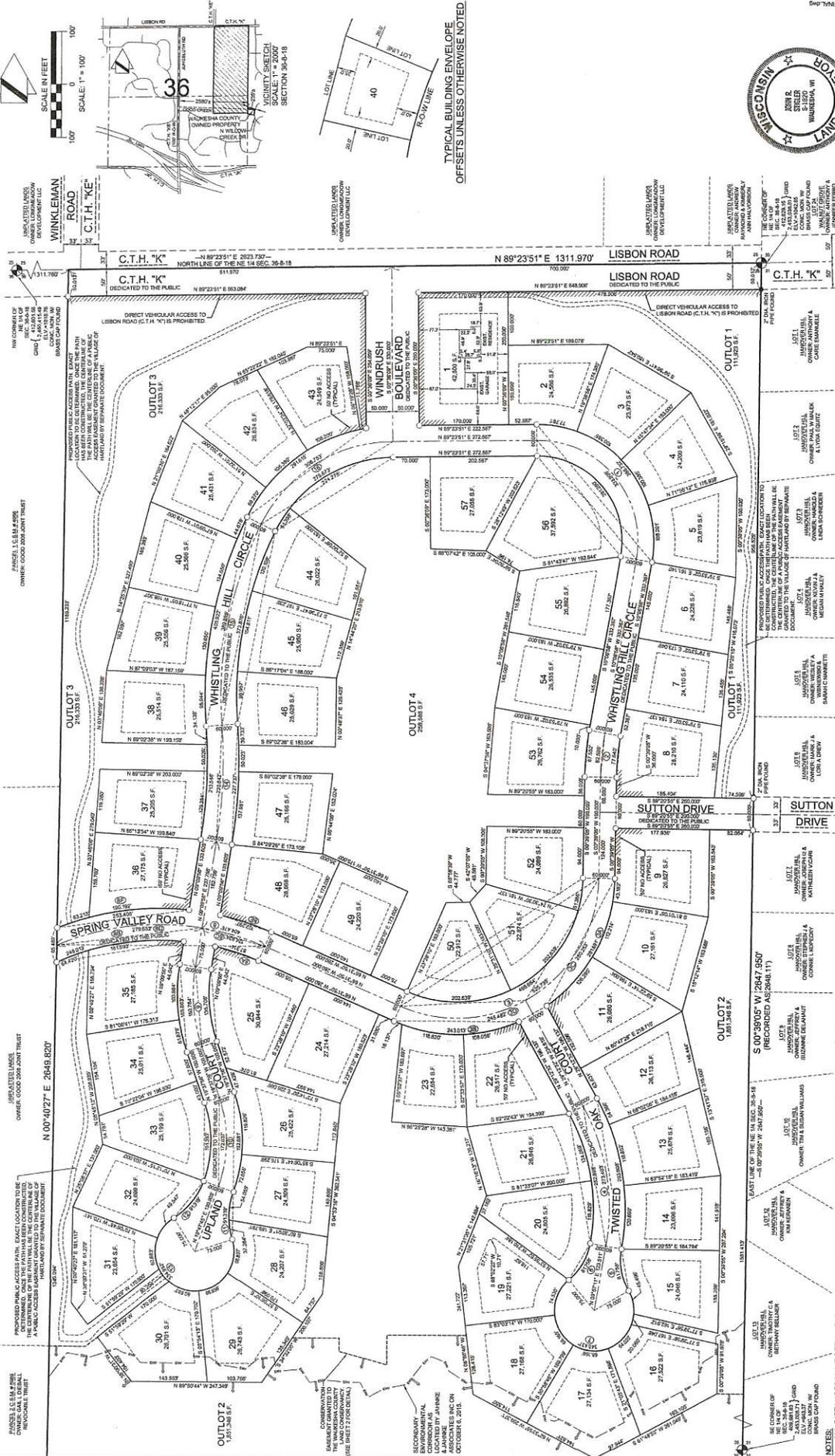
Respectfully submitted,

Edward H. Kitz
Margie Kitz

Ed & Margie Kitz

WINDRUSH

BEING A SUBDIVISION OF PART OF THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 36, TOWN 8 NORTH, RANGE 18 EAST, VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN



NOTES:

- ALL DISTANCES HAVE BEEN MEASURED TO THE NEAREST HUNDRETH OF A FOOT AND COMPUTED TO THOUSANDTHS OF A FOOT. ANGLES HAVE BEEN MEASURED TO THE NEAREST 3 SECONDS AND COMPUTED TO THE NEAREST HALF-SECOND.
- THE HEIGHT OF ALL PLANTINGS, BERRIES, FENCES, SIGN OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT IS PERMITTED WITHIN THE VISION CORNER EASEMENTS.
- NO DIRECT VEHICULAR ACCESS TO CITY 'K' (LIBBON ROAD) OR WINDRUSH BOULEVARD FROM ANY LOTS OR OUTLOTS OF THE LINE INTERSECTION SHALL BE PERMITTED. ON CORNER LOTS, THERE SHALL BE NO ACCESS WITHIN FIFTY FEET OF THE RIGHT-OF-WAY LINE INTERSECTION.
- OUTLOT STATEMENT: EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOT 1 THRU 4, WAUKESHA COUNTY AND THE VILLAGE OF HARTLAND SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
- SEE SHEET 2 FOR CURVE TABLE.
- SEE SHEET 3 FOR EASEMENT DETAILS.
- SEE SHEET 4 FOR ADDITIONAL NOTES.

LEGEND:

- INDICATES BEARING, THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWN 8 NORTH, RANGE 18 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 89°23'51" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83).
- REFERENCE BENCHMARK: 1042.85 (USGS). THE TOP OF A CONCRETE MONUMENT WITH BRASS CAP MARKING THE CORNER OF THE NORTHEAST QUARTER (LINE 1/4) OF SECTION 36, TOWN 8 NORTH, RANGE 18 EAST.
- INDICATES IRON PIPE FOUND. (DIAMETER NOTED AT EACH PIPE CAP MARKING)
- INDICATES CONCRETE MONUMENT WITH BRASS CAP FOUND.

REFERENCE BEARING: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWN 8 NORTH, RANGE 18 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 89°23'51" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83).

REFERENCE BENCHMARK: 1042.85 (USGS). THE TOP OF A CONCRETE MONUMENT WITH BRASS CAP MARKING THE CORNER OF THE NORTHEAST QUARTER (LINE 1/4) OF SECTION 36, TOWN 8 NORTH, RANGE 18 EAST.

INDICATES IRON PIPE FOUND. (DIAMETER NOTED AT EACH PIPE CAP MARKING)

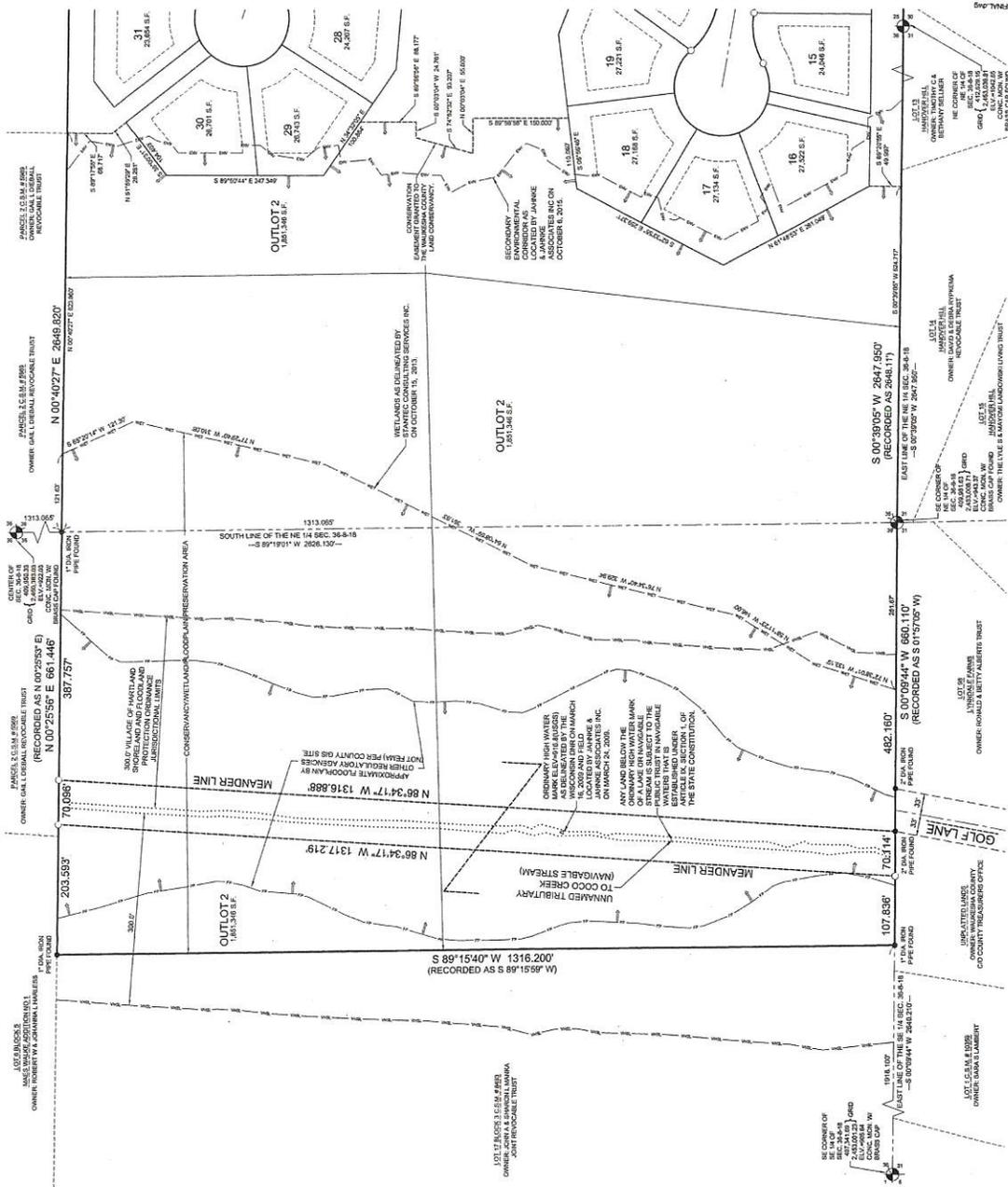
INDICATES CONCRETE MONUMENT WITH BRASS CAP FOUND.

There are no encroachments to this plat with the exception of Lots 236, 15, 236, 16, 236, 20, and 236, 21 (10' and 10' W.L. Stats. as provided by s. 236.12, W.L. Stats.).

John R. Stigler
 Wisconsin Land Surveyor
 State of Wisconsin
 License No. 1820
 Date of this 22nd Day of July, 2015
 Revised this 18th Day of July, 2015
 Revised this 15th Day of October, 2015
 THIS INSTRUMENT DRAFTED BY JOHN R. STIGLER
 SHEET NO. 1 OF 4 SHEETS

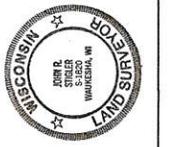
WINDRUSH

BEING A SUBDIVISION OF PART OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 AND NE 1/4 OF SECTION 36, TOWN 8 NORTH, RANGE 18 EAST, VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

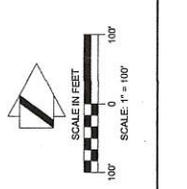


LOT	AREA	CHORD	BEARING	CHORD ANGLE	DEF ANGLE	AREA	TYP. BEARING	TYP. BEARING
1	77.781	220.000	N 89°23'54.5" W	90°15'00"	90°15'00"	77.781	N 89°23'54.5" W	N 89°23'54.5" W
2	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
3	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
4	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
5	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
6	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
7	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
8	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
9	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
10	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
11	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
12	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
13	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
14	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
15	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
16	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
17	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
18	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
19	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
20	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
21	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
22	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
23	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
24	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
25	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
26	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
27	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
28	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
29	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
30	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
31	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
32	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
33	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
34	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
35	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
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37	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
38	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
39	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
40	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
41	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
42	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
43	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
44	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
45	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
46	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
47	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	
48	108.339	290.000	N 87°21'18.0" W	90°15'00"	108.339	N 87°21'18.0" W	N 87°21'18.0" W	

John R. Stigler
 Wisconsin Land Surveyor
 No. 1820
 Expires 12/31/2015
 Renewed this 22nd Day of July, 2015
 Renewed this 18th Day of October, 2015
 Renewed this 15th Day of October, 2015



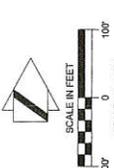
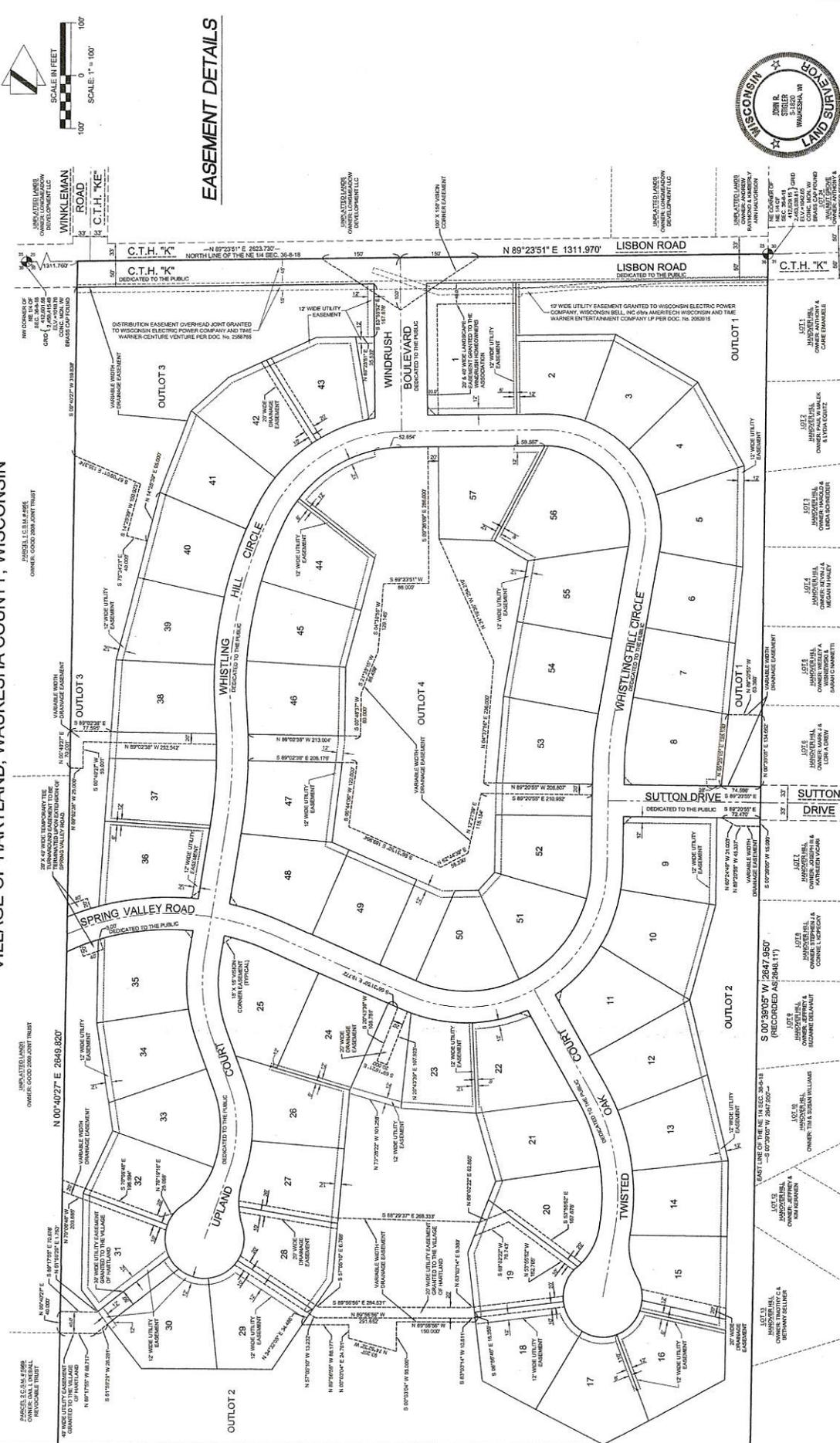
There are no objections to this plan with respect to
 Secs. 236.15, 236.16, 236.20 and 236.31(1) and (2),
 Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified October 21st, 2015
 R. M. Johnson
 Department of Administration



THIS INSTRUMENT DRAFTED BY JOHN R. STIGLER
 SHEET NO. 2 OF 4 SHEETS

WINDRUSH

BEING A SUBDIVISION OF PART OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 AND NE 1/4 OF SECTION 36, TOWN 8 NORTH, RANGE 18 EAST, VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN



EASEMENT DETAILS



John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. 1166
 License No. 2258, Day of July, 2015
 Revised this 22nd Day of September, 2015
 Revised this 15th Day of October, 2015

There are no objections to this plan with respect to
 Sec. 13, 23b.10, 23b.11, 23b.12, Wis. Stats.
 Wis. Stats. provided by 23.236.12, Wis. Stats.
 Certified October 16, 2015
 Department of Administration

REFERENCE BEARING: THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWN 8 NORTH, RANGE 18 EAST, BEARING OF N 89°23'51" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83).
 REFERENCE BENCHMARK: 1042.85 (USGS). THE TOP OF A CONCRETE MONUMENT WITH BRASS CAP MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWN 8 NORTH, RANGE 18 EAST.

- NOTES:
1. DISTANCES HAVE BEEN MEASURED TO THE NEAREST HUNDRETH OF A FOOT AND COMPUTED TO THOUSANDTHS OF A FOOT. ANGLES HAVE BEEN MEASURED TO THE NEAREST SECONDS OF AN ARC. ALL DISTANCES AND ANGLES ARE GIVEN TO THE NEAREST HUNDRETH OF A FOOT.
 2. THE HEIGHT OF ALL PLANTINGS, BERRIES, FENCES OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION. NO ACCESS TO ANY ROADWAY SHALL BE ALLOWED THROUGH THE VISION CORNER EASEMENT.
 3. ALL OF THE DRAINAGE EASEMENTS SHOWN ARE GRANTED TO THE WINDRUSH HOMEOWNERS ASSOCIATION AND THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN SAID EASEMENTS AREAS. THE DRAINAGE EASEMENTS ARE ALSO GRANTED TO THE HOMEOWNERS ASSOCIATION SO THAT THE VILLAGE OF HARTLAND CAN ACCESS THESE AREAS TO MAINTAIN THEM IF THE HOMEOWNERS ASSOCIATION FAILS TO MAINTAIN THEM. THE VILLAGE OF HARTLAND HAS THE RIGHT TO BILL EACH INDIVIDUAL LOT OWNER AN EQUAL PERCENTAGE OF THE BILL.
 4. SEE SHEET 4 FOR ADDITIONAL NOTES.

THIS INSTRUMENT DRAFTED BY JOHN R. STIGLER
 SHEET NO. 3 OF 4 SHEETS

Plat of Survey/Grading Plan
JAHNKE & JAHNKE ASSOCIATES INC.

SCALE 1" = 40'



Consultants in Engineering, Planning, Subdivisions and Surveying
 711 W. MORELAND BLVD. WAUKESHA, WISCONSIN 53188
 TELEPHONE (262) 542-5797 FAX (262) 542-7698

FOR: REGENCY BUILDERS

LEGAL DESCRIPTION: Lot 25, WINDRUSH, being a subdivision of part of the NE ¼ and SE ¼ of the NE ¼ and NE ¼ of the SE ¼ of Section 36, Town 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin.

Reference Bench Mark 1042.65 (USGS) The top of a concrete monument with brass cap marking the northeast corner of the Northeast Quarter (NE ¼) of Section 36, Town 8 North, Range 18 East

Suggested Residence Grade: First Floor 1034.9*
 Top of Foundation 1033.54*
 Yard Grade Front 1032.9*
 Rear 1023.5*

*suggested grade only

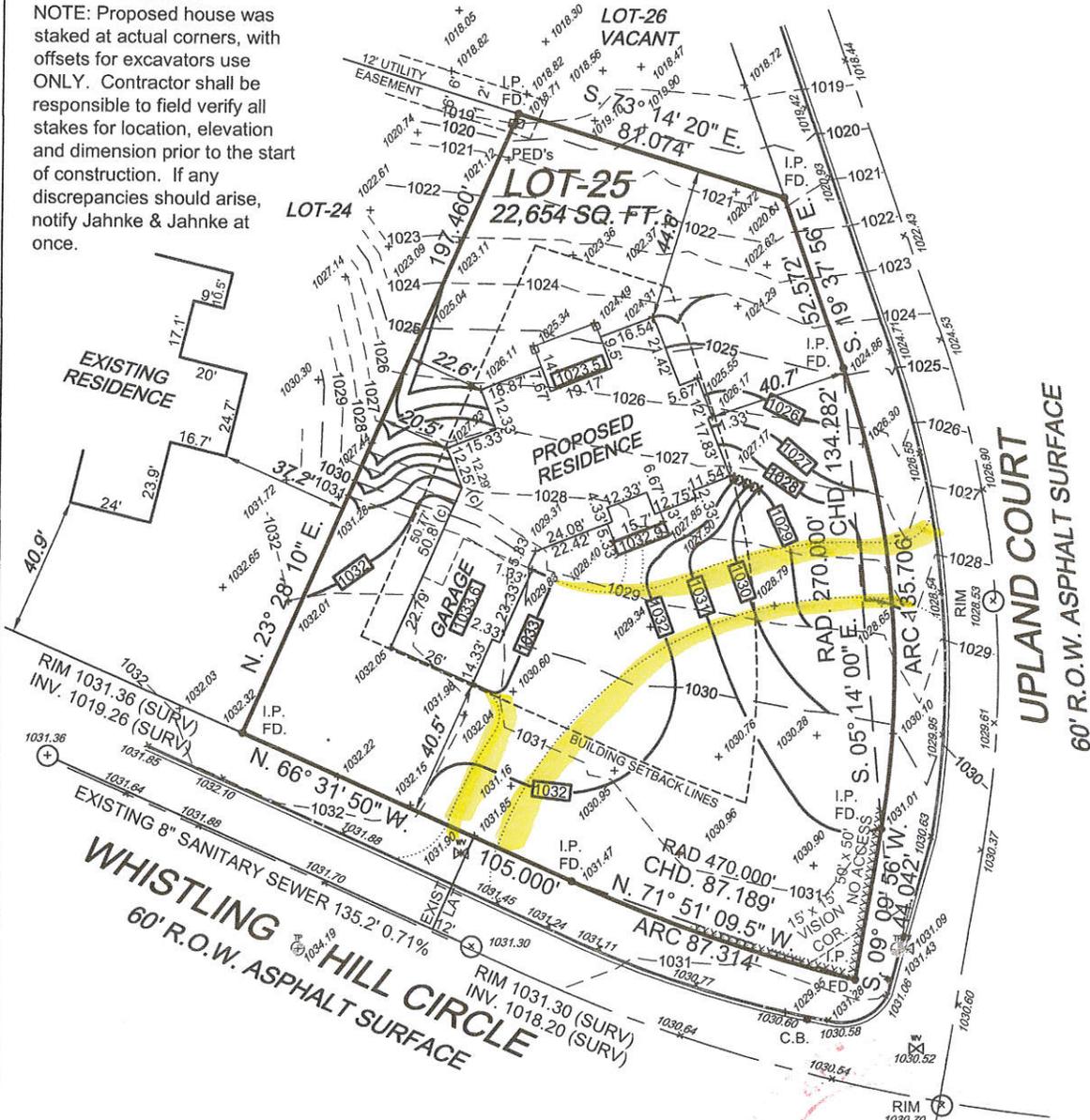
o Iron pipes found. No pipes set as part of survey.

NOTE: Expose sanitary sewer lateral before construction to verify location and gravity flow from the basement.

REFERENCE BEARING: The North line of the Northeast Quarter (NE ¼) of Section 36, Town 8 North, Range 18 East was used as the Reference Bearing and has a bearing of N89°23'51"E based on the Wisconsin State Plane Coordinate System, South Zone (NAD 27).

NO TITLE POLICY FURNISHED THEREFORE COMPLETENESS OF LEGAL DESCRIPTION AND EASEMENTS ARE NOT WARRANTED

NOTE: Proposed house was staked at actual corners, with offsets for excavators use ONLY. Contractor shall be responsible to field verify all stakes for location, elevation and dimension prior to the start of construction. If any discrepancies should arise, notify Jahnke & Jahnke at once.



STATE OF WISCONSIN) SS. _____
 COUNTY OF WAUKESHA)
 WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOUT PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820

If this seal is not red in color, this plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

DATED THIS 17 th DAY OF MARCH, 2016
 PLAT No. PS MERTON - 725 BOOK No. MERTON-45 PAGE No. 33
 DRAWN BY: P.M. 15-12-175



LANDSCAPE INC.

Post Office Box 823
Waukesha, WI 53187-0823
262-549-6111
262-549-9229
www.nelsonlandscape.com

Sheet Title:

PRELIMINARY SITE PLAN

Project:

LOT 25
WINDRUSH
HARTLAND, WI

Client:

Regency
REGENCY BUILDERS, INC.
1133 QUAIL COURT
PEWAUKEE, WI 53072

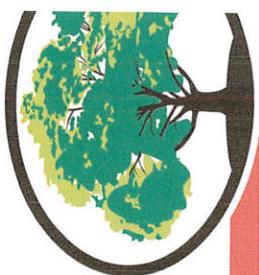
Plan Notes:

Designed By: C. J. N.
Drawn By: C. J. N.
Date: 3-29-16
Revisions: 10-09-16

Notice:

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Nelson Landscape Incorporated
This landscape design plan is the sole property of Nelson Landscape Incorporated and may not be reproduced, altered, or copied in any manner or form incorporated. This plan may not be used for bidding purposes without prior consent by Nelson Landscape Incorporated.

This plan is subject to final on-site conditions and may be modified or site modifications that were not made known at the time of preparation dated on this plan.



Subject: Re: Windrush Lot 25 Driveway

Date: Wednesday, November 2, 2016 at 11:05:04 AM Central Daylight Time

From: John Siepmann

To: Jonathan Schoenheider

#1 Siepmann approval

Jon,

We are ok with circle drives entering on different streets. We will support you proposing an amendment to the Final Plat that would remove the restriction.

Should you have any questions please call or email anytime.

Best regards,

John Siepmann

414.491.3536

www.siepmannrealty.com

On Nov 2, 2016, at 10:48 AM, Jonathan Schoenheider <jon@regencywi.com> wrote:

Good morning John, what did the family decide?

Jon,

Thanks for the update on the deed restriction for the driveway cuts on our lot. I reviewed all of the documents that were provided to us and I did not find that restriction, but as you explained the restriction is in another document. When we purchased the lot, we had envisioned the circular drive and in fact it was shown on the survey that was submitted with the building permit.

We understand that the reason for the restriction is that it prevents a traffic pass through to avoid the stop sign. Given the limited amount of traffic in the subdivision and the fact that two ends of that intersection are dead ends, we do not have a concern about traffic pass through. In addition, we believe that enabling our guests to park in our driveway for family gatherings, etc. provides a safer environment for pedestrians and traffic. When cars are parked on both sides of the street, there is only room for one car to pass at a time.

We respectfully request that the Village consider an exception to this restriction.

Please pass along our thoughts to the Village.

Thanks for your assistance in this matter.

Regards,

Ed & Margie Kitz

CHRISTOPHER BROCKLAND
CAROLYN BROCKLAND
W189S8985 CREEKSIDE CT
MUSKEGO WI 53150-9818

CLYDE J FABRIZIO
NANCY S FABRIZIO
11757 WINDPOINTE PASS
CARMEL IN 46033-9512

GOOD 2008 JOINT TRUST
N55W28311 CTH K
HARTLAND WI 53029

JASON T MARTIN
TRACY A MARTIN
386 PRAIRIEGRASS CT
HARTLAND WI 53029-8554

JEFF HORWATH FAMILY BUILDERS INC
1806 HWY 83
HARTLAND WI 53029-8840

JUDITH LADWIG
1904 TALLGRASS CIR
WAUKESHA WI 53188-2654

LEONARD AND PATRICIA QUADRACCI
REVOCABLE LIVING TR
7765 E BOWIE RD
SCOTTSDALE AZ 85258-3408

REGENCY BUILDERS INC
1133 QUAIL CT STE 300
PEWAUKEE WI 53072-3764

STILL RIVER BUILDERS LLC
700 PILGRIM PKWY
ELM GROVE WI 53122-2063

SUNRISE DEVELOPMENT LLC
C/O SIEPMANN REALTY
W240N1221 PEWAUKEE RD
WAUKESHA WI 53188-1659

THE KITZ FAMILY TRUSTS
803 N EVERGREEN CIR
HARTLAND WI 53029-8637

December 11, 2013

Mr. Jim Siepmann
Siepmann Realty Corporation
W240 N1221 Pewaukee Road
Waukesha, WI 53188

RE: Windrush Subdivision
Preliminary Plat Review

Dear Mr. Siepmann:

The Village of Hartland's Staff, as well as Ruekert & Mielke, Inc., has reviewed the preliminary plat for the Windrush Subdivision dated November 19, 2013. We are providing these comments as guidance and direction for you in preparation of updated preliminary plat documents.

Preliminary Plat – Windrush Subdivision

1. Is Lot 1 (existing Murphy residence) intended to be a part of the subdivision and subject to the subdivision's deed restrictions?
 - a. We recommend that concurrent with the completion and acceptance of sewer and water utilities that the existing well and septic systems be abandoned and the property connected to the municipal sewer and water system.
 - b. We recommend that concurrent with the installation of the natural gas in the subdivision that this property connect to the natural gas system and that the existing LP and/or fuel tanks be removed.
 - c. The driveway should be disconnected from CTH K and connected to the new street on the south side of the lot.
2. Road names
 - a. We recommend that the road name for Windrush Circle not be used for two different road names, i.e. Windrush Circle East and Windrush Circle West. Rather we suggest identifying two different road names.
 - b. We recommend identifying another road name for the east/west segment of roadway from Bayberry Court westerly to the west side of the subdivision.
3. Driveways
 - a. Provide an access restriction for driveways to be located no closer than 30-feet from the right-of-way line at intersections.
 - b. Provide a restriction to allow driveways to access only one street.
 - c. Provide a restriction to not allow driveway access to Windrush Boulevard.



Mr. Jim Siepman
Siepman Realty Corporation
December 11, 2013
Page 2

4. The Village does not require the showing of building envelopes on the plat. By showing the building envelope, especially on corner lots, the front, rear and side yards are predetermined and don't allow flexibility for orientating the house differently.
5. Verify that the 60-foot wide right-of-way width at the dead end at the westerly side of the subdivision will allow for a hammerhead turnaround to be installed.
6. The out lots need to show "Public Access Easement" for areas with public paths.
7. CTH K Access
 - a. Comply with Waukesha County regarding requirements for connecting to CTH K.

Additional Comments for Future Homestead Preliminary Plat Review

1. Provide striped and signed crosswalk across CTH K.
2. Provide emergency access for Whistling Hill Court.
3. Provide for reservation of land and storm water setback requirement for a potential municipal water supply well in the location of Test Boring TB-6.

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

Very truly yours,

RUEKERT/MIELKE

Ryan T. Amtmann, P.E.
Principal/Senior Project Manager

RTA:sjs

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

MEMORANDUM

TO: Plan Commission
FROM: David E. Cox, Village Administrator 
DATE: November 18, 2016
SUBJECT: Habitat for Humanity Development

As part of the meeting on Monday, the Commission will be asked to give concept review to a revised version of the proposed redevelopment of the former Slugger's site at 1270 E. Capitol Drive. The proposed development includes 13 single family home sites under condominium ownership with a private road on the 3.2 acre site.

As a reminder, the site is currently zoned A-1 Agricultural/Holding District, RS-3 Single Family Residential District and UCO Upland Conservancy Overlay District. The Comprehensive Plan identifies the area as Medium Density with anticipated densities of 8,000 square feet per dwelling unit (5.45 units per acre) to 19,999 square feet per dwelling unit (2.18 units per acre). The RS-3 Single Family Residential District provides for single family development at densities not too exceed 3.6 units per net acre. It further requires various setbacks and lot sizes including a minimum lot width of 90 feet and a minimum lot size of 12,000 square feet. Those standards notwithstanding, the Village Code allows for a Planned Unit Development Overlay District under which the Village may waive the setback and lot size standards and may increase the density by up to ten percent (10%).

The proposal from Habitat calls for 13 units along a private road on the 3.2 acre site. The proposal calls for single family homes under condominium-style ownership whereby a small area of "limited common area" is dedicated to each home and a building pad is defined therein. At Village Staff request, the concept plan was revised to better represent this situation. Under the concept, houses would be set back 20 feet from the road edge and 20 feet from the rear of the individual limited common area (lot). Additionally, they would be 10 feet from the side of the "lot" or 20 feet between houses. Staff roughly estimates that the individual lot sizes average about 5,300 square feet each and the building envelopes average 2,165 square feet. If the proposal is accepted, the developer would be requesting approval using the Planned Unit Development zoning process.

Below is a chart that outlines the RS-3 Single Family Residential District zoning standards as described in the Village Code. The table further outlines whether there exists a specific limit on adjustments to the standard using the PUD process or whether the items may be varied through the process. Finally, the table includes an evaluation of the concept as it relates to those various standards.

Standard	RS-3 Single Family Residential District Standard	Planned Unit Development Standard	Concept Proposal	Concept Average
Density	3.6/acre (11.52 units)	+10% (3.96/acre) (12.67 units)	4.06/acre (13 units)	
Lot Area	12,000 sq. ft.	Variable	@3,500<6,400sq.ft.	@5,300
Lot Width	90 ft	Variable	Not Calculated	
Minimum Floor Area	1,600 to 2,000sq.ft.	Variable	Building Pads 1,306<2,955sq.ft.	@2,165 sq.ft.
Rear Yard	30 ft	Variable	20 ft	
Side Yard	Sum=25ft; Single not less than 10ft	Variable	10 ft	
Street Yard	30 ft from ROW	Variable	20 ft from Road	

Staff has discussed the proposal with the developer and has made a number of suggestions and comments, some of which are reflected in the current version. While the review being undertaken by the Plan Commission at the upcoming meeting is one of a policy nature, staff has some preliminary comments if the project should move forward.

- A final determination will need to be made on zoning. Any district used for this project will require modification through the PUD Overlay process. The parcel with the existing house will need to be rezoned to a residential district. The Commission may wish to determine whether the existing RS-3 or possibly the RM-3 Condominium Multi-Family Residential District is more appropriate. In any case, via the PUD process, the Village will need to determine what the potential tradeoffs are for granting the PUD.
- Water and sewer will be extended and a final determination will need to be made as to how those utilities are constructed and what portion would become Village-owned.
- The Village will need to determine whether a privately maintained road is acceptable.
- The storm water facility is located near the front of the development. The Village should determine whether that must remain in that location as part of the final plans.
- Staff has some concern about the small turn around at the end of the road and whether that is usable by private vehicles in the development. It is expected that public safety equipment would use that exit if necessary.
- The sidewalk serving this property should be extended to a point where it can cross to connect with the existing Village system at Rustic Lane.
- The development includes a proposed 24 foot wide roadway. Will this, along with driveways, adequately provide for parking?

- Access to Lots 1 and 2 are of concern. This may be better served by a different configuration for the lots.
- Some concern remains about encroachment into the environmental area at the north end of the parcel.

The Plan Commission is asked to review the proposed concept and to determine whether it is recommended for approval; recommended for approval with modifications; or recommended for denial. This item is expected to be forwarded to the Village Board for its consideration at the Regular Meeting on November 28.

DCPC Concept - 13 unit

Attachments

cc: President and Village Board
Scott Hussinger, Building and Zoning Official
Mike Einweck, Public Works Director
Ryan Amtmann, Village Engineer
Darlene Igl, Village Clerk
Mike Doble, Lynch and Associates (Via E-Mail, No Attachments)
Mike Kreitzer, (Via E-Mail, No Attachments)
Diane McGeen, Habitat for Humanity (Via E-Mail, No Attachments)



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

**APPLICATION FOR
 PLAN COMMISSION**

\$300 PLAN REVIEW FEE DUE AT TIME OF APPLICATION

Project Description ¹³ <u>1st HOME CONCEPTUAL PLAN (CORRECTED PER APPLICANT)</u>			
Proposed Use <u>RESIDENTIAL</u>		No. of Employees <u>0</u>	
Project Location <u>1270 E. CAPITOL DRIVE / E. CAPITOL DR. and TOLBERT LANE</u>			
Project Name <u>HABITAT FOR HUMANITY</u>			
Owner <u>WAUKESHA STATE BANK</u>		Phone	
Address <u>P.O. Box 648</u>		City <u>WAUKESHA</u>	State <u>WI</u> Zip <u>53187</u>
Engineer/Architect <u>LYNCH and ASSOCIATES- ENGINEERING CONSULTANTS</u>		Phone <u>262-402-5040</u>	FAX <u>262-402-5046</u>
Address <u>5482 S. WESTRIDGE DR.</u>		City <u>NEW BERLIN</u>	State <u>WI</u> Zip <u>53181</u>
Contact Person <u>DAN MEIER</u>	Phone <u>262-402-5044</u>	FAX <u>262-402-5046</u>	E-mail <u>dmeier@lynch-engineering.com</u>

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.

Pd. \$300.00 #177847

Date Applied: <u>10-31-16</u>	Date of Meeting:	Return Comments by:
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BRETT NORDWIG
PAULA NORDWIG
1250 E CAPITOL DR
HARTLAND WI 53029

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JOAN FOLVAG
106 BLUE RIDGE CT
HARTLAND WI 53029

CRAIG A EISENHUT
AMY S EISENHUT
N46W29096 CAPITOL DR
HARTLAND WI 53029-2243

DAVID & P MANSMITH TRUST
105 BLUE RIDGE CT
HARTLAND WI 53029

GLEN KULKOSKI
JOY KULKOSKI
W291N4616 TOLBERT LN
HARTLAND WI 53029

G MDF TRANSITION TRUST
134 TERRACE LN
HARTLAND WI 53029

GREGORY GURLIK
CHERYL GURLIK
N47W29029 COUNTY ROAD JK
HARTLAND WI 53029-2353

JAMES H & SUSAN M SAKE 2011
LIVING TRUST
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HARTLAND WI 53029

JAMES WATERS
CYNTHIA WATERS
W291N4651 TOLBERT LN
HARTLAND WI 53029

JAMES WATERS
ROBERT WATERS ET AL
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BROOKFIELD WI 53008-0805

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J BIEVER
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JENNIFER R CHAPEL
108 BLUE RIDGE CT
HARTLAND WI 53029-1830

MARY ELLEN WIDMANN
118 TERRACE LN
HARTLAND WI 53029

MICHAEL J O'SHEA
107 BLUE RIDGE CT
HARTLAND WI 53029-1830

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HARTLAND WI 53029

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JESSICA A KLINK
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DARLENE STEVENS
215 RUSTIC LN
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SHAWN BRUNNER
N39W27051 GLACIER RD
PEWAUKEE WI 53072-2328

THOMAS W SCHMIDT
SHARYN K SCHMIDT
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HARTLAND WI 53029-2288

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HARTLAND WI 53029

TIMOTHY SCHMIDT
DIANE SCHMIDT
245 RUSTIC LN
HARTLAND WI 53029

WALKER REVOCABLE LIVING TRUST
330 RUSTIC LN
HARTLAND WI 53029

WAUKESHA STATE BANK
PO BOX 648
WAUKESHA WI 53187-0648

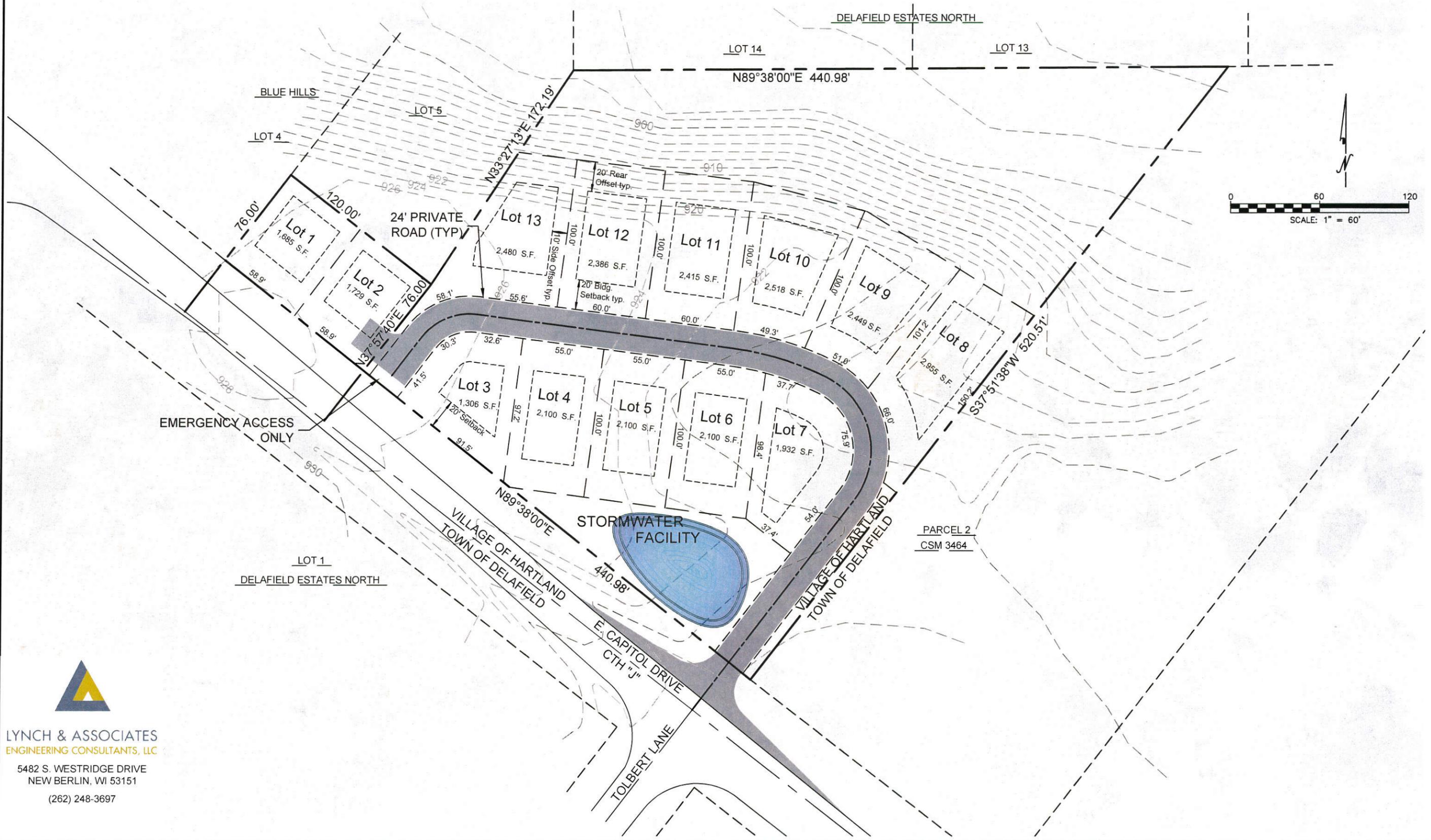
WILLIAM ANDERSON
S ANDERSON
N47W29095 COUNTY ROAD JK
HARTLAND WI 53029-2353

CONCEPT PLAN

Revised: October 12, 2016
Date: September 26, 2016

Unplatted Lands in Part of the NE 1/4 of Section 2 and Parcel 3, Certified Survey Map 3464 being in the NE 1/4 of Section 2, Town 7 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin

Job No. 16-0030
Habitat for Humanity
Mike Kreitzer



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

5482 S. WESTRIDGE DRIVE
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