

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, DECEMBER 19, 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 November 21, 2016.
2. Architectural Board and Plan Commission review and consideration of site and building plans for construction of a 4,250 square foot two story school addition for St. Charles Parish School, 313 Circle Drive, Zimmerman Architectural Studios, Engineer/Architect.
3. Architectural Board and Plan Commission review and consideration of site and building plans for construction of a secured self-storage facility located on Rose Drive, Benchmark Secured Storage of Hartland, LLC, Applicant, Perspective Design, Engineer/Architect.
4. 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).

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

**VILLAGE OF HARTLAND
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, NOVEMBER 21, 2016
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

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

Roll Call

1. Motion (Swenson/Hallquist) to approve the Jt. Architectural Board/Plan Commission Minutes of October 17, 2016. Carried (6-0).

2. Architectural Board consideration of an application for a sign for Ocreative at 301 Pawling Ave.

The sign consists of individual letters attached to the wall with an existing overhead light.

Motion (deCourcy-Bower/Swenson) to approve an application for a sign for Ocreative at 301 Pawling Ave. Carried (6-0).

3. Architectural Board consideration of an application for a sign for Social Life Dance at 350 Cottonwood Ave.

This sign has not yet been approved by the Business Improvement District. The size of the sign is appropriate.

Motion (Hallquist/Swenson) to approve an application for a sign for Social Life Dance at 350 Cottonwood Ave, pending BID approval. Carried (6-0).

4. Architectural Board consideration of an application for a sign for Triangle Tap at 247 W. Capitol Dr.

This sign has not yet been approved by the Business Improvement District. It replaces an existing sign. Scott Hussinger will confirm the clearance from the bottom of the sign to grade.

Motion (de-Courcy-Bower/Hallquist) to approve an application for a sign for Triangle Tap at 247 W. Capitol Dr., pending BID approval and Scott Hussinger confirming the sign clearance. Carried (6-0).

5. Architectural Board consideration of an application for a sign for Birch & Banyan at 150 E. Capitol Dr.

This sign has been approved by the BID and is replacing the existing sign. Initially Cresthaven Homes had planned two lights above their sign, but they did not follow through. It appears that those two electrical boxes have been covered. It is not clear if the intent of the new owner is to use them for their lighting. There is nothing on the application regarding a lighting plan. When the lighting plan is confirmed, the applicant should be advised that the lighting must be on a timer and turned off at the time of closing or no later than 10 PM.

Motion (de-Courcy-Bower/Hallquist) to approve an application for a sign for Birch & Banyan at 150 E. Capitol Dr., pending clarification of illumination and lighting to be turned off no later than 10 PM. Carried (6-0).

6. Plan Commission consideration of an application for approval of the Plan of Operation for Bicycle Barn at 130 E. Capitol Dr.

The Bicycle Barn is an exercise facility in the lower level of this building. The use is acceptable and similar to others in the building. The main question relates to parking capacity in the area. Most of the scheduled classes do 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. The evening classes are less attended than the morning activities. 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.

Motion (Hallquist/Schneeberger) to approve an application of the Plan of Operation for Bicycle Barn at 130 E. Capitol Dr. Carried (6-0).

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.

The owners of Blue Ribbon Flooring are proposing a 4,594 s.f. addition to their facility. The proposed addition will match the look of the existing facility (metal siding) and will include outdoor lighting in the same character. The addition will be about three feet higher than the current building. Staff noted that some technical issues include 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 noted 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 (and it is a Village Code requirement) to now pave the area for the new addition to allow the anticipated truck traffic to maneuver and removal of unnecessary gravel with restoration in the grass. There will be no outdoor storage. This space is warehouse only, with no additional employees or parking needed.

There was concern about storm water runoff into the wetlands. Administrator Cox stated that he would work with the engineer to work out a resolution.

Motion (Swenson/de-Courcy-Bower) to recommend to the Village Board approval of site and building plans for construction of an addition to Blue Ribbon Flooring, 475 Cardinal Lane, Dave Smith, Owner, MSI General, Engineer/Architect, contingent upon staff receiving the asphalt layout. Carried (6-0).

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.

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 the 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. Setback requirements will still need to be met.

Motion (de-Courcy-Bower/Hallquist) to recommend to the Village Board approval 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. (Carried 6-0).

9. Plan Commission review of a concept plan for a 13 unit single family home development at 1270 E Capitol Drive.

Diane McGee, from Habitat from Humanity, presented the background and vision of the non-profit organization.

She described the proposal 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. 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. The individual lot sizes average about 5,300 s.f. each and the building envelopes average 2,165 s.f. The developer would also request approval using the Planned Unit Development zoning process.

There were about 75 residents present from the Village of Hartland and the nearby areas of the Town of Delafield.

Kitty Kollmeyer, a resident from Rustic Lane, was the spokesperson for numerous people who signed petitions against the Habitat for Humanity project. Others who spoke were Scott Whitmore, Town of Delafield, Carol Taavola, Highland Avenue (in favor

of the project), Jeff Pfannerstill, 1140 E. Capitol Drive, Dick Landwehr, 251 Meadow Lane, Jeff Bierman, 1222 Lisbon Avenue, Roland Niemetschek, HWY JK, Town of Delafield (concerned about liability regarding the pond on his property and possibly having children play in it) and Craig Eisenhut, Town of Delafield.

The main areas of concern from those residents who opposed the Habitat for Humanity project:

- This plan is too dense. 13 homes on 3.2 acres are too many.
- Many were supportive of the Habitat for Humanity organization, but not for the project as described
- The planned lot frontage of 50 – 60 ft. is not compatible with the surrounding area lot sizes
- It was suggested that Habitat for Humanity take some older homes in the Village and rehabilitate them
- It was mentioned that the Habitat property may have been filled in in years past and may have some environmental issues
- Some residents are interested in buying the property from Waukesha State Bank to create a park or leave it natural
- There is too little green space for the amount of children and pets that might live and play in the development

Village Board Discussion:

- David deCourcy-Bower investigated information on this parcel. The ½ acre lot with the house is owned by Habitat. The other parcel is owned by Waukesha State Bank. There is an environmental corridor on the edge of this property. It is zoned for medium density, A-1, with an environmental corridor. The Village Comprehensive Plan allows a range of 4 - 11 homes. The lots on the plan encroach the environmental corridor. Does this density fit and is it compatible? Thirteen houses are too dense and it is not consistent with what is in the area. Mr. deCourcy-Bower suggested redeveloping existing houses in the Village that could use renovation.
- Tim Hallquist said the plan is too dense.
- Dave Lamerand asked what would be an appropriate density. Seven or eight houses?
- David deCourcy-Bower thought the lower end of the density.

Motion (deCourcy-Bower/Hallquist) to recommend to the Village Board to deny the concept plan for a 13 unit single family home development at 1270 E Capitol Drive. Carried (4-2). The project was denied.

10. Adjourn

Motion (deCourcy-Bower/Swenson) to adjourn. Carried (6-0). Meeting adjourned at 9:00 PM.

Respectfully submitted by
Recording Secretary,
Lynn Meyer
Deputy Clerk

5. Stormwater management of the area should be evaluated for improvement in not only the quantity of water but also to adhere to the newer requirements related to water quality.
 - a. In particular, all stormwater inlets in the work area should be converted to include a sump of at least 18-inches (the Village standard is 24 inches).
 - b. The existing stormwater inlet on the west side of the parking lot, into which much of the surface flow and all of the stormwater facilities in the revised area is directed, should be replaced and converted to a catch basin with a sump of at least 18-inches.
6. Staff has also created a list of technical and other corrections to the submitted plans that should be addressed prior to construction plan submission for permitting. The list will be shared with the applicant and its representatives.

While the project is recommended for approval, staff does request that these matters be addressed to the satisfaction of the Plan Commission or that addressing the matters to the satisfaction of staff be a condition of approval.

DCSt Charles School Addition

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



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 2 Story School Addition, 4,250 SF Footprint			
Proposed Use School / Education		No. of Employees	
Project Location 313 Circle Drive			
Project Name St Charles Parish School Addition			
Owner St Charles Parish		Phone 262 - 367-0800	
Address 313 Circle Drive		City Hartland	State WI Zip 53029
Engineer/Architect Zimmerman Architectural Studios		Phone 414-476-9500	FAX
Address 2122 W Mt Vernon Avenue		City Milwaukee	State WI Zip 53233
Contact Person Doug Barnes	Phone 414-918-1461	FAX	E-mail doug.barnes@zastudios.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: 12-2-16	Date of Meeting: 12-19-16	Return Comments by:
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178277

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

Job Address 313 Circle Drive			
Lot	Block	Subdivision	Key No. HAV
Owner St Charles Catholic Parish		EMAIL mbeck@stcharleshartland.org	Phone 262 - 367 - 0800
Address 313 Circle Drive		City Hartland	State WI Zip 53029
Contractor Zimmerman Architectural Studios	Phone 414-918-1461	FAX	EMAIL Doug.barnes@zastudios.com
Address 2122 W. Mt Vernon Avenue		City Milwaukee	State WI Zip 53233

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.

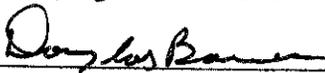
Date Applied: _____ Date of Meeting: _____ Item No. _____

**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. Douglas Barnes  December 1, 2016
 Printed Name Signature Date

B. 2122 W. Mt Vernon Avenue Milwaukee WI 53233
 Street City State Zip

C. Phone 414-918-1461 Fax: _____ E-Mail doug.barnes@zastudios.com

Property Owner Name, Mailing Address, Signature & Date:

A. Marge Beck  Dec. 1, 2016
 Printed Name Signature Date

B. 313 Circle Drive Hartland WI 53029
 Street City State Zip

C. Phone 262- 367 - 0800 Fax: _____ E-Mail mbeck@stcharleshartland.org

 Village Official Accepting Form & Date

INTERNAL USE ONLY

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

Plan Commission Project Number: _____

ALAN SLEAPER
DIANE SLEAPER
624 RENSON RD
HARTLAND WI 53029

ANN C CHARLESWORTH
613 RENSON RD
HARTLAND WI 53029

CHARLES & KAREN KVOOL TRUST
208 HAZEL LN
HARTLAND WI 53029

CHRISTOPHER R KLAWITTER
ROBERT M KLAWITTER ET AL
618 BELSHIRE DR
HARTLAND WI 53029-1802

CYNTHIA L CORRIGAN
612 BELSHIRE DR
HARTLAND WI 53029

DANIEL J ZEUSKE
KAREN M ZEUSKE
539 RENSON RD
HARTLAND WI 53029-1825

DAVID & GWENDOLYN STAE TRUST
279 HAZEL LN
HARTLAND WI 53029

DAVID GREVENKAMP
ANN GREVENKAMP
618 RENSON RD
HARTLAND WI 53029

DAVID L VODNIK
604 BELSHIRE DR
HARTLAND WI 53029

DELBERT KRAEMER
EDNA KRAEMER
545 RENSON RD
HARTLAND WI 53029

EDWARD R HORN
PATRICIA K HORN
234 CIRCLE DR
HARTLAND WI 53029

GAIL E SCHNEEBERGER
JAMES R SCHNEEBERGER
251 CIRCLE DR
HARTLAND WI 53029

GRANT P HULTMAN
MARY R HULTMAN
250 CIRCLE DR
HARTLAND WI 53029

JAMES F ECKERT
241 CIRCLE DR
HARTLAND WI 53029

JASON A CHRISTIANSEN
280 HAZEL LN
HARTLAND WI 53029

JOAN M PEDERSEN
240 CIRCLE DR
HARTLAND WI 53029

JOHN LEDZIAN
JENNIFER LEDZIAN
619 BELSHIRE DR
HARTLAND WI 53029

JOHN MARQUARDT
MARIE MARQUARDT
233 CIRCLE DR
HARTLAND WI 53029

JOSEPH SCHNEIDER
621 RENSON RD
HARTLAND WI 53029

NEIL DAUPHIN
CHERYL DAUPHIN
251 CARLIN CT
HARTLAND WI 53029

PATRICK DECLEENE
CYNTHIA G DECLEENE
627 BELSHIRE DR
HARTLAND WI 53029

RICKY LOW
KELLY LOW
612 RENSON RD
HARTLAND WI 53029

ROBERT & ELIZABETH EBERHARDY
JOINT REVOCABLE TRUST
285 HAZEL LN
HARTLAND WI 53029

ROBERT WISNIEWSKI
VALERIE WISNIEWSKI
511 RENSON RD
HARTLAND WI 53029

ROSS A & KARLA A BLANK REVOCABLE
LIVING TRUST
611 BELSHIRE DR
HARTLAND WI 53029

SCOTT ZANE
CINDY ZANE
286 HAZEL LN
HARTLAND WI 53029

ST CHARLES CONGREGATION
313 CIRCLE DR
HARTLAND WI 53029

SUSAN M LOPPNOW 2005 LIVING
TRUST
604 RENSON RD
HARTLAND WI 53029

THOMAS OSTERMANN
JENNIFER OSTERMANN
241 CARLIN CT
HARTLAND WI 53029

VERONICA M MYERS TRUST
603 BELSHIRE DR
HARTLAND WI 53029



① View Looking East



② View Looking South East



3 View Looking North East



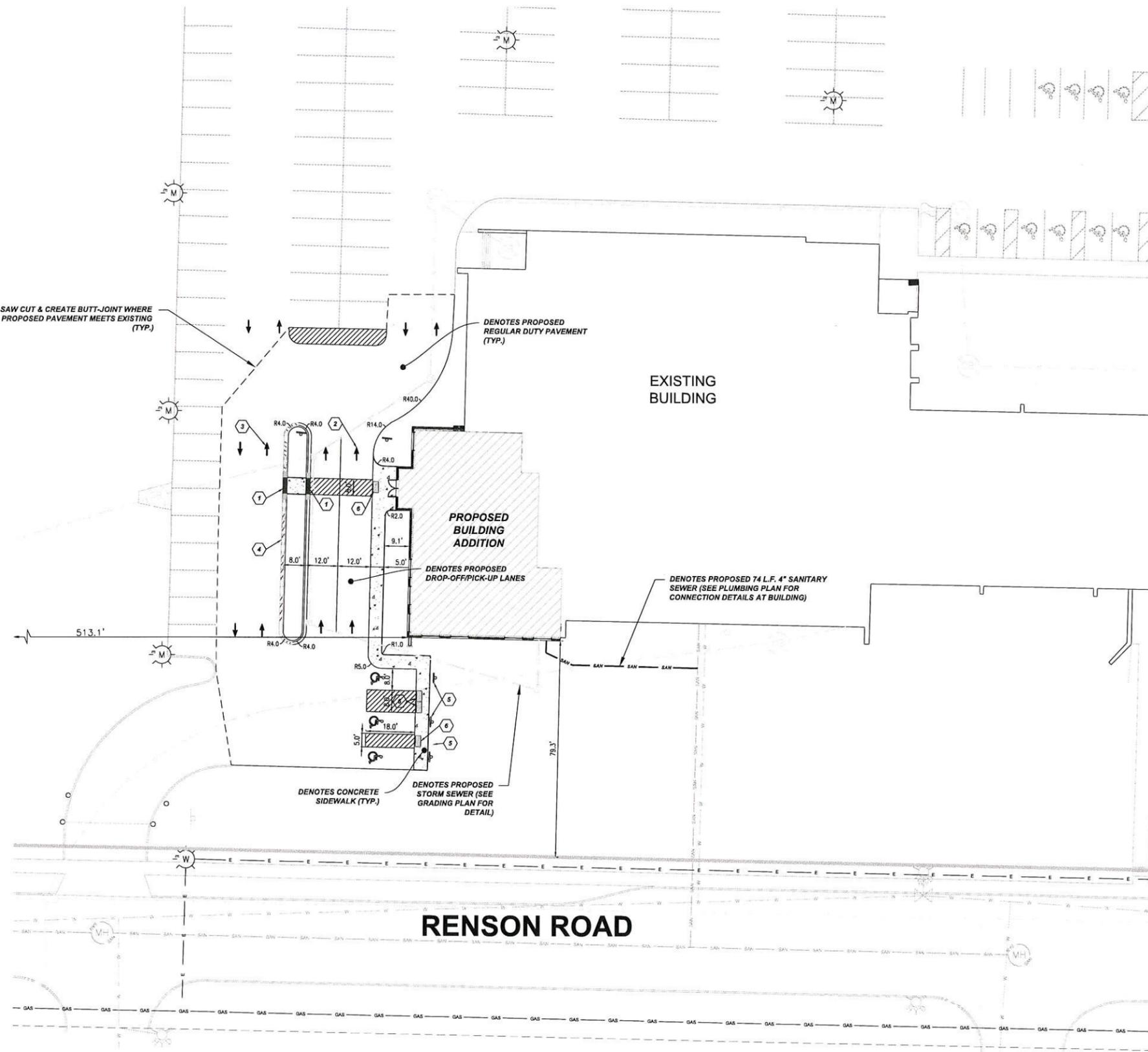
4 View Looking North East



⑤ View From Street Looking North East



⑥ View Looking North



SITE CALCULATION TABLE

TOTAL SITE AREA	12.49 AC
TOTAL DISTURBED AREA	0.45 AC
EXISTING IMPERVIOUS AREA	0.36 AC*
IMPERVIOUS AREA (POST CONSTRUCTION)	0.35 AC*
PROPOSED GREENSPACE (POST CONSTRUCTION)	0.10 AC*
(POST CONSTRUCTION CONDITIONS ADD 0.01 AC OF GREENSPACE)	
TOTAL NET PARKING LOSS*	3
HANDICAP PARKING LOSS*	1
*RELATIVE TO AREA BEING DISTURBED	

- NOTES**
- DENOTES PROPOSED 6 L.F. DEPRESSED CURB WITH 2' CURB TAPERS ON EACH SIDE.
 - DENOTES PROPOSED "ONE WAY DO NOT ENTER" SIGN.
 - DENOTES PROPOSED PARKING SYMBOL.
 - DENOTES PROPOSED REVERSE STYLE CURB.
 - DENOTES PROPOSED HANDICAP SIGN.
 - DENOTES PROPOSED TRUNCATED DOMES.

HATCH LEGEND

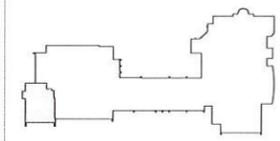
	PROPOSED CONCRETE SIDEWALK
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED DEPRESSED CURB
	PROPOSED TAPER CURB
	PROPOSED REVERSE CURB

UTILITY LEGEND

SYMBOL	DESCRIPTION
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
	EXISTING ELECTRICAL LINE
	PROPOSED ELECTRICAL LINE
	EXISTING GAS MAIN
	PROPOSED GAS MAIN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	OVERHEAD WIRES
	EXISTING POWER POLES
	EXISTING LIGHT POLES
	SANITARY MANHOLE
	FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING STORM STRUCTURE
	PROPOSED STORM STRUCTURE
	DENOTES EMERGENCY OVERFLOW ROUTE / DRAINAGE PATH
	PROPOSED & EXISTING SPOT GRADE

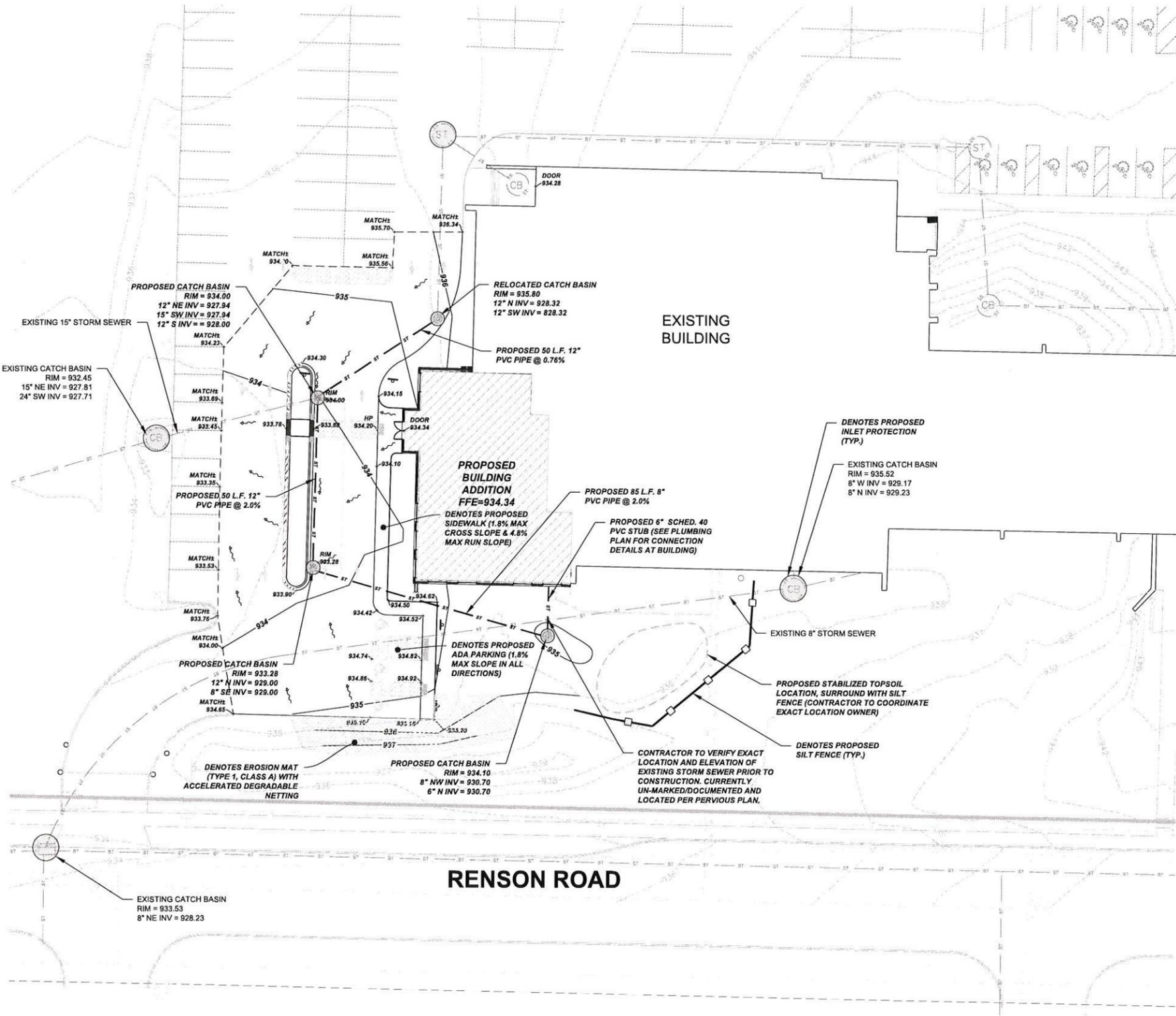


IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS,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



Revisions/Issued For:

No.	Date	Description
1	12/1/16	PLANNING COMMISS./ARCH. BOARD REVIEW



- ### EROSION CONTROL NOTES AND PHASING
- ESTIMATED CONSTRUCTION TIMEFRAMES:
 INSTALL EROSION CONTROL = JANUARY 2016
 GRADING AND UTILITY INSTALLATION = DECEMBER 2016
 BEGIN BUILDING CONSTRUCTION = JANUARY 2017
 FINAL SITE GRADING AND RESTORATION = OCTOBER 2017
 COMPLETE BUILDING CONSTRUCTION = OCTOBER 2017
- ALL CHANGES TO THE ABOVE SCHEDULE SHALL BE REVIEWED AND APPROVED BY THE MUNICIPALITY.
- CONTRACTOR SHALL INSPECT ALL EROSION CONTROL PRACTICES WEEKLY AND AFTER ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL PERFORM ALL INSPECTIONS AND DOCUMENTATION PER THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES. ALL REQUIRED REPAIRS SHALL BE MADE WITHIN 24 HOURS.
 - PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR WILL HAVE IN PLACE, ALL APPLICABLE PLAN APPROVALS AND PERMITS.
 - INSTALL CONSTRUCTION ENTRANCES, SEDIMENT TRACKING PADS, AND ALL SILT FILTER FENCING, AS INDICATED ON PLANS. SEDIMENT TRACKING PADS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PROJECT. SEDIMENT TRACKED ONTO STREETS SHALL BE REMOVED (BY SWEEPING) AT END OF EACH WORK DAY.
 - STRIP TOPSOIL FROM THE SITE (WHERE PROPOSED IMPROVEMENTS OR GRADING IS SHOWN ONLY). TOPSOIL STOCKPILE(S) REMAINING FOR MORE THAN SEVEN DAYS SHALL BE STABILIZED WITH VEGETATIVE COVER, MULCH, TARPS OR OTHER APPROVED PRACTICE. EROSION FROM TOPSOIL PILES LEFT FOR LESS THAN SEVEN DAYS SHALL BE CONTROLLED WITH SILT FENCE OR OTHER APPROVED METHOD. ANY TOPSOIL STOCKPILE WITHIN 25' OF A ROADWAY OR DRAINAGE DITCH SHALL BE COVERED WITH TARPS OR OTHER APPROVED METHOD. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS IS TO BE STABILIZED BY SEED, SOD, MULCH, OR OTHER APPROVED METHOD.
 - INSTALL UTILITIES
 - BEGIN BUILDING CONSTRUCTION.
 - REDISTRIBUTE TOPSOIL FROM STOCKPILE(S) TO A DEPTH OF 6 INCHES. SURPLUS TOPSOIL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, COORDINATE W/ OWNER. FINAL GRADE, SEED AND MULCH SITE. PLACE EROSION CONTROL MATTING WHERE INDICATED ON PLANS. (SEEDING AND MULCHING TO CONFORM WITH APPROVED SEED MIXTURES AND APPLICATION RATES, SEE LANDSCAPE PLAN FOR FINAL SEED AND SOD SPECS. EROSION CONTROL MATTING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.)
 - INSTALL AGGREGATE BASE COURSE IN AREAS TO BE ASPHALT AND/OR CONCRETE PAVED
 - INSTALL ASPHALT AND CONCRETE SECTIONS.
 - UPON SITE STABILIZATION, REMOVE TEMPORARY EROSION CONTROL PRACTICES. CLEAN STRUCTURES OF ANY SEDIMENT AND/OR CONSTRUCTION DEBRIS.
 - CONSTRUCTION AND WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF ON A ROUTINE BASIS. NO CONSTRUCTION OR WASTE MATERIALS SHALL BE TRACKED, BLOWN OR OTHERWISE LOCATED OR STORED ON ADJACENT PROPERTIES.
 - DUST CONTROL SHALL BE MAINTAINED ONSITE WITH USE OF A WATER TRUCK (IF NECESSARY).

EROSION CONTROL LEGEND

SILT FILTER FENCE		DITCH CHECK	
CONSTRUCTION ENTRANCE		STABILIZED TOPSOIL PILE	
EROSION MAT		INLET SEDIMENT GUARD	

UTILITY LEGEND

SYMBOL	DESCRIPTION
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
	EXISTING ELECTRICAL LINE
	PROPOSED ELECTRICAL LINE
	EXISTING GAS MAIN
	PROPOSED GAS MAIN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	OVERHEAD WIRES
	EXISTING POWER POLES
	EXISTING LIGHT POLES
	SANITARY MANHOLE
	FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING STORM STRUCTURE
	PROPOSED STORM STRUCTURE
	DENOTES EMERGENCY OVERFLOW ROUTE / DRAINAGE PATH
	PROPOSED & EXISTING SPOT GRADE

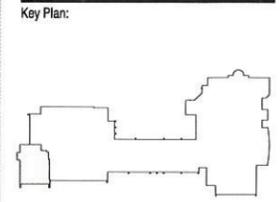


IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS,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

Project:
St. Charles Hartland School Addition

MUNICIPAL REVIEW SET
 NOT FOR CONSTRUCTION
 DATE: DECEMBER 1, 2016

Location:
 313 Circle Drive
 Hartland, WI 53029-1824



Sheet:
Grading & Erosion Control Plan

Scale:
 SCALE: 1" = 20'

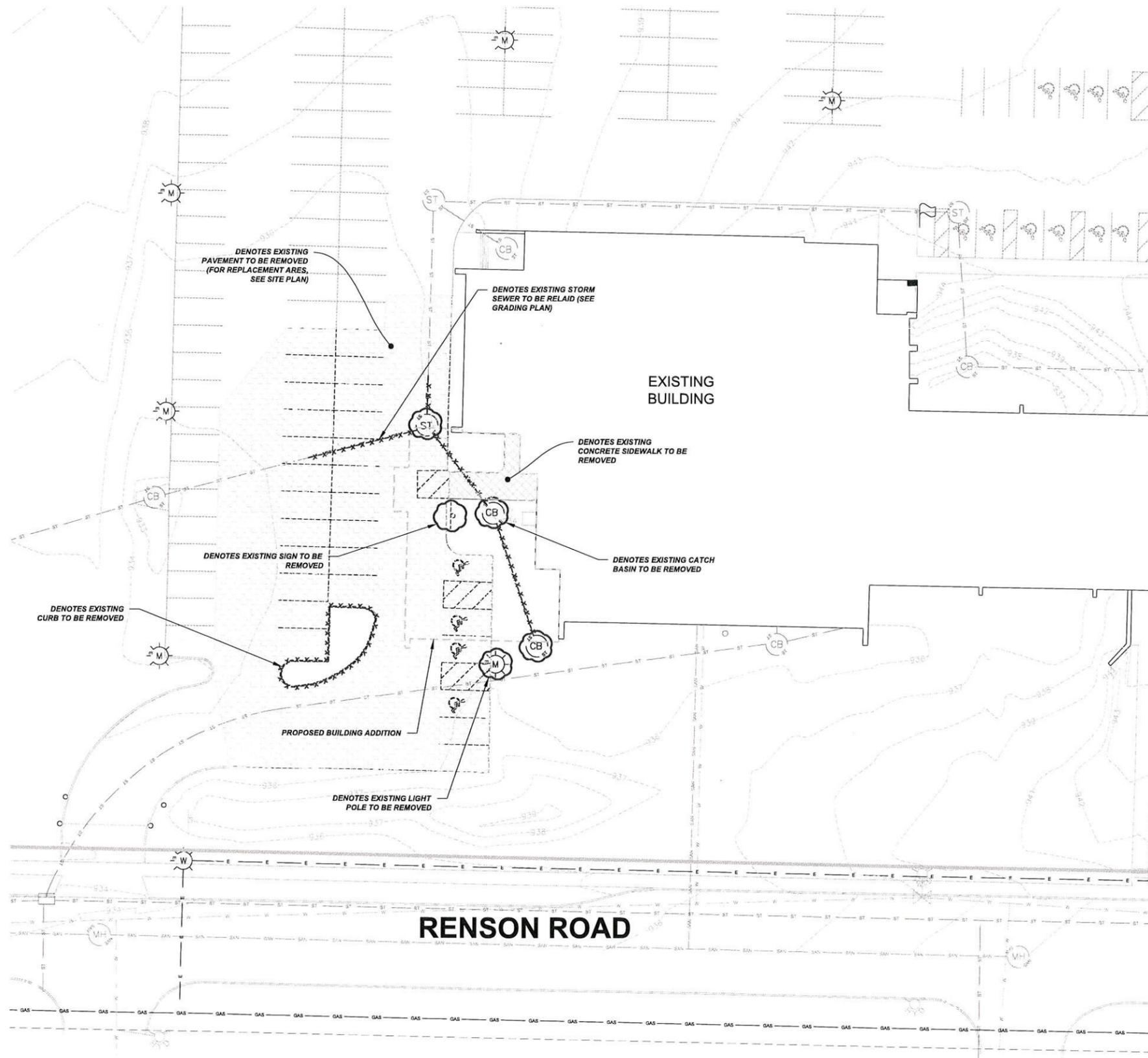
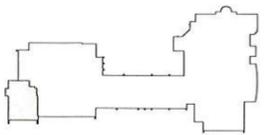
Revisions/Issued For:

No.	Date	Description
1	12/1/16	PLANNING COMMISS./ARCH. BOARD REVIEW

Date:
 12/1/16

Project No.:
 160088.00

Sheet No.:
C1.01



DEMOLITION LEGEND

	DENOTES ITEM TO BE REMOVED OR DEMOLISHED
	DENOTES PAVEMENT REMOVAL AREA
	DENOTES CONCRETE SIDEWALK REMOVAL AREA
	DENOTES ITEM TO BE ABANDONED OR REMOVED
	DENOTES TREE TO BE REMOVED

UTILITY LEGEND

SYMBOL	DESCRIPTION
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
	EXISTING ELECTRICAL LINE
	PROPOSED ELECTRICAL LINE
	EXISTING GAS MAIN
	PROPOSED GAS MAIN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	OVERHEAD WIRES
	EXISTING POWER POLES
	EXISTING LIGHT POLES
	SANITARY MANHOLE
	FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING STORM STRUCTURE
	PROPOSED STORM STRUCTURE
	DENOTES EMERGENCY OVERTFLOW ROUTE / DRAINAGE PATH
	PROPOSED & EXISTING SPOT GRADE



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 THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE, RELATIVE TO EXCAVATOR'S WORK.

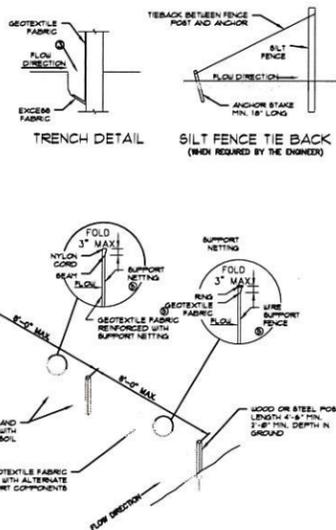
GENERAL NOTES AND SPECIFICATIONS

- THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO (VERIFYING ELEVATION, LOCATION AND SIZE). SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
- ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE VILLAGE OF HARTLAND CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICED SEC. 382-387.
- ALL UTILITY PERMITS MUST BE RECEIVED FROM THE VILLAGE OF HARTLAND PRIOR TO THE START OF CONSTRUCTION.
- NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
- BACKFILL REQUIREMENTS AND ROADWAYS/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
- ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- PROPOSED SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM D-3212.
- PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
- UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- SILT FENCE AND ALL OTHER EROSION CONTROL METHODS MUST BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALSO, CONTRACTOR IS RESPONSIBLE FOR REMOVING EROSION CONTROL METHODS ONCE THE SITE IS STABILIZED.
- THE PROPOSED SITE LOCATION AND SURROUNDING STREETS MUST BE KEPT DEBRIS FREE. SWEEP STREETS AS NEEDED TO MAINTAIN CLEAN STREETS.
- ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- ALL DISTURBED GRASS AREAS SHALL BE STABILIZED (PER DNR TECHNICAL STANDARDS) WITHIN 7 DAYS OF COMPLETION. DISTURBED GRASS AREAS SHALL BE TOPSOILED (6"), RESEEDED AND STABILIZED. AREAS WITH A SLOPE OF 3H:1V OR STEEPER SHALL BE COVERED WITH A CLASS 1 - TYPE A EROSION FABRIC. (SEE SPECIFICATIONS)
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
- ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
- ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
- ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
- REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
- ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
- PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS, CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED UP PLANS (AS-BUILTS) SHOWING ANY CHANGES DURING CONSTRUCTION.

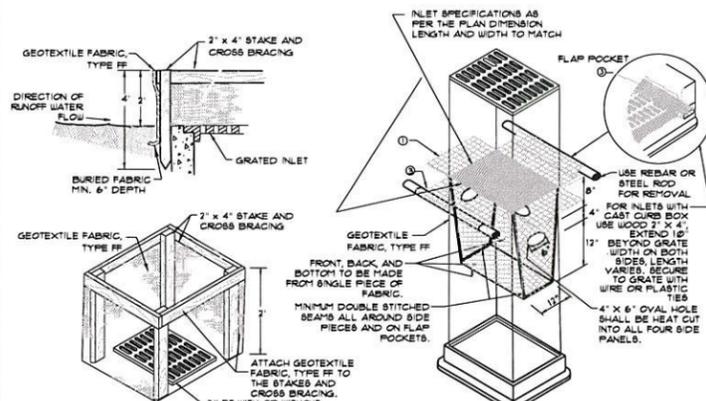
GENERAL NOTES:
 DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PRESENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.
 WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORNBOW SHAPE WITH THE POINTS SPACING TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

- CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
- MINIMUM 14 GAUGE WIRE REQUIRED FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.
- EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MINIMUM RING SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.
- GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLY PROPYLENE NETTING WITH A MINIMUM RING SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT GORD OR EQUIVALENT IS REQUIRED.
- STEEL POSTS SHALL BE SLOTTED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.58 LBS/W.F. (WITHOUT ANCHOR). PIN ANCHORS SUFFICIENT TO RESIST ROTATION ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1 1/2" x 3 1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC NETTING SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OAK OR HICKORY.

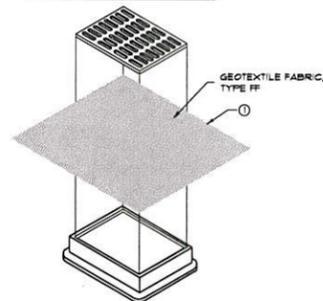
NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS



01 SILT FENCE DETAIL
 NTS



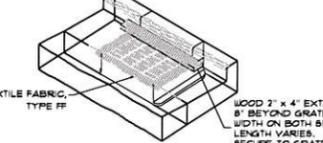
INLET PROTECTION TYPE A



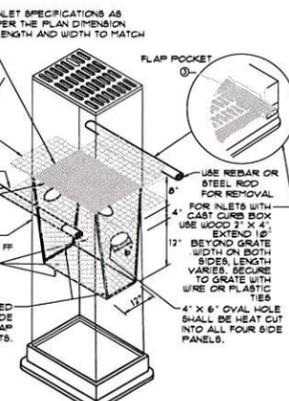
INLET PROTECTION TYPE B (WITHOUT CURB BOX)

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

INLET PROTECTION TYPE C (WITH CURB BOX)



INLET PROTECTION TYPE C (WITH CURB BOX)



INLET PROTECTION TYPE D

(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE 5)

GENERAL NOTES:
 INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DISCRETION OF THE ENGINEER.
 MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 18" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

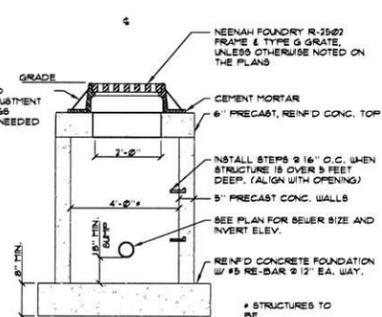
FOR INLET PROTECTION TYPE C WITH CURB BOX AND ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

INSTALLATION NOTES:
 TYPES B & C:
 TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A DEBRIS FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D:
 DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 36" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
 THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE BETWEEN THE INLET WALLS AND THE BAG MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CATCH THE BAG USING PLASTIC ZIP TIES TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM 4" FROM THE BOTTOM OF THE BAG.

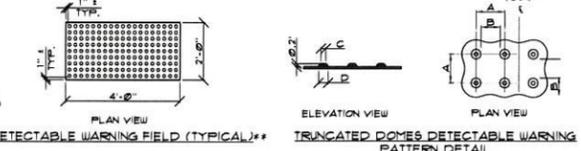
02 INLET PROTECTION
 NTS



03 CATCH BASIN DETAIL
 NTS

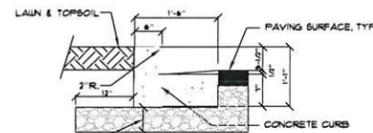
	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	#	#
D	0.9"	1.4"

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION

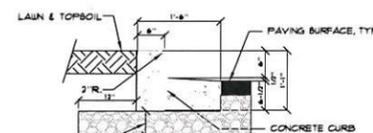


***DETECTABLE WARNING FIELDS TO BE NEENAH FOUNDRY DETECTABLE WARNING FIELDS (OR APPROVED EQUAL) UNPAINTED NATURAL COLOR AND WEATHERED PRIOR TO INSTALLATION (VERIFY COLOR W/ OWNER PRIOR TO INSTALLATION)

04 TRUNCATED DOMES
 NTS



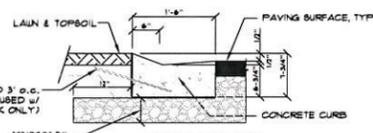
REGULAR STYLE



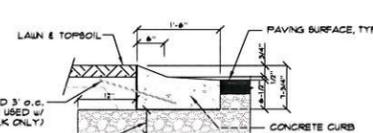
REVERSE STYLE

NOTE:
 * REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

05 VERTICAL FACE CURB - 18" WIDE
 NTS



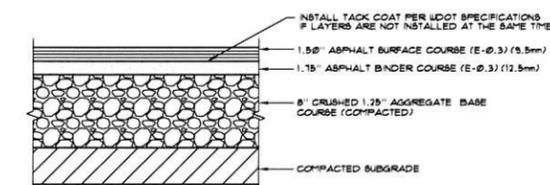
REGULAR STYLE



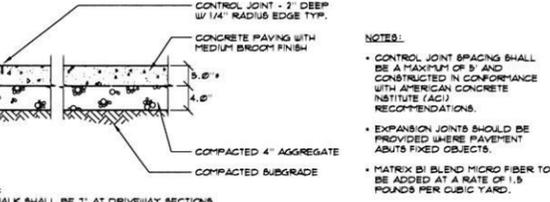
REVERSE STYLE

NOTE:
 * REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

06 18" DEPRESSED CURB
 NTS



07 BITUMINOUS ASPHALT SECTION - REGULAR DUTY PAVEMENT
 NTS



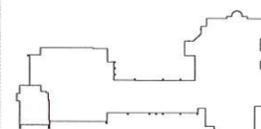
08 CONCRETE SIDEWALK SECTION
 NTS

Project:
St. Charles Hartland
School Addition

MUNICIPAL REVIEW SET
 NOT FOR CONSTRUCTION
 DATE: DECEMBER 1, 2016

Location:
 313 Circle Drive
 Hartland, WI 53029-1824

Key Plan:



Sheet:

Construction Details

Scale:

Revisions/Issued For:

No.	Date	Description
12/1/16		PLANNING COMMISS./ARCH. BOARD REVIEW

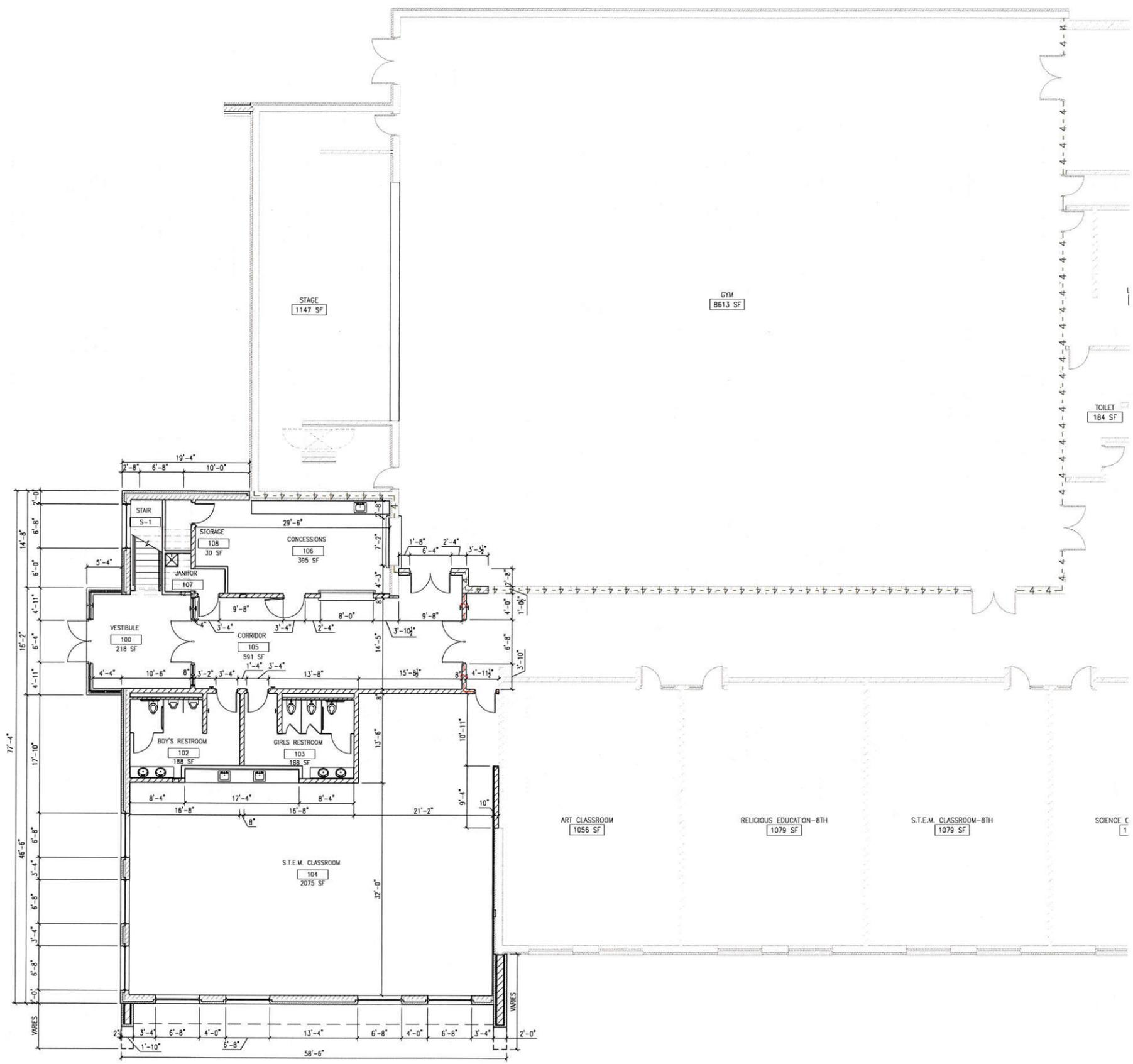
Date:

12/1/16

Project No.:
 160088.00

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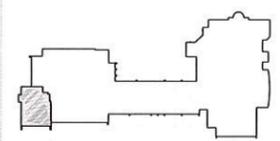
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1 BASEMENT FLOOR PLAN
1/8" = 1'-0"

Project:
St. Charles Hartland School Addition

Location:
313 Circle Drive
Hartland, WI 53029-1824
Key Plan:



Sheet:
Basement Floor Plan

Scale:

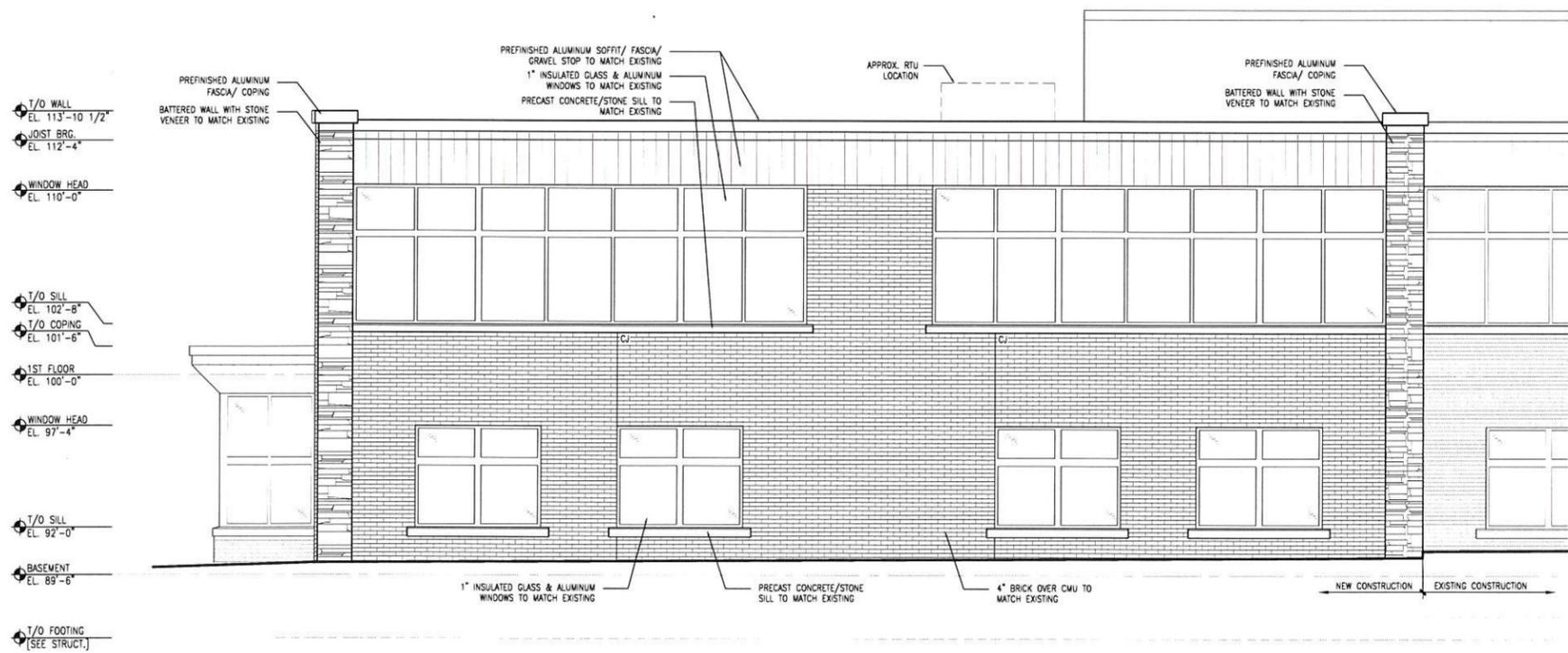
Revisions:

No.	Date	Description
1	12/1/16	PLANNING COMMISS./ARCH. BOARD REVIEW

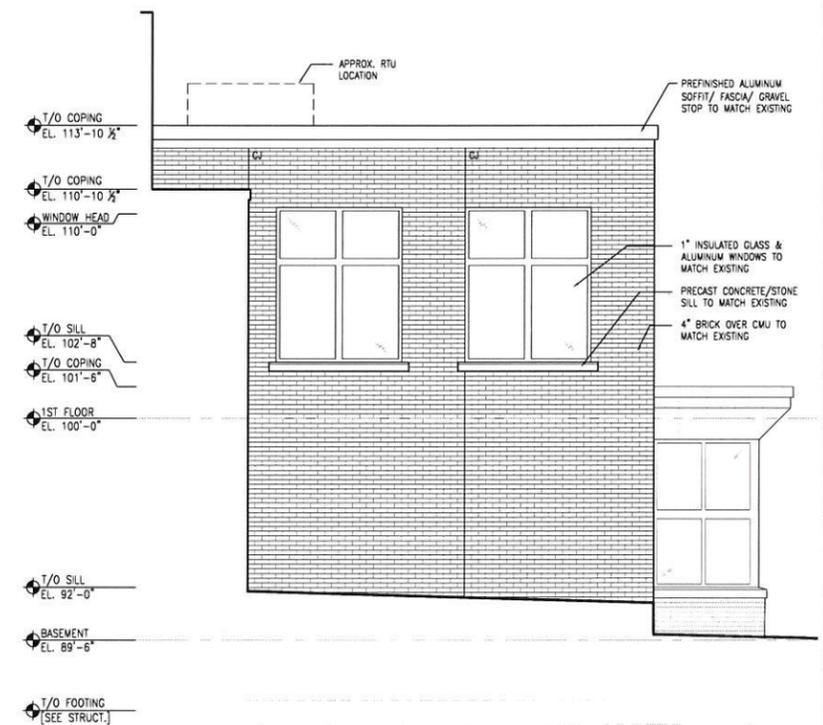
Date:
12/1/16
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1 West Partial Building Elevation



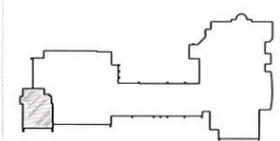
2 South Partial Building Elevation



3 North Partial Building Elevation

Project:
St. Charles Hartland School Addition

Location:
 313 Circle Drive
 Hartland, WI 53029-1824
 Key Plan:



Sheet:
Building Elevations

Scale:

Revisions:

No.	Date	Description
1	12/1/16	PLANNING COMMS./ARCH. BOARD REVIEW

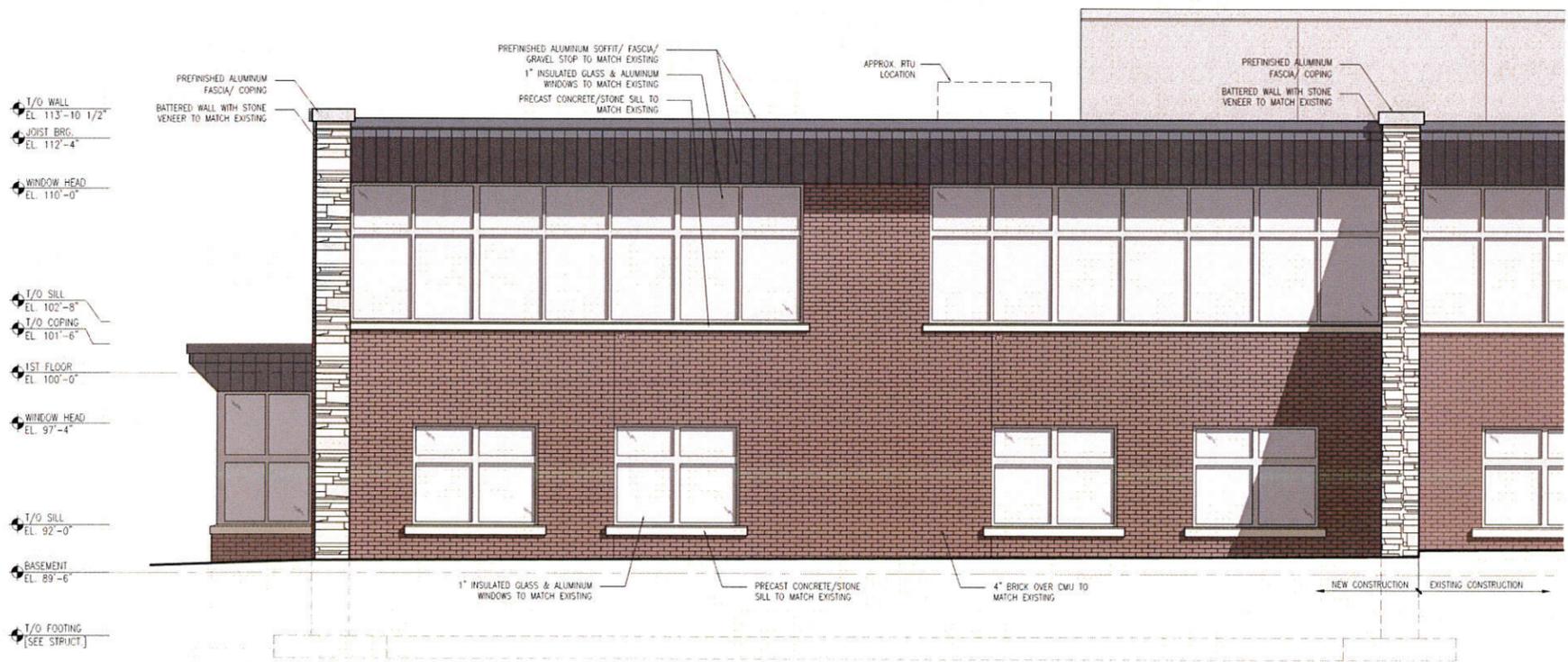
Date:
 12/1/16

Project No.:
 160088.00

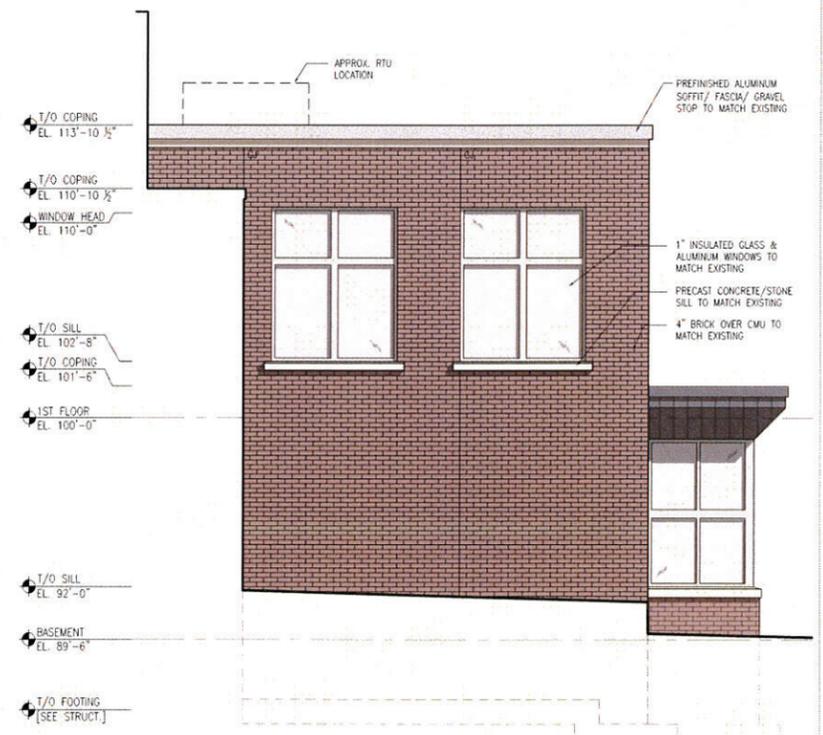
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1 West Partial Building Elevation



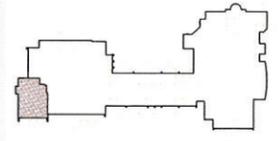
2 South Partial Building Elevation



3 North Partial Building Elevation

Project:
St. Charles Hartland School Addition

Location:
 313 Circle Drive
 Hartland, WI 53029-1824



Sheet:
Building Elevations

Scale:

Revisions:

No.	Date	Description
1	12/1/16	PLANNING COMMISS./ARCH. BOARD REVIEW

Date:
 12/1/16

Project No.:
 160088.00

Sheet No.:

MEMORANDUM

TO: Plan Commission

FROM: David E. Cox, Village Administrator 

DATE: December 16, 2016

SUBJECT: Rose Drive Storage Concept Plan

Attached is material submitted by Benchmark Secure Storage related to a conceptual plan review of a proposed multiple building storage facility located on Rose Drive. The proposal calls for five buildings on the site including a three story main building served by a drive-through car port and including an office. Additionally, the proposal includes four one-story buildings containing both garage door entrance and hallway entrance storage facilities. The rear buildings are divided by a 30-foot wide utility easement granted to the Village by a previous owner to facilitate the installation of water and sewer utilities at that location. Staff has reviewed the proposal on a number of occasions with the applicant and provides the following comments on the current rendition.

1. The proposed use, a storage establishment, is a Conditional Use in the B-5 Light Industrial Planned Development District.
2. The exterior materials selections do not seem to comply with the Code requirements allowing a maximum of 10% metal panels and a maximum of 35% decorative concrete block. The balance of a building's façade must be covered with other material as approved in the Code. No more than three different materials may be used on the façade, not including window glass.
3. Encroachments into the required building setback (in this case 25 feet) are allowed in certain cases but never exceeding 36 inches. The applicant has proposed a 10-foot encroachment for an architectural feature.
4. Access to the site for the Fire Department for emergency services will need to be established. Some concern exists if the only means of access is through the main building, which could be the location of the emergency and, as will be discussed below, could be blocked by vehicles in its current configuration. Staff recommends installation of a driveway on the east side of the building that would facilitate access to the rear buildings by by-passing the car port.
5. Access to the utility easement area needs to be provided and the area should be clear of obstacles. Staff recommends that a gate to which the Village has access be provided at both ends of the easement instead of the proposed fence to allow access to the manholes and hydrants for scheduled and emergency cleaning and testing. Staff also recommends that an alternative arrangement be made for the location of refuse collection rather than placing it in the proposed location on the easement.

6. The long, low storage buildings do not exhibit significant architectural style. The Architectural Board may wish to consider requiring a number of architectural features on the outwardly facing façades of these buildings including, but not limited to, architectural projections, undulations, dormers, cupolas or additional materials.
7. Staff is concerned about the limited parking on the site. In particular, while three or four sites may be acceptable related to the office portion of the site, it is not clear the intent of the applicant for parking when a customer is accessing their storage unit in Building 1 or their walk-up storage unit in the other buildings.
8. Additionally, the two lane car port is currently intended to be the only access point for the site. It is not clear how the applicant intends to keep this area from becoming congested in the event that two or more users are accessing Building 1. The area may become congested and impassible for longer periods of time.
9. In addition to addressing the concerns listed above, a number of items will need to be addressed in the final submittals for approval. Some of the items are as follows.
 - a. Evidence of an easement for access to the site from the private driveway to the south will be needed before permits will be issued.
 - b. Specific information and detail of site signage.
 - c. Storm water calculations and development of a storm water management plan.
 - d. Grading plans that protect that drainage easement on the west side.
 - e. Erosion control plan.
 - f. High quality landscaping plan.
 - g. Detailed site plan including the specific location of all underground utilities. The location and depth of the Village utilities located in proximity to the storage buildings may require special construction considerations for these buildings.
 - h. Site lighting plan.
 - i. Protection plans for existing utilities including plans for insulating pipes less than 7-feet deep under areas with pavement.
 - j. Snow storage plans.

Staff does not object to the use and would recommend approval of the conceptual use. The proposed site plan is generally acceptable but needs to be reworked to address the concerns outlined above.

DCRose Drive Storage

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



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

**APPLICATION FOR
 PLAN COMMISSION**

\$300 PLAN REVIEW FEE DUE AT TIME OF APPLICATION

Project Description <i>New Commercial Development of vacant land in Hartland, WI</i>			
Proposed Use <i>Secured Self Storage</i>		No. of Employees <i>2-3</i>	
Project Location <i>Rose Drive, east of Hwy 83, north of Al about Learning, South of Levere Elec</i>			
Project Name <i>Benchmark Hartland</i>			
Owner <i>Benchmark Secured Storage of Hartland LLC</i>		Phone <i>(414) 708-0730</i>	
Address <i>1756 Mary Hill Circle</i>		City <i>Hartland</i>	State <i>WI</i> Zip <i>53029</i>
Engineer/Architect <i>Perspective Design</i>		Phone <i>302-1781</i> <i>(414) 285-0820</i>	FAX <i>---</i>
Address <i>11525 W. North Ave.</i>		City <i>Wauwatosa</i>	State <i>WI</i> Zip <i>53226</i>
Contact Person <i>Bill Conine</i>	Phone <i>(414) 302-1780</i>	FAX <i>(414) 302-1781</i>	E-mail <i>bconine@pd-arch.com</i>

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

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

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

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

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

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

Date Applied: <i>12/12/16</i>	Date of Meeting: <i>12/19/16</i>	Return Comments by:
-------------------------------	----------------------------------	---------------------

Pd. \$300 12/12/16

AAL LIMITED LIABILITY COMPANY
19535 SUMMERHILL CT
BROOKFIELD WI 53045

ATB OF HARTLAND LLC
1208 HWY 83
HARTLAND WI 53029

BELVINA INVESTMENT CORPORATION
12650 W LISBON RD
BROOKFIELD WI 53005

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

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

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

MEDLINE INDUSTRIES INC
1 MEDLINE PL
MUNDELEIN IL 60060-4485

NAGAWICKA VIEW DAIRY FARM INC
1604 HIGHWAY 83
HARTLAND WI 53029-8840

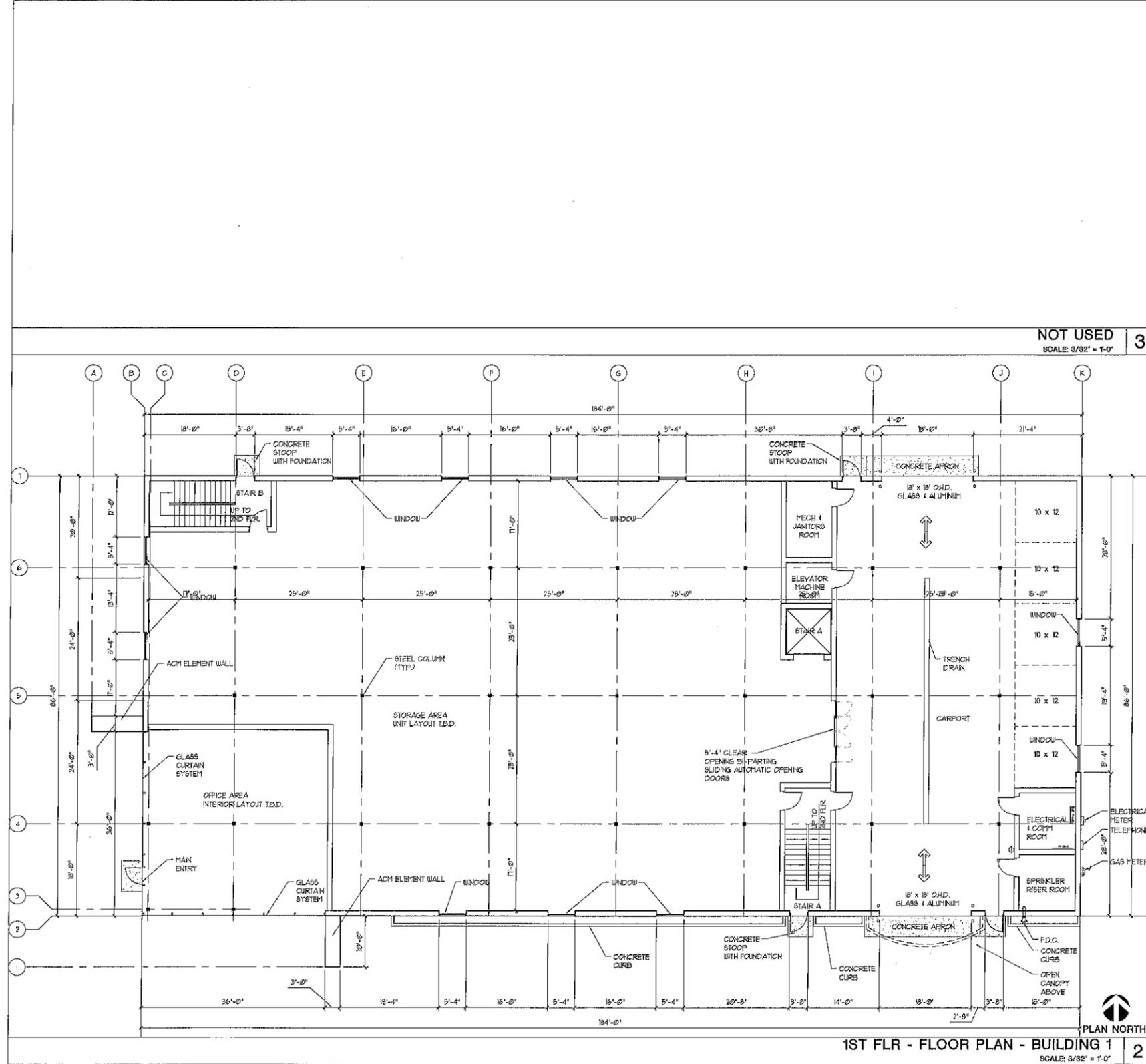
NETNEL LLC
602 INDUSTRIAL CT
HARTLAND WI 53029

OAKWOOD CHURCH
3041 OAKWOOD RD
HARTLAND WI 53029

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

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

TOWN BANK
10 W MIFFLIN ST
MADISON WI 53703



NOT USED 3
SCALE: 3/32" = 1'-0"

1ST FLR - FLOOR PLAN - BUILDING 1
SCALE: 3/32" = 1'-0" 2

DO NOT SCALE THESE DRAWINGS

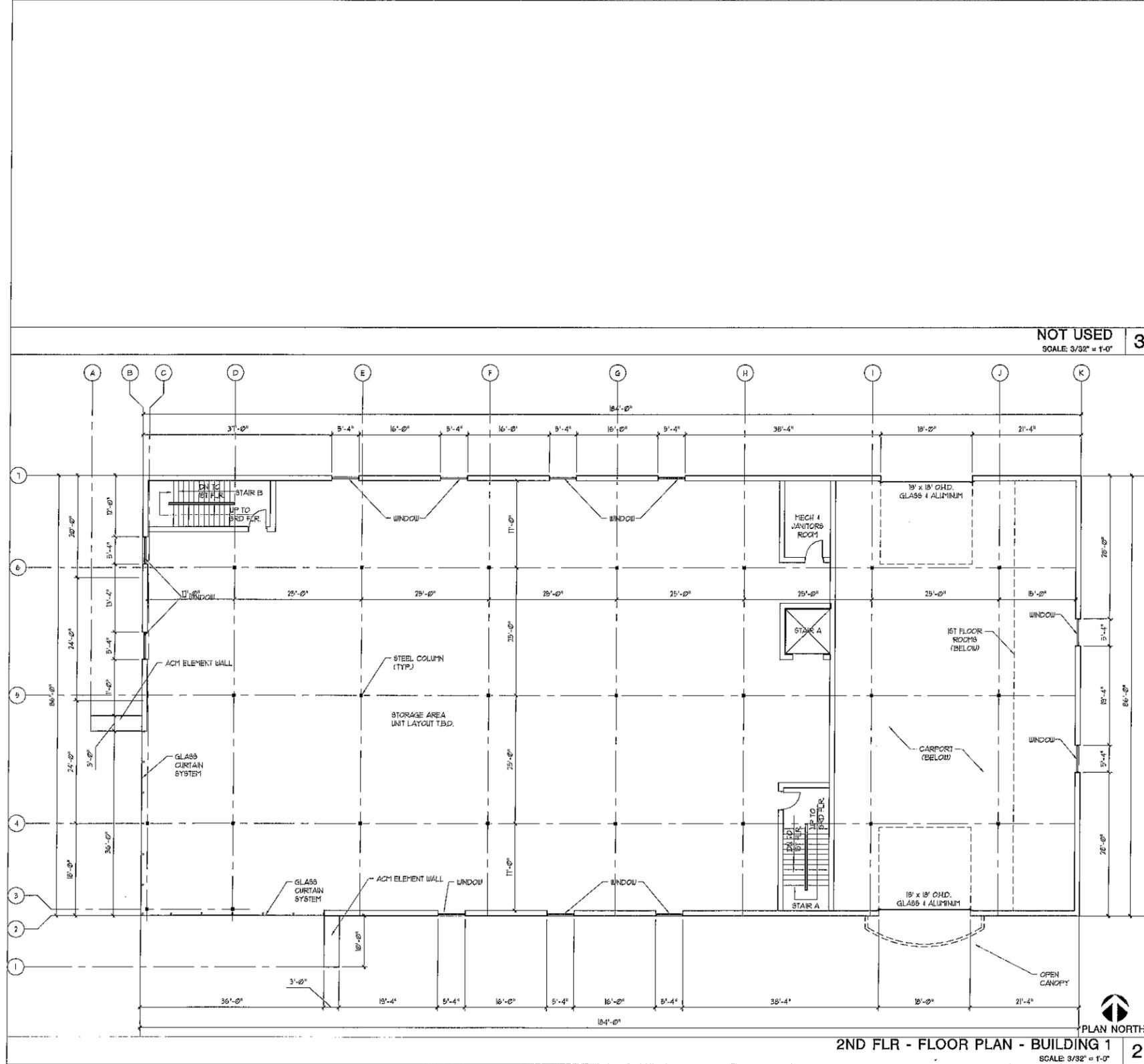
FULL SIZE PRINT = 24" x 36" SHEET

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<p>Benchmark Secured Storage 800 Rose Drive Hartland, WI 53029</p>	
<p>PERSPECTIVE DESIGN, INC. 11325 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1781</p>	
<p>Project:</p>	<p>REV. # REV. DATE DESCRIPTION REV. BY:</p>
<p>Drawing Title:</p> <p>BUILDING 1 1ST FLR. FLOOR PLAN</p>	<p>Date: 12/08/16</p> <p>Scale: A.N.</p> <p>Drawn: WHC</p> <p>Job: 16-112</p> <p>Sheet: A11</p>

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PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY



2ND FLR - FLOOR PLAN - BUILDING 1
SCALE: 3/32" = 1'-0" 2

NOT USED 3
SCALE: 3/32" = 1'-0"

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Date: 12/09/16
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Job: 16-112
Sheet: A12



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11525 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1780 Fax: (414) 302-1781

Benchmark Secured Storage
800 Rose Drive
Hartland, WI 50929

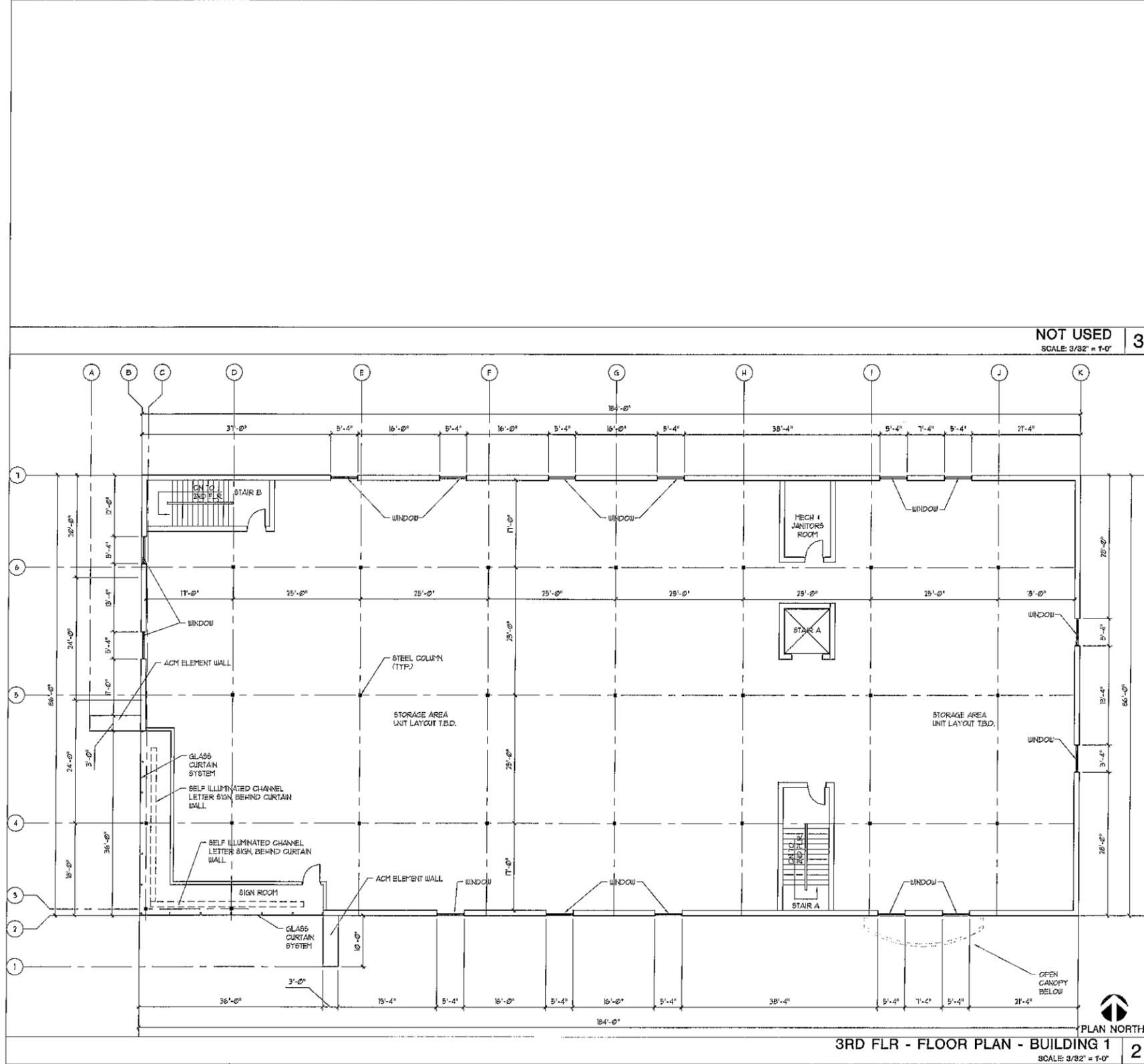
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PLOT DATE: 12/8/2016 5:50:01 PM

FILE NAME: P:\PROJECTS\KAHLE - BENCHMARK STORAGE\LAB_3R-122DWG



3RD FLR - FLOOR PLAN - BUILDING 1
SCALE: 3/32" = 1'-0"

NOT USED
SCALE: 3/32" = 1'-0"

3

PLAN NORTH
2

NOT USED
SCALE: 3/32" = 1'-0"

1

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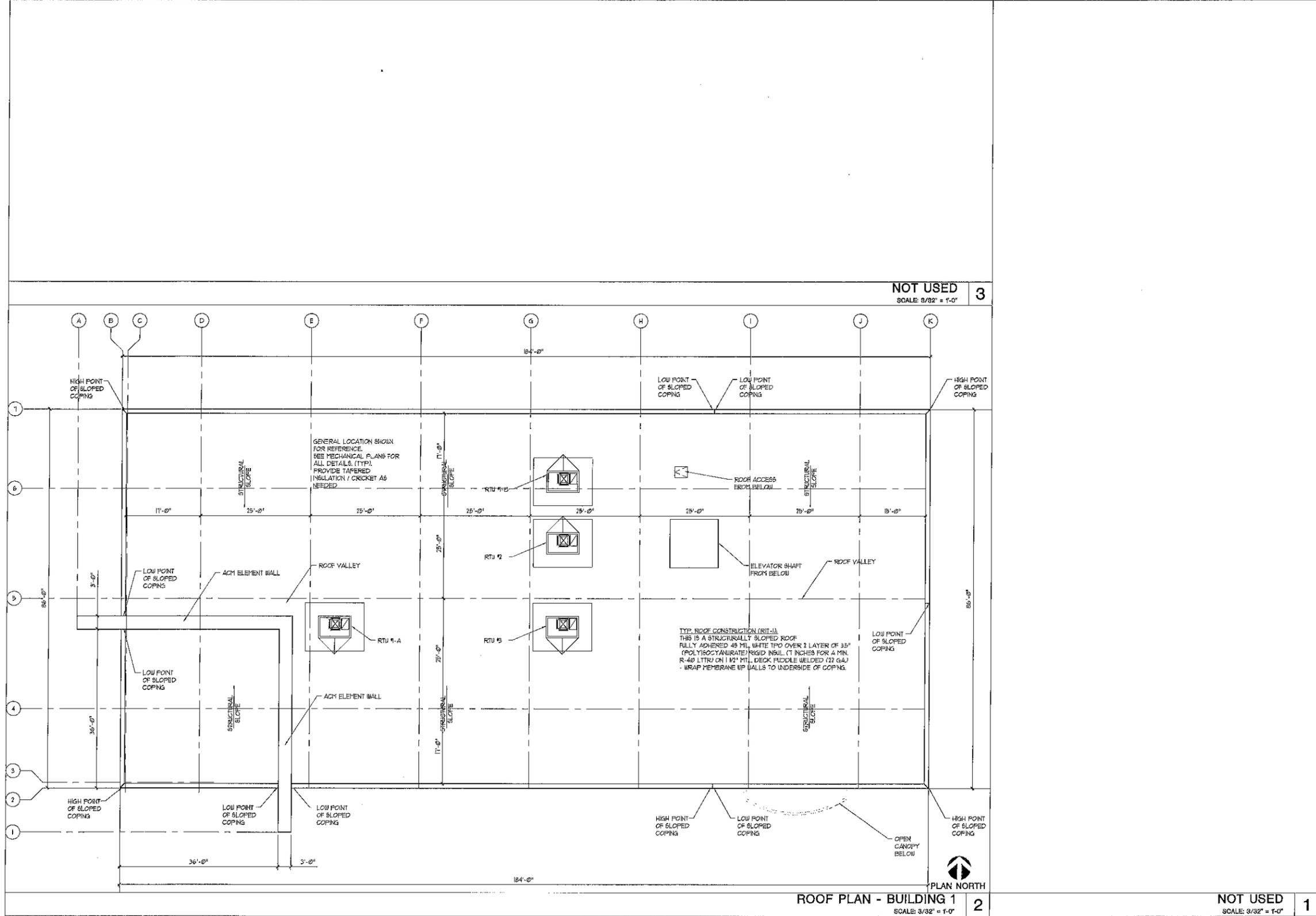
<p>PERSPECTIVE DESIGN, INC. 11325 W. North Avenue Wauwatosa, WI 53226 Tel: (414) 302-1780 Fax: (414) 302-1781</p>		<p>Benchmark Secured Storage 800 Rose Drive Hartland, WI 53029</p>	
<p>Drawing Title: BUILDING 1 3RD FLR. FLOOR PLAN</p>		<p>Project:</p>	
Date:	12/08/16	REV. #	
Scale:	A.N.	REV. DATE	
Drawn:	WHC	DESCRIPTION	
Job:	16-112		
Sheet:			
<p>A13</p>			

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PLOT DATE: 12/09/2016 5:00:26 PM

FILE NAME: P:\PROJECTS\VOHLE - BENCHMARK STORAGE\A14_16-1122DWG



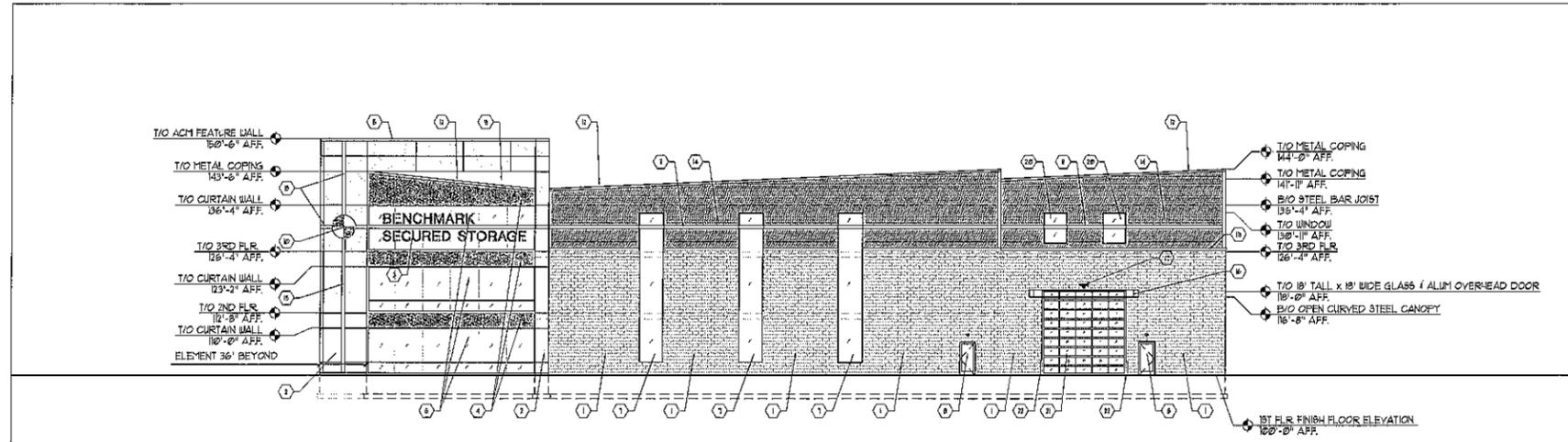
FULL SIZE PRINT = 24" X 36" SHEET

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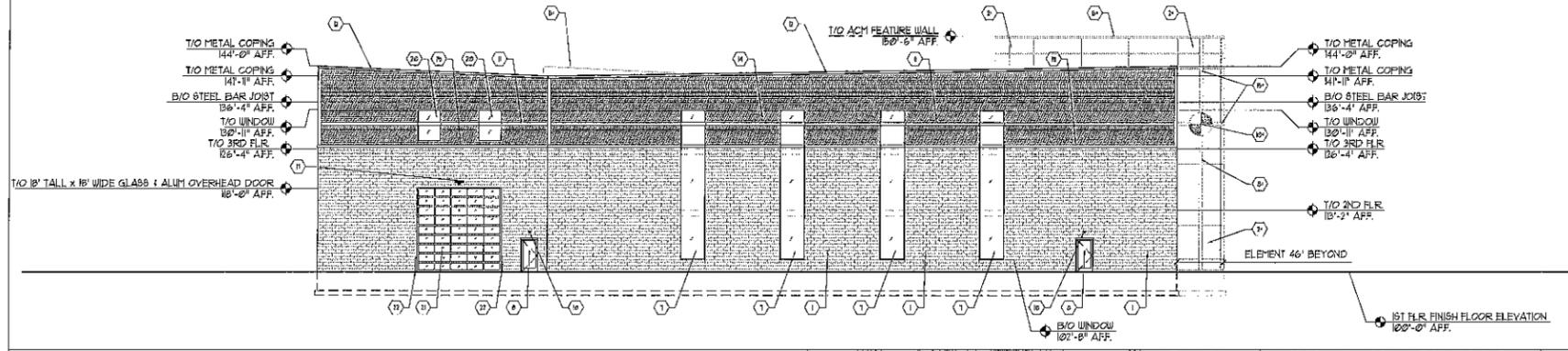
<p>PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1781</p>		<p>Benchmark Secured Storage 800 Rose Drive Hartland, WI 53029</p>	
<p>Drawing Title: BUILDING 1 ROOF PLAN</p>		<p>Project:</p>	
Date: 12/08/16	Scale: A.N.	REV. #	REV. DATE
Drawn: WHC	Job: 16-112	DESCRIPTION	
Sheet: A14			

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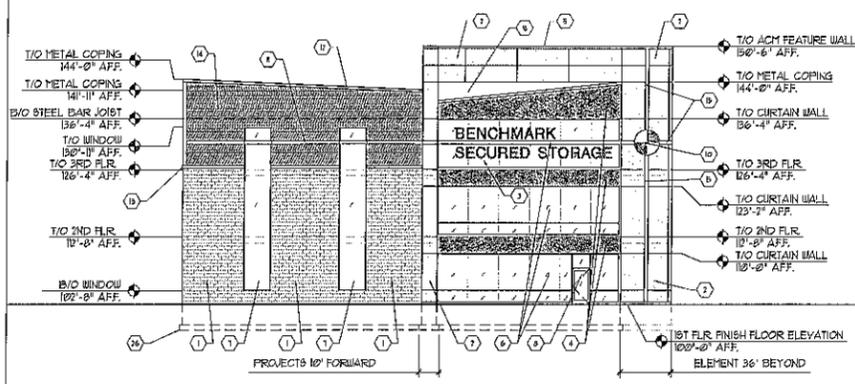
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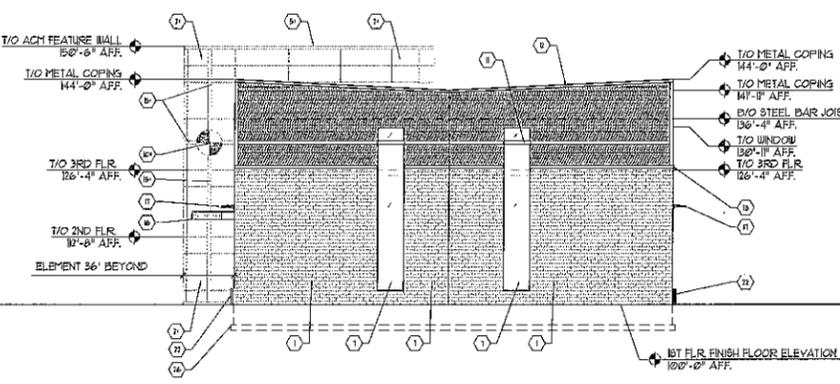
SOUTH BUILDING ELEVATION BLDG 1
SCALE: 1/16" = 1'-0" **4**



NORTH BUILDING ELEVATION BLDG 1
SCALE: 1/16" = 1'-0" **3**



WEST BUILDING ELEVATION BLDG 1
SCALE: 1/16" = 1'-0" **5**



EAST BUILDING ELEVATION BLDG 1
SCALE: 1/16" = 1'-0" **2**

- BUILDING MATERIAL KEY LEGEND GENERAL NOTES:**
(1) MATERIAL - BEYOND
- ACM PANEL SHALL HAVE A 6" MIN TALL EXPOSED KICK PLATE / WALL FLASHING AT GRADE. MATCH TO PANEL (TYP.)
 - ROOF TOP UNITS WILL BE ENTIRELY SCREENED FROM HEIGHT OF PARAPET WALLS.
- (1) FILLED & POLISHED FACE 8X8 MASONRY UNIT.
MANUFACTURER: TREMUTH INDUSTRIES / OLD CASTLE - (TREADSTONE - PLUS)
JOINT PATTERN: STACK BOND
COLOR: QUICK TRIP BLACK
MORTAR COLOR: MATCH TO CMU
 - (2) PREFINISHED ALUMINUM COMPOSITE METAL (ACM) PANEL.
MANUFACTURER: ALPOLIC MATERIALS
SYSTEM TYPE: DRY JOINT SYSTEM
COLOR: RW4 WHITE
 - (3) SELF ILLUMINATED CHANNEL LETTER SIGN BEHIND CURTAIN WALL
 - (4) PREFINISHED ALUMINUM COMPOSITE METAL (ACM) PANEL.
MANUFACTURER: ALPOLIC MATERIALS
SYSTEM TYPE: DRY JOINT SYSTEM
GRAIN DIRECTION: VERTICAL
COLOR: HAIRLINE ALUMINUM (4MM4HLZ) / SILVER
 - (5) PREFINISHED METAL COPING.
COLOR: TO MATCH MATERIAL BELOW
 - (6) ALUMINUM FRAME CURTAIN WALL GLAZING SYSTEM.
MANUFACTURER: KAUWEER
SYSTEM: 1600 S8 CURTAIN WALL SYSTEM
FRAME COLOR: CLEAR ANODIZED ALUMINUM
FRAME SIZE: 2"x1-1/2"
GLAZING TYPE: 1" LOW-E THERMAL PANE
GLAZING COLOR: CLEAR
GLAZING SET: FORWARD
 - (7) ALUMINUM FRAME STOREFRONT GLAZING SYSTEM.
MANUFACTURER: KAUWEER
SYSTEM: STOREFRONT SYSTEM
FRAME COLOR: CLEAR ANODIZED ALUMINUM
FRAME SIZE: 2"x4-1/2"
GLAZING TYPE: 1" LOW-E THERMAL PANE
GLAZING COLOR: CLEAR
GLAZING SET: FORWARD
 - (8) THE FLOOR STRUCTURAL AT THESE WINDOWS WILL BE CUT BACK & PAINTED TO ALLOW LIGHT TO FLOW FROM TOP TO BOTTOM.
 - (9) ALUMINUM FRAME STOREFRONT ENTRY SYSTEM.
MANUFACTURER: KAUWEER
SYSTEM: STOREFRONT SYSTEM
FRAME COLOR: CLEAR ANODIZED ALUMINUM
FRAME SIZE: 2"x4-1/2"
GLAZING TYPE: 1" LOW-E THERMAL PANE
GLAZING COLOR: CLEAR
GLAZING SET: FORWARD
DOOR TYPE: 500 SERIES
 - (9) OPEN TO BEYOND
 - (10) SELF ILLUMINATED LOGO, MOUNTED TO ACM WALL PANEL
 - (11) 6" WHITE METAL BAND ON TOP OF WALL PANEL
 - (12) PREFINISHED METAL COPING.
COLOR: STAINLESS STEEL (4 FINISH)
 - (13) STRUCTURE - BEYOND
 - (14) PREFINISHED METAL WALL PANEL.
MANUFACTURER: ALCOA REYNOLUX
COLOR: SLATE GRAY
TYPE: CORRUGATED SIDING (RLT/BSG-6)
 - (15) PREFINISHED ALUMINUM COMPOSITE METAL (ACM) FILLER / BACK PANEL.
MANUFACTURER: ALPOLIC MATERIALS
SYSTEM TYPE: DRY JOINT SYSTEM
COLOR: TBL BLACK
 - (16) GALVANIZED STEEL CURVED OPEN CANOPY
 - (17) WALL MOUNTED LIGHT FIXTURE ABOVE VEHICLE ENTRY AND EXIT. SIMILAR TO MCGRAW-HILL GLEON GALLEON LED.
 - (18) WALL MOUNTED LIGHT FIXTURE ABOVE ENTRY AND EXIT DOOR
 - (19) 6" PRECAST CONCRETE SILL
 - (20) ALUMINUM FRAME STOREFRONT GLAZING SYSTEM.
MANUFACTURER: KAUWEER
SYSTEM: STOREFRONT SYSTEM
FRAME COLOR: CLEAR ANODIZED ALUMINUM
FRAME SIZE: 2"x4-1/2"
GLAZING TYPE: 1" LOW-E THERMAL PANE
GLAZING COLOR: CLEAR
GLAZING SET: FORWARD
WIDTH: 5'-4"
HEIGHT: 6'-8"
 - (21) ALUMINUM FRAME GLASS OVERHEAD DOOR.
FRAME COLOR: CLEAR ANODIZED ALUMINUM
GLAZING TYPE: 1" LOW-E THERMAL PANE
GLAZING COLOR: CLEAR
WIDTH: 18'-0"
HEIGHT: 18'-0"
 - (22) CONCRETE FILLED BOLLARDS WITH PVC COVER SLEEVE. TYPICAL AT BOTH SIDES (INTERIOR & EXTERIOR) OF OVERHEAD DOORS
 - (23) PAINTED STEEL COLLING OVERHEAD DOOR
 - (24) PAINTED METAL WALL PANEL
 - (25) PREFINISHED GUTTER AND DOWNSPOUT SYSTEM
 - (26) FOUNDATION LINE - SEE STRUCTURAL DRAWINGS

MATERIAL LEGEND
SCALE: 1/16" = 1'-0" **1**

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REV. #	REV. DATE	DESCRIPTION

Project:
Benchmark Secured Storage
800 Rose Drive
Hartland, WI 53029

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781



Drawing Title:
EXTERIOR BUILDING ELEVATIONS (BLDG 1)

Date: 12/08/16
Scale: A.N.
Drawn: WHC
Job: 16-112

Sheet:
A15

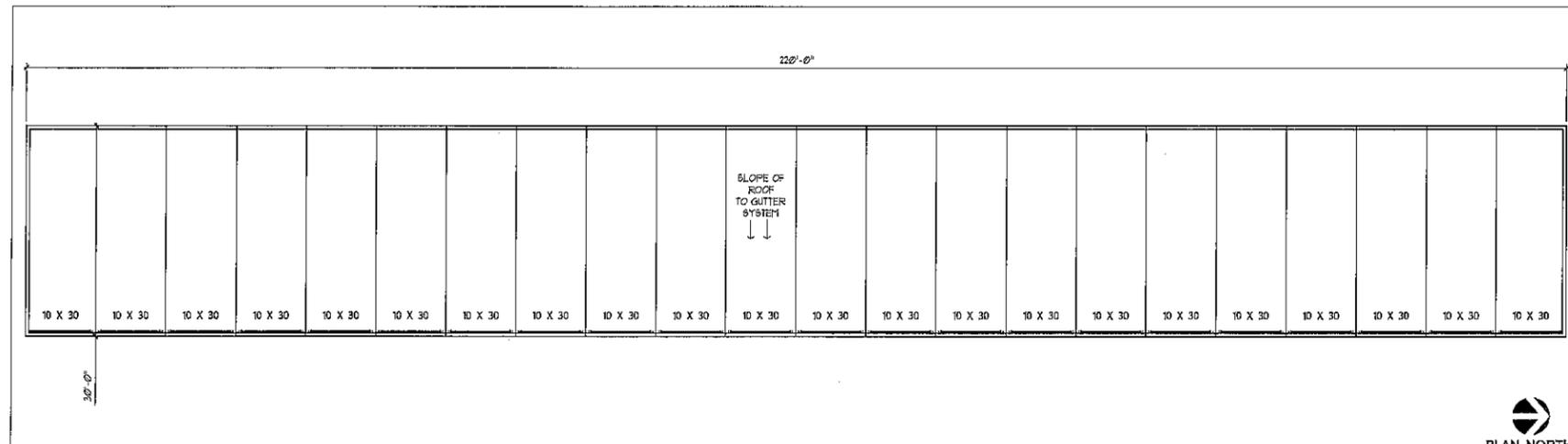
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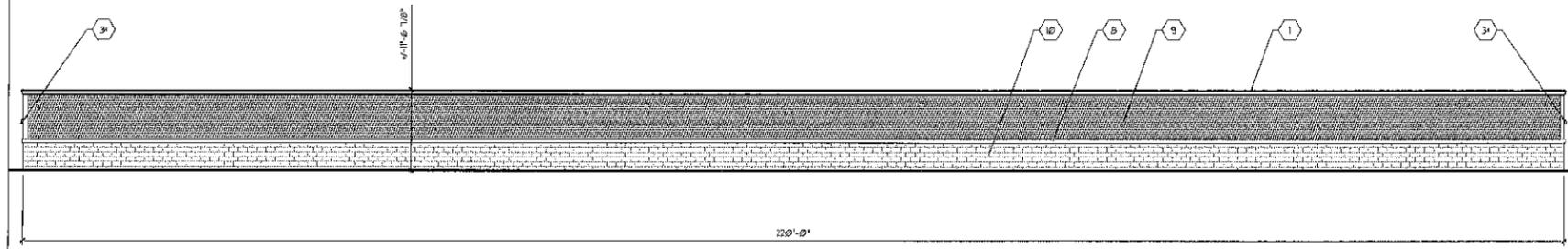
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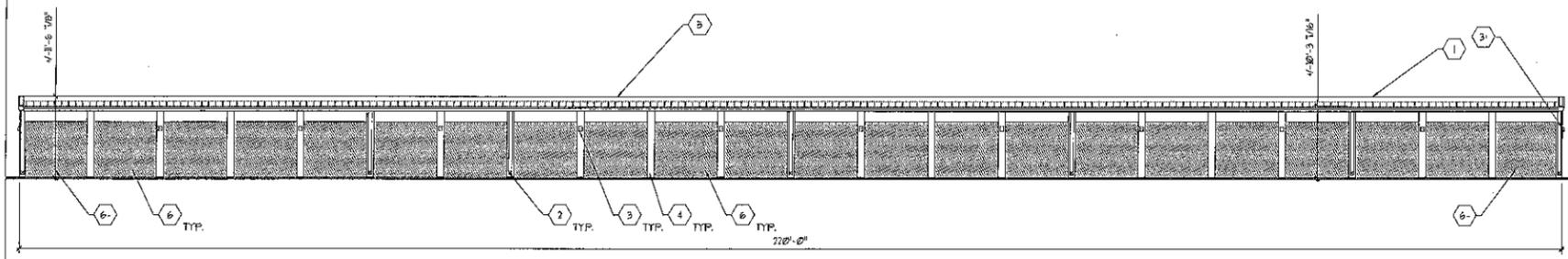
FILE NAME: P:\PROJECTS\KALE - BENCHMARK STORAGE\16_16-12DWG



FLOOR PLAN - BUILDING 2 - GROUND FLOOR LEVEL
SCALE: 3/32"=1'-0" **6**



WEST ELEVATION - BUILDING 2
SCALE: 3/32"=1'-0" **5**

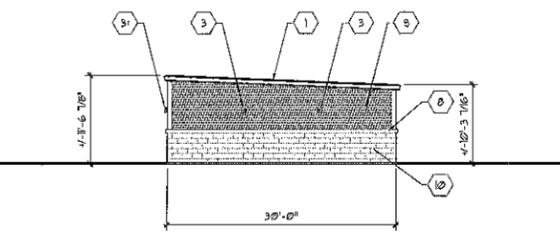


EAST ELEVATION - BUILDING 2
SCALE: 3/32"=1'-0" **4**

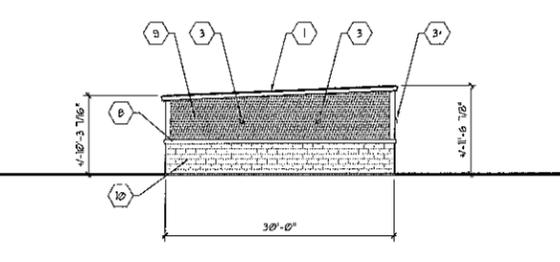
- BUILDING MATERIAL KEY LEGEND GENERAL NOTES:**
(1) MATERIAL - BEYOND
- 1 PREFINISHED RAKE TRIM AND ASSOCIATED WALL TRIM AS SUPPLIED BY METAL BUILDING MANUFACTURER (TYP.) COLOR: ASH GREY
 - 2 PREFINISHED METAL GUTTER WITH DOWNSPOUT SYSTEM AS SUPPLIED BY METAL BUILDING MANUFACTURER. COLOR: ASH GREY. NOTE: DOWNSPOUT LOCATION IS FOR GENERAL GRAPHIC REFERENCE ONLY. FINAL LOCATION SHALL BE DETERMINED BY METAL BUILDING MANUFACTURER.
 - 3 LIMARK XTOR CROSSOUR LED WALL PACK. THIS IS TYPICAL MOUNTED 1'-0" TO CENTER OF FIXTURE FROM THE RELATIVE FINISH FLOOR ELEVATION THAT IS ASSOCIATED. LOCATION IS FOR GENERAL GRAPHIC REFERENCE ONLY. FINAL LOCATION SHALL BE DETERMINED BY ELECTRICAL DESIGNER.
 - 4 PREFINISHED METAL WALL PANEL AS SUPPLIED BY METAL BUILDING MANUFACTURER. COLOR: ASH GREY
 - 5 STANDING SEAM STEEL ROOF PANEL. ALL BY METAL BUILDING SUPPLIER (TYP.). RPT METAL BUILDING COMPONENTS DRAWINGS FOR ALL DETAILS. (TYP.) COLOR: GALVALUME
- TYPICAL DOOR NOTES FOR OVERHEAD DOORS LISTED BELOW:**
COLOR: ASH GREY
DOOR & LOCK HARDWARE AS SUPPLIED BY METAL BUILDING MANUFACTURER (TYP.) PROVIDE ADA COMPLIANT HARDWARE PER PLAN LOCATIONS. IS" PREFINISHED METAL WALL PANEL @ HEAD OF DOOR (TYP.) AND TO MATCH TYPICAL METAL WALL PANEL COLOR.
- 6 OVERHEAD COILING DOOR. (6-) DOOR SIZE 9'-0" WIDE X 8'-0" TALL. (6-) DOOR SIZE 8'-0" WIDE X 8'-0" TALL (TYPICAL ONLY AT CORNER OF BUILDINGS)
 - 7 OVERHEAD COILING DOOR. SIZE 12' WIDE X 14'-0" TALL.
 - 8 6" PRECAST CONCRETE SILL.
 - 9 PREFINISHED METAL WALL PANEL. MANUFACTURER: ALCOA REYNOLUX. COLOR: SLATE GRAY. TYPE: CORRUGATED SIDING (RLT/88G-9)
 - 10 FILLED & POLISHED FACE 8X16 MASONRY UNIT. MANUFACTURER: TRENTON INDUSTRIES / OLD CASTLE - (TREADSTONE - PLUS). JOINT PATTERN: STACK BOND. COLOR: QUICK TRIP BLACK. MORTAR COLOR: MATCH TO CMU.
 - 11 ALUMINUM FRAME STOREFRONT ENTRY SYSTEM. MANUFACTURER: KAWNEER. SYSTEM: STOREFRONT SYSTEM. FRAME COLOR: CLEAR ANODIZED ALUMINUM. FRAME SIZE: 2"x4-1/2". GLAZING TYPE: 1" LOW-E THERMAL PANE. GLAZING COLOR: CLEAR. GLAZING SET: FORWARD. DOOR TYPE: 8000 SERIES.

GENERAL ELEVATION NOTES:
1. ALL ROOFS ARE SHOWN AT 1/2" TO 1" SLOPE, UNLESS OTHERWISE NOTED.
2. FOUNDATION LINES ARE NOT SHOWN FOR DRAWING CLARITY.

MATERIAL LEGEND
SCALE: 3/32"=1'-0" **3**



SOUTH ELEVATION - BUILDING 2
SCALE: 3/32"=1'-0" **2**



NORTH ELEVATION - BUILDING 2
SCALE: 3/32"=1'-0" **1**

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REV. #	REV. DATE	DESCRIPTION	REV. BY

Project: **Benchmark Secured Storage**
800 Rose Drive
Hartland, WI 53029

PERSPECTIVE DESIGN, INC.
11325 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1780 Fax: (414) 302-1731

Drawing Title: **BUILDING 2 FLOOR PLAN & BUILDING ELEVATIONS**

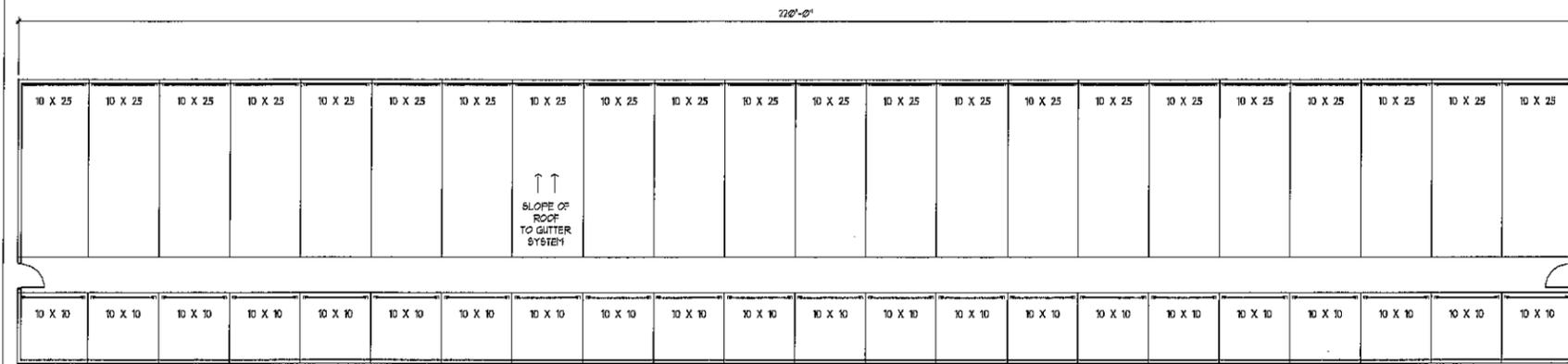
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Job: 16-112
Sheet: **A16**

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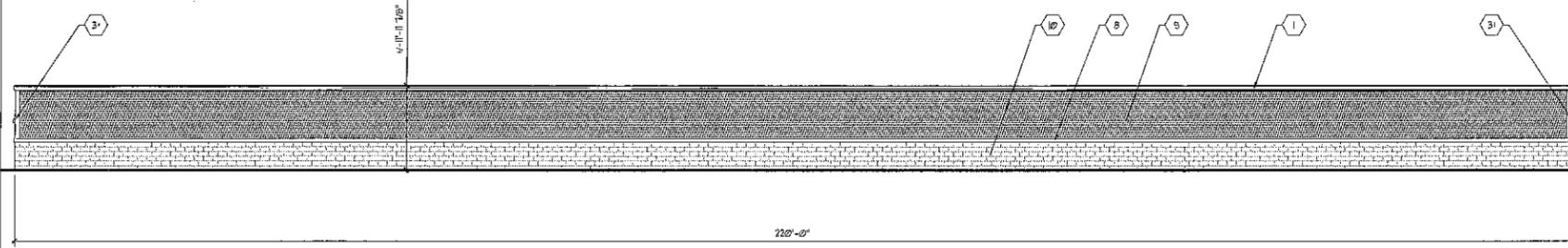
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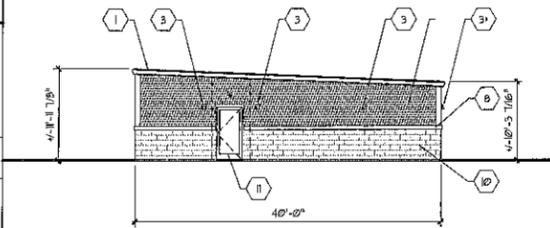
FLOOR PLAN - BUILDING 3 - GROUND FLOOR LEVEL
SCALE: 3/32"=1'-0" 6

- BUILDING MATERIAL KEY LEGEND GENERAL NOTES:**
(1) MATERIAL - BRYCON
- 1 PREFINISHED RAKE TRIM AND ASSOCIATED WALL TRIM AS SUPPLIED BY METAL BUILDING MANUFACTURER (TYP.) COLOR: ASH GREY
 - 2 PREFINISHED METAL GUTTER WITH DOWNSPOUT SYSTEM AS SUPPLIED BY METAL BUILDING MANUFACTURER. COLOR: ASH GREY. NOTE: DOWNSPOUT LOCATION IS FOR GENERAL GRAPHIC REFERENCE ONLY. FINAL LOCATION SHALL BE DETERMINED BY METAL BUILDING MANUFACTURER.
 - 3 LUMARK XTOR CROSSFOUR LED WALL PACK. THIS IS TYPICAL MOUNTED 7'-0" TO CENTER OF FIXTURE FROM THE RELATIVE FINISH FLOOR ELEVATION THAT IS ASSOCIATED. LOCATION IS FOR GENERAL GRAPHIC REFERENCE ONLY. FINAL LOCATION SHALL BE DETERMINED BY ELECTRICAL DESIGNER.
 - 4 PREFINISHED METAL WALL PANEL AS SUPPLIED BY METAL BUILDING MANUFACTURER. COLOR: ASH GREY
 - 5 STANDING SEAM STEEL ROOF PANEL. ALL BY METAL BUILDING SUPPLIER (TYP.) R/T METAL BUILDING COMPONENTS DRAWINGS FOR ALL DETAILS. (TYP.) COLOR: GALVALUME
- TYPICAL DOOR NOTES FOR OVERHEAD DOORS LISTED BELOW:**
COLOR: ASH GREY
DOOR & LOCK HARDWARE AS SUPPLIED BY METAL BUILDING MANUFACTURER (TYP.) PROVIDE ADA COMPLIANT HARDWARE PER PLAN LOCATIONS. 10' PREFINISHED METAL WALL PANEL @ HEAD OF DOOR (TYP.) AND TO MATCH TYPICAL METAL WALL PANEL COLOR.
- 6 OVERHEAD COILING DOOR
(6'-) DOOR SIZE 9'-0" WIDE X 8'-0" TALL
(8'-) DOOR SIZE 8'-0" WIDE X 8'-0" TALL (TYPICAL ONLY AT CORNER OF BUILDINGS)
 - 7 OVERHEAD COILING DOOR
SIZE 12' WIDE X 14'-0" TALL
 - 8 6" PRECAST CONCRETE SILL
 - 9 PREFINISHED METAL WALL PANEL:
MANUFACTURER: ALCOA REYNOLUX
COLOR: SLATE GRAY
TYPE: CORRUGATED SIDING (RL1/85G-8)
 - 10 FILLED & POLISHED FACE 8X16 MASONRY UNIT.
MANUFACTURER: TREMINTH INDUSTRIES / OLD CASTLE -
(TREADSTONE - PLUS)
JOINT PATTERN: STACK BOND
COLOR: QUICK TRIP BLACK
MORTAR COLOR: MATCH TO CMU
 - 11 ALUMINUM FRAME STOREFRONT ENTRY SYSTEM
MANUFACTURER: KAMNEER
SYSTEM: STOREFRONT SYSTEM
FRAME COLOR: CLEAR ANODIZED ALUMINUM
FRAME SIZE: 2"x4-1/2"
GLAZING TYPE: 1" LOW-E THERMAL PANE
GLAZING COLOR: CLEAR
GLAZING SET: FORWARD
DOOR TYPE: 600' SERIES
- GENERAL ELEVATION NOTES:**
1. ALL ROOFS ARE SHOWN AT 1/2" TO 12" SLOPE, UNLESS OTHERWISE NOTED.
2. FOUNDATION LINES ARE NOT SHOWN FOR DRAWING CLARITY.

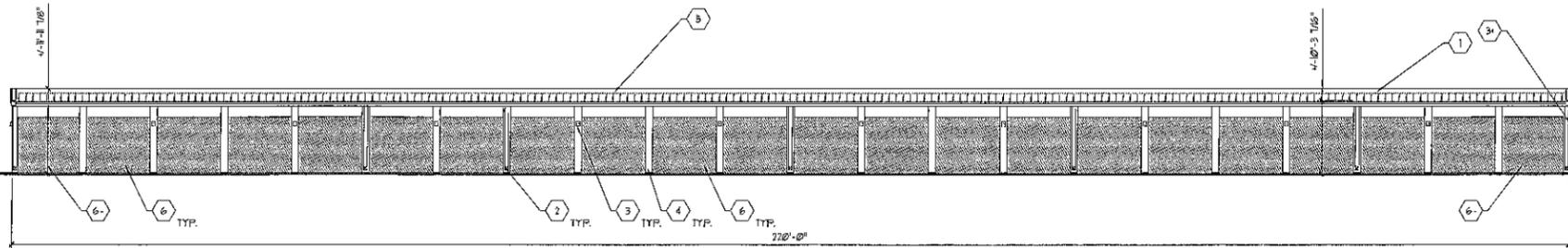
MATERIAL LEGEND
SCALE: 3/32"=1'-0" 3



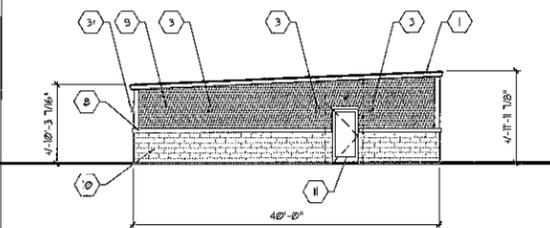
EAST ELEVATION - BUILDING 3
SCALE: 3/32"=1'-0" 5



NORTH ELEVATION - BUILDING 3
SCALE: 3/32"=1'-0" 2



WEST ELEVATION - BUILDING 3
SCALE: 3/32"=1'-0" 4



SOUTH ELEVATION - BUILDING 3
SCALE: 3/32"=1'-0" 1

DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT = 24" x 36" SHEET

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Project: **Benchmark Secured Storage**
800 Rose Drive
Hartland, WI 53029

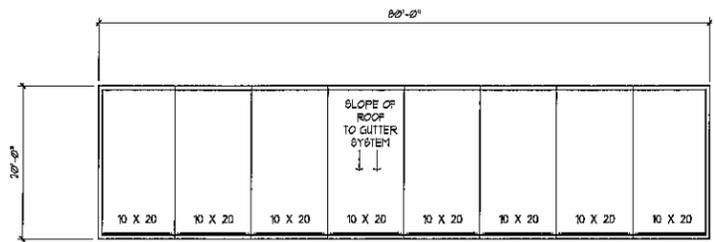
PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 502-1780 Fax: (414) 502-1781

Drawing Title:
BUILDING 3 FLOOR PLAN & BUILDING ELEVATIONS

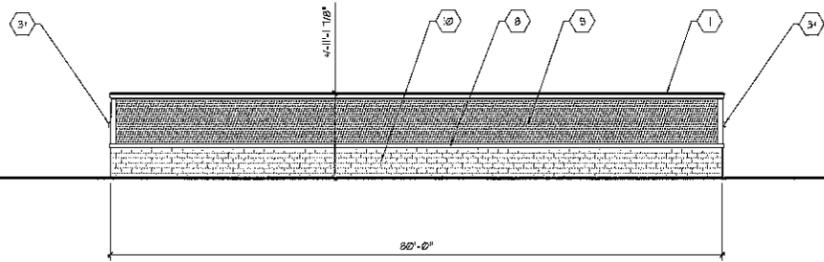
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Scale: AN.
Drawn: WHC
Job: 18-112
Sheet: **A17**

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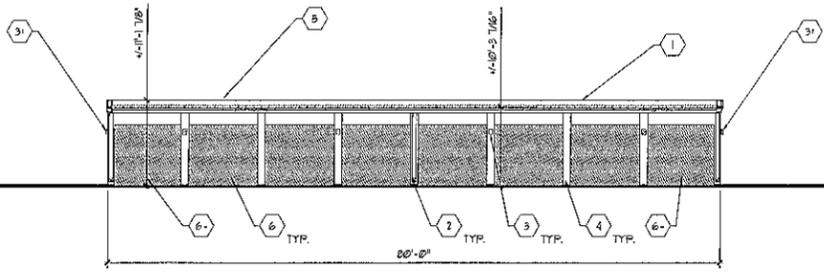
- PRELIMINARY -
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FLOOR PLAN - BUILDING 4 - GROUND FLOOR LEVEL
SCALE: 3/32"=1'-0" **6**



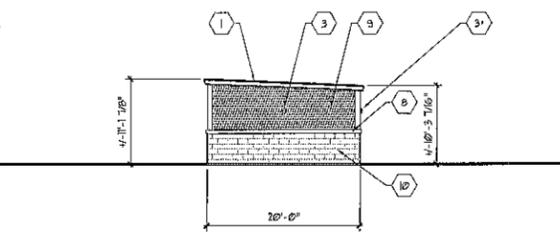
WEST ELEVATION - BUILDING 4
SCALE: 3/32"=1'-0" **5**



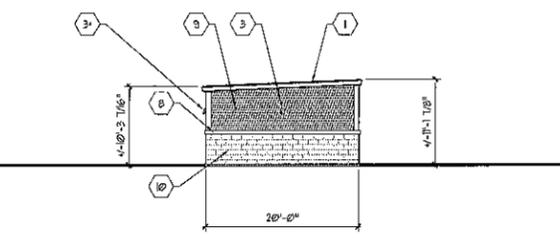
EAST ELEVATION - BUILDING 4
SCALE: 3/32"=1'-0" **4**

- BUILDING MATERIAL KEY LEGEND GENERAL NOTES:**
(1) MATERIAL - BEYOND
- ① PREFINISHED RAKE TRIM AND ASSOCIATED WALL TRIM AS SUPPLIED BY METAL BUILDING MANUFACTURER (TYP.) COLOR: ASH GREY
 - ② PREFINISHED METAL GUTTER WITH DOWNSPOUT SYSTEM AS SUPPLIED BY METAL BUILDING MANUFACTURER. COLOR: ASH GREY. NOTE: DOWNSPOUT LOCATION IS FOR GENERAL GRAPHIC REFERENCE ONLY. FINAL LOCATION SHALL BE DETERMINED BY METAL BUILDING MANUFACTURER.
 - ③ LUMARK XTOR CROSSOUR LED WALL PACK. THIS IS TYPICAL MOUNTED 1'-0" TO CENTER OF FIXTURE FROM THE RELATIVE FINISH FLOOR ELEVATION THAT IS ASSOCIATED. LOCATION IS FOR GENERAL GRAPHIC REFERENCE ONLY. FINAL LOCATION SHALL BE DETERMINED BY ELECTRICAL DESIGNER.
 - ④ PREFINISHED METAL WALL PANEL AS SUPPLIED BY METAL BUILDING MANUFACTURER. COLOR: ASH GREY
 - ⑤ STANDING SEAM STEEL ROOF PANEL. ALL BY METAL BUILDING SUPPLIER (TYP.) R/T METAL BUILDING COMPONENTS DRAWINGS FOR ALL DETAILS. (TYP.) COLOR: GALVALUME
- TYPICAL DOOR NOTES FOR OVERHEAD DOORS LISTED BELOW:**
COLOR = ASH GREY
DOOR & LOCK HARDWARE AS SUPPLIED BY METAL BUILDING MANUFACTURER (TYP.) PROVIDE ADA COMPLIANT HARDWARE PER PLAN LOCATIONS. (TYP.) PREFINISHED METAL WALL PANEL @ HEAD OF DOOR (TYP.) AND TO MATCH TYPICAL METAL WALL PANEL COLOR.
- ⑥ OVERHEAD COILING DOOR
(6'-) DOOR SIZE 9'-0" WIDE x 8'-0" TALL
(6'-) DOOR SIZE 8'-8" WIDE x 8'-0" TALL (TYPICAL ONLY AT CORNER OF BUILDINGS)
 - ⑦ OVERHEAD COILING DOOR
SIZE 12' WIDE x 14'-0" TALL
 - ⑧ 6" PRECAST CONCRETE SILL
 - ⑨ PREFINISHED METAL WALL PANEL:
MANUFACTURER: ALCOA REYNOLDS
COLOR: SLATE GRAY
TYPE: CORRUGATED SIDING (RL1/89G-6)
 - ⑩ FILLED & POLISHED FACE 8x16 MASONRY UNIT:
MANUFACTURER: TRENTON INDUSTRIES / OLD CASTLE -
(TREADSTONE - PLUS)
JOINT PATTERN: STACK BOND
COLOR: QUICK TRIP BLACK
MORTAR COLOR: MATCH TO CHU
 - ⑪ ALUMINUM FRAME STOREFRONT ENTRY SYSTEM:
MANUFACTURER: KAUNEER
SYSTEM: STOREFRONT SYSTEM
FRAME COLOR: CLEAR ANODIZED ALUMINUM
FRAME SIZE: 2"x4-1/2"
GLAZING TYPE: 1" LOW-E THERMAL PANE
GLAZING COLOR: CLEAR
GLAZING SET: FORWARD
DOOR TYPE: 500 SERIES

MATERIAL LEGEND
SCALE: 3/32"=1'-0" **3**



SOUTH ELEVATION - BUILDING 4
SCALE: 3/32"=1'-0" **2**



NORTH ELEVATION - BUILDING 4
SCALE: 3/32"=1'-0" **1**

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800 Rose Drive
Hartland, WI 53029

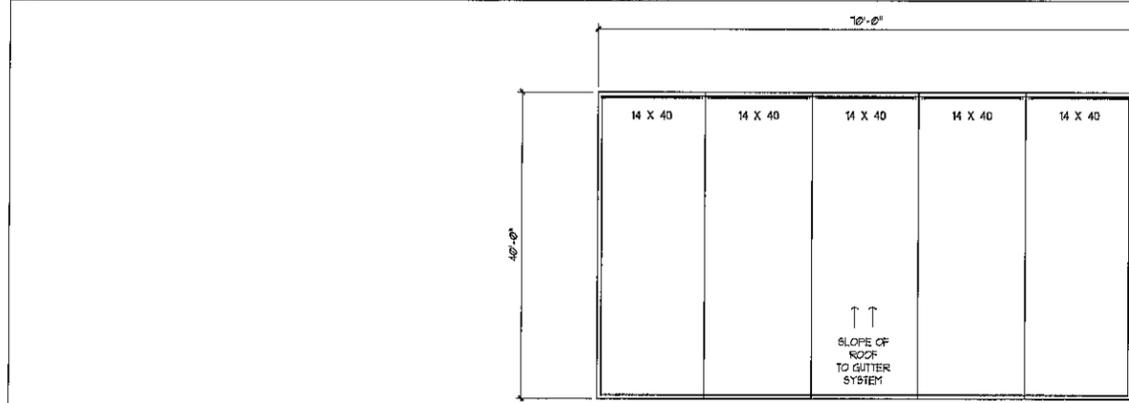
PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1730 Fax: (414) 302-1781

Drawing Title:
BUILDING 4 FLOOR PLAN & BUILDING ELEVATIONS

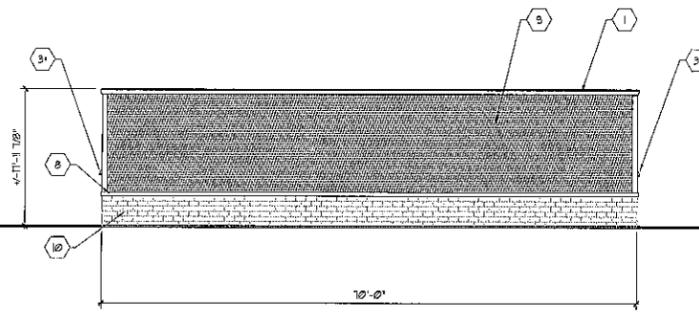
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Job: 16-112
Sheet: **A18**

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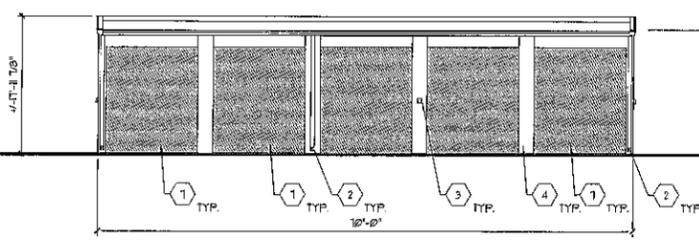
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FLOOR PLAN - BUILDING 5 - GROUND FLOOR LEVEL
SCALE: 3/32"=1'-0" 6



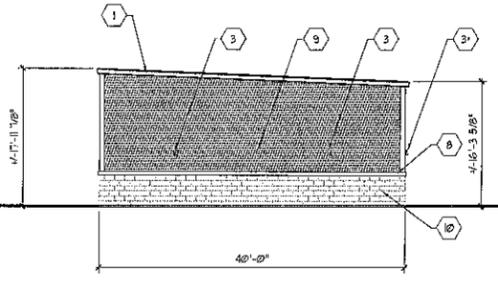
EAST ELEVATION - BUILDING 5
SCALE: 3/32"=1'-0" 5



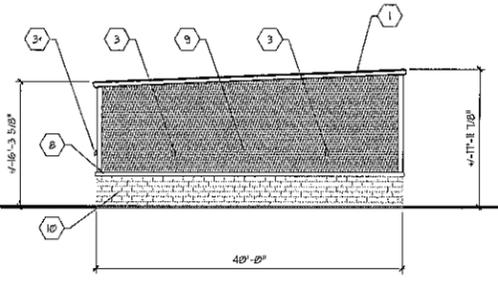
WEST ELEVATION - BUILDING 5
SCALE: 3/32"=1'-0" 4

- BUILDING MATERIAL KEY LEGEND GENERAL NOTES:**
(1) MATERIAL - BEYOND
- ① PREFINISHED RAKE TRIM AND ASSOCIATED WALL TRIM AS SUPPLIED BY METAL BUILDING MANUFACTURER (TYP.) COLOR: ASH GREY
 - ② PREFINISHED METAL GUTTER WITH DOWNSPOUT SYSTEM AS SUPPLIED BY METAL BUILDING MANUFACTURER. COLOR: ASH GREY. NOTE: DOWNSPOUT LOCATION IS FOR GENERAL GRAPHIC REFERENCE ONLY. FINAL LOCATION SHALL BE DETERMINED BY METAL BUILDING MANUFACTURER.
 - ③ LUMARK XTOR CROSSOUR LED WALL PACK. THIS IS TYPICAL MOUNTED 1'-0" TO CENTER OF FIXTURE FROM THE RELATIVE FINISH FLOOR ELEVATION THAT IS ASSOCIATED. LOCATION IS FOR GENERAL GRAPHIC REFERENCE ONLY. FINAL LOCATION SHALL BE DETERMINED BY ELECTRICAL DESIGNER.
 - ④ PREFINISHED METAL WALL PANEL AS SUPPLIED BY METAL BUILDING MANUFACTURER. COLOR: ASH GREY
 - ⑤ STANDING BEAM STEEL ROOF PANEL. ALL BY METAL BUILDING SUPPLIER (TYP.) R/T METAL BUILDING COMPONENTS DRAWINGS FOR ALL DETAILS. (TYP.) COLOR: GALVALUME
- TYPICAL DOOR NOTES FOR OVERHEAD DOORS LISTED BELOW:**
COLOR: ASH GREY
DOOR # LOCK HARDWARE AS SUPPLIED BY METAL BUILDING MANUFACTURER (TYP.) PROVIDE ADA COMPLIANT HARDWARE PER PLAN LOCATIONS. IF PREFINISHED METAL WALL PANEL, # HEAD OF DOOR (TYP.) AND TO MATCH TYPICAL METAL WALL PANEL COLOR.
- ⑥ OVERHEAD COILING DOOR
(6') DOOR SIZE 9'-0" WIDE x 8'-0" TALL
(8') DOOR SIZE 9'-8" WIDE x 8'-0" TALL (TYPICAL ONLY AT CORNER OF BUILDINGS)
 - ⑦ OVERHEAD COILING DOOR
SIZE 12' WIDE x 14'-0" TALL
 - ⑧ 6" PRECAST CONCRETE SILL
 - ⑨ PREFINISHED METAL WALL PANEL
MANUFACTURER: ALCOA RETNOLUX
COLOR: SLATE GRAY
TYPE: CORRUGATED SIDING (RLT/88G-8)
 - ⑩ FILLED & POLISHED FACE 8X16 MASONRY UNIT
MANUFACTURER: TRENTWYTH INDUSTRIES / OLD CASTLE - (TREADSTONE - PLUS)
JOINT PATTERN: STACK BOND
COLOR: QUICK TRIP BLACK
MORTAR COLOR: MATCH TO CMU
 - ⑪ ALUMINUM FRAME STOREFRONT ENTRY SYSTEM
MANUFACTURER: KALNEER
SYSTEM: STOREFRONT SYSTEM
FRAME COLOR: CLEAR ANODIZED ALUMINUM
FRAME SIZE: 2'x4'-1/2"
GLAZING TYPE: 1" LOW-E THERMAL PANE
GLAZING COLOR: CLEAR
GLAZING SET: FORWARD
DOOR TYPE: 5000 SERIES
- GENERAL ELEVATION NOTES:**
1. ALL ROOFS ARE SHOWN AT 1/2" TO 1" SLOPE, UNLESS OTHERWISE NOTED.
2. FOUNDATION LINES ARE NOT SHOWN FOR DRAWING CLARITY.

MATERIAL LEGEND
SCALE: 3/32"=1'-0" 3



NORTH ELEVATION - BUILDING 5
SCALE: 3/32"=1'-0" 2



SOUTH ELEVATION - BUILDING 5
SCALE: 3/32"=1'-0" 1

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REV. BY	DESCRIPTION	REV. #	REV. DATE

Project: **Benchmark Secured Storage**
800 Rose Drive
Hartland, WI 53029

PERSPECTIVE DESIGN, INC.
11925 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1790 Fax: (414) 302-1781

Drawing Title:
BUILDING 5 FLOOR PLAN & BUILDING ELEVATIONS

Date: 12/08/16
Scale: A.N.
Drawn: WHC
Job: 16-112
Sheet: **A1.9**

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