

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

Job Address 1050 Walnut Ridge Drive			
Lot	Block	Subdivision	Key No. HAV
Owner Ealon LLC		EMAIL	Phone
Address 6231 Hwy 83		City Hartland	State WI Zip 53029
Contractor MSI General	Phone 414-550-9400	FAX 262-367-7390	EMAIL tink@msigeneral.com
Address W215 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.
Lighting plans to follow.

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. _____

1115 COTTONWOOD LLC
C/O BRIOHN PROPERTY MGMT
3885 N BROOKFIELD RD STE 200
BROOKFIELD WI 53045-1983

BRC INC
700 WALNUT RIDGE DR
HARTLAND WI 53029

DAISY PROPERTIES LLC
9700 W BLUEMOUND RD
WAUWATOSA WI 53226

DC-1099 WALNUT RIDGE DRIVE LLC
4890 W KENNEDY BLVD STE 650
TAMPA FL 33609-1840

EALON LLC
6231 HIGHWAY 83
HARTLAND WI 53029-9706

ENVIRONMENTAL INVESTMENT
GROUP LLC
950 WALNUT RIDGE DR
HARTLAND WI 53029

SH 1180 WALNUT RIDGE LLC
9942 N VALLEY HILL DR
MEQUON WI 53092-5351

SUNSET INVESTMENT CO LIMITED
PARTNERSHIP
PO BOX 1428
WAUKESHA WI 53187-1428

TI INVESTORS OF HARTLAND LLC
710 N PLANKINTON AVE STE 1400
MILWAUKEE WI 53203-2418

TULSA INVESTORS LLC
C/O T5 REAL ESTATE SOLUTIONS
7475 HUBBARD AVE STE 202
MIDDLETON WI 53562-3146

UBIII (COTTONWOOD) LLC
9450 W BRYN MAWR AVE STE 750
ROSEMONT IL 60018-5253

WALNUT RIDGE PROPERTIES LLP
955 WALNUT RIDGE DR STE B
HARTLAND WI 53029

**STORM WATER MANAGEMENT
FACILITY MAINTENANCE
AGREEMENT**

DOCUMENT NO.:

THIS AGREEMENT is made and executed this _____ day of _____, 2017, by and between the Village of Hartland, a Wisconsin municipal corporation ("Village") and EALON LLC. ("Owner").

Whereas, the Owner owns the land described in the attached Exhibit A (the "Property"); and

Whereas, the Owner and the Village wish to set forth certain storm water facilities and maintenance obligations to document the obligations of the Owner; and

Whereas, to assure appropriate and necessary maintenance of the storm water management facilities and system, it is necessary that a maintenance plan and agreement be prepared and that this Agreement, which sets forth that maintenance plan and agreement, be recorded in the office of the Register of Deeds for Waukesha County; and

Whereas, the Owner has agreed to the requirements of this Storm Water Management Facility Maintenance Agreement; and

Whereas, the restrictions set forth in this Agreement are to run with the Property and perpetually bind the Owner and all of its heirs, successors and assigns.

Whereas, the storm water Best Management Practice (BMP) will be located in an easement on the property described in Exhibit B.

Now, therefore, the undersigned Owner, as fee owner of all affected lands, hereby executes this Agreement imposing the following restrictions on the Property:

1. The real estate to which this Agreement applies is the Property described on Exhibit A attached hereto.
2. The Owner agrees to construct storm water management facilities in the locations shown in Exhibit C attached hereto on or before November 1, 2017.
3. The Owner hereby subjects the Property to the minimum storm water practice maintenance requirements set forth in Exhibit D attached hereto, which restrictions and requirements are to run with the land and are to bind Owner and all its heirs, successors and assigns of Owner.

Drafted by and return to:
David Cox, Village Admin.
210 Cottonwood Ave
Hartland WI 53029

Parcel Identification Number(s) (PIN)
HAV 0758999013

4. The storm water basins shown in Exhibit C shall be constructed according to the grading elevations shown on construction plans held at the Village and after construction verification has been accepted by the Village, for all planned storm water management practices, an addendum(s) to this agreement shall be recorded by the Owner showing design and construction details. The addendum(s) may contain several additional exhibits
5. The Owner and the respective heirs, successors and assigns of Owner as owners of the Property shall be solely responsible for the perpetual maintenance, upkeep and repair of the storm water management facilities in accordance with the requirements set forth in Exhibit D attached hereto.
6. Upon notification to the owner of the Property by the Village of maintenance failures that require correction due to an adverse effect on the Property or the public health, safety or welfare, the then-current Owner shall take the specified corrective action within a reasonable time frame as set forth by the Village.
7. The Village is authorized, but not required, to perform the corrective actions identified in the notice if the owner does not make the required corrections within the specified time. All costs and administrative fees charged to the Owner in accordance with this section may be placed upon the tax rolls by the Village as a special charge in accordance with the Wisconsin Statutes, including Wis. Stat. section 66.0627, as amended from time to time.

The Owner shall be responsible for maintenance of the storm water management facilities pursuant to the requirements of Exhibit D attached hereto. Maintenance shall be undertaken consistent with the maintenance requirements of Exhibit D unless more stringent requirements have been enacted by the Village or a State Agency from time to time. The Village is authorized to access the Property to conduct inspections of storm water management facilities as necessary to determine that the facilities are being maintained and operated in accordance with this Agreement. The Owner, as needed (but not less than on an annual basis), shall provide maintenance of each storm water management measure including, but not limited to, removal of debris, maintenance of vegetative areas, maintenance of structural storm water management facilities, and sediment removal. Upon notice to the Owner by the Village of maintenance problems that require correction, the specified corrective actions shall be taken within a reasonable time frame as set by the Village.

8. In the event that maintenance of the storm water management facilities is not undertaken by the Owner, the Village may perform maintenance work on the storm water management facilities if such a failure to maintain:
 - a. Has a material adverse effect on public or private property, or
 - b. Endangers the public health, safety or welfare; provided, however, that before the Village shall have the right to perform any such maintenance pursuant to this section (except in the case of an emergency situation determined by the Village DPW Director), the Village shall provide the Owner with written notice stating what specific maintenance activities the Village deems to be required with respect to the storm water management facilities. The Owner shall have ten (10) calendar days after the date of such written notice to perform such maintenance activities, provided that said 10 days may be extended by the Village if the Owner has commenced required maintenance work within the 10 days and is diligently proceeding to complete the same. In the case of an emergency situation, as determined in the sole discretion of the DPW Director, no notice shall be required prior to the Village performing emergency maintenance and/or repairs.
9. The Village shall have unrestricted access to the Property for purposes of inspection for compliance and for repairs and corrective action.
10. The cost of all the inspections or maintenance undertaken by the Village pursuant to the above paragraphs shall be assessed against the Owner in accordance with the provisions of section 66.0627 of the Wisconsin Statutes, as amended from time to time. It is expressly understood and acknowledged that such costs shall be deemed a Special Charge for current services and may be levied in accordance with the provisions of section 66.0627 of the Wisconsin Statutes, as amended from time to time. Any such assessment that is not paid within sixty (60) calendar days after billing shall be deemed a delinquent Special Charge and shall become a lien upon the parcels against which such Charge has been assessed. Such delinquent charges shall be extended upon the current or next tax roll as a delinquent tax against the parcel(s) for which payment has not been received by the Village and all proceedings in relation to the collection, return and the sale of the property for delinquent real estate taxes shall apply to such Special Charge.
11. The validity, meaning and effect of this Agreement shall be determined in accordance with the laws of the State of Wisconsin applicable to contracts made to be performed in Wisconsin.
12. This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof.

Exhibit A – Legal Description

The following description identifies the land parcel(s) affected by this Agreement.

Legal Description: All of lot 7 of C.S.M. 7141, located in the SE $\frac{1}{4}$, of the NW $\frac{1}{4}$ and the NE of the SW $\frac{1}{4}$ of Section 10, T.7 N., R.18 E., Village of Hartland, Waukesha County, Wisconsin

Exhibit B - Legal Description of Storm Water Management Easement

The following description identifies the land parcel(s) affected by this Agreement.

Being a storm water management easement over and across a part of Lot 7 of C.S.M. No. 7141, located in the SE ¼, of the NW ¼ and the NE of the SW ¼ of Section 10, T.7 N., R.18 E., Village of Hartland, Waukesha County, Wisconsin, more fully described as follows: Commencing at the NE corner of said Lot 7; thence N89°08'12"W, along the northerly lot line of said C.S.M., 388.08 feet to the NW corner of said Lot 7; thence S06°05'44"W, 75.91 feet to the point of beginning of the hereinafter described easement; thence S61°38'06"E 118.00 feet to a point; thence S12°54'56"W, 170.00 feet to a point; thence N75°29'23"W, 79.00 feet to a point; thence N18°16'49"W, 61.00 feet to a point on the east property line of said lot; thence N11°40'49"E, along a easterly line of said lot 7, 147.09 feet to the place of beginning.

Restriction:

All lands within areas labeled "storm water management easement" are reserved for storm water collection and infiltration. No buildings or other structures are allowed in these areas. No grading or filling (other than construction of the Storm Water BMP's) is allowed in these areas that may interrupt storm water flows in any way. The village of Hartland, or their designee are authorized access in these areas for purposes of inspecting the storm water management practices or enforcing the terms of this Maintenance Agreement.

ACCESS

Off of Walnut Ridge Drive

EXHIBIT B

A STORM WATER MANAGEMENT EASEMENT OVER AND ACROSS A PART OF LOT 7 OF C.S.M. NO. 7141, LOCATED IN THE SE 1/4 OF THE NW 1/4 OF, AND IN THE NE 1/4 OF THE SW 1/4, ALL IN SECTION 10, T7N, R18E, VILLAGE OF HARTLAND, WAUKESHA CO., WISCONSIN

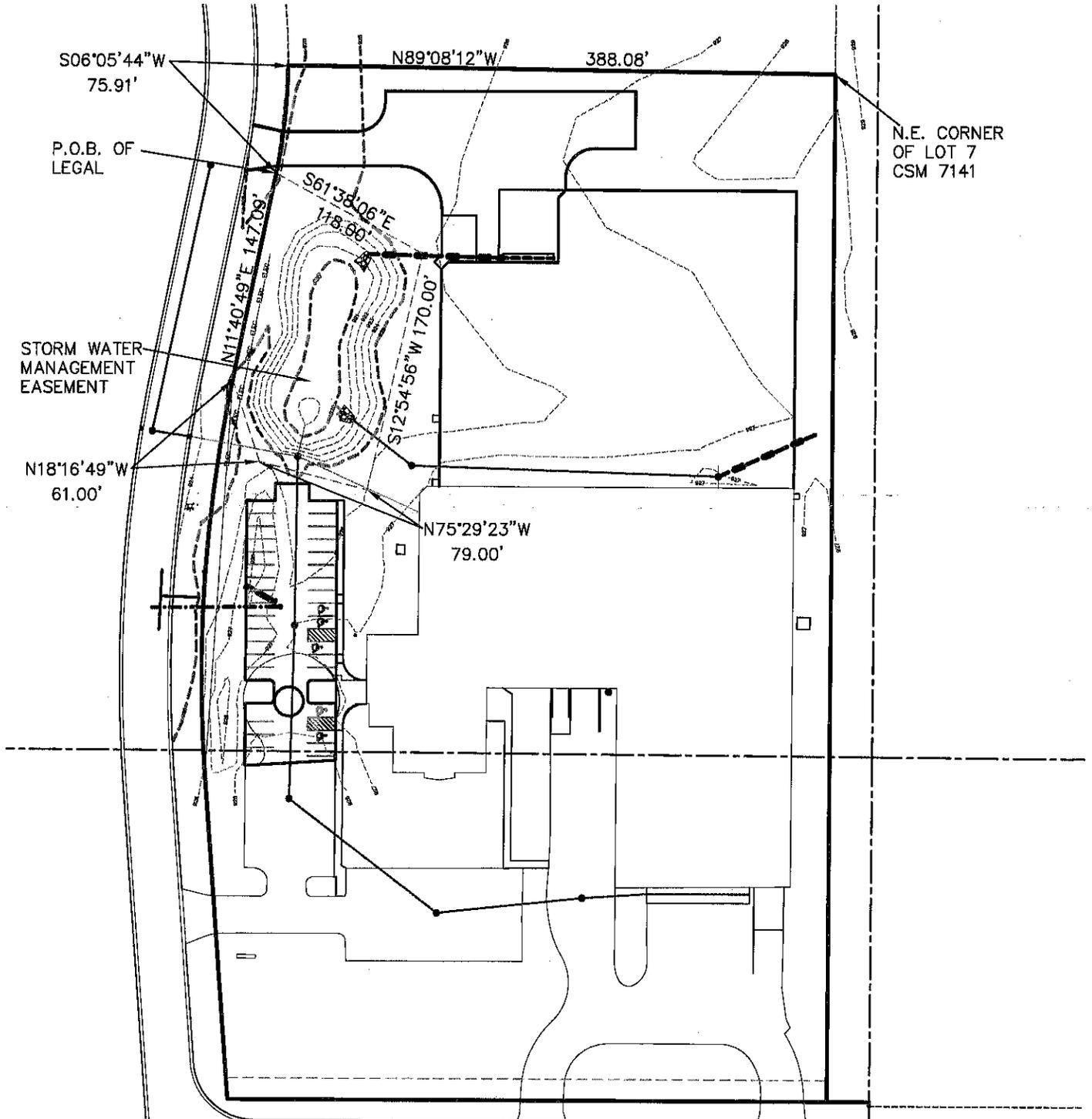


EXHIBIT C - LOCATION MAP

STORM WATER MANAGEMENT PRACTICES COVERED BY THIS AGREEMENT

THE STORM WATER MANAGEMENT PRACTICES COVERED BY THIS AGREEMENT ARE DEPICTED IN THE REDUCED COPY OF THE CONSTRUCTION PLANS, AS SHOWN BELOW. THE PRACTICES INCLUDE AN INFILTRATION BASIN CONVEYANCE SWALE. ALL OF THE NOTED STORM WATER MANAGEMENT PRACTICES ARE LOCATED WITHIN DRAINAGE EASEMENTS AS NOTED IN EXHIBIT B.

SUBDIVISION NAME: LOT 7 C.S.M. 7141
STORM WATER PRACTICES: AN INFILTRATION BASIN
LOCATION OF PRACTICES: STORM WATER EASEMENT

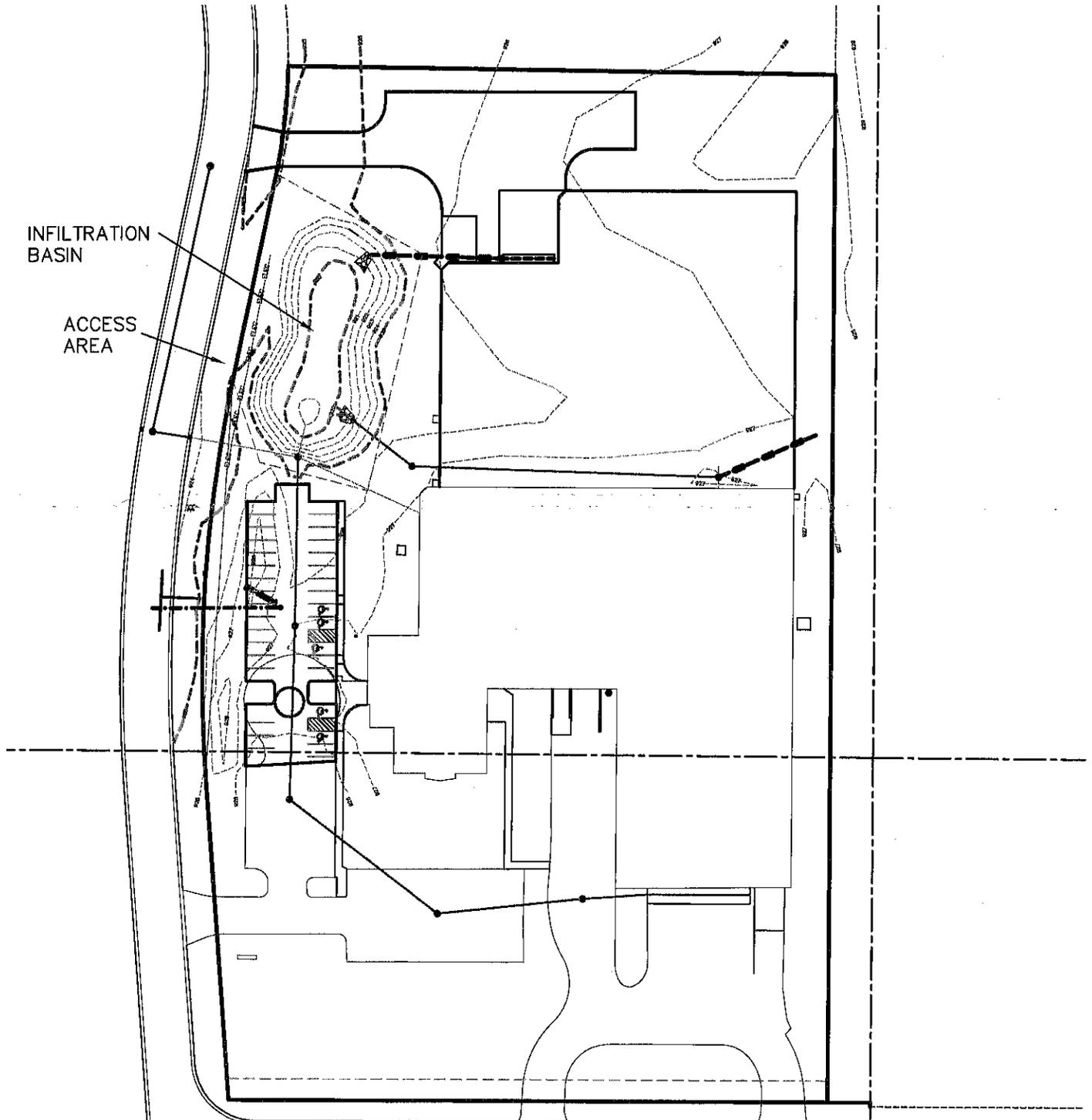


EXHIBIT D

Storm Water Facilities Maintenance Plan

This exhibit explains the basic function of each of the storm water practices listed in Exhibit C and prescribes the minimum maintenance requirements to remain compliant with this Agreement. The maintenance activities listed below are aimed to ensure these practices continue serving their intended functions in perpetuity. The list of activities is not all inclusive, but rather indicates the minimum type of maintenance that can be expected for this particular site. Access to the storm water practices for maintenance vehicles is Walnut Ridge Drive. Any failure of a storm water practice that is caused by a lack of maintenance will subject the responsible party to enforcement of the provisions listed on page 1 of this Agreement by the Village

System Description:

The proposed conditions are building and parking lot additions to an existing facility, an infiltration basin to remove sediment from the runoff and infiltrate storm water runoff into the ground.

Minimum Maintenance Requirements for The Infiltration BMP area

To ensure the proper function of the Infiltration BMP, the following list of maintenance activities are recommended:

1. A minimum of 70% soil cover made up of native grasses must be maintained on the basin bottom to ensure infiltration rates. Periodic mowing is recommended to enhance establishment of the prairie grasses (which may take 2-3 years) and maintain the minimum native cover. To reduce competition from cool season grasses (bluegrass, fescues, quack, etc.) and other weeds:
 - For the first year, cut to a 6" height three times – once each in June, July and early August. To prevent damage to the native grasses, do not mow below a 6" height. Remove excessive accumulation of clippings to avoid smothering next year's plantings.
 - After the first year, mowing may only be needed in early June each year to help control the spread of cool season plants. The mowing should also be raised to 10-12" to avoid damage to the warm season plants.
 - Any major bare areas or areas taken over by nonnative species must be replanted. To clear area of weeds and cool season grasses, treat with an herbicide that contains glyphosphate in accordance with manufacturer's instructions. For other planting details, see NRCS standard 342 (Critical Area Planting).

2. The infiltration area and all components (inlets, outlets, etc.) should be inspected after each heavy rain, but at a minimum of once per year. If the infiltration area is not draining properly (within 72 hours), further inspection may be required by persons with expertise in storm water management and/or soils.

- If sedimentation is determined to be causing the failure, the accumulated sediment must be removed and the area replanted in accordance with the notes above.
- 3. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the system. Erosion matting is recommended for repairing disturbed areas.
- 4. Heavy equipment and vehicles must be kept off of the bottom and side slopes of the bio-filter to prevent soil compaction. Soil compaction will reduce infiltration rates and may cause failure of the bio-filter, resulting in ponding and possible growth of non-native plants.
- 5. No trees are to be planted or allowed to grow on the earthen berms or the bottom of the filters. On the berms, tree root systems can reduce soil compaction and cause berm failure. On the filter bottom, trees may shade out the native grasses. The filter must be inspected annually and any woody vegetation removed.

Sedimentation: Accumulated sediment, in significant proportions, should be removed and bare areas re-vegetated. Sediment material, free of trash and debris, may be used to fill and restore small depressions or shallow water pockets and then seeded.

Transport: Silt, sod, stone, and any other material transported as a result of high water volumes, velocities, or scour, shall be removed, replaced, and reinforced immediately to its proper condition and location occupied prior to the catastrophic event. Trash and other deleterious debris shall be properly disposed of.

Erosion: All grassed areas, embankments, and flow control devices, should be inspected frequently and particularly during high flow events (major rain storms and spring snow melt) for rills, scour, and short-circuiting. Areas showing signs of erosion shall be repaired, reinforced and re-vegetated immediately.

Mowing: Mowing is important to encourage growth and recycle nutrients. Infiltration devices, dry basins, grassed waterways, and buffers, shall be mowed to a height of not less than three inches, or more importantly, to a height above the operating depth for a 1.5 inch rainfall, no less than twice per year. Depending upon the natural height of the selected grasses, mowing may be infrequent and necessary only to prevent the growth of undesirable woody plants and trees. Grasses shall not be allowed to grow to a height that permits branching or bending. Mowing shall only take place when the ground is dry, able to support machinery, and avoid rutting. Care shall be taken to protect nesting wildlife.

Any other repair or maintenance needed to ensure the continued function of the infiltration area as ordered by the Village of Hartland.

Infiltration area plant list

Grasses / Sedges

Andropogon gerardii / Big Bluestem
Bouteloua curtipindula / Fringed Brome
Carex bebbii / Bebb's Sedge
Sedge
Carex comosa / Bristly Sedge
Carex hystericiana / Porcupine Sedge
Carex vulpinoidea / Brown Fox Sedge
Elymus virginicus / Virginia Wild Rye
Glyceria grandis / Reed Manna Grass
Juncus tenuis / Path Rush
Panicum virgatum / Switch Grass
Scirpus cyperinus / Wool Grass
Spartina pectinata / Prairie Cord Grass

Bouteloua curtipindula / Side-Oats Grama
Calamagrostis Canadensis / Blue Joint Grass
Carex bicknellii / Copper-Shouldered Oval

Carex crinite / Fringed Sedge
Carex stipata / Common Fox Sedge
Elymus Canadensis / Canada Wild Rye
Glyceria Canadensis / Rattlesnake Grass
Juncus dudleyi / Dudley's Rush
Juncus torreyi / Torrey's Rush
Schizachyrium scoparium / Little Bluestem
Sorghastrum nutans / Indian Grass

FORBS (FLOWERING PLANTS):

Allium cernuum / Nodding Onion
Aster azureus / Sky-Blue Aster
Aster novae-angliae / New England Aster
Cassia hebecarpa / Wild Senna
Desmodium canadense / Canada Tick Trefoil
Eryngium yuccifolium / Rattlesnake Master
Weed
Eupatorium perfoliatum / Boneset
Helianthus grosseserratus / Saw-Tooth Sunflower
Hypericum pyramidatum / Great St. John's Wort
Liatris spicata / Marsh Blazing Star
Lobelia siphilitica / Great Blue Lobelia
Napaea dioica / Glade Mallow
Pycnanthemum virginianum / Mountain Mint
Rudbeckia hirta / Black-Eyed Susan
Rudbeckia subtomentosa / Sweet Black-Eyed Susan
Silphium laciniatum / Compass Plant
Solidago graminifolia / Grass-Leaved Goldenrod
Solidago riddellii / Riddell's Goldenrod
Verbena hastata / Blue Vervain
Veronicastrum virginicum / Culver's Root

Asclepias incarnata / Marsh Milkweed
Aster ericoides / Heath Aster
Aster puniceus / Red-Stemmed Aster
Coreopsis palmate / Prairie Coreopsis
Echinacea pallid / Pale Purple Coneflower
Eupatorium maculatum / Spotted Joe Pye

Helenium autumnale / Sneezeweed
Heliopsis helianthoides / Early Sunflower
Liatris pycnostachya / Prairie Blazing Star
Lobelia cardinalis / Cardinal Flower
Monarda fistulosa / Wild Bergamot
Physostegia virginiana / Obedient Plant
Ratibida pinnata / Yellow Coneflower
Rudbeckia laciniata / Wild Golden Glow
Sagittaria latifolia / Arrowhead
Silphium perfoliatum / Cupplant
Solidago ohioensis / Ohio Goldenrod
Solidago rigida / Stiff Goldenrod
Vernonia fasciculata / Ironweed
Zizia aurea / Golden Alexanders

SHRUBS:

Cornus stolonifera / Red Osier Dogwood
Viburnum opulus / American High-Bush Cranberry
Arrowwood
Physocarpus opulifolius / Ninebark
Viburnum rafinesquianum / Downy

The infiltration area shall utilize no less than 12 native species selected from the list. No less than 4 of the selected species shall be selected from the Grass/Sedge portion of the list and shall comprise no less than 40% of the total plant. Check with your nursery/plant supplier to select species that work best with your soil and sunlight conditions.

Shrubs are intended to be planted in association with the Infiltration BMP but must not be planted within the rain water collection area. Care must be taken so that these shrubs do not outcompete or shade the grass and forb species.

1. Heavy equipment and vehicles must be kept off of the bottom and side slopes of the infiltration area and grass swale to prevent soil compaction. Soil compaction will reduce the infiltration rate and may cause failure of the trench.
2. The infiltration area must be inspected annually and any trees, grasses, or weeds removed.
3. No grading, or filling of the BMP other than sediment removal is allowed, unless otherwise approved by the Village of Hartland.
4. Any other repair or maintenance needed to ensure the continued function of the infiltration areas as ordered by the Village of Hartland under the provisions listed on page 1 of Storm Water Maintenance Agreement.



MSI GENERAL CORPORATION
 P.O. BOX. 7
 OCONOMOWOC, WI 53066
 PHONE: 262-367-5661
 FAX: 262-367-7390

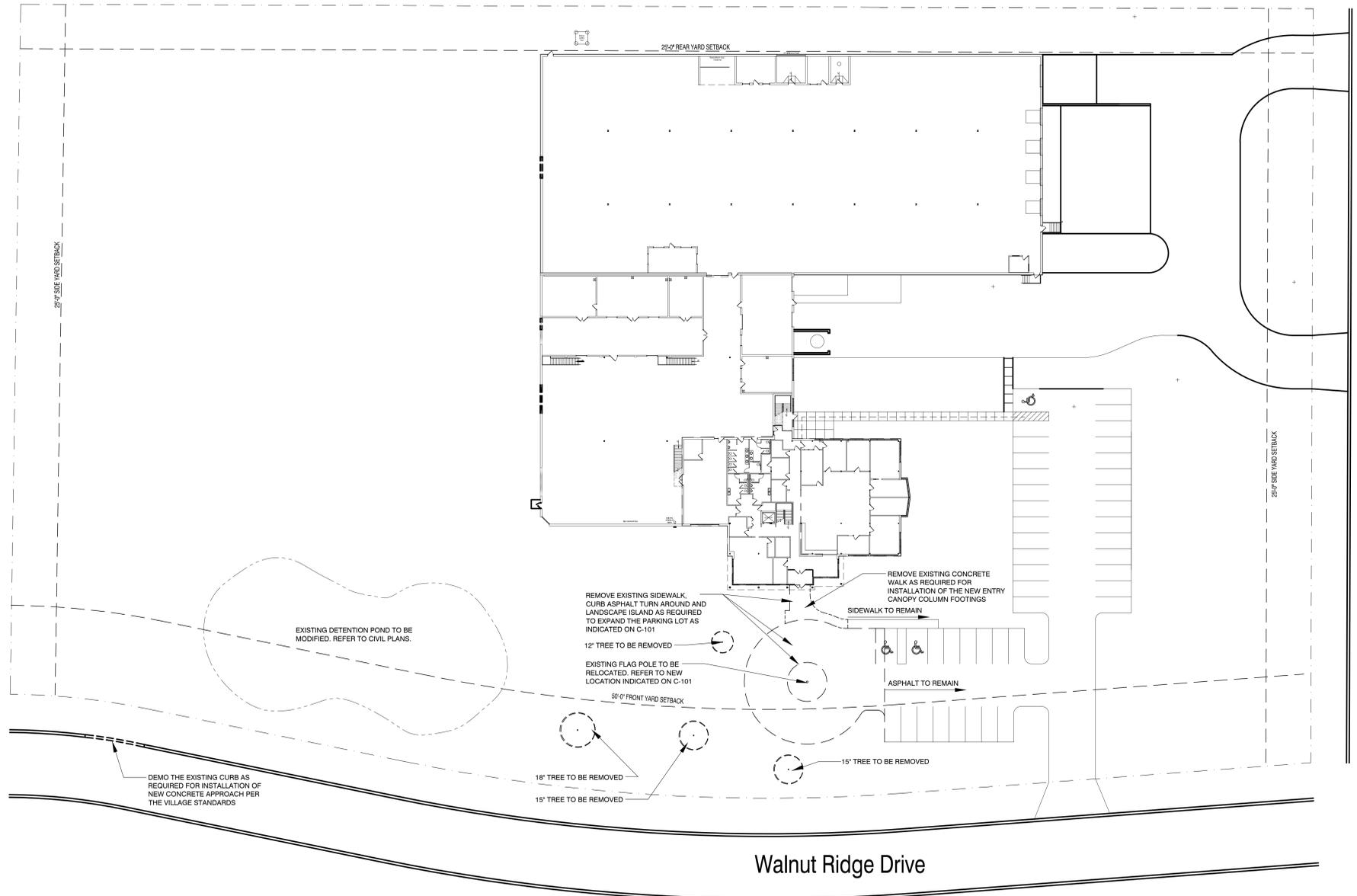
WWW.MSIGENERAL.COM
 SINGLE SOURCE RESPONSIBILITY™

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03.10.17	ARCH BOARD SUBMITTAL
03.07.17	CONSTRUCTION SET
01.13.17	REVISED BID SET
09.14.16	STATE SET
08.26.16	BID SET
08.26.16	VILLAGE REVIEW SET

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

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

Date: 08.19.16 Drawn By: PAA
 Sheet Title:
DEMOLITION SITE PLAN
 Sheet Number:
C-100
 Project Number: P11744
4424



MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS

PLAT OF SURVEY

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

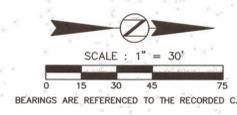
GENERAL NOTES:
1) TOTAL LAND AREA OF SURVEYED LOT = 308,458 SQ. FT. (7.081 ACRES)
2) ALL ELEVATIONS AND CONTOURS ARE ON THE NGVD 1929 AND VILLAGE DATUM

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

CLIENT
MSI GENERAL CORPORATION
P.O. BOX 7
OCONOMOWOC, WI. 53066
PROPERTY AT
1050 WALNUT RIDGE DRIVE

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

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.
THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.



STORM MANHOLE 1 RIM ELEVATION = 926.98 18" INV W = 923.08	STORM MANHOLE 2 RIM ELEVATION = 926.86 18" INV E & W = 921.30
STORM MANHOLE 3 RIM ELEVATION = 924.67 3" INV N = 918.53 12" INV N = 920.1 18" INV S = 918.93 30" INV W = 918.52	CURB INLET CURB FLOWLINE ELEV = 923.36 30" INV E & W = 918.52
STORM MANHOLE 4 RIM ELEVATION = 927.06 18" INV N = 919.49 18" INV S = 919.47	STORM MANHOLE 5 RIM ELEVATION = 924.54 15" INV N = 920.12 15" INV SE = 920.16
STORM MANHOLE 6 RIM ELEVATION = 924.64 15" INV NW = 923.99 12" INV E = 921.19	STORM MANHOLE 7 RIM ELEVATION = 924.41 12" INV W = 921.51 6" INV E = 921.81
STORM MANHOLE 8 RIM ELEVATION = 925.06 BOTTOM = 920.55 NO APPARENT OUTLET	

LAKE COUNTRY ENGINEERING, INC.
970 S. SILVER LAKE STREET, SUITE 105
OCONOMOWOC, WI. 53066
PHONE : (262)569-9331 FAX : (262)569-9316

REVISION DATE	COMMENTS

PLAT OF SURVEY
FOR : MSI GENERAL CORPORATION
AT : MIDWEST COMPOSITE
1050 WALNUT RIDGE DR, HARTLAND, WI

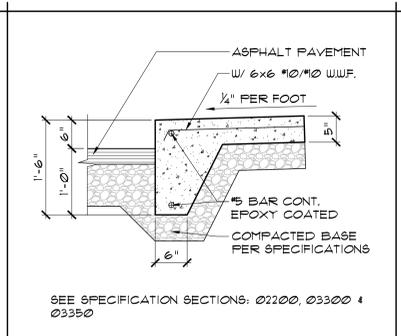
SCALE : 1" = 30'	PROJECT NO. : 16-3079
DRAFTED BY : M.A.P.	DATE : AUGUST, 2016
CHECKED BY : M.A.P.	SHEET NUMBER : 1 OF 1

NO.	REVISIONS:
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PROJECT ADDRESS:
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ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

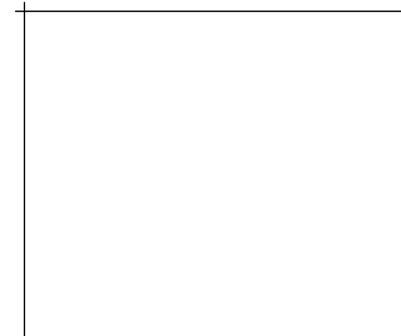
Date: 08.19.16 Drawn By: PAA
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Sheet Number: C-102
Project Number: 4424 P11744



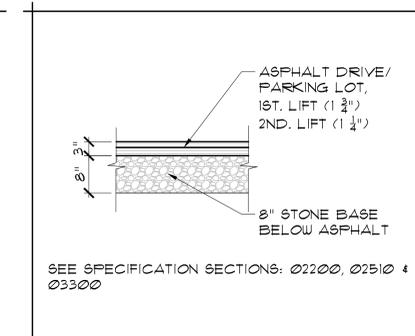
C1 CONCRETE CURB/ASPHALT
SEE SPECIFICATION SECTIONS: 02200, 03300 & 03350



C2



C3



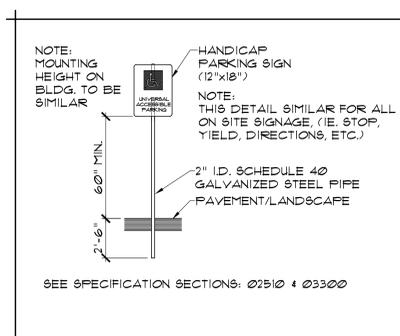
C4 ASPHALT DRIVE - 3"
REFER TO C-103 FOR HEAVY DUTY ASPHALT DETAIL
SEE SPECIFICATION SECTIONS: 02200, 02510 & 03300



C5



C6



C7 HANDICAPPED PARKING STALL SIGN
NOTE: MOUNTING HEIGHT ON BLDG. TO BE SIMILAR
NOTE: THIS DETAIL SIMILAR FOR ALL ON SITE SIGNAGE, (IE. STOP, YIELD, DIRECTIONS, ETC.)
SEE SPECIFICATION SECTIONS: 02510 & 03300



C8



C9



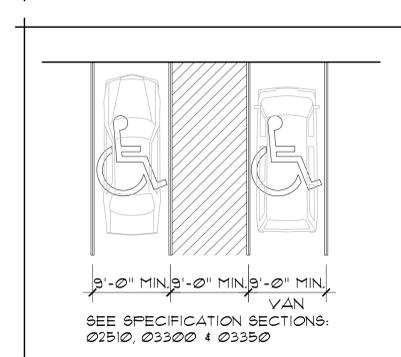
C10



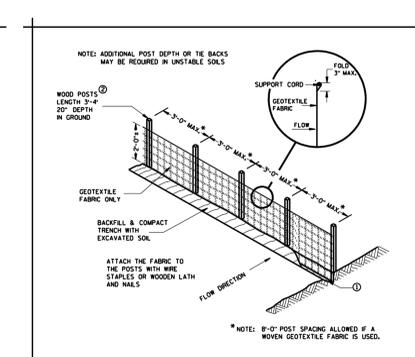
C11



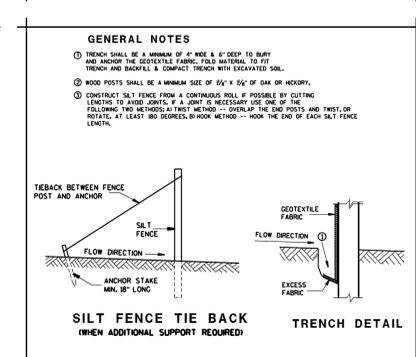
C11 PARKING SPACE ACCESS AISLE
SEE SPECIFICATION SECTIONS: 02510, 03300 & 03350



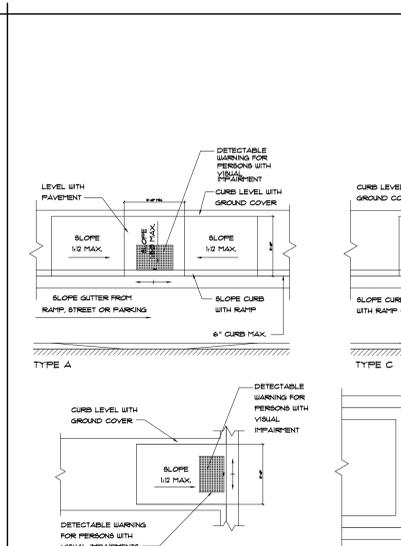
C13 SILT FENCE
NOTE: ADDITIONAL POST DEPTH OR THE BACKS MAY BE REQUIRED IN UNSTABLE SOILS
NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.



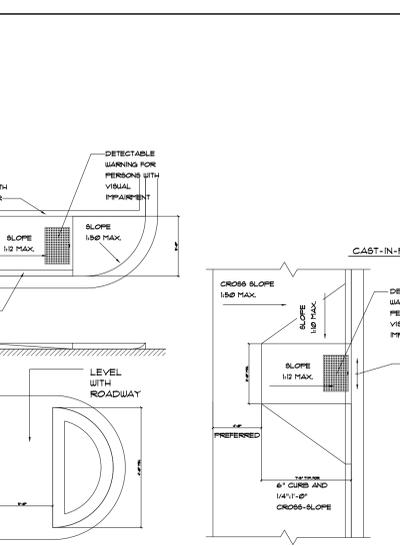
C13A SILT FENCE NOTES & SECTIONS
GENERAL NOTES
① TRENCH SHALL BE A MINIMUM OF 4' WIDE & 6" DEEP TO BURP AND ANCHOR THE GEOTEXTILE FABRIC FOLD MATERIAL TO TIE TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
② WOOD POSTS SHALL BE A MINIMUM SIZE OF 2 1/2" x 5 1/2" OF OAK OR HICKORY.
③ CONTRACTOR SHALL FENCE FROM A CONTIGUOUS WALL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS AT TIE METHOD -- OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 90 DEGREES, BY HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.



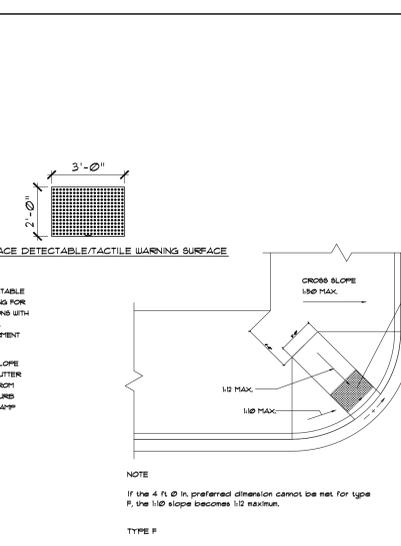
C12



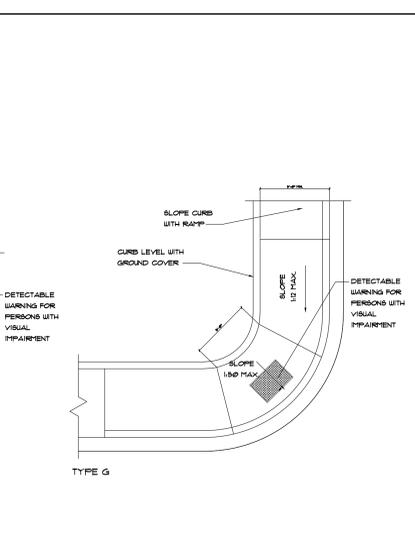
C12 SIDEWALK RAMPS
SEE SPECIFICATION SECTIONS: 02510, 03300 & 03350



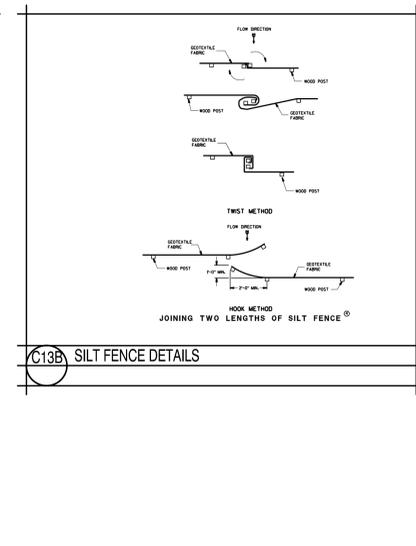
C12 CAST-IN-PLACE DETECTABLE/TACTILE WARNING SURFACE



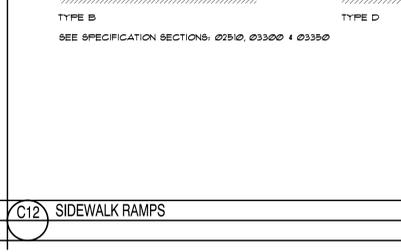
C12 DETECTABLE WARNING FOR PERSONS WITH VISUAL IMPAIRMENT



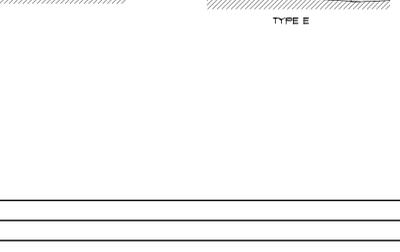
C12 DETECTABLE WARNING FOR PERSONS WITH VISUAL IMPAIRMENT



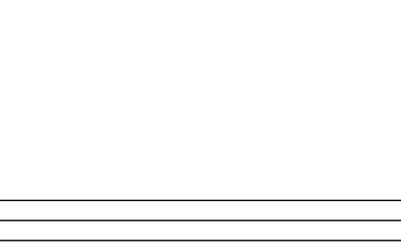
C12 DETECTABLE WARNING FOR PERSONS WITH VISUAL IMPAIRMENT



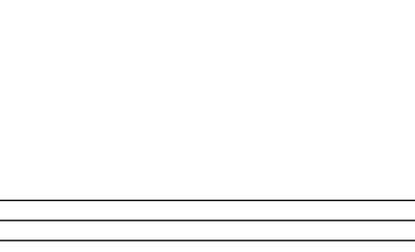
C13



C14



C15



C16



C17



MSI GENERAL CORPORATION
P.O. BOX 7
OCONOMOWOC, WI 53066
PHONE: 262-367-5661
FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

NO.	REVISIONS:
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PROJECT ADDRESS:
PROJECT NAME
Midwest Composite Technologies
STREET ADDRESS
1050 Walnut Ridge Drive
CITY STATE / ZIP
Hartland, WI 53029

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

Date: 08.19.16
Drawn By: PAA
Sheet Title: SITE DETAILS
Sheet Number: C-501
Project Number: P11744
4424

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



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03.10.17	ARCH BOARD SUBMITTAL
03.07.17	CONSTRUCTION SET
01.13.17	REVISED BID SET
09.14.16	STATE SET
08.26.16	BID SET
08.26.16	VILLAGE REVIEW SET

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

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

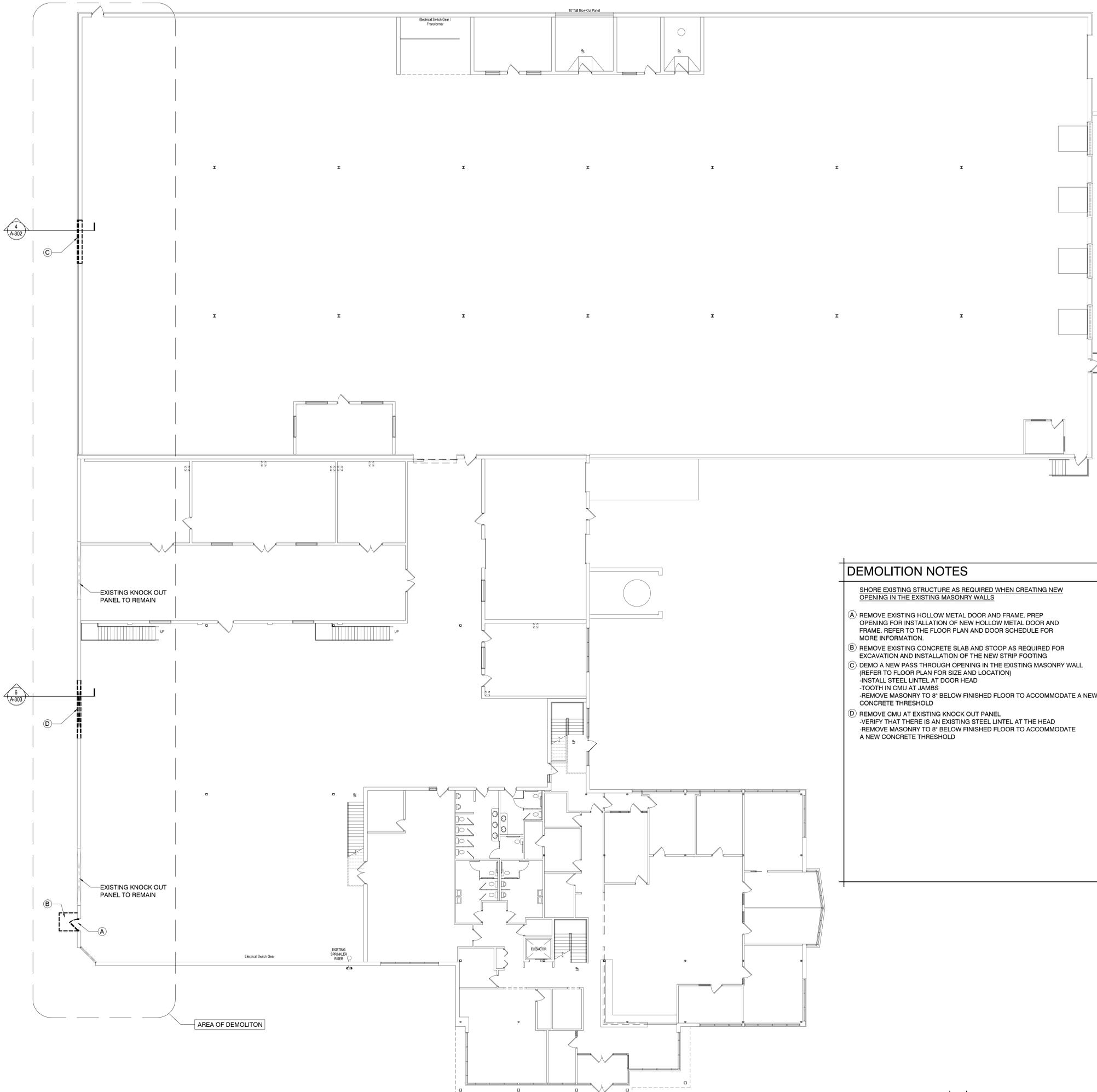
Date: 08.19.16 Drawn By: PAA
 Sheet Title: DEMOLITION PLAN
 Sheet Number: A-001
 Project Number: 4424 P11744

MANAGERS

ENGINEERS

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ARCHITECTS



DEMOLITION NOTES

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

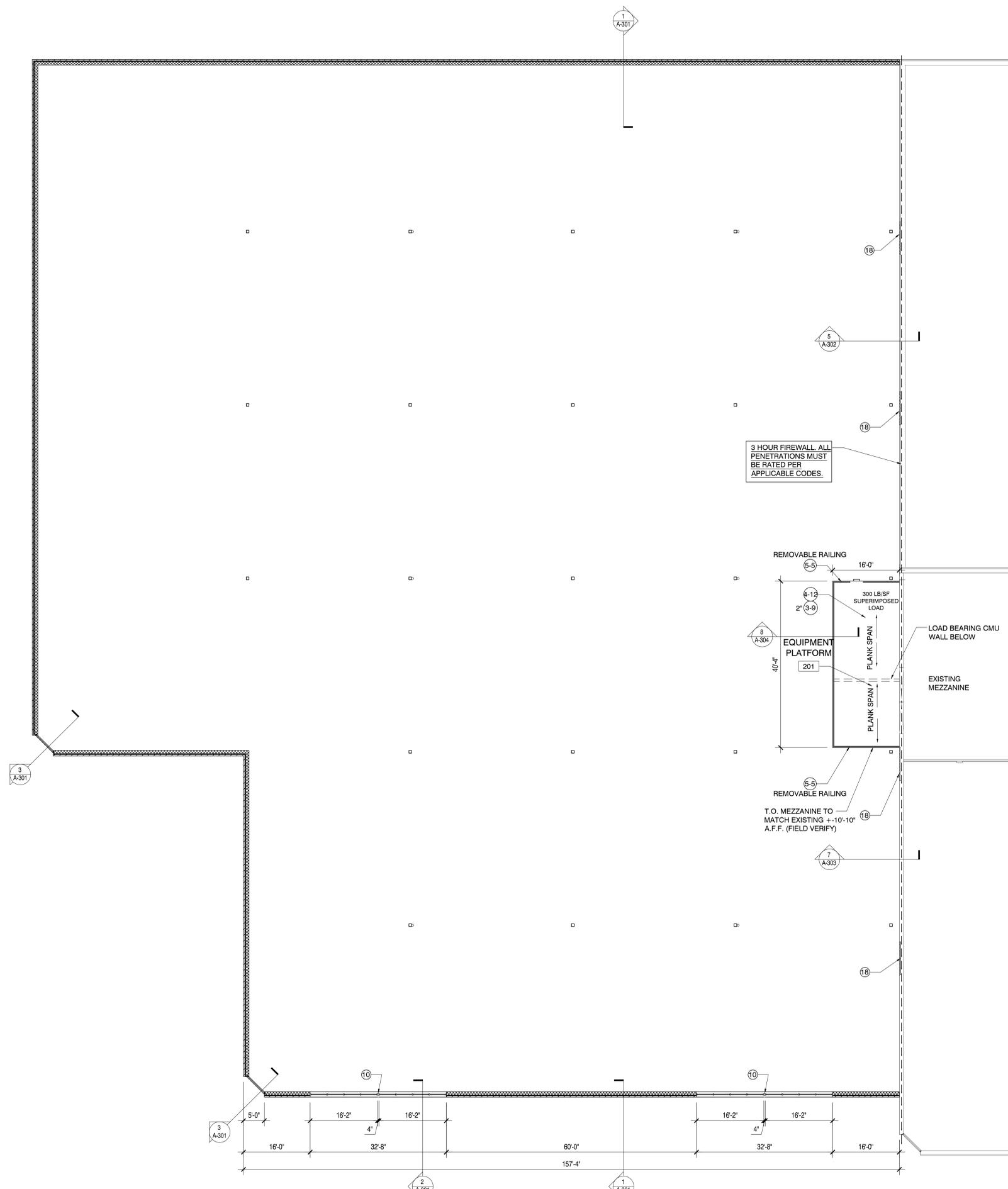
A REMOVE EXISTING HOLLOW METAL DOOR AND FRAME. PREP OPENING FOR INSTALLATION OF NEW HOLLOW METAL DOOR AND FRAME. REFER TO THE FLOOR PLAN AND DOOR SCHEDULE FOR MORE INFORMATION.

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

C DEMO A NEW PASS THROUGH OPENING IN THE EXISTING MASONRY WALL (REFER TO FLOOR PLAN FOR SIZE AND LOCATION)
 -INSTALL STEEL LINTEL AT DOOR HEAD
 -TOOTH IN CMU AT JAMBS
 -REMOVE MASONRY TO 8" BELOW FINISHED FLOOR TO ACCOMMODATE A NEW CONCRETE THRESHOLD

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

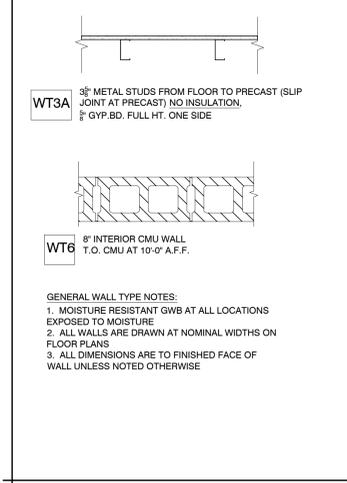
REFERENCE KEYNOTES	Division 01- General
(1)	1/4" PRECAST LIME CONCRETE
(2)	1/2" PRECAST LIME CONCRETE
Division 02- Site	(1) 2" x 1/2" x 1/2" ASPHALT OVER 4" STONE BASE(020201.0000)
(2)	1" x 1" x 1" ASPHALT OVER 4" STONE BASE(020201.0000)
(3)	1" x 1" x 1" ASPHALT OVER 4" STONE BASE(020201.0000)
(4)	HANDICAPPED PARKING STALL SIGN
Division 03- Concrete	(1) CONCRETE OVERPOUR HOLD FOUNDATION WALL UP BELOW FINISHED FLOOR(030301.0000)
(2)	4" FORMED CONCRETE FLOOR W/ 4" STONE & 1" F.F. LIFT(0303.0000)
(3)	4" FORMED CONCRETE FLOOR W/ 4" STONE & 1" F.F. LIFT(0303.0000)
(4)	4" FORMED CONCRETE FLOOR W/ 4" STONE & 1" F.F. LIFT(0303.0000)
(5)	CONCRETE REPAIR W/ 100 #10 F.W.F.(030304)
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Division 04- Masonry	(1) 4" STANDARD CONCRETE MASONRY UNIT(040200)
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(99)	4" STANDARD CONCRETE MASONRY UNIT(040200)
(100)	4" STANDARD CONCRETE MASONRY UNIT(040200)
Division 05- Metals	(1) 1/2" DIA. CONCRETE FILLED PIPE ROLLERS SET IN 3/4" DIA. CONC. BASE(050101.0000)
(2)	1/2" DIA. CONCRETE FILLED PIPE ROLLERS SET IN 3/4" DIA. CONC. BASE(050101.0000)
(3)	1/2" DIA. CONCRETE FILLED PIPE ROLLERS SET IN 3/4" DIA. CONC. BASE(050101.0000)
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(15)	1/2" DIA. CONCRETE FILLED PIPE ROLLERS SET IN 3/4" DIA. CONC. BASE(050101.0000)
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(36)	1/2" DIA. CONCRETE FILLED PIPE ROLLERS SET IN 3/4" DIA. CONC. BASE(050101.0000)
(37)	1/2" DIA. CONCRETE FILLED PIPE ROLLERS SET IN 3/4" DIA. CONC. BASE(0501



CONSTRUCTION NOTES

- GENERAL NOTES**
 RETURN BRICK OR DECORATIVE BLOCK TO THE FACE OF THE CMU BACK UP AT THE JAMBS OF ALL MASONRY OPENINGS.
- KEYED NOTES**
- 1 ROOF CONDUCTOR
 - 2 12-0" X 14-0" 3 HOUR RATED FIRE SHUTTER
 - 3 16-0" X 16-0" 3 HOUR RATED FIRE SHUTTER
 - 4 26" LONG CAST IN PLACE STEEL TRENCH DRAIN W/ STEEL GRATE (NEENAH)
 - 5 3" THICK CONCRETE SLAB W/ FULL FOUNDATION
 - 6 OMITTED
 - 7 6" Ø X 48" HIGH CONCRETE FILLED STEEL PIPE BOLLARD (PAINTED).
 - 8 2 PERSON TROUGH STYLE SINK
 - 9 STEEL LADDER TO EQUIPMENT PLATFORM
 - 10 2"x4" STEEL COLUMN WRAPPED IN BREAK METAL TO MATCH GLAZING FRAMES AT UPPER WINDOWS. REFER TO UPPER WALL PLAN.
 - 11 DROP TOP OF FOOTINGS AT LOADING DOCK WALLS TO 8'-0" BELOW FINISHED FLOOR. REFER TO STRUCTURAL PLANS.
 - 12 EMERGENCY EYEWASH STATION
 - 13 SIZE FOOTINGS ALONG COLUMN LINE N7 TO AVOID THE EXISTING STORM SEWER PIPING
 - 14 CATCH BASIN
 - 15 HOSE BIB
 - 16 PAINT THE BOTTOM OF THE NEW STEEL LINTEL ABOVE WITH INTUMESCENT PAINT
 - 17 PAINT THE BOTTOM OF THE EXISTING STEEL LINTEL ABOVE WITH INTUMESCENT PAINT
 - 18 REMOVE A 8'-0" WIDE X 4'-0" HIGH SECTION OF BRICK AT THE EXISTING BEAM AND GIRDER BEARING LOCATIONS ALONG THE EXISTING NORTH WALL. REPLACE BRICK W/ 4" SOLID CONCRETE BLOCK (3HR RATING)

WALL TYPES



REFERENCE KEYNOTES

Division 01- General	(1) 1/4" PRECAST LIME CONCRETE
Division 02- Site	(1) 1/2" ASPHALT OVER 1/2" STONE BASE
Division 03- Concrete	(1) CONCRETE OVER POLYMER HOLLOW FOUNDATION WALL
Division 04- Masonry	(1) STANDARD CONCRETE MASONRY UNIT
Division 05- Metals	(1) 3/8" CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC. BASE
Division 06- Woods and Plastics	(1) PLASTIC LAMINATE WINDOW SILLINGS
Division 07- Thermal/Moisture Protection	(1) PERIMETER INSULATION
Division 08- Doors and Windows	(1) BRONZSTONE INSULATED LOW E GLASS
Division 09- Finishes	(1) SUSPENDED CEILING SYSTEM
Division 10- Misc	(1) PLUG POLE

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



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REVISIONS:

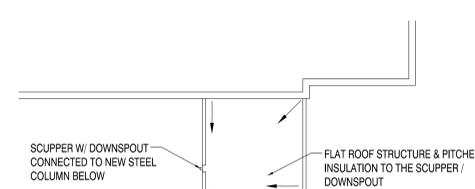
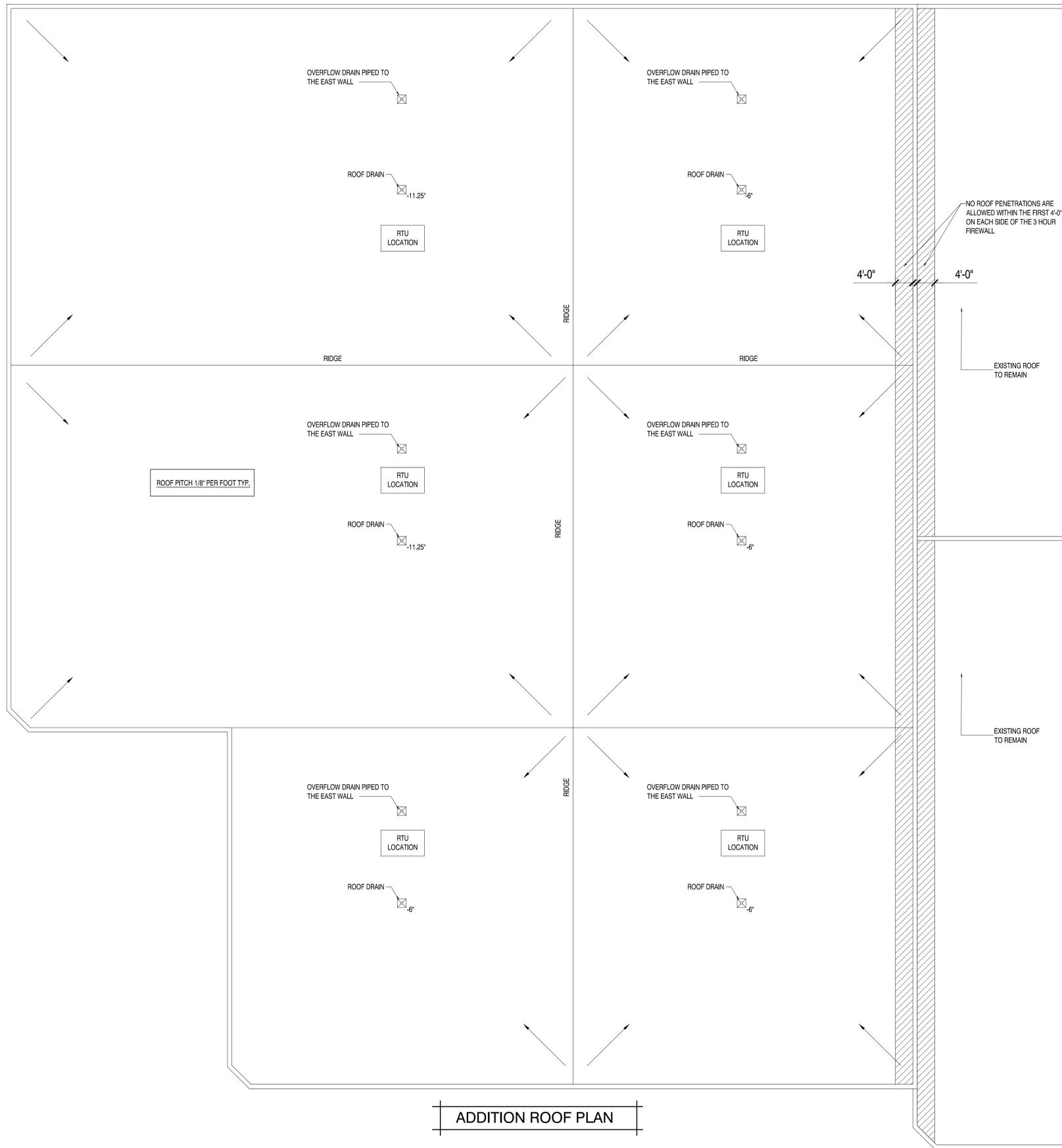
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03.10.17	ARCH BOARD SUBMITTAL
03.07.17	CONSTRUCTION SET
01.13.17	REVISED BID SET
09.14.16	STATE SET
08.26.16	BID SET
08.26.16	VILLAGE REVIEW SET

PROJECT ADDRESS:

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

Date: 08.19.16 Drawn By: PAA
 Sheet Title: ADDITION MEZZANINE & UPPER WALL PLAN
 Sheet Number: A-104
 Project Number: 4424 P11744

MANAGERS ENGINEERS CONTRACTORS ARCHITECTS



ROOF PLAN 3/32" = 1'-0"

REFERENCE KEYNOTES	
Division 01- General	<ul style="list-style-type: none"> (1) 1/4" PRECAST LIME CONCRETE (2) 1/2" PRECAST LIME CONCRETE
Division 02- Site	<ul style="list-style-type: none"> (3) 2 1/2" x 11' ASPHALT OVER 1/2" STONE BASE(020500) (4) 2 1/2" x 11' ASPHALT OVER 1/2" STONE BASE(020500) (5) 2 1/2" x 11' ASPHALT OVER 1/2" STONE BASE(020500) (6) HANDICAPPED PARKING STALL SIGN
Division 03- Concrete	<ul style="list-style-type: none"> (7) CONCRETE OVERPOUR HOLD FOUNDATION WALL UP TO FLOOR FINISH(030300) (8) 4" FOUNDED CONCRETE FLOOR W/ 4" STONE & 1" F.B. LFT(030300) (9) 4" FOUNDED CONCRETE FLOOR W/ 4" STONE & 1" F.B. LFT(030300) (10) 4" FOUNDED CONCRETE FLOOR W/ 4" STONE & 1" F.B. LFT(030300) (11) CONCRETE REINF. W/ 100 #10 @ 12" O.C. W/ 2" DIA. LFT(030300) (12) CONCRETE REINF. W/ 100 #10 @ 12" O.C. W/ 2" DIA. LFT(030300) (13) CONCRETE REINF. W/ 100 #10 @ 12" O.C. W/ 2" DIA. LFT(030300) (14) CONCRETE REINF. W/ 100 #10 @ 12" O.C. W/ 2" DIA. LFT(030300) (15) CONCRETE REINF. W/ 100 #10 @ 12" O.C. W/ 2" DIA. LFT(030300) (16) CONCRETE REINF. W/ 100 #10 @ 12" O.C. W/ 2" DIA. LFT(030300) (17) CONCRETE REINF. W/ 100 #10 @ 12" O.C. W/ 2" DIA. LFT(030300) (18) CONCRETE REINF. W/ 100 #10 @ 12" O.C. W/ 2" DIA. LFT(030300) (19) CONCRETE REINF. W/ 100 #10 @ 12" O.C. W/ 2" DIA. LFT(030300) (20) CONCRETE REINF. W/ 100 #10 @ 12" O.C. W/ 2" DIA. 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PROJECT ADDRESS:
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Midwest Composite Technologies
STREET ADDRESS
1050 Walnut Ridge Drive
CITY / STATE / ZIP
Hartland, WI 53029

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

Date: 08.19.16	Drawn By: PAA
Sheet Title: ROOF PLAN	
Sheet Number: A-105	
Project Number: 4424	P11744

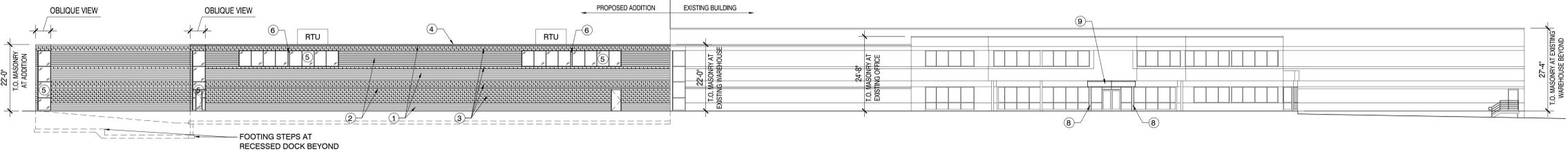
MANAGERS
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CONTRACTORS
ARCHITECTS



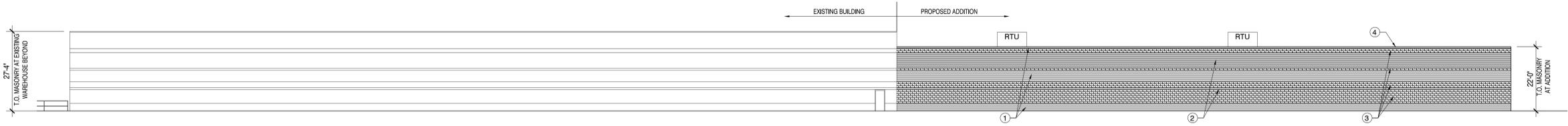
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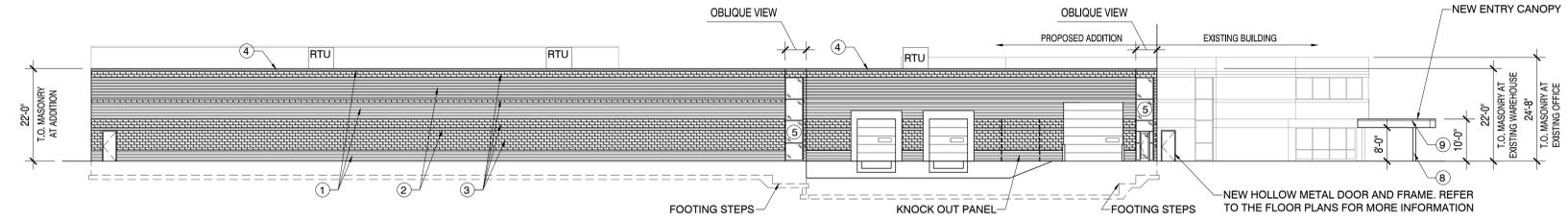
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03.10.17	ARCH BOARD SUBMITTAL
03.07.17	CONSTRUCTION SET
01.13.17	REVISED BID SET
09.14.16	STATE SET
08.26.16	BID SET
08.26.16	VILLAGE REVIEW SET



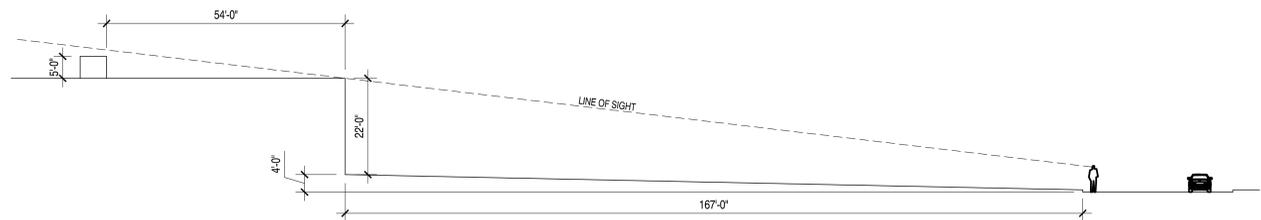
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



LINE OF SIGHT DIAGRAM
 REFER TO C-101 FOR LOCATION

ELEVATION NOTES

- 1) BRICK #1 SIZE AND COURSING TO MATCH EXISTING (UTILITY BRICK 4" X 4" X 12" SIOUX CITY COPPERTONE VELOUR) FIELD VERIFY
- 2) BRICK #2 SIZE AND COURSING TO MATCH EXISTING (UTILITY BRICK 4" X 4" X 12" SIOUX CITY FINE ART VELOUR) FIELD VERIFY
- 3) CMU SIZE AND COURSING TO MATCH EXISTING (PRE-COLORED SPLIT-FACE VANILLA) FIELD VERIFY
- 4) PRE-FINISHED METAL GRAVEL STOP. COLOR TO MATCH EXISTING (FIELD VERIFY)
- 5) 1" TINTED INSULATED GLASS IN ALUMINUM FRAMING. ENTIRE SYSTEM TO MATCH EXISTING (FIELD VERIFY)
- 6) 4X4 STEEL TUBE COLUMN WRAPPED WITH BREAK METAL TO MATCH GLAZING FRAMES
- 7) OMITTED
- 8) 8X8 STEEL COLUMN AT NEW FRONT ENTRY CANOPY (PAINTED)
- 9) BREAK METAL FASCIA AND PRE-FINISHED METAL COPING AT NEW FRONT ENTRY CANOPY (COLOR TO MATCH GLAZING FRAMES)

PROJECT ADDRESS:

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

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

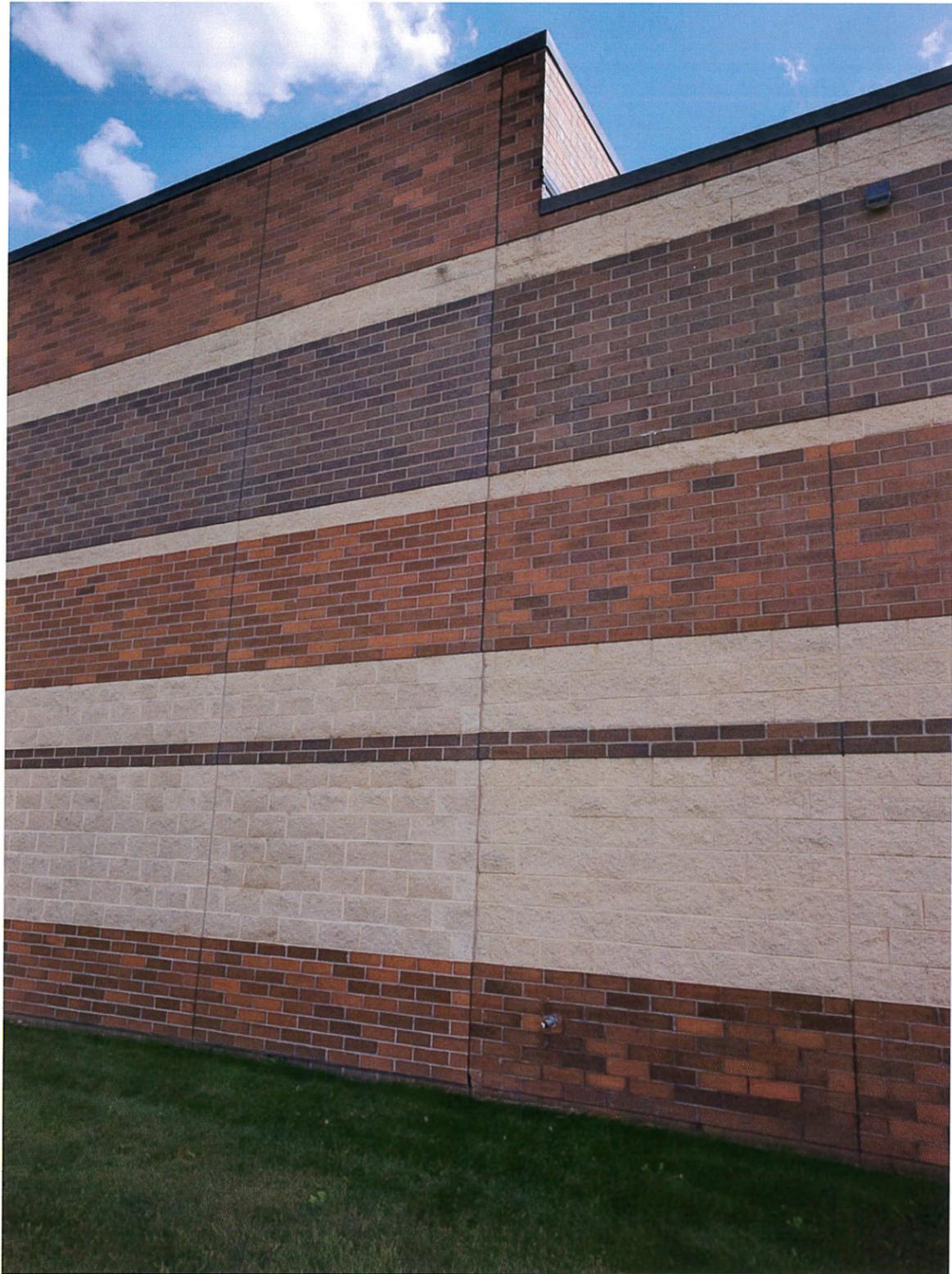
Date: 08.19.16 Drawn By: PAA
 Sheet Title: ELEVATIONS
 Sheet Number: A-201
 Project Number: 4424 P11744



VIEW FROM THE SOUTHWEST



VIEW FROM THE NORTHWEST



VIEW OF THE EXISTING NORTH WALL



VIEW OF THE EXISTING WEST WALL



EXISTING VIEW FROM THE NORTHWEST

CRAMER, MULTHAUF  HAMMES, LLP

ATTORNEYS AT LAW

Peter J. Plaushines

SUITE 200
1601 EAST RACINE AVENUE
POST OFFICE BOX 558
WAUKESHA, WISCONSIN 53187-0558
TELEPHONE (262) 542-4278
FACSIMILE (262) 542-4270
E-MAIL pjp@cmhlaw.com
www.cmhlaw.com

March 17, 2017

VIA FACSIMILE, ORIGINAL MAIL

David E. Cox
Hartland Village Administrator
210 Cottonwood Avenue
Hartland, WI 53029

Joint Architectural Board/Plan Commission

Re: Objection to Condominium Development Proposal of Neumann Developments, Inc.
Property: N56 W28628 CTH K – “North 40 Property, Lisbon Road”

Dear Mr. Cox, Joint Architectural Board/Plan Commission:

This office represents John and Trudy Gebhard, the owners of land adjacent to, west and north of the above-mentioned real estate.

Our clients and this office are in receipt of the attached revised Proposed Site Plan.

John and Trudy Gebhard object to the condominium development proposal. The objections include, but are not limited to, the following:

- The proposed development is not consistent with the goal of urban density or the adjacent subdivisions. Approval of this “island” of density far from the urban center improperly encourages sprawl.
- The Village would have to initiate an improper, and possibly illegal use of eminent domain to take part or all of the private road-real estate owned by our clients for the benefit of a private development plan. Assembly Bill 657 is aimed at limiting or prohibiting this type of use of eminent domain for economic purposes.
- Single ingress and egress to the development is unsafe and bad planning. Any future revision to provide a second access over the private road-real estate of John and Trudy Gebhard would negatively impact both our clients and the residents of Mary Hill. Direct access to Highway K would add a burden to roadway that is already unsafe.

David E. Cox
March 17, 2017
Page 2

- The proposed location of the condominium units and the paved walking path effectively designates the woods owned by our clients as the buffer and greenspace. Portions of the paved walking path on the north side of the proposed development were placed on the property owned by our clients. This buffer and greenspace requirement should be included in the development, and not utilize our clients' property.
- The proposed paved walking trail that crosses the private road owned by our clients into the Mary Hill subdivision creates danger to the pedestrians and liability exposure to our clients. One can picture pedestrians crossing that private road while jogging with headphones or engaged in conversation, oblivious to the danger of vehicles using the road.
- The density of the proposed development would exponentially increase traffic in the area.

Please do not allow the "promise" of increased tax revenues cloud your judgment and adopt a development plan that is inconsistent with existing development in the area and sound planning practices. Please consider this objection and deny the proposed development. The Village of Hartland can do better.

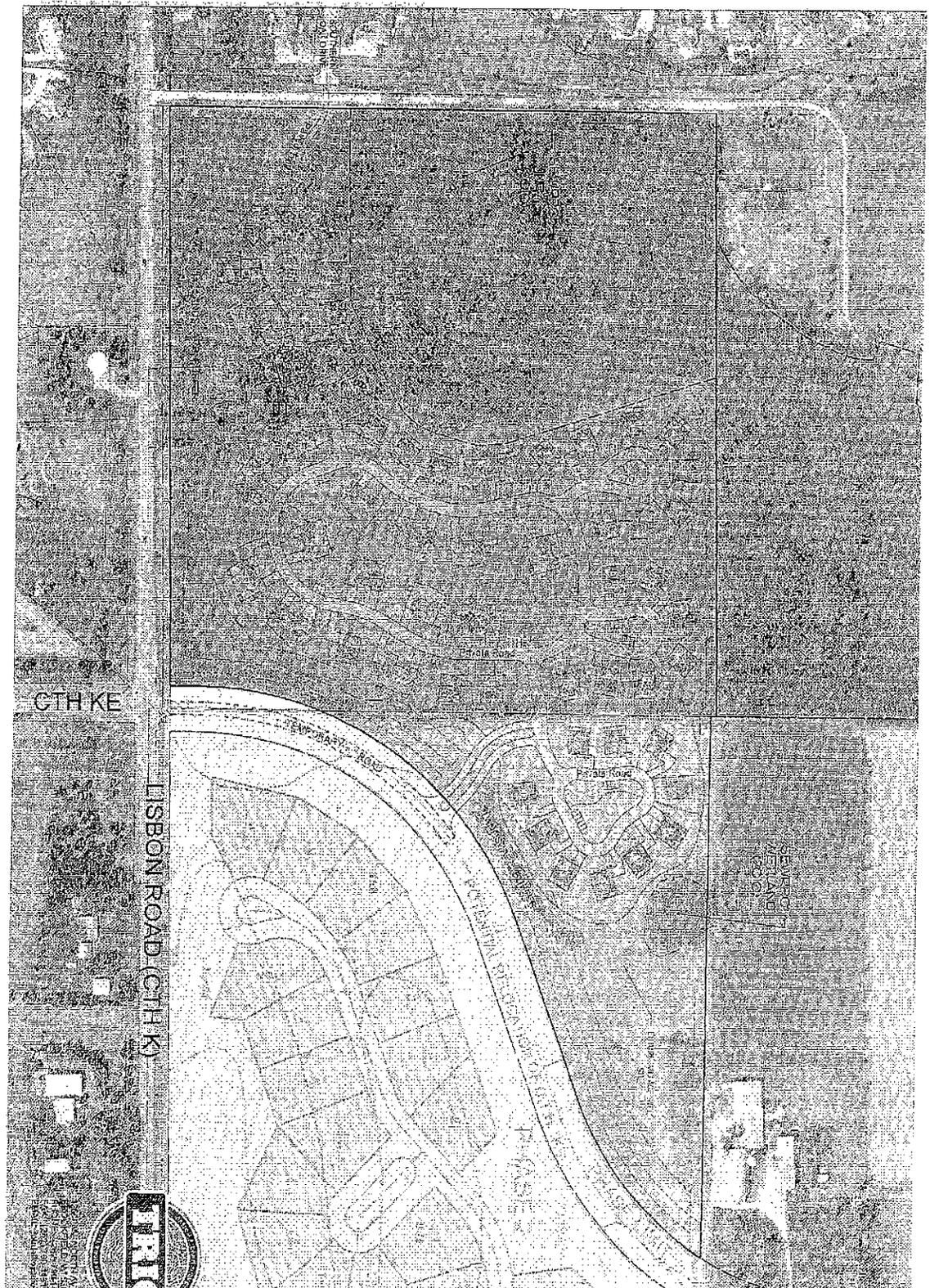
Thank you for your consideration.

Very truly yours,



Peter J. Plushines

PJP:jw
Enclosure



**PROPOSED
SITE PLAN**

Jungbluth Property
LISEBON ROAD
Village of Hanford, VA

Developed By:
ONEILMANN
ARCHITECTS AND PLANNERS, PLLC
1827 WOODS PAUL COURT
PINEBLUFF, VA 54072

Data Summary Table

72 Condominium Units

Total Jungbluth Area =	38.81 acres
High-density Area =	6.83 acres
Net Developable Area =	31.98 acres
Acres Area = 12.78 acres	
Total Impervious Area =	1,108,000 sq ft
Net Impervious Area =	1,108,000 sq ft
Total Net Area =	49.04 acres

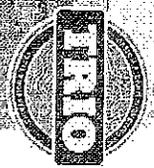
Net Density = 1,463 lots/acre
Total Road Length = 3,700 ft

Developer Summary

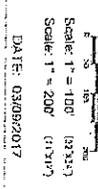
Proposed zoning: R0-1 PUD
Village of Hanford
"Waterfront Conservancy Community"
38 - Single Family Condominiums
34 - Two-Family Condominiums
{Bldgs 38, 40 - 53}

Outdoor Amenities Areas & Walking Trails

- Setbacks:
- Min Private Road Setback = 45' to Centerline
 - 25' to road at cul-de-sacs
 - Min Arterial Setback = 100'
 - Min slope Bldg Setback = 25'
 - Min Rear Yard Setback = 25'



IRIO
1827 WOODS PAUL COURT
PINEBLUFF, VA 54072
TEL: 540-733-1111
WWW.IRIOWORKS.COM



DATE: 03/09/2017



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>Jungbluth / 72 Condo Units</i>			
Proposed Use <i>Single Family and Duplex Condominium</i>		No. of Employees	
Project Location <i>Lisbon Road</i>			
Project Name <i>As yet unnamed</i>			
Owner <i>Neumann Developments Inc</i>		Phone <i>262-894-3759</i>	
Address <i>N77 W24025 Paul Court</i>		City <i>Keweenaw</i>	State <i>WI</i> Zip <i>53072</i>
Engineer/Architect <i>Trio</i>		Phone <i>262-790-1480</i>	FAX <i>262-790-1481</i>
Address <i>Josh Rudelko</i>		City <i>Brookfield</i>	State <i>WI</i> Zip <i>53005</i>
Contact Person	Phone	FAX	E-mail

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

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

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

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

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

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

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

ANTHONY J SIKORSKI
JILL B SIKORSKI
1702 E BRISTLECONE DR
HARTLAND WI 53029

BADER REVOCABLE TRUST
1156 MARY HILL CIR
HARTLAND WI 53029

BRISTLECONE PINES COMMUNITY
155 W WISCONSIN AVE STE 208
OCONOMOWOC WI 53066

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

CHONG P YI
BOBBIE D NEUMANN-YI
1003 N CYPRESS CT
HARTLAND WI 53029

CHRISTOPHER C NEVILLE
ALEXANDRA S NEVILLE
1175 MARY HILL CIR
HARTLAND WI 53029-8009

CONSTANTINE XYKIS
KATHERINE XYKIS
605 SOUTHERN OAK
HARTLAND WI 53029

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

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

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

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

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

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

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

GERARD LIVING TRUST
606 SOUTHERN OAK DR
HARTLAND WI 53029

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

HENRY LEFEVER
CAROL LEFEVER
1700 E BRISTLECONE DR
HARTLAND WI 53029

J CHANNING TASSONE
1181 MARY HILL CIR
HARTLAND WI 53029-8009

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

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

JOSEPH JUDD
CARMEN JUDD
1004 N CYPRESS CT
HARTLAND WI 53029

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

LONGMEADOW DEVELOPMENT LLC
W240N1221 PEWAUKEE RD
WAUKESHA WI 53188

MARY HILL HOMEOWNERS
ASSOCIATION
6255 UNIVERSITY AVE STE 101
MIDDLETON WI 53562

MARK BORCA
SARAH BORCA
1004 N BLUESPRUCE CIR
HARTLAND WI 53029-8681

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

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

MICHAEL PYTLINSKI
SHARON M KIEFFER
1167 MARY HILL CIR
HARTLAND WI 53029-8009

MICHAEL T KEEFNER
CHRISTINE M KEEFNER
1149 MARY HILL CIR
HARTLAND WI 53029-8009

MICHAEL T LOGELIN
CONSUELO R LOGELIN
603 SOUTHERN OAK
HARTLAND WI 53029

NICHOLAS J ROBERTS
HEIDI KEESLING
1161 MARY HILL CIR
HARTLAND WI 53029

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

ROCKY LEE HOFSTETTER
SANDRA L HOFSTETTER
7261 COUNTY ROAD H
FREMONT WI 54940

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

SCOTT KRAHN
DAWN KRAHN
1143 MARY HILL CIR
HARTLAND WI 53029

SCOTT WADE
607 SOUTHERN OAK DR
HARTLAND WI 53029-8008

SIDNEY DIXON
VALERIE DIXON
1604 E BRISTLECONE DR
HARTLAND WI 53029-8677

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

ROGER R GRUHLE AND BARBARA J
GRUHLE TRUST
1174 MARY HILL CIR
HARTLAND WI 53029-8009

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

WILLIAM RADAJ
DENISE RADAJ
1704 E BRISTLECONE DR
HARTLAND WI 53029-8676

PROPOSED SITE PLAN

Jungbluth Property
LISBON ROAD
Village of Hartland, WI

Developed By:



N27 W24025 Paul Court
Pewaukee, WI 53072

Data Summary Table

72 Condominium Units

Total Jungbluth Area =	38.81 acres
Right-of-way Area =	0.81 acres
Net Jungbluth Area =	38.00 acres
INRA Area =	12.79 acres
Total Longmeadow Area =	11.04 acres
Net Longmeadow Area =	11.04 acres
Total Net Area =	49.04 acres

Net Density = 1.468 lots/acre
Total Road Length = 3,700 l.f.

Development Summary

Proposed Zoning: RD-1 PUD
Village of Hartland

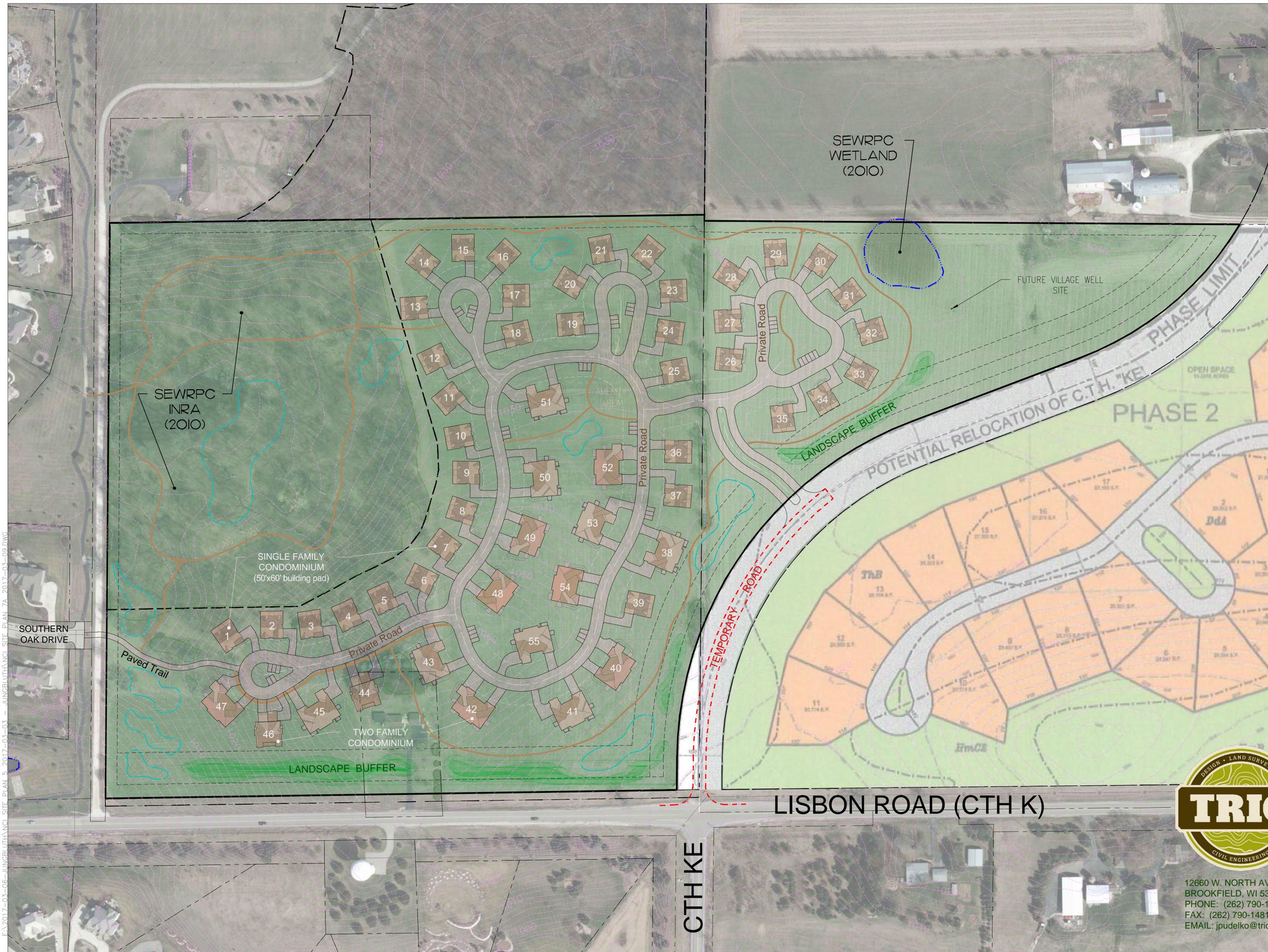
"Clustered Conservancy Community"

- 38 - Single Family Condominiums
- 34 - Two-Family Condominiums (Bldgs 38, 40 - 55)

Outdoor Amenity Areas & Walking Trails

Setbacks:

- Min Private Road Setback = 45' to Centerline
25' to road at cul-de-sacs
- Min Arterial Setback = 100'
- Min Bldg - Bldg Setback = 25'
- Min Rear Yard Setback = 25'



EA 2017-03-06 - JUNGBLUTH.NCI SITE PLAN 5 - 2017-03-03 - JUNGBLUTH.NCI SITE PLAN 7A - 2017-03-09.DWG



12660 W. NORTH AVE., BLDG D
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com



0 50 100 200

Scale: 1" = 100' (22"x34")
Scale: 1" = 200' (11"x17")

DATE: 03/09/2017

CTH KE

LISBON ROAD (CTH K)

SOUTHERN OAK DRIVE