

From: [David Cox](#)
To: [Darlene Igl](#)
Subject: FW: Time Extension
Date: Monday, March 27, 2017 1:11:31 PM

Dave

David E. Cox, Village Administrator

262-367-2714

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From: Jeffrey Anson [mailto:hoggerspub@gmail.com]

Sent: Sunday, March 26, 2017 9:28 PM

To: David Cox <davidc@VillageofHartland.com>

Subject: Re: Time Extension

Hi Dave,

Here are some pictures of the bar project. Also a progress update of the work I need to do to get the bar in the condition I need to open and have a successful business. For those of you that have seen the inside of Ordways Corner, they had a drop ceiling, wallpaper, paneling, a smoke eater and finish wood work from the remodel in 1965. The property was in very good condition but very out dated. There were some things that needed attention like the roof, air conditioner, windows and flooring and I was prepared to fix them. The unforeseen problems have thrown a monkey wrench in my plans. When I took out a ceiling tile to look at what was above the drop ceiling I found the original tin ceiling from 1910 that I love and will keep exposed but the electrical wiring that was hanging over the drop ceiling tiles was going to be a problem and not installed to be compliant with electrical codes. I have contracted a professional electrician to pull the correct permits and do the work needed. His schedule is backed up a little do to being very busy this spring. I have also contracted a HVAC company to install a new air conditioner and furnace and a roofing company to replace the roof. My electrician had pointed out some other issues that need to be address and forced me to open up some areas of the walls and floor. Unfortunately I will not be able to open the doors for business on the date I had planned to open. I had stated in the prior email that the 30th of April would work as a new opening date for the bar. Over the weekend I met with my contractors and they are going to shoot for that as the date but would like me to ask for more time in case other issue pop up. Because we are working with a 111 year old building you just never can be certain things will work the way you planned. I am still going to push for an opening date of April 30th but would like to ask if I could have the 20th of May for an official opening date?

The people I have talked to in the area express a need for a bar that they could just relax and feel comfortable spending time there. They all agree an old time Northwood's Tavern atmosphere would be the ticket. Tin ceilings, knotty pine walls, hardwood floors, antiques, items and pictures depicting the history of the property, Hartland and the Railroad. That will be the theme of Hogger's Pub. The name "Hogger" comes from an old time nickname given to the train Engineer, a "Hogger". We are also planning our food menu around pork, "Hogs", so the name Hogger's Pub ties the history of the train to the food we will be serving.

I will see you at the meeting.

Sincerely,

Jeff and Linda Anson

On Fri, Mar 24, 2017 at 2:15 PM, David Cox <davidc@villageofhartland.com> wrote:

Jeff and Linda,

Are you still wishing to seek an extension from the Village Board for the date by which you were supposed to open? If so, I was anticipating that I would have received an e-mail from you explaining the situation, indicating how much additional time would be needed and requesting the additional time.

Is that forthcoming? I need to put it in a packet for the Village Board today.

Dave

David E. Cox, Village Administrator

Village of Hartland

210 Cottonwood Ave

Hartland WI 53029

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Thank You
FOR NOT
Smoking





CONDITIONAL USE PERMIT
**[Benchmark Storage
840 Rose Drive]**
Document Title

DRAFT – ~~March 17,~~
2017 March 23, 2017

Document Number

THIS CONDITIONAL USE PERMIT is hereby granted this 27th day of March, 2017, by the Village of Hartland (hereinafter Village) to Benchmark Secure Storage (hereinafter “Grantee”) for the operation of a **storage or warehousing establishment** at the property located at 840 Rose Drive.

RECITALS

WHEREAS, Grantee has applied for a conditional use permit (the “CUP”) pursuant to Section 46-847 of the Village of Hartland Code of Ordinances for the operation of a storage or warehousing establishment at the property located at 840 Rose Drive, Hartland, Wisconsin, (the “Property”) more specifically described as:

Tax Key No. HAV 0759.991.002
Owned by Benchmark Secured Storage of Hartland, LLC
c/o Douglas Hafemann
1256 Mary Hill Circle
Hartland, WI 53029

Recording Area

Name and Return Address
Village of Hartland
210 Cottonwood Ave.
Hartland, WI 53029

Parcel Identification Number
HAV 0759.991.002

WHEREAS, the Property is located in the B-5 Zoning District; and

WHEREAS, Section 46-545 of the Village of Hartland Code of Ordinances provides that a storage or warehousing establishment use in the B-5 District is a conditional use; and

WHEREAS, Applicant has submitted all information as required under Section 46-847 of the Village of Hartland Code of Ordinances and the Plan of Operation along with clarifications attached hereto as Exhibit A; and

WHEREAS, the Village Plan Commission reviewed the subject CUP application and Plan of Operation and held a Public Hearing on March 20, 2017 pursuant to Section 46-848 of the Village of Hartland Code of Ordinances and recommended the following conditions of approval necessary to fulfill the purpose and intent of the Village Code of Ordinances:

1. Operation of the storage or warehousing establishment use consistent with the applicant’s submissions and statements at public meetings including up to ~~350XXX~~ interior climate-

controlled units and ~~10179~~ drive up and walk up non-controlled units in five buildings except as modified by this Conditional Use Permit or directives of the Plan Commission or Village Board,

2. No other uses shall be authorized for the site,
3. Construction of Building Number 1 (three-story, climate controlled facility) and all site improvements shall occur prior to or contemporaneous to construction of the four additional storage buildings on the northerly portion of the site,
4. Parking related to the authorized use shall occur only in marked parking spaces on the site,
5. Acquisition of easements for private utility services to the site prior to the issuance of permits for construction of the development and shall be maintained in perpetuity,
6. Development of final site grading and storm water plan acceptable to the Village Engineer.
- ~~6.7.~~ Execution of a Storm Water Maintenance Plan and Agreement including maintenance of all drainage paths on the site in accordance with Village Policy prior to receiving permits for grading of the site,
- ~~7.8.~~ Maintenance of access for the Village over the entire area of the utility easement held by the Village through the subject property including provision of gates of a design acceptable to the Public Works Director and Village Engineer and the ability to access the gates at any time without previous notice to the Grantee,
- ~~8.9.~~ Notwithstanding the forgoing, the Village will provide notice to the Grantee on the business day prior to any day on which the Village intends to access the easement area for scheduled maintenance of the infrastructure located within the easement,
- ~~9.10.~~ Posting and maintenance of appropriate signage to ensure that parking does not occur in the easement area,
- ~~10.11.~~ Establishment and maintenance including plowing of a ~~paved~~ Fire Department access acceptable to the Fire Department and Village Engineer over the utility easement held by the Village on the property immediately east of the subject property,
- ~~11.12.~~ Prohibition of outside storage of materials or items on the site,
- ~~12.13.~~ Maintain facilities for the collection of trash and ensure that trash is contained within the site and no accumulations of trash occur on the site,
- ~~13.14.~~ Loading and unloading of storage units shall occur within the secure areas of the site including inside the carport and within the fenced portions of the site and shall not occur from the parking areas outside the secure area,
- ~~14.15.~~ **OTHER CONDITIONS BY PLAN COMMISSION** Implementation of additional screening of the west side of the property from adjacent properties acceptable to the Village Engineer upon receipt of complaints regarding the inadequacy of the approved screening plans from owners or occupants of the adjoining properties; and

WHEREAS, the Village Board of Trustees has considered the Plan Commission's recommendations and has determined that the proposed conditional use and structures are in accordance with the purpose and intent of Chapter 46 of the Village Code of Ordinances and is found to be not hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the community.

NOW THEREFORE, the Village Board of Trustees hereby approves the issuance of this conditional use permit to Benchmark Secured Storage of Hartland, LLC, c/o Douglas Hafemann, 1256 Mary Hill Circle, Hartland, Wisconsin 53029 for the operation of a storage or warehousing establishment, at the Property, which conditional use permit shall be subject to the following conditions:

1. The conditional use permit granted hereunder is for the sole benefit of Benchmark Secured Storage of Hartland, LLC.
2. The business activities permitted hereunder are limited to the operation of a storage or warehousing establishment.
3. All business activities conducted on the Property shall conform to this CUP and the approved Plan of Operation and the Village of Hartland Code of Ordinances. The approved Plan of Operation is attached hereto and incorporated herein.
4. The foregoing recommended conditions of the Plan Commission are hereby included by reference as if set forth herein.
5. Changes subsequent to the initial issuance of this CUP shall require an amendment to this CUP.
6. This CUP shall terminate upon the occurrence of any of the following:
 - a. Upon Grantee failing to conduct business at the Property in substantial conformity with this CUP or the approved Plan of Operation; or
 - b. Upon the cessation of the operations permitted under this CUP; or
 - c. Upon revocation in accordance with the Village Code.
7. The operation of the storage or warehousing establishment shall be reviewed by the Village after the establishment has been in operation for a period of time to ascertain whether all conditions of this Conditional Use Permit are being met. Therefore, Grantee shall apply to the Village for review of the storage and warehousing establishment operations by April 1, 2019.
8. Notwithstanding the forgoing, this CUP is issued to Benchmark Secure Storage of Hartland, LLC, Douglas Hafemann, Owner/Agent and shall expire or terminate as indicated above in paragraph 6 including cessation of operation by Benchmark Secure Storage of Hartland, LLC, Douglas Hafemann, Owner/Agent.

This conditional use permit is hereby issued this 27th day of March, 2017 subject to the conditions provided herein.

[SIGNATURES FOLLOW]

VILLAGE OF HARTLAND

David Lamerand, Village President

Darlene Igl, MMC/WCPC, Village Clerk

[VILLAGE SEAL]

David Cox

From: Chris Miller <cmiller@millermarriott.com>
Sent: Friday, March 24, 2017 4:04 PM
To: David Cox
Cc: Chris Miller; Lisa Pellegrini; Jim Marriott
Subject: RE: Parking

Dave,

I appreciate the update and consideration after our conversation last week. However I cannot support your latest proposal.

First, I want to say removal of any parking in front of our building will cause frustration and financial loss to Hartland Station LLC and our tenants. We have already lost four units due to parking issues. With that being said I can appreciate trying figure out what can work for everyone without making parking an issue for our tenants. Removing parking on the north side of the road per your sketch makes sense but removing any parking on the south side does not. The postal service and UPS deliveries can and should use the service drive on the east side of the building. If having a semi make the turn on to Pawling from the side street is a concern I would object. This is almost never an issue and removing the parking on the north would address this. I would say the largest traffic issue on Pawling is semi deliveries to Genies Machine which blocks ALL traffic on Pawling during a delivery. I am NOT asking the village to stop the deliveries but merely pointing out other traffic issues that occur much more frequently. I want to support our local businesses and want them to flourish. I am willing to put up with the inconvenience.

The real solution on Pawling Ave. is to provide the angled on street parking as originally proposed. I would request a firm date from the village when this improvement will be completed in 2017. This will strengthen all of the businesses on Pawling and Hartland as a whole.

I will not be able to attend the meeting Monday but I would hope my concerns are heard.

Thanks,

CHRIS MILLER



Miller Marriott Construction Co. LLC
249 Pawling Ave.
Suite 201
Hartland, WI 53029
847-456-2156
www.millermarriott.com

From: David Cox [mailto:davidc@VillageofHartland.com]
Sent: Friday, March 24, 2017 9:12 AM

To: Chris Miller <cmiller@millermarriott.com>

Subject: Parking

Chris,

After looking at this some more and considering a bare minimum for a turning truck with no parking on the north side, we could make a revision.

We would proposed to eliminate parking on the north side from the residential driveway west and on the south side from the west side of your entry walk west through the intersection as shown in the attached. Actually, if we put the sign in front of your building at that location, it will be installed about six feet west of the walk to stay five feet away from your water valve. Parking prohibition in this location would eliminate about two or three spaces in front of the building and keep the intersection clear for turning movements. We originally were also trying to keep your entry walk clear but you and your tenants can decide if that is important. Reactions?

We have begun preliminary design of the angle parking in the area including a review of traffic and the like. The intent would be to program the improvements for 2018 when we lay out the next two years of capital improvements with the Board this summer.

Dave

David E. Cox, Village Administrator

Village of Hartland

210 Cottonwood Ave

Hartland WI 53029

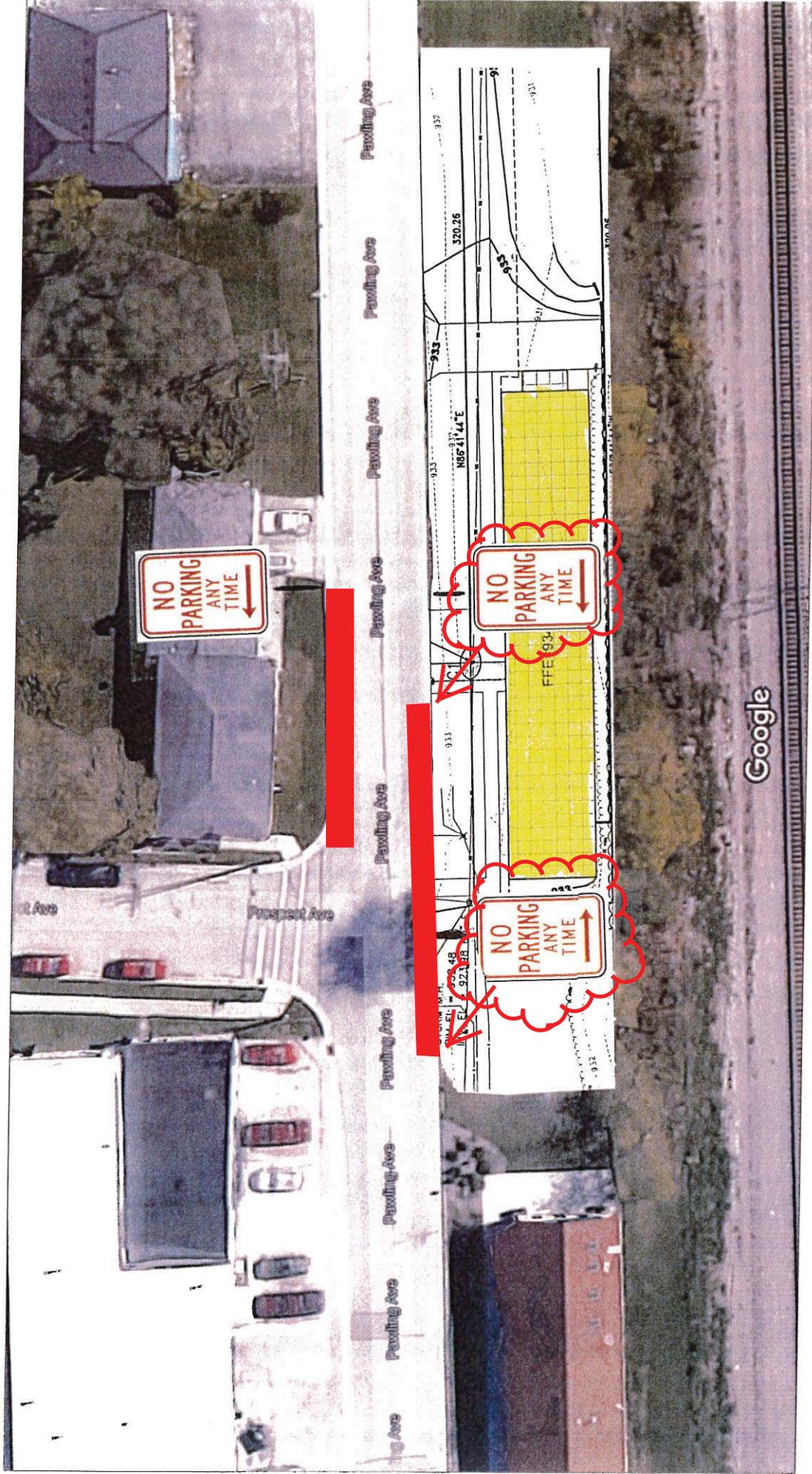
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PROPOSED NO PARKING – PAWLING at PROSPECT