

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, AUGUST 21, 2017
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 July 17, 2017.
2. Items related to a request for site and building plans and request for Conditional Use for construction of an additional silo located at 701 W. Capitol Drive, Illinois Cement Company, Applicant, TDI Associates, Inc., Engineer/Architect.
 - a. **PUBLIC HEARING** for the consideration of a Conditional Use Permit request to construct
 - b. Consideration of site and building plans
 - c. Consideration of a Motion to recommend approval of a Conditional Use Permit
3. Architectural Board consideration of plans for a sign for Midwest Twisters, 602 Industrial Ct.
4. Architectural Board consideration of plans for a sign for Birch & Banyan Coffee, 150 E. Capitol Dr.
5. Architectural Board review and consideration of site and building plans for construction of an addition for Nick & Katelyn Gomez, 221 W. Park Ave.
6. Plan Commission review and consideration of a request for Conditional Use for operation of a Bed & Breakfast for Steven & Elisa Filipp, 450 Park Ct.
 - a. Preliminary consideration of the proposed Conditional Use
 - b. Motion to set a Public Hearing to be held during the regular Plan Commission meeting on September 18, 2017
7. Plan Commission and Architectural Board review and consideration of site and landscape plans for Hogger's Pub, 375 Cottonwood Ave.
8. Plan Commission and Architectural Board review and consideration of revised site and building plans and the related amendment to a PUD to allow construction of a storage building for Hartland Meadows, 357 Cottonwood Ave.
9. Consideration of the proposed rezoning of the Summit Lake Apartment complex north of Hill Street from RM-3 Condominium Multiple Family District to RM-1 Multiple-Family Residential District to correct a potential error.

10. Adjourn

David E. Cox, Village Administrator

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

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

MEMORANDUM

TO: Architectural Board and Plan Commission
FROM: David E. Cox, Village Administrator 
DATE: August 18, 2017
SUBJECT: Agenda Information – August 21, 2017

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

Item 2 Related to Illinois Cement Conditional Use Permit.

Background: The Plan Commission is continuing its review of this request from Illinois Cement to expand its operation at this site, which has been ongoing since the early 1980's. Illinois Cement is seeking approval to install a second product silo on the property that will service a second type of cement product. As a reminder, all uses in the Q-1 Quarrying/Extractive Zoning District are Conditional Uses. There are no permitted uses. As such, the request to add a second silo would normally be considered as an amendment to the Conditional Use Permit (CUP) for the site. Due to the fact that no written CUP has been identified for the site, the Plan Commission and Village Board are considering a new CUP for the site to ensure that its operation is proper and acceptable to the Village. As part of its final review before making a recommendation to the Village Board, the Commission may wish to consider recommending the combination of the two parcels since the operation overlaps the parcel lines.

Recommendation: Recommend approval of the CUP with additional conditions as appropriate.

Item 6 Related to a Conditional Use Permit for a Bed and Breakfast.

Background: The Plan Commission is being asked to consider the issuance of a Conditional Use Permit (CUP) to allow the single family house at 450 Park Court to be used as a Bed and Breakfast. Use of a property for this purpose is specifically discussed in the Village Code as a Conditional Use. Staff has reviewed the request and will recommend the following items as conditions of the approval.

- Owner occupancy of the site
- Off street parking sufficient for both guests and the owner be maintained
- Any outdoor uses by occupants of the property shall be quiet after 10:00pm and no outdoor uses after 12:00am
- Use of the two lower level rooms for temporary occupancy with a maximum number of guests of four (4)
- Timely payment of all appropriate taxes and fees

- Meet and maintain compliance with all requirements of the Village Code including, but not limited to, maintenance of a registry and maximum stay lengths of 14 days
- Signage on the site may only be added upon Plan Commission/Architectural Board review and approval
- One-year term with appropriate extensions
- Complaints regarding the operation may void the CUP

According to the CUP process, the Plan Commission is asked to give preliminary review to the proposal and set the September meeting for consideration of a recommendation after the appropriate Public Hearing.

Recommendation: Give preliminary review and set the hearing date for September 18.

Item 7 Related to site and landscape plans at Hoggers Pub.

Background: As the Plan Commission will recall, approval of the Hoggers Pub site and landscaping plans was delayed after the Commission requested some additional details on the plan. The following was requested from Anson related to the plans.

1. Lighting plans for the site including any existing as well as additional light fixtures. Staff recommended that no lighting be installed to illuminate the area of the horseshoe pit area. Lighting on the garage should be expected to be downcast lighting to prevent light spill onto other properties or areas not intended to be lighted. Similarly, lighting in the parking lot will be expected to be cut-off, downcast lighting.
2. Provide details of the plantings and trees including a description of the type of plants/trees to be used, the size upon installation and expected size at full growth.
3. Provide a delineation or separation of the outdoor space from the public sidewalk. It was indicated that this is not intended to be a barrier but merely a delineation for purposes of helping to define the activities on the premises while still allowing “interaction” between the spaces. Staff suggested that a split rail fence like existed before or even a planting area would be sufficient.
4. Please ensure that areas intended for outdoor use (food and beverage consumption, game activities) are well defined on the plan.
5. Outline in written form what feedback and requirements you have received from Waukesha County on your proposed plan to utilize a grill and catering-type services for food at your establishment.

Additional details have been received from the owner as included in the packet. Additionally, the following is an excerpt from the owner's e-mails regarding the material with additional details. I have also included staff's response to the matter of delineation of spaces for the Commission's review.

From Jeff Anson, Hoggers

1.) Lighting: I wasn't planning on putting in any extra lighting fixtures. The fixtures that are on the property now have been ok for 62 years. I need to change some light bulbs that are burned out. I wasn't planning on lighting the horse shoe pits. It's not a good idea to throw heavy metal object after the sun goes down.

2.) The new Blue Spruce will be 3 to 4 feet tall and the River birch will have a 2 to 3 inch diameter trunk at time of planting. The bushes and planting that will delineate the outdoor seating will be 6" to 1' high and will grow to, or be kept to a height of 2 to 3 feet high.

3. and 4.) I have drawn the delineation of space on the plans. As far as the spilt rail fence you have mention, since I have owned the property there has never been a spilt rail on the property. The patio to the north of the building is over 20' away from the sidewalk to the east and has grass and plantings existing between the patio and the walk way. I am going to plant a few more bushes and plants as shown on the plans. The seating area on the west or back side of the building will have some potted plants to delineated [sic] the area from the parking area. I am a little confused on why the board is so concerned with the separation of my seating areas and the public walk way. The other establishments in downtown Hartland are completely lacking separation and in some cases have the public walk way running right through or between the seating areas and the establishments. I'm just wondering if they have a special permit or are paying a special fee to Hartland to have the seating areas where they have them? [sic] I have attached pictures of the other establishments seating areas only as a reference to my question. I also attached up dated plans..

5.) Hoggers Pub does not own the grills that will be used to cook. Hoggers Pub only has random events planned and catered so all liability and permits fall on the Catering company. I have checked with a few lawyers to confirm. The catering company, Blue Ribbon Catering, has all the permits and requirements need for cooking and serving food in Waukesha, Milwaukee, Ozaukee, Washington and any other county in Wisconsin. We did contact Waukesha as far as what we need for catering and we are all good.

From David Cox

In response to your questions regarding other outdoor uses and, in particular, outdoor seating on or near the right of way, these uses have been specifically approved by the Village as part of the consideration given to the project. In the case of something like Birch and Banyan coffee, the right of way use is limited to the two tables you see and no alcoholic beverages are served. In the case of Zesti and Palmers, ... those tables are specifically approved and are listed in the permitted establishment for sale/consumption of alcohol. The Beer Snobs property is different altogether. That whole area is private property, including the patio, and the Village has an easement for the public way and, again, their establishment for purposes of the liquor license identifies the specifics.

I am not asking you to establish a barrier between your property and the sidewalk. In fact, that would be counter to the Village's policy of wanting connection and "interaction" between the walk and activity in your outside use area. For purposes of describing the area for liquor licensing and for your purposes of controlling your property, some sort of identifiable line should be created. The planting area you have suggested (bushes with hostas) is likely fine. The average user should see that as the "dividing line" between being in the restaurant/bar and not.

Recommendation: Recommend approval of the site and landscaping plans.

Item 8 Related to revised plans for Hartland Meadows.

Background: After the Plan Commission's consideration of plans for this storage building, the owner of Hartland Meadows Senior Apartments has reconsidered and revised his site plan for the proposed storage building on the property to serve the equipment and materials storage needs of the site. No aspect of the building changes other than the location. The Plan Commission is asked to consider the revised site plan and determine whether it is acceptable. As a reminder, the proposed storage building requires an amendment to the PUD agreement to authorize its location and construction. The Village Board has scheduled the Public Hearing on this matter for Monday, August 28 based on the previous layout. Notwithstanding the previous review and recommendations of the Plan Commission, the Village Board may determine to open and continue the Public Hearing to allow the public time to consider the revised site plan prior to a final decision on the amendment to the PUD Agreement.

Recommendation: Recommend approval to the Village Board.

Item 9 Related to an amendment to the zoning for Summit Lake Apartments.

Background: During review of the zoning map in connection with a request for information from the owners of the Summit Lake apartment complex, which is located north of Hill Street, staff observed a potential mistake in the zoning map. In 2012, after the Village updated the Comprehensive Plan and in connection with a revision to the Zoning Code, a revised Zoning District Map was approved. The map was approved as a Village-wide effort and not in connection with any specific parcel. In the case of Summit Lake, the zoning was changed from RM-1 Multiple-Family Residential District to RM-3 Condominium Multiple-Family Residential District. The RM-3 zoning district does not apply to the Summit Lake apartments as the units in this complex are not owner occupied. Current staff believes the zoning change may have been unintended as the condominiums to the west of Summit Lake were being properly zoned in the RM-3 district. As such, staff would request that the zoning be returned to the RM-1 district, which would accommodate this development and which was the previous category. As a reminder, the Summit Lake complex includes about 244 units on approximately 38 acres and was developed in the 1970's and 1980's.

Recommendation: Recommend approval to the Village Board.

DC:PC Agenda Info 7-17

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

**VILLAGE OF HARTLAND
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, JULY 17, 2017
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: David deCourcy-Bower, Tim Hallquist, Jeff Pfannerstill, James Schneeberger and Randy Swenson. Excused: Tim Fenner and Jack Wenstrom.

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

Roll Call

1. Motion (deCourcy-Bower/Schneeberger) to approve the Jt. Architectural Board/Plan Commission Minutes of June 19, 2017. Carried (5-0).
2. Items related to a request for site and building plans and request for Conditional Use for a proposed wireless installation on the existing Village water tower at Coventry Lane from Verizon Wireless Personal Communications.
 - a. **PUBLIC HEARING** for the consideration of a Conditional Use Permit request to construct
The public hearing was opened at 7:03 PM.

Nathan Ward reviewed the plans for the construction of the equipment house and installation of the antennas. (A detailed explanation was presented at the June 19, 2017 Plan Commission meeting).

One item that came up last month was the volume of the generator. It is inside the building and only runs in case of a power failure that last longer than a couple of days. The battery backup can run for a couple of days before the generator turns on. The generator is 81-83 decibels at 23 feet away in an open set setting. The nearest residential structure is about 100 feet. With the generator being enclosed in the shelter, the decibel level will drastically drop outside the structure.

The Village provided the applicant with a sketch for six plantings – a request for three west of the shelter, and three north of the extended driveway in the turn around area. Mr. Didenko is willing to plant whatever the Village would like.

Mark Dufek, 753 Cambridge Court, asked if any trees will be removed for this project. Mr. Ward stated that no trees will be removed. At the most, perhaps some tree trimming would be done.

There are two air conditioning units on the outside of the building, however, the decibel levels are the same as a residential air conditioner.

Richard Misko, 733 Coventry, asked where the building will be constructed on the property. It will be built to the northwest of the existing building.

The public hearing was closed at 7:12 PM.

b. Consideration of site and building plans

Motion (deCourcy-Bower/Swenson) to recommend to the Village Board approval of the site and building plans for a proposed wireless installation on the existing Village water tower at Coventry Lane from Verizon Wireless Personal Communications, contingent upon the applicant working with staff on the landscaping plans. Carried (5-0).

c. Consideration of a Motion to recommend approval of a Conditional Use Permit

Administrator Cox reviewed with the Commission some changes in the Conditional Use Permit.

Staff and a consulting engineer will continue to review the material for the final permission to construct. An Agreement related to the use of the site has been developed and will be considered by the Village Board as part of this process.

Motion (Hallquist/Swenson) to recommend to the Village Board approval of a Conditional Use Permit for a proposed wireless installation on the existing Village water tower at Coventry Lane from Verizon Wireless Personal Communications. Carried (5-0).

This item will go to the Village Board on July 24, 2017.

3. Architectural Board consideration of plans for a sign for Zion Lutheran, 1023 E. Capitol Drive.

Craig Eisenhut was present to represent Zion Lutheran School. The green letters for the sign are illuminated with LED lights.

Considering the school is in a residential area, it was suggested that the sign lights be turned off at 9:00 PM. Their existing ground sign has spot lights shining toward the sign. The neighbors have been notified of the new sign and there were no concerns from them.

Motion (deCourcy-Bower/Schneeberger) to approve the plans for a sign for Zion Lutheran, 1023 E. Capitol Drive, with the hours of illumination for the sign being 7 AM – 9 PM. Carried (5-0).

4. Plan Commission and Architectural Board review and consideration of site and building plans and an amendment to a PUD to allow construction of a storage building for Hartland Meadows, 357 Cottonwood Ave.

Byron Didenko, owner of Hartland Meadows, summarized the information for the site and building plans.

The storage building will be constructed of identical materials (siding, roofing and bricks) as the existing apartment building. It will have a full foundation, with 2 x 6 walls and it will be insulated. The proposed asphalt driveway will be moved to allow for the five foot clearance to the fire hydrant.

One or two trees may need to be taken down -- most of the area is wooded. The landscaping of the storage building will match the existing apartment building's landscaping/foundation plantings.

The proposed lighting is one additional pole light and sconce lights on each side of the garage door. However, Scott Hussinger suggested to not add any pole lights and to install either can lights in the soffit near the garage door or downward pointing light fixtures.

There is an existing tree line on the lot lines between the neighbors and Hartland Meadows.

Fred Ott, 229 W. Park Avenue, mentioned that there is a light on the Hartland Meadows property near the fire hydrant that shines in his yard. There is a tree now that helps block the light and he wondered if that tree was going to be cut down for this project. He is concerned about any extra lighting for this project shining out. Mr. Didenko stated the tree would not be removed. Mr. Ott asked that any added lighting be pointed down so it will not shine into his yard.

Scott Hussinger stated that lighting over the man door is required. Garage door lighting will be visible to the neighbors to the north and to the east and it is closer to the property line than the main building. Scott Hussinger suggested using down lighting or can lights on each side of the garage door in the soffit. A timer should be set for turning the lights off after 9 or 10 PM.

Administrator Cox stated that assuming this goes forward, this is an amendment to the Planned Unit Development that allowed this facility to be built. The Village Board will handle this item from here with a Public Hearing in August and they will consider it at that time.

There was discussion regarding the path of the storm water drainage originating from some of the area properties that goes into the storm sewer on the Hartland Meadows property. Drainage has not been a problem. The proposed storage building plan will not change the existing grade.

Motion (Swenson/Schneeberger) to recommend to the Village Board approval of site and building plans to allow construction of a storage building for Hartland Meadows, 357 Cottonwood Ave., contingent upon the applicant working with staff on the lighting and final landscaping plans/buffering between adjacent properties. Carried (5-0).

5. Plan Commission and Architectural Board review and consideration of site and building plans for construction of an addition and an application for a sign for HM Solutions, 581 S. Industrial Drive.

Tim Knepprath (MSI) and Rob Maynor (HM Solutions) reviewed the proposed site and building plans for a 25,860 s.f. addition to their 37,514 s.f. existing facility at 581 S. Industrial Drive. Mr. Maynor has owned the building since 2009.

This is an all masonry structure. The building was built in 1983 and at that time, this space was planned as a future addition. The height of the addition will match the existing building, and the building materials will also match. Wall pack lighting will be replaced with LED bulbs on the existing building. The parking lot light poles will not be changed – they have already been upgraded to LED.

Very mature and attractive landscaping exists on the east side of the building. Foundation plantings will be added on the west side of the building. There will be one additional overhead door -- no additional dock doors. The parking area meets the code.

Motion (deCourcy-Bower/Schneeberger) to recommend to the Village Board approval of site and building plans for construction of an addition for HM Solutions, 581 S. Industrial Drive. Carried (5-0).

The sign for HM Solutions will be acrylic letters that are applied to the building itself. Goose neck light fixtures will shine on the letters and turn off at 10:00 PM.

Motion (deCourcy-Bower/Swenson) to approve a sign for HM Solutions, 581 S. Industrial Drive, with the sign lighting to turn off via automatic timer no later than 10:00 PM. Carried (7-0).

6. Architectural Board and Plan Commission review and consideration of site and building plans and request for Conditional Use for construction of an additional silo located at 701 W. Capitol Drive, Illinois Cement Company, Applicant, TDI Associates, Inc., Engineer/Architect.
 - a. Preliminary consideration of plans for the proposed Conditional Use

Dave Blasko and Dave Imse gave an overview of the proposed plan.

Illinois Cement currently owns and operates a cement distribution facility at 701 W. Capitol Drive. This site has been operated by Illinois Cement (aka Wisconsin Cement, aka ICC) since 1982 when the original silo was constructed. This site was previously used as a facility to load railcars with sand and gravel. The site is divided into two parcels and the total acreage is approximately 3.4 acres. Most of the eastern one-third of the site is undeveloped and is wooded with dense vegetation.

Currently this business is a regional distribution point for the cement component of concrete. Illinois Cement is seeking approval to install a second product silo on the property that will service a second type of cement product. All uses in the Q-1 Quarrying/Extractive Zoning District are Conditional Uses. There are no permitted uses. The request to add a

second silo would normally be considered as an amendment to the Conditional Use Permit. However, due to the age of the site, no written CUP has been identified. Therefore, a new CUP is being requested for the site to ensure that its operation is proper and acceptable to the Village.

The project will include the installation of a 14' diameter silo to store a second type of cement at the facility. It will be installed near the existing silo and will be the same overall height and color as the existing silo. The existing silo is approximately 96' above grade and is 26' in diameter. The new silo will use the same truck loadout system and fit into the existing footprint of the scale and paved area. This new silo will have its own dust collection system for unloading trucks.

Trucks access the facility via HWY 83 and W. Capitol Drive. The average daily truck count at the facility in the peak shipping months is less than 10 trucks per day. It is anticipated that the average daily truck count will increase to 15 trucks per day with the second product being shipped from the facility. Demand drops off in the winter months and the peak shipping months are from May through November. The cycle of loading a truck takes about five minutes, with some time afterward being used for the paperwork involved with the transaction.

There will be no additional lighting after dark. Hours of operation are 7:00 AM – 3:30 PM. There is one employee at this site. When asked about an extreme scenario regarding a possible large project that might need to be handled by Illinois Cement, Mr. Blasko stated that it is possible that their hours of operation could extend for a period of time.

The trucks are equipped with blowers. Sound testing indicates 80 decibels at five feet.

There will be no impact on storm water or landscaping.

- b. Motion (Swenson/deCourcy-Bower) to set a Public Hearing to be held during the regular Plan Commission meeting on August 21, 2017. Carried (5-0).

7. Adjourn

Motion (deCourcy-Bower/Swenson) to adjourn. Carried (5-0). Meeting adjourned at 8:15 PM.

Respectfully submitted by
Recording Secretary

Lynn Meyer
Deputy Clerk

Document Number	<p style="text-align: center;"><u>CONDITIONAL USE PERMIT</u> [Illinois Cement 701 W Capitol Dr] Document Title</p>	
	<p>THIS CONDITIONAL USE PERMIT is hereby granted this 28th day of August, 2017, by the Village of Hartland (hereinafter Village) to Illinois Cement Company (hereinafter “Grantee”) for the operation of a cement distribution facility under the general category of aggregate and ready mix plants at the property located at 701 W Capitol Drive.</p> <p style="text-align: center;"><u>RECITALS</u></p> <p>WHEREAS, Grantee has applied for a conditional use permit (the “CUP”) pursuant to Sections 46-847 of the Village of Hartland Code of Ordinances for the operation of a cement distribution facility at the property located at 701 W Capitol Drive, Hartland, Wisconsin, (the “Property”) more specifically described as:</p> <p>Tax Key Nos. HAV 0730.985.001 and HAV 0730.985.002 Legal Description: See attached Exhibit A Owned by Illinois Cement Company PO Box 442 LaSalle, IL 61301</p>	<p><u>Recording Area</u></p> <p>Drafted By and Return Address David Cox Village of Hartland 210 Cottonwood Ave. Hartland, WI 53029</p> <p><u>Parcel Identification Number</u></p> <p>HAV 0730.985.001 HAV 0730.985.002</p>

WHEREAS, the Property is located in the Q-1 Zoning District; and

WHEREAS, Section 46-624 of the Village of Hartland Code of Ordinances provides that aggregate and ready mix plants in the Q-1 District are conditional uses; and

WHEREAS, it has been determined that a cement distribution facility is a use under the general category of aggregate and ready mix plants in the Q-1 District and is, therefore, 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 any clarifications attached hereto as Exhibit B; and

WHEREAS, the Village Plan Commission reviewed the subject CUP application and Plan of Operation and held a Public Hearing on August 21, 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 cement distribution facility use consistent with the applicant's submissions and statements at public meetings including two (2) product storage silos each constructed to 96.5 feet in total height along with related product delivery equipment, scales and office building for operation of the site 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. Operation of the site shall be limited to not more than 20 truck visits per day for the purpose of receiving or distributing cement products,
4. All traffic to or from the site for the purpose of receiving or distributing cement products shall access the site via W Capitol Drive and Vettelson Road directly to/from STH 83 only and no such vehicles shall approach or depart from the property east on W Capitol Drive or west on Vettelson Road,
5. Hours for receiving or distributing cement products shall not exceed 6:00am to 10:00pm local time,
6. Any lighting associated with the operation shall be downcast type and shall be zero (0) foot-candles at the property line and such lighting shall be extinguished when operations for that day have ceased,
7. Employee parking related to the authorized use shall occur only in marked parking spaces on the site and in the event that an increase in employees at the site necessitates an expansion of the parking lot, the drive access to the parking lot may be required to be relocated to eliminate the secondary exit/entrance on W Capitol Drive,
8. Noise and lighting related to the operation shall be maintained within standards identified in the Village Code,
9. A dust collection and control system shall be maintained on the site to ensure that products distributed on the site do not become airborne,
10. No logos or branding shall be affixed to the silos nor other signage installed or modified on the site without appropriate approval from the Village,
11. 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,
12. Appropriate flexible or breakaway corner markers may be used within the right of way to designate the edges of the driveway lane and rocks or other permanent or non-breakaway markers shall not be used,
13. OTHER PC CONDITIONS; and

WHEREAS, the Village Board of Trustees has considered the Plan Commission's recommendations and has determined that the proposed conditional use is 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 Illinois Cement Company, PO Box 442, LaSalle, IL 61301 for the operation of a cement distribution facility under the general category of aggregate and ready mix plants 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 Illinois Cement Company.
2. The business activities permitted hereunder are limited to the operation of a cement distribution facility.
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 cement distribution facility may, at the Village's discretion and upon 90-days notice to the Grantee, be reviewed by the Village at any time to ascertain whether all conditions of this Conditional Use Permit are being met.
8. Notwithstanding the forgoing, this CUP is issued to Illinois Cement Company and shall expire or terminate as indicated above in paragraph 6 including cessation of operation by Illinois Cement Company.
9. OTHER VILLAGE BOARD CONDITIONS

This conditional use permit is hereby issued this 28th day of August, 2017 subject to the conditions provided herein.

VILLAGE OF HARTLAND

 Jeffery Pfannerstill, Village President

 Darlene Igl, MMC/WCPC, Village Clerk

[VILLAGE SEAL]

EXHIBIT A

LEGAL DESCRIPTION

HAV 0730.985.001

Parcel 1 of Certified Survey Map No. 4205, Vol 33/141; Part of the SW1/4 of the NW1/4 of Section 3 Township 7 North, Range 18 East, Recorded as Document No. 1186982

HAV 0730.985.002

Part of the Northwest $\frac{1}{4}$ of Section 3 Township 7 North, Range 18 East. Commencing at the Northeast corner of CSM 4205, thence North $77^{\circ} 25' 13''$ East, 174.74 feet along the south line of W Capitol Drive; thence continuing along said south line, North $76^{\circ} 30' 00''$ East, 241.60 feet; thence South $13^{\circ} 30' 00''$ East, 133.29 feet; thence North $76^{\circ} 30' 00''$ East, 66.44 feet; thence South $13^{\circ} 30' 00''$ East, 107.12 feet; thence South $86^{\circ} 42' 41''$ West along the North line of the C.M.ST. P&P R.R., 518.78 feet; thence North $03^{\circ} 03' 20''$ West. 153.36 feet to the point of beginning. As recorded in Document No. 1798715.

EXHIBIT B

PLAN OF OPERATION AND CLARIFICATIONS

Village of Hartland

**Notice of Public Hearing
Conditional Use**

**Monday, August 21, 2017
7:00 pm**

**Board Room, Municipal
Building, 210 Cottonwood Ave.**

Please take notice that there will be a Public Hearing before the **Plan Commission** to consider the following:

Conditional Use in the Q-1
Quarrying/Extractive Zoning
District per Village Code Sec. 46-
624.

Applicant seeks a Conditional Use for Tax Key No. HAV 0730985001 for the continued operation of a cement distribution facility including construction of an additional silo.

Applicant: Illinois Cement Company, 701 W Capitol Drive, Hartland, WI 53029

Interested persons may attend the hearing in person or submit their comments to the Village Clerk's office, in writing, before said hearing.

Information regarding the above noticed hearing may be obtained in the Clerk's office.

Darlene Igl, MMC/WCPC,
Village Clerk
8/3 & 8/10



VILLAGE OF HARTLAND
PETITION FOR:



CONDITIONAL USE

With Approval for Location and Plan of Operation
(REQUIRES 2 PLAN COMMISSION MEETINGS, A PUBLIC HEARING AT THE SECOND
PLAN COMMISSION MEETING AND 1 VILLAGE BOARD MEETING)

FEE: \$150.00 + \$300 Professional Fee Deposit

Date: <u>6-27-17</u>	Fee Paid: <u>450.00</u>
Date Filed:	Receipt No. <u>185928</u>

- Name: ILLINOIS CEMENT COMPANY

Address of Owner/Agent: PO BOX 442, 1601 ROCKWELL ROAD
LASALLE, IL 61301

Phone Number of Owner/Agent: 815.224.2112 x134, CELL 630.542.0005

FAX No. 815.224.4358 E-mail wammene@kyungcement.com
- Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").

701 WEST CAPITAL DRIVE, HARTLAND, IL 61301
- State present use of property and intended use. ZONED "O-1"

PRESENT USE - CEMENT DISTRIBUTION FACILITY,
ADDITION OF A SECOND STORAGE SILO

Wayne W. Emma
Signature of Petitioner

PO BOX 442, 1601 ROCKWELL ROAD, LASALLE, IL 61301
Address

815.224.2112 x134, CELL 630.542.0005
Phone

over

Narrative for Conditional Use Permit Application for additional silo

Applicant: Illinois Cement (aka Wisconsin Cement, aka ICC)

Address: 701 West Capitol Drive, Hartland, WI

Site and current facility description

Illinois Cement currently owns and operates a cement distribution facility at 701 West Capitol Drive. This site has been operated by Illinois Cement (aka Wisconsin Cement, aka ICC) since 1982 when the original silo was constructed. This site was previously used as a facility to load railcars with sand and gravel. The site is divided into two parcels and the total acreage is approximately 3.4 acres. Most of the eastern one-third of the site is undeveloped and is wooded with dense vegetation.

The site is zoned "Q-1" and is bounded on the north by West Capitol Drive and Vettelson Road. Ozinga operates a ready mix concrete facility on the north side of West Capitol Drive which is also zoned "Q-1". To the east of the Ozinga facility, the adjoining parcel is zoned "RD-2". The site is bounded on the south by the Canadian Pacific railway. The area to the south of the railway is zoned "M-1". Route 83 is west of the site. The parcel to the east of the site is zoned "RM-3".

The facility is used as a Portland cement distribution facility. Cement is a major constituent of concrete and is considered the "glue" which bonds the sand and gravel to form concrete. Trucks deliver cement to the site from ICC's production operation in LaSalle, Illinois. Arriving trucks unload the cement into the silo where it is stored until it is then loaded into customer trucks by a gravity discharge. There are dust collection systems to contain fugitive dust for both the truck unloading and truck loading processes.

Trucks access the site via Route 83 and West Capitol Drive. The driveway is paved and the area around the facility has a manicured lawn and mature pine trees to screen the unloading and loading activities from public view along West Capitol Drive.

Project Description

The project will include the installation of a 14' diameter silo to store a second type of cement at the facility. The product is Skyway Cement and is desirable in the market. Skyway Cement is considered a "green" building product as it is recycled from the blast furnace slag. This material can be used by builders and developers to earn certification in the LEED building material certification program.

The new silo will be installed near the existing silo and will be the same overall height and color as the existing silo. The existing silo is approximately 96' above grade and is 26' in diameter. The new silo will be only 14' in diameter. The visual impact of the new silo will be minimal as it will be inline (in a east-west orientation) with the existing silo, will be smaller in diameter and the same color. The new silo will use the same truck loadout system and fit into the existing footprint of the scale and paved area. This will minimize any impact on the site. The new silo will have its own dust collection system for unloading trucks to eliminate contamination of differing cements between silos. The dust collection system will be installed with BACT (Best Available Control Technology) to minimize emissions.

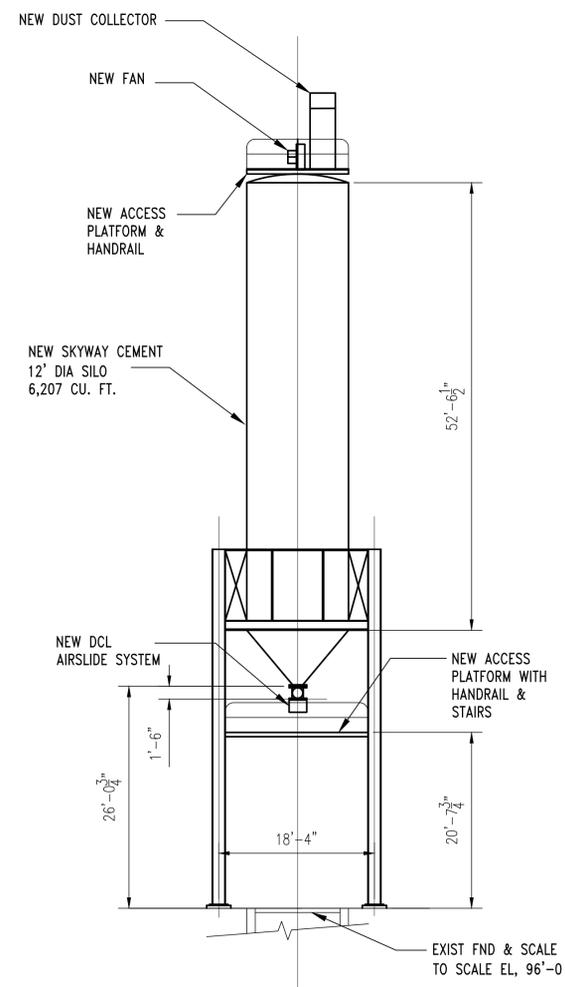
There are existing utilities at the facility for the project.

Traffic impact

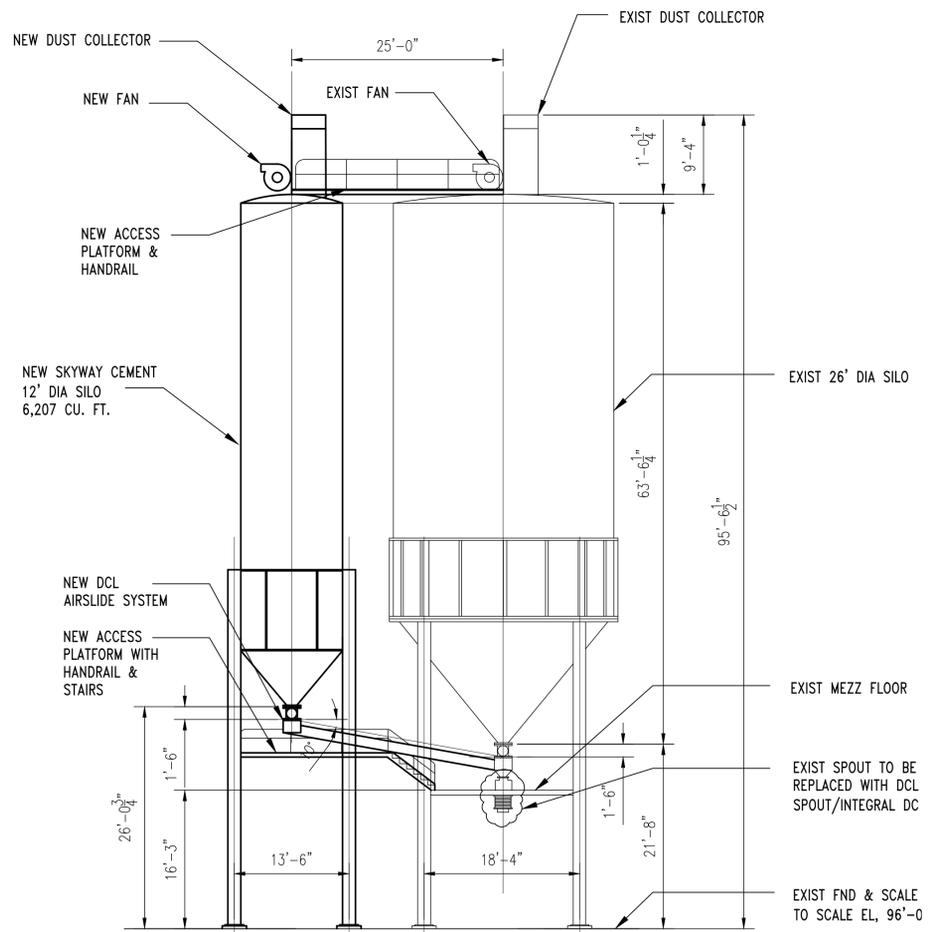
Trucks access the facility via Route 83 and West Capitol Drive. Illinois Cement can provide historical information to substantiate the average daily truck count at the facility in the peak shipping months is less than 10 trucks per day. It is anticipated that the average daily truck count will increase to 15 trucks per day in the peak shipping months with the second product being shipped from the facility. Demand for the product drops off in the winter months and the peak shipping months are from May thru November.

Summary

This project is planned at a site which has been operating as a cement distribution facility since 1982. The site is zoned "Q-1". The new silo will provide Illinois Cement with the opportunity to provide a needed building material to the local market in an economical and safe manner, one that is also considered a "green" building material. There will be minimal impact to traffic and the new silo will blend-in with the existing silo and create minimal visual impact. The new silo will be constructed in the existing developed footprint of the facility and will utilize BACT (Best Available Control Technology) for emissions and noise control.



ELEV LOOKING EAST
SCALE: 1" = 10'

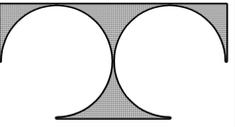


ELEV LOOKING NORTH
SCALE: 1" = 10'

CONCEPTUAL DESIGN NOT FOR CONSTRUCTION

R:\500CS00102 MGR0VE

				Dr MGR0VE 6-13-17		DJB PROJECT MANAGEMENT, LLC PO BOX 634, VAN METER ROAD SMITHTON, PA 15479 PHONE: (724) 787-4722 EMAIL: djblasko626@gmail.com		OWNER ILLINOIS CEMENT 701 WEST CAPITOL DRIVE HARTLAND, WI		Sheet Title					
				Des DJBLASKO 6-13-17						PLANT SITE PLAN					
				Ckr DJBLASKO 6-13-17											
				App DJBLASKO (P.E. 35445) 6-13-17											
Drawing No		Reference Drawings		Rev	Date	Description	By	App	Acad File	Plot Scale	djb Drawing Number	Scale AS NOTED	Drawing Number	Sheet	Rev
				0	6-13-17	ISSUED FOR REVIEW			500CS00102.DWG	1:1	500-CS-001	Proj. No. 500	500-CS-001	2	0
											CEMENT TERMINAL EXPANSION				



TDI ASSOCIATES, INC.
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N8 W22350 JOHNSON DRIVE, SUITE B4
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ILLINOIS CEMENT
HARTLAND TERMINAL EXPANSION
701 WEST CAPITOL DRIVE
HARTLAND, WISCONSIN

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Sheet Title
SITE DEVELOPMENT PLAN

Issued For: Date:

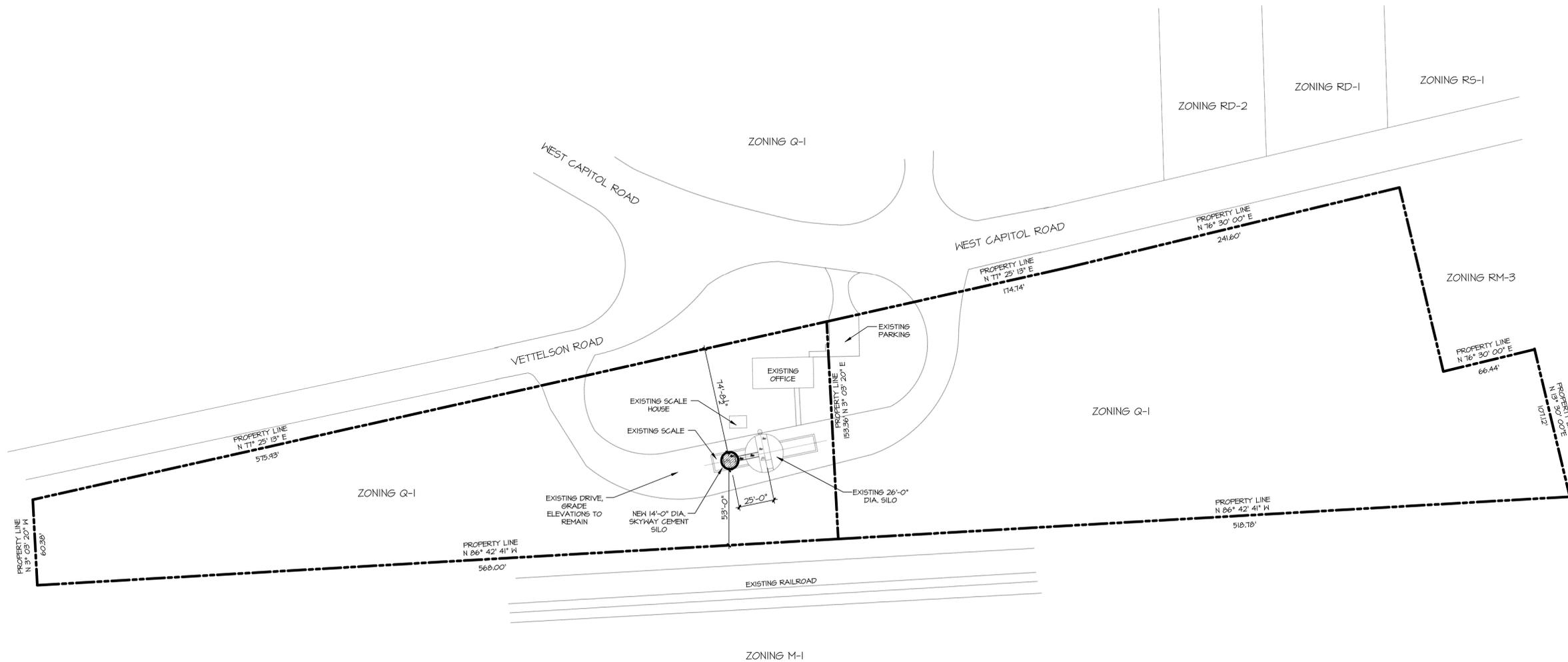
Date: **06-27-2017**

Job NO.: **17313.000**

Drawn By:

Sheet No.

SD1.1



1 SITE PLAN
1" = 40' - 0"

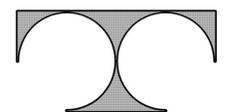


EXISTING SILO
LOOKING SOUTHWEST ON CAPITOL DRIVE



EXISTING SILO
LOOKING SOUTHEAST ON CAPITOL DRIVE

ILLINOIS CEMENT
HARTLAND TERMINAL
EXPANSION



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JUNE 29TH, 2017

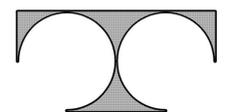


PROPOSED SILO
LOOKING SOUTHWEST ON CAPITOL DRIVE



PROPOSED SILO
LOOKING SOUTHEAST ON CAPITOL DRIVE

ILLINOIS CEMENT
HARTLAND TERMINAL
EXPANSION



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ANNA KOPCZYK
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HOMER GLEN IL 60491-7891

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4887 EASY ST UNIT 3
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BRIAN M WEBER
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CLIFFORD R LOKER
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HARTLAND WI 53029-1658

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HARTLAND WI 53029

DAVID HADDIX
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LEO G JENCEN
S22W38420 KINCAID LN
DOUSMAN WI 53118

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HARTLAND WI 53029-1954

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STEPHANIE L REINKE
W334N6905 REYNOLDS DR
OCONOMOWOC WI 53066-1429

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DUNKER TRUST
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W296N471 BLODWEN DR
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ANIELLO DESTEFANO ET AL
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MELISSA MALDONADO
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KYLE A NIGL
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CHURCH
400 W CAPITOL DR
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DORIS R INGRAHAM
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DELAFIELD WI 53018

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HARTLAND WI 53029

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PARKRIDGE IL 60068-3679

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HARTLAND WI 53029

MARLENE M KNOTHE
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HARTLAND WI 53029

MARY ELLEN THOSS
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HARTLAND WI 53029-1659

MARY S MUTH
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HARTLAND WI 53029-1653

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HARTLAND WI 53029

MATTHEW R MELBY
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MARIA K ANDERSON
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HARTLAND WI 53029

MATTHEW W KLEWER
1541 SILVERSTONE TRL APT 8
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PAUL BRANDES
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4835 EASY ST UNIT 1
HARTLAND WI 53029-1954

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DATED NOVEMBER 30, 2005
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PREMIER HARTLAND LLC
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C/O RUBY G BEDORE
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RITA L GOEPEL
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RISING HIGH LLC
313 WOOD SIDE DR
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LISA L GIEG-DOOME ET AL
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SALLY DOYLE
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HARTLAND WI 53029

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HARTLAND WI 53029-1943

SANDRA C MATUSHINEC
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HARTLAND WI 53029

SARAH J HANSEN
4821 EASY ST UNIT 9
HARTLAND WI 53029

SHANNON ROBBINS
CHRISTINE JANSSEN
4863 EASY ST UNIT 4
HARTLAND WI 53029-1953

SHARON K SIME
4887 EASY ST UNIT 8
HARTLAND WI 53029

SHAUNA M YOUNG
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ASTORIA NY 11105

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LLC
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HARTLAND WI 53029-2323

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TINA M MYERS
4887 EASY ST UNIT 2
HARTLAND WI 53029-1942

STACY A DEAN
520 WINDSTONE DR UNIT 311
HARTLAND WI 53029

STEVEN G HANSON
DANIELLE R HANSON ET AL
745 SPRING WATERS DR
OCONOMOWOC WI 53066-4178

STEWART R COUILLARD
SUSAN M COUILLARD
636 W CAPITOL DR
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SUMMIT LAKES APARTMENTS LLC
19105 W CAPITOL DR STE 200
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HARTLAND WI 53029

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HARTLAND WI 53029

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KRYSTAL KRIENITZ
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MIRANDA M WESTON
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WONG LIVING TRUST
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HARTLAND WI 53029

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

Job Address <u>602 INDUSTRIAL CT (HARTLAND) WI / 53029</u>				
Lot <u>0731034</u>	Block	Subdivision	Key No. HAV	
Owner <u>JACK NETTESHEIM</u>			Phone <u>262-369-2900</u>	
Address <u>602 INDUSTRIAL CT</u>		City <u>HARTLAND</u>	State <u>WI</u>	Zip <u>53029</u>
Contractor <u>SIGNARAMA</u>		Phone <u>262-691-9994</u>	FAX <u>262-691-9995</u>	E-Mail Address <u>INFO@SIGNARAMA-PEWaukee.COM</u>
Address <u>W237 N2889</u>		City <u>PEWaukee</u>	State <u>WI</u>	Zip <u>53072</u>

WOODGATE RD, UNIT B

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

The **DEADLINE** for filing is on the **SECOND MONDAY** of the month at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

Commercial/Industrial/Multifamily:

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

Signs:

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

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

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

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

PERMIT # _____

JOB LOCATION MWT GYMNASTICS TAX KEY # _____
OWNER JACK NEFFESHEIM PHONE 262-369-2900
ADDRESS 602 INDUSTRIAL CT CITY HARTLAND STATE WI ZIP 53029
CONTRACTOR IGNARAMA PHONE 262-691-9994
ADDRESS W237 N288 1 WOODLATE CITY POWERSVILLE STATE WI ZIP 53072
RD UNIT B

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

MWT GYMNASTICS
MWT NINTA
MIDWEST TWISTERS.COM

OVERALL DIMENSIONS OF SIGN 96" x 79" COLOR OF BACKGROUND WHITE
SIZE OF LETTERS IN INCHES 15" - 3" COLOR OF LETTERS WHITE/BLACK/ORANGE

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

ALUMINUM & PVC

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 1200

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

APPLICANT _____ DATE _____

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____

CUSTOMER INFO:

COMPANY NAME/CONTACT:

ADDRESS:

PHONE#:

SIGNARAMA-PEWAUKEE REQUIRES THAT YOU REVIEW THE ATTACHED PROOF AND ADVISE WHETHER PROOF IS APPROVED FOR PRODUCTION. AN EMAIL REPLY IS REQUIRED TO START PRODUCTION.

PLEASE CHECK ALL SPELLING, PUNCTUATION, FONTS, CAPITALIZATION PHONE NUMBER, WEBSITE, COLOR & SIZE REQUIREMENTS.

Sign Type : Ground

Sign Ht. - 96"

Sign Width - 79"

Sign Material : Panel - Aluminum Composite

Frame PVC Vinyl White

Illumination - (Not Illuminated)

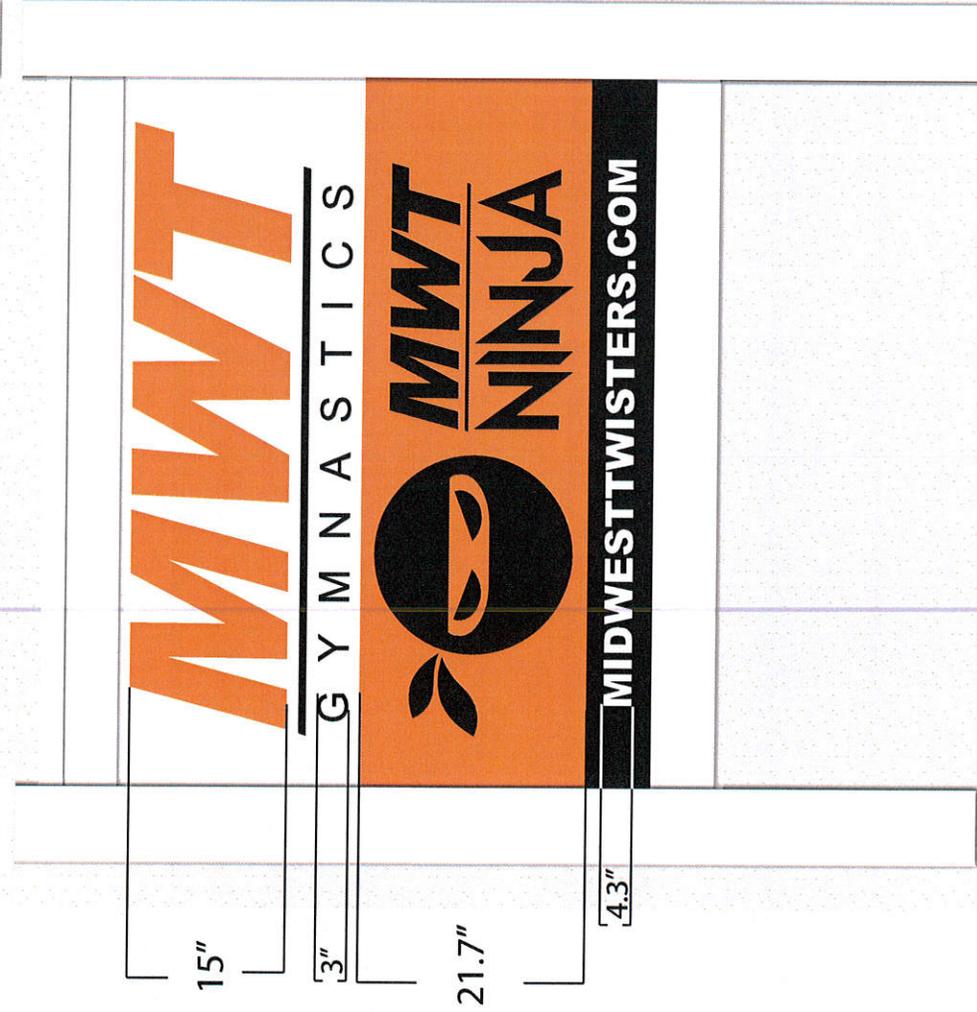
Sign Colors: Panel - Orange / Black / White

Frame - White

Installation : Posts to be cemented in to the ground

Sign will be installed after sign permit is granted.

Note : Diggers Hotline to be contacted prior the installation.



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**W237 N2889 Woodgate Rd, Unit B
Pewaukee, WI 53072
P: 262-691-9994 | F: 262-691-9995
www.signarama-pewaukee.com • info@signarama-pewaukee.com**

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED & APPROVE THIS PROJECT TO BEGIN:
CUSTOMER APPROVAL SIGNATURE: _____
PRINT: _____ DATE: _____

**50% DEPOSIT DUE AT TIME OF ORDER (full amount if under \$100), balance due upon time of completion.
I HAVE READ AND AGREE TO ALL TERMS. INITIAL _____**

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CUSTOMER INFO:

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PHONE#:

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Pewaukee
W237 N2889 Woodgate Rd, Unit B
Pewaukee, WI 53072

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PRINT: _____ DATE: _____

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Pewaukee, WI 53072
P: 262-691-9994 | F: 262-691-9995
www.signarama-pewaukee.com • info@signarama-pewaukee.com**

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CUSTOMER APPROVAL SIGNATURE: _____
PRINT: _____ DATE: _____

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Pewaukee, WI 53072

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CUSTOMER APPROVAL SIGNATURE: _____

PRINT: _____ DATE: _____

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CARDINAL 635 LLC
635 CARDINAL LN
HARTLAND WI 53029

G HOWE LAKE COUNTRY LLC
W305N1587 SILVERWOOD LN
DELAFIELD WI 53018

GALE L KELLY
PO BOX 314
HARTLAND WI 53029-0314

LANDMARK CREDIT UNION
2400 N GRANDVIEW BLVD
WAUKESHA WI 53188-1605

MESCHING PROPERTIES LLC
C/O GERALDINE MESCHING
PO BOX 379
HARTLAND WI 53029-0379

MSI GENERAL CORP
PO BOX 7
OCONOMOWOC WI 53066-0007

NETNEL LLC
602 INDUSTRIAL CT
HARTLAND WI 53029-2312

STONEWOOD STORAGE
720 INDUSTRIAL CT
PO BOX 145
HARTLAND WI 53029

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

PERMIT # _____

JOB LOCATION Birch & Banyan Coffee TAX KEY # _____
OWNER Jessie Senglaub PHONE 262-370-4953
ADDRESS 150 E Capitol Drive CITY Hartland STATE WI ZIP 53029
CONTRACTOR ExecuPrint PHONE 262-367-0390
ADDRESS 597 Progress Drive CITY Hartland STATE WI ZIP 53029

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

WORDS AS THEY WILL APPEAR ON THE SIGN:
Birch & Banyan Coffee

OVERALL DIMENSIONS OF SIGN 30 x 17 COLOR OF BACKGROUND Navy blue
SIZE OF LETTERS IN INCHES 4 inches COLOR OF LETTERS White

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

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 605.00

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

APPLICANT Jessie Senglaub DATE 8/11/17

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

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

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

Job Address 150 E Capitol Drive			
Lot	Block	Subdivision	Key No. HAV
Owner Jessie Senglaub		EMAIL jessie@birchandbanyancoffee.com	Phone 262-370-4953
Address 150 E Capitol Drive		City Hartland	State WI Zip 53029
Contractor ExecuPrint		Phone 262-367-0390	FAX EMAIL execuprint@prodigy.net
Address 597 Progress Drive		City Hartland	State WI Zip 53029

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. _____

Design is billed on a per hour basis at a rate of \$75.00 per hour even if a final design decision is not reached.

Design time will be billed to the person who placed the order after 30 days of non-action.

PLEASE WASH ALL VEHICLES PRIOR TO DROPPING OFF FOR GRAPHICS INSTALLATIONS! Additional charges will apply for vehicles that show up on day of installation dirty.



30"x17" Sign, 2 sided, Aluminum composite board,
Metal sign bracket with lag bolts into the building and
chain to keep swinging motion limited.
Colors: Royal Blue and White, 4" tall text.

NOTICE

Jobs approved through email are considered correct and accurate. Any mistakes on jobs approved through email become the responsibility of the customer, if a job has to be re-printed due to errors missed in proofing; the cost of re-printing is the responsibility of the customer. Please check all spelling, punctuation, phone numbers, websites, colors and sizes. Every computer monitor is different; colors represented in proofs may print slightly different on the final product. If you have any questions ask before you approve your job and it goes to print.

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Sign installed at corner of building, 9' to bottom of sign

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ARKAD GROUP
139 E CAPITOL DR
HARTLAND WI 53029

EMANDEMCO LLC
142 E CAPITOL DR STE 300
HARTLAND WI 53029

JAS COFFEE LLC
102 N WATER ST #604
MILWAUKEE WI 53202-6058

BMO HARRIS BANK NA
ATTN CORPORATE REAL ESTATE 24TH
FLOOR WEST
111 W MONROE ST
CHICAGO IL 60603-4096

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

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

BRASS INVESTMENTS LLC
151 E CAPITOL DR
HARTLAND WI 53029

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

SSI WALKER PROPERTIES LLC
143 E CAPITOL DR
HARTLAND WI 53029

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

Job Address 221 W. Park Ave. Hartland, WI 53029			
Lot 4	Block 5	Subdivision Pawlings Second	Key No. HAV
Owner Nick + Katelyn Gomez			Phone 262-844-7661
Address 221 W. Park Ave.		City Hartland	State WI Zip 53029
Contractor Joe Horbas	Phone 414-477-0265	FAX	E-Mail Address snoman44@gmail
Address 4844 Ney Ahi Hill		City West Bend	State WI Zip 53095

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.

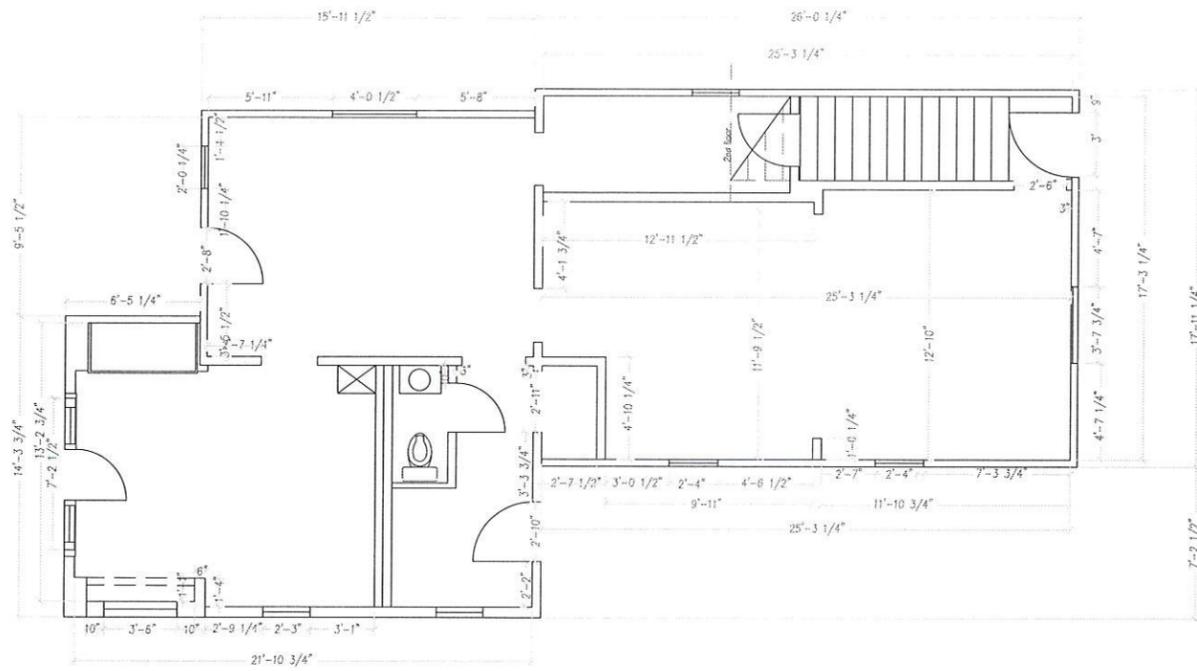
The DEADLINE for filing is THREE WEEKS PRIOR TO THE MEETING DATE at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

One & Two Family

- Three bound sets of construction plans, additionally 1 (one) set must be reduced to a maximum size of 11" x 17". One set of plans must be stamped "approved by the developer" if required.
- These plans may be reused to apply for the building permit. Building elevations are all that is necessary to obtain Architectural Board approval. Although it is recommended that complete construction plans along with other building permit application material be submitted in order to begin the permit process as soon as possible after the meeting.
- Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.
- Three site plans. These site plans must be detailed and dimensioned and may also be reused to apply for the building permit. One set of site plans must be stamped "approved by the developer" (if applicable).
- Three plat of surveys are required for new dwellings at time building permit is applied for.

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

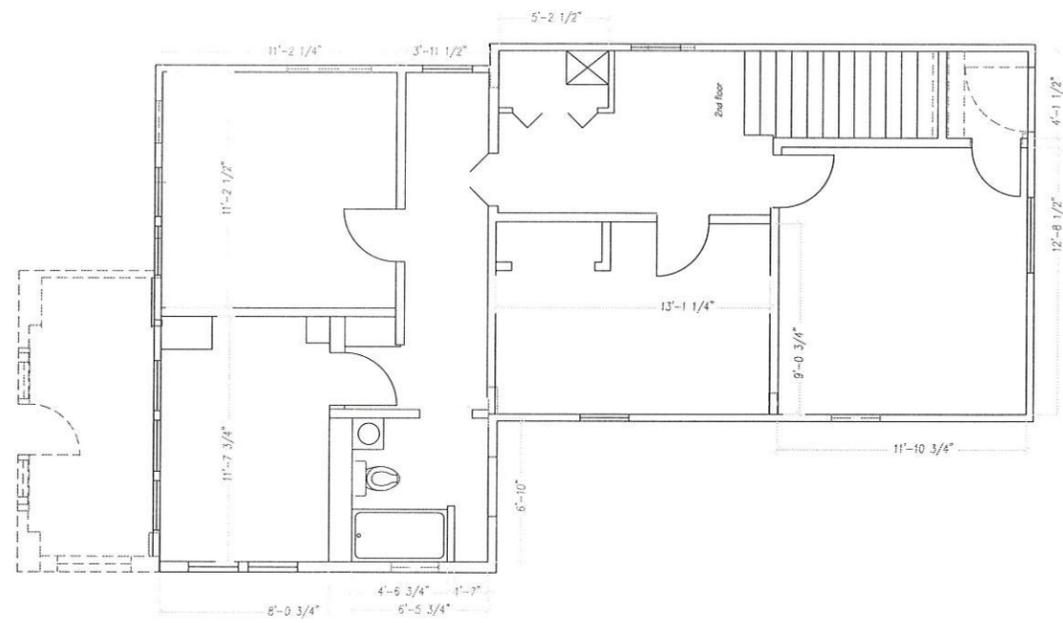
Date Applied: _____ Date of Meeting: _____ Item No. _____



EXISTING 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIELD VERIFICATION REQUIRED

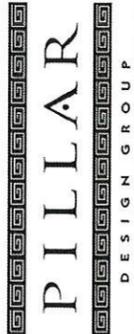


EXISTING 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



IMPORTANT NOTE
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ALL DIMENSIONS ARE SUBJECT TO JOB SITE VERIFICATIONS.

PILLAR DESIGN GROUP
307 S. ROCHESTER STREET
MUKWONAGO, WI 53149
Phone 262-363-0375



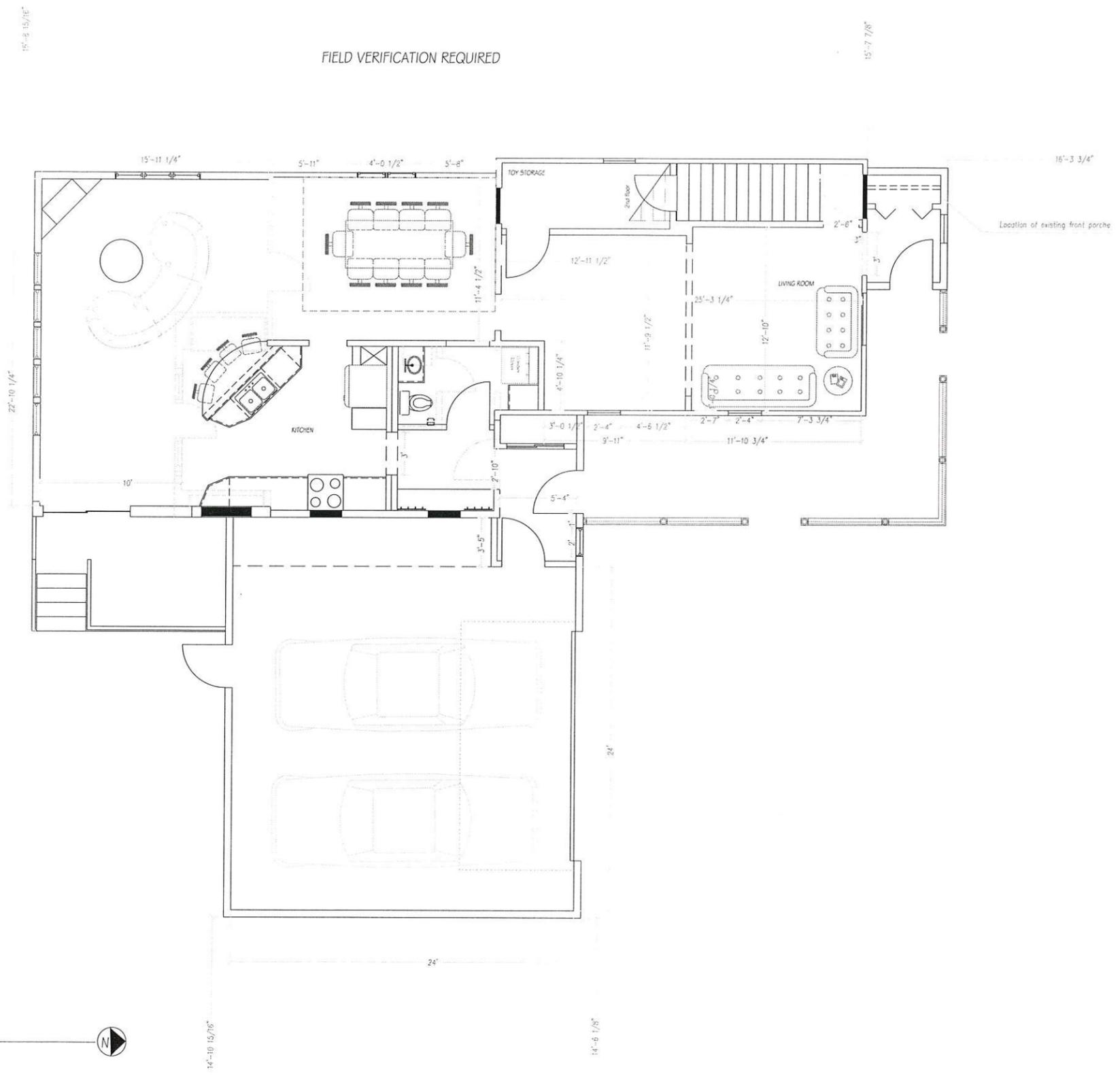
Project:
Nick & Katelyn Gomez
221 W Park Ave
Hartland, WI 53029

Dwg Name:
GOMEZ/PROPOSED CONCRETE 30-17
Date:
8/21/17
Drawn by:
GENEVEVE ULOSSELTY

Revised:
1
2
3
4

SHEET
1
Scale: 1/4" = 1'-0"
Str: D

PROPOSED PLAN (with 1st floor demo lines)
SCALE: 1/4" = 1'-0"



Lot Lines
JASON T. HAYES
P.L.S. NO. 2044

Lot Lines
JASON T. HAYES
P.L.S. NO. 2044

IMPORTANT NOTE—
This is not an architectural plan and is not intended as a construction document. Its purpose is to illustrate a design concept that facilitates appropriate office flow, circulation, and parking. It is not to be used for construction or other purposes without the expressed written consent from PILLAR DESIGN and full payment of any associated design fees.
ALL DIMENSIONS ARE SUBJECT TO JOB SITE VERIFICATIONS.

PILLAR DESIGN GROUP
307 S. ROCHESTER STREET
MUKWONAGO, WI. 53149
Phone 262-363-0575



Project:
Nick & Katelyn Gomez
221 W Park Ave
Hartland, WI 53029

Draw Name:
GOMEZ/PROPOSED CONCEPT 7.30.17

Date:
6/20/17

Drawn by:
GENEVEVE LIDSEMEYER

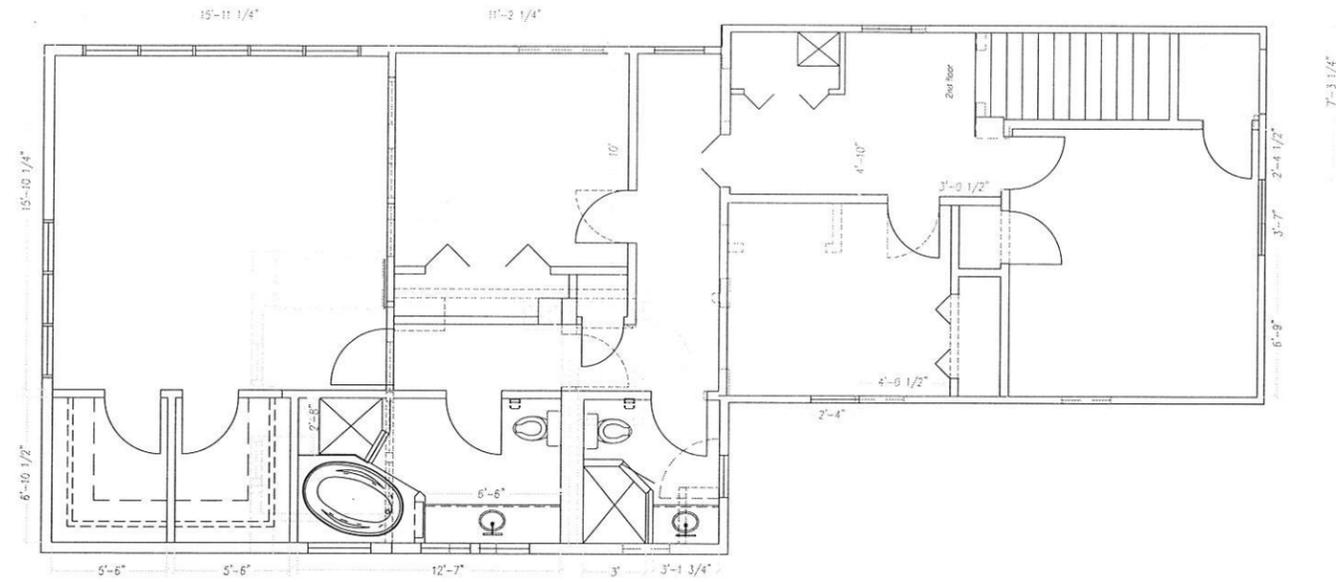
Revised:

SHEET
2

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

Size:
D

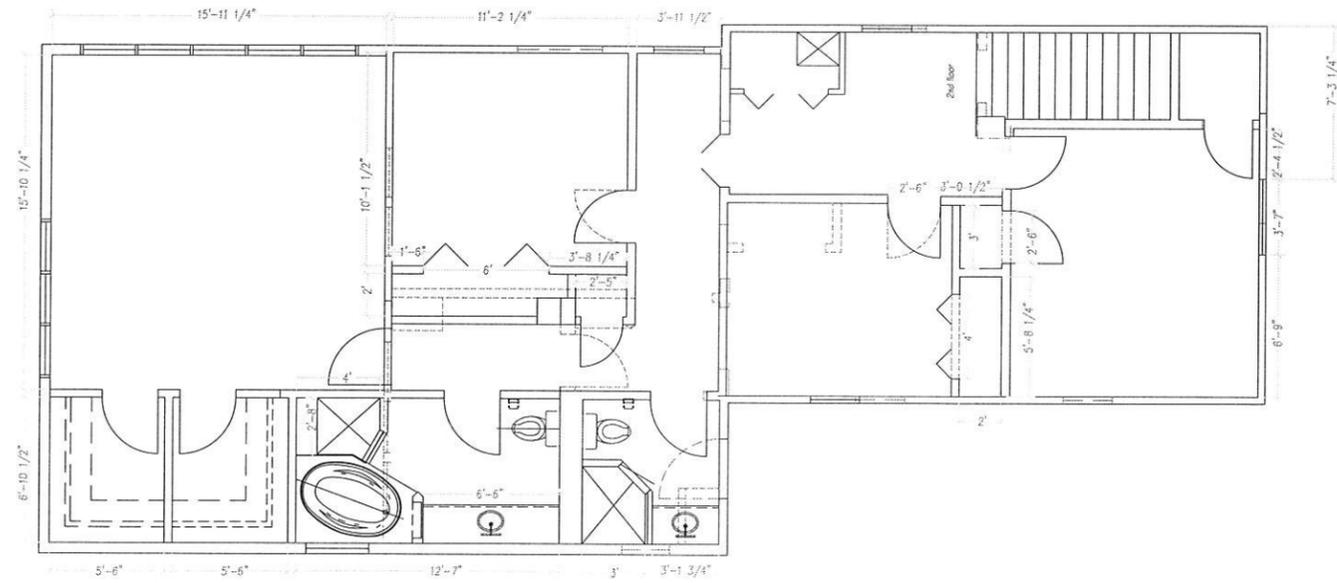
FIELD VERIFICATION REQUIRED



PROPOSED PLAN (with 1st floor demo lines & 2nd floor demo lines)
SCALE: 1/4" = 1'-0"



FIELD VERIFICATION REQUIRED



PROPOSED PLAN (with 2nd floor demo lines)
SCALE: 1/4" = 1'-0"

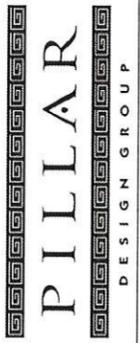


SHEET
3
Scale:
1/4" = 1'-0"

Revised:

Proj Name:
GOMEZ/PROPOSED CONCERTY/36.1.7
Date:
6/8/17
Drawn by:
GENEVEVE LUCHEVSKY

Project:
Nick & Katelyn Gomez
221 W Park Ave
Hartland, WI 53029



PILLAR DESIGN GROUP
307 S. ROCHESTER STREET
MUKWONAGO, WI 53149
Phone 262-363-0375

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FIELD VERIFICATION REQUIRED



PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

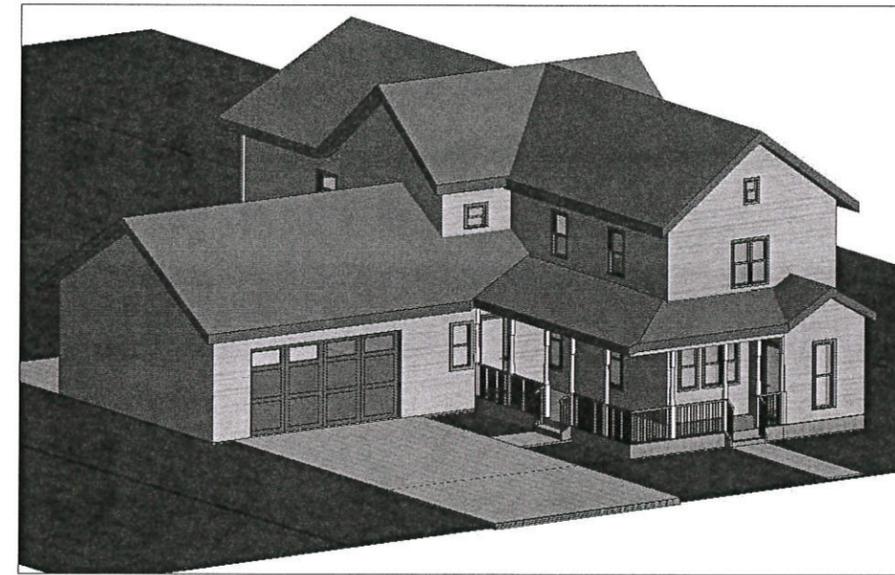
ROOFS NEW ADDITIONS ARE TO MATCH
ASHALT SHINGLES ON EXISTING ROOFS.
SIDING ON NEW ADDITIONS IS TO BE VINYL,
COLOR TO BE DETERMINED



PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



PERSPECTIVE NORTH EAST CORNER
SCALE: 1/4" = 1'-0"



PERSPECTIVE SOUTH WEST CORNER
SCALE: 1/4" = 1'-0"

SHEET
4
Scale: 1/4" = 1'-0"
D

Revised:
Draw Name:
DATE:
Drawn by:

Project:
Nick & Katelyn Gomez
221 w Park Ave
Hartland, WI 53029

PILLAR
DESIGN GROUP

PILLAR DESIGN GROUP
307 S. ROCHESTER STREET
MUKWONAGO, WI, 53149
Phone 262-362-0575

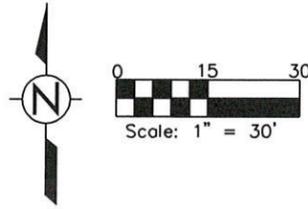
This is not an architectural plan and is not intended as a construction document. Its purpose is to illustrate a design concept that facilitates appropriate office flow. It is not to be used for construction. All rights are reserved. No liability is expressed without written consent from PILLAR DESIGN and full payment of any associated design fees.

PLAT OF SURVEY FOR:

LOT 4 OF PAWLINGS SECOND SUBDIVISION AND ADDITION OF BLOCK 5, VILLAGE OF HARTLAND,
BEING A PART OF SECTION 3, TOWN 7 NORTH, RANGE 18 EAST, WAUKESHA COUNTY, WISCONSIN.

CONTAINING 13,902 SQUARE FEET, 0.3191 ACRES MORE OR LESS.

NICK GOMEZ
221 W. PARK AVE.
HARTLAND, WI 53029

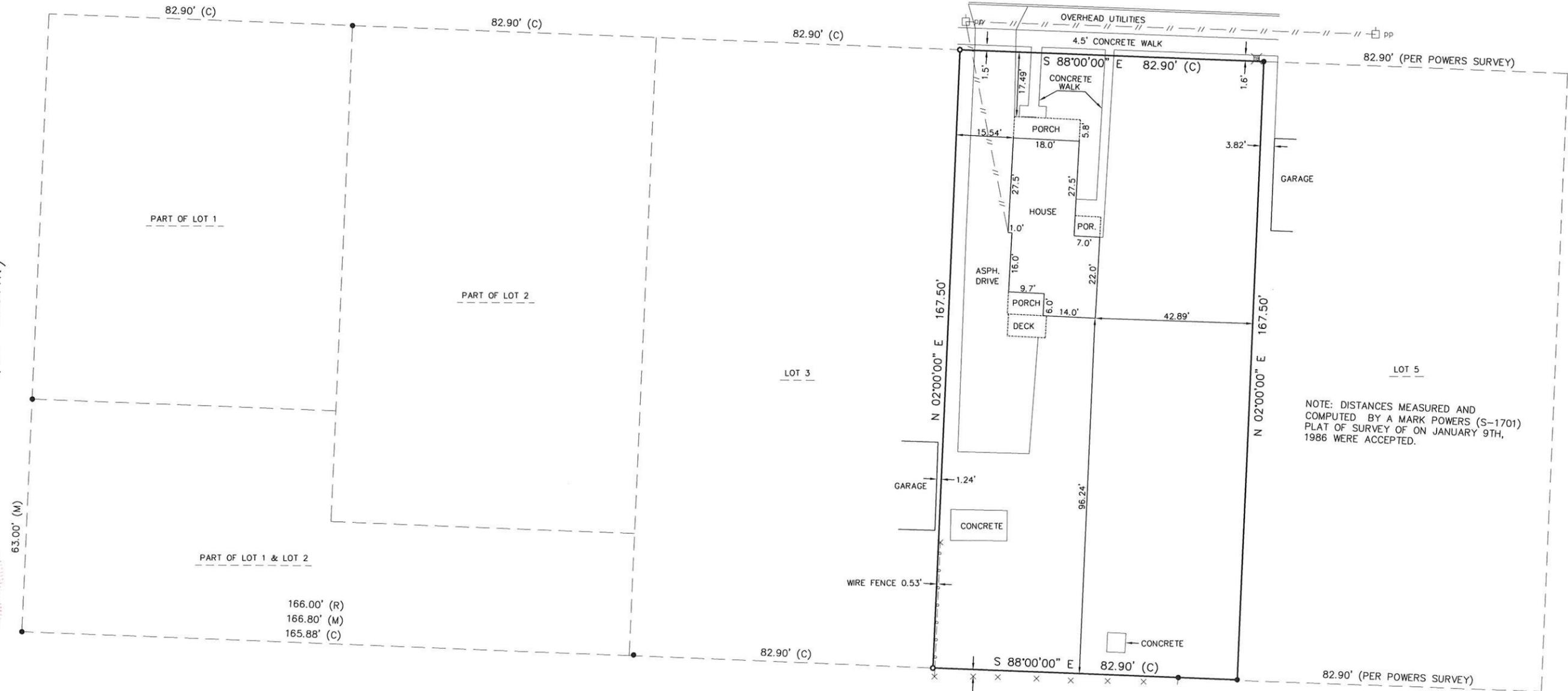


LEGEND

- 1" IRON PIPE SET
- 1" IRON PIPE FOUND
- PP POWER POLE
- ☒ TELEPHONE BOX
- (M) MEASURED
- (R) RECORDED
- (C) COMPUTED

PROSECT AVE.
(60' R.O.W.)

W. PARK AVE.
(66' R.O.W.)



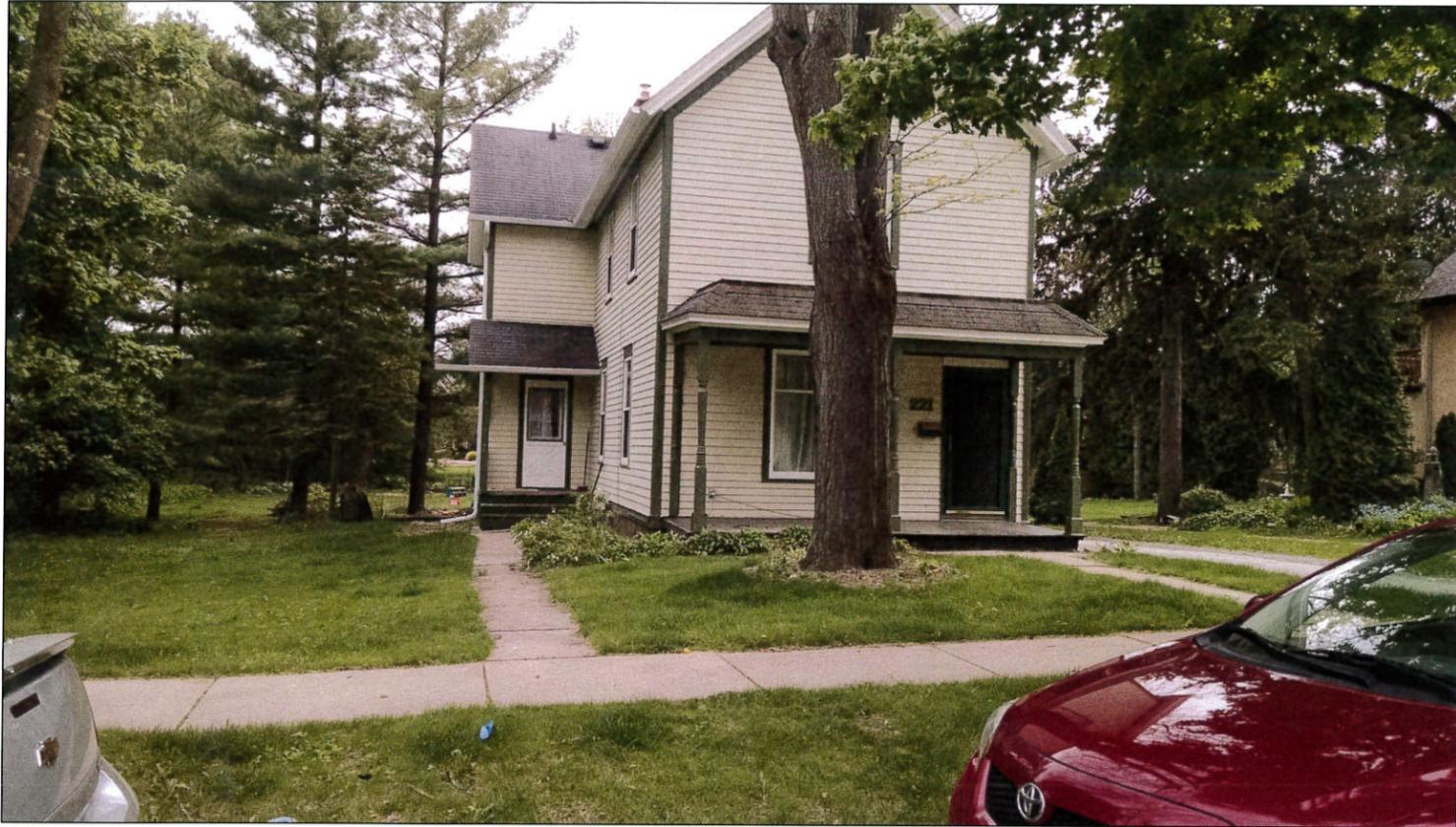
NOTE: DISTANCES MEASURED AND
COMPUTED BY A MARK POWERS (S-1701)
PLAT OF SURVEY OF ON JANUARY 9TH,
1986 WERE ACCEPTED.



Jason T. Mayer
JASON T. MAYER
P.L.S. NO. 2844

THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED. "I have surveyed the above property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways, and visible encroachments and is in compliance with Wisconsin Administrative Code AE-7 for property survey standards and is correct to the best of my knowledge and belief.

This survey is made for the exclusive use of the present owner of the property; also those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof."



492 PARTNERS LLC
492 RIVERSIDE DR
PRINCETON NJ 08540-5421

ANTHONY MASTROCOLA
JAMIE MASTROCOLA
220 W CAPITOL DR
HARTLAND WI 53029

CARL B HAROLDSON
MARILYN K HAROLDSON
N49W28689 CHARDON DR
HARTLAND WI 53029-9161

CHARLES KUHTZ III
DONNA KUHTZ
345 COTTONWOOD AVE
HARTLAND WI 53029

CYNTHIA M BROWN
243 W CAPITOL DR
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DANIEL FEISTHAMMEL
PO BOX 242
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JEAN CATANIA
328 PROSPECT AVE
HARTLAND WI 53029-2023

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SUSAN JAMBRETZ
338 PROSPECT AVE
HARTLAND WI 53029

ELIZABETH M TOBOLT
W313N9173 HOFF RD
HARTLAND WI 53029

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

HARMANN RENTALS LLC
W320N9189 HIGHWAY 83
HARTLAND WI 53029-9737

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

JERRY L & NANCY L NUTTER 2006
LIVING TRUST
207 W CAPITOL DR
HARTLAND WI 53029

KELLY NORDBY
221 COTTONWOOD AVE
HARTLAND WI 53029

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203 W CAPITOL DR
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335 COTTONWOOD AVE
HARTLAND WI 53029

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248 W CAPITOL DR
HARTLAND WI 53029

MATTHEW HANKES
226 W CAPITOL DR
HARTLAND WI 53029-2028

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MICHELE H ANDRAE
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MICHELE H WARD
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HARTLAND WI 53029-9551

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C/O WALTERS MANAGEMENT CO
155 E CAPITOL DR STE 6B
HARTLAND WI 53029

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TRACY BUBLITZ
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HARTLAND WI 53029

SHARENE A DUFRANE
315 PROSPECT AVE APT 3
HARTLAND WI 53029-2029

SHAWN M HOPPE
S72W32444 SANDIE CT
MUKWONAGO WI 53149-9351

STEPHEN SECOSH
213 W PARK AVE
HARTLAND WI 53029

TIMOTHY E MUELLER
330 PROSPECT AVE
HARTLAND WI 53029-2023

TYLER S WALLS
232 W CAPITOL DR
HARTLAND WI 53029



VILLAGE OF HARTLAND
PETITION FOR:



CONDITIONAL USE

With Approval for Location and Plan of Operation
(REQUIRES 2 PLAN COMMISSION MEETINGS, A PUBLIC HEARING AT THE SECOND PLAN COMMISSION MEETING AND 1 VILLAGE BOARD MEETING)

FEE: \$150.00 + \$300 Professional Fee Deposit

Date: <u>7-10-2017</u>	Fee Paid:
Date Filed: <u>7-10-2017</u>	Receipt No.

1. Name: STEVEN & Elisa Filipp
 Address of Owner/Agent: 450 PARK CT
HARTLAND, WI 53029
 Phone Number of Owner/Agent: 608 556 3706
 FAX No. _____ E-mail divito.filipp@gmail.com

2. Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").

LOT 13 IN THE SANCTUARY OF HARTLAND - see ATTACHED.

3. State present use of property and intended use. CURRENT: single family residence
conditional use: Bed & Breakfast rental of lower-level bedrooms (2).
min. 2 nights, MAX 14 nights. NO meals provided. only
rented when owners are home. SAFETY CARD IN EACH ROOM.
occupancy tax is collected & PAID. Registry is electronic. MAX 4
guests.

Signature of Petitioner

Elisa Filipp

Address

450 PARK CT, HARTLAND

Phone

608 556 3706

over

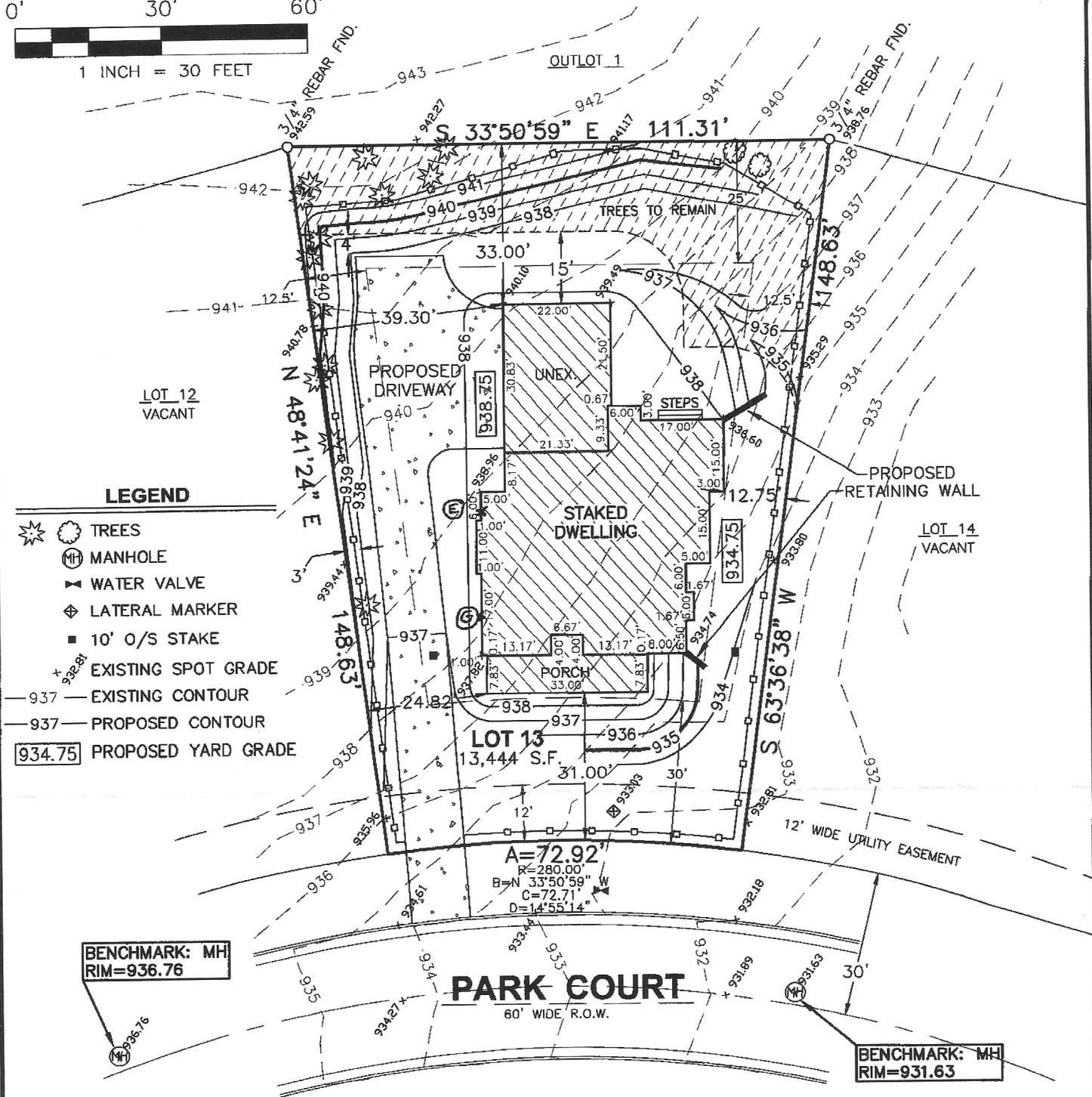
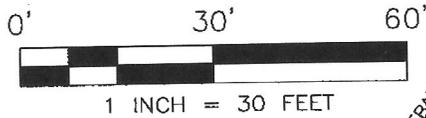
450 PARK COURT PLAT OF SURVEY Filipp Job# FIL5452

LEGAL DESCRIPTION: LOT 13, SANCTUARY OF HARTLAND, a subdivision in part of the Northwest 1/4, Northeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 2, Town 7 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.



PROPOSED GRADES PER GRADING PLAN
 FINISH YARD GRADE: 938.75/934.75
 GARAGE FLOOR: 939.08
 TOP OF WALL: 939.42
 TOP OF FOOTING: 930.96 (8'-5-1/2" WALL)
 DRIVE SLOPE=4%

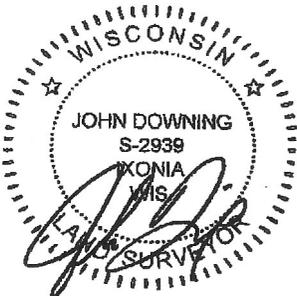
SETBACK REQUIREMENTS
 FRONT YARD = 30'
 SIDE YARD = 10' (25' TOTAL)
 REAR YARD = 25'



LEGEND

- TREES
- MANHOLE
- WATER VALVE
- LATERAL MARKER
- 10' O/S STAKE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED YARD GRADE

PARK COURT
 60' WIDE R.O.W.



LAND SURVEYING • LAND PLANNING
 P.O. BOX 15, HARTLAND, WI 53029
 WWW.WISCONSINSURVEYS.COM
 LANDTECHSURVEYING@GMAIL.COM
 (262) 367-7599

NOTES:
 -Front lot corners are to be set by developer once sidewalk is installed.
 -Elevations are referenced to development datum.
 -Excavator and mason must verify at least 2 benchmarks shown above.
 -Proposed elevations as shown on this drawing is a suggested grade and should be verified by the owner and/or the builder and approved by the building inspector. Erosion control measures are suggested and must be verified/adjusted by the builder and/or building inspector based on site conditions.

I hereby certify that I have surveyed the above described property and 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, roadway and visible encroachments, if any. This survey is made for the exclusive 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.
 Signed: JOHN D. DOWNING, Registered Land Surveyor S-2939

PREPARED FOR: KINGS WAY HOMES, LLC
 PROJECT NAME: FILIPP

DATED 9/2/15
 JOB #15105

CHANDRASHEKAR RAMANATHAN
LAKSHMI BALAKRISHNAN
201 WOODLANDS CT
HARTLAND WI 53029

CHRISTOPHER ANDREW TUMP
CAREY JEAN TUMP
446 PARK CT
HARTLAND WI 53029-3000

CLAUDIA L MILLOT
511 E CAPITOL DR
HARTLAND WI 53029

DAVID BISCHMANN
HEIDI BISCHMANN
205 WOODLANDS CT
HARTLAND WI 53029

DAVID T DECOURCY-BOWER
LAURIE J DECOURCY-BOWER
515 E CAPITOL DR
HARTLAND WI 53029

GREGORY D MCQUESTION AND KAREN
J MCQUESTION 2012
LIVING TRUST
214 GRANARY CIR
HARTLAND WI 53029-2456

HELEN JONES 2001 LIVING TRUST
551 E CAPITOL DR
HARTLAND WI 53029

JOHN P BOJAR
SARA C BOJAR
453 PARK CT
HARTLAND WI 53029

KEVIN J SCHWARTZMILLER
KELLY M SCHWARTZMILLER
W227N3500 WYNDEMERE CT
PEWAUKEE WI 53072-7203

MILLER MARRIOTT CONSTRUCTION CO
LLC
C/O CHRISTOPHER M MILLER
301 PAWLING AVE
HARTLAND WI 53029-2039

PETER J VAN ERMEN REVOCABLE
RESIDENCE TRUST
203 WOODLANDS CT
HARTLAND WI 53029-2296

RANDY B NEWMAN
KELLY L.M. NEWMAN
911 MANCHESTER CT
HARTLAND WI 53029-2705

ROBERT WEIKERT
PAULA WEIKERT
527 E CAPITOL DR
HARTLAND WI 53029

STEVEN J FILIPP
ELISA D FILIPP
450 PARK CT
HARTLAND WI 53029-3000

TARA L LESNIAK
521 E CAPITOL RD
HARTLAND WI 53029

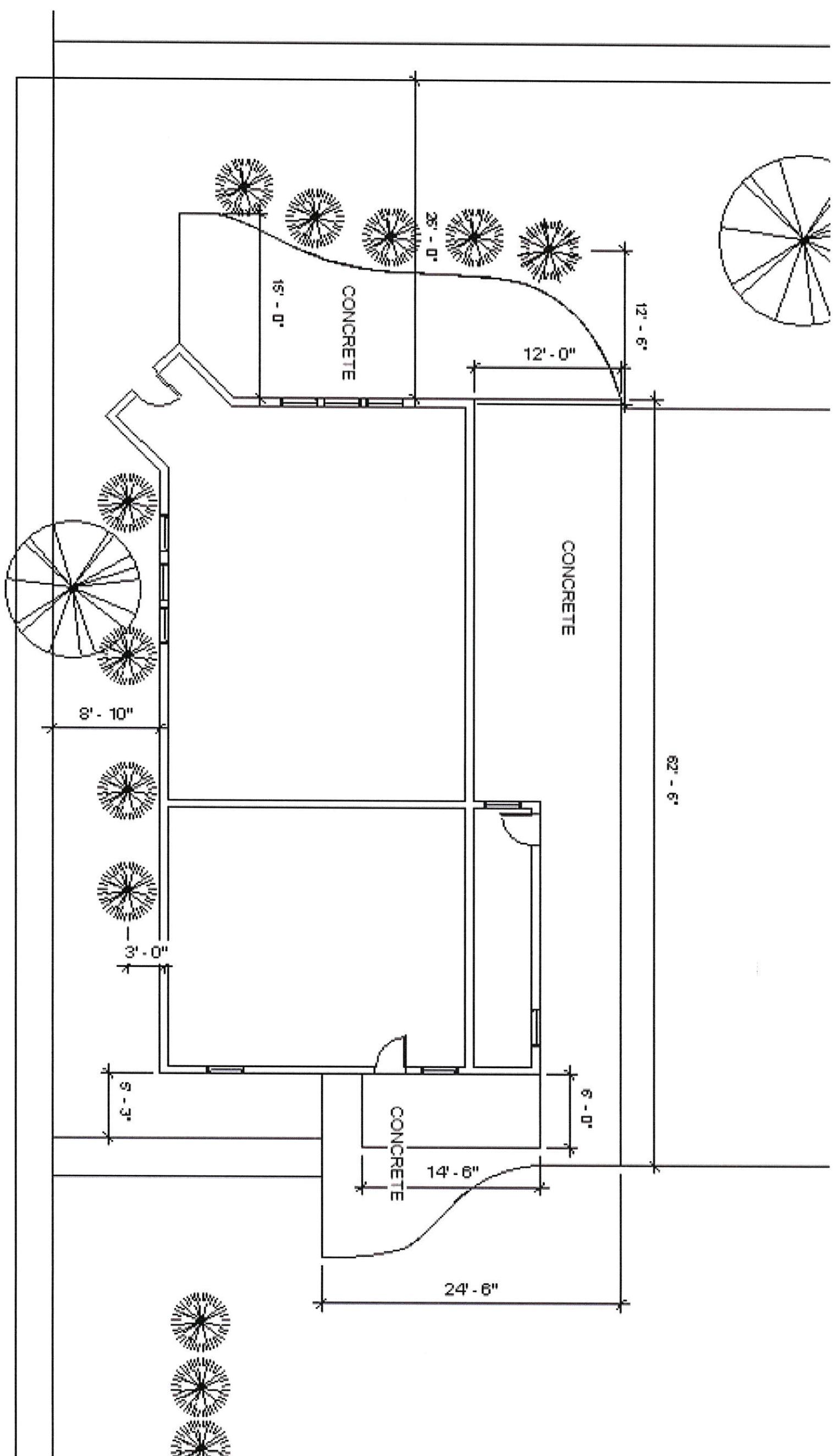
WILLIAM P MCDEVITT
MARY C MCDEVITT
W289N3206 LOST CREEK CT
PEWAUKEE WI 53072-3301











CHARLES KUHTZ III
DONNA KUHTZ
345 COTTONWOOD AVE
HARTLAND WI 53029

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

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

JACK DAHLKE PROPERTIES LLC
336 COTTONWOOD AVE
HARTLAND WI 53029

JRT INVESTMENTS LLC
W354N5095 ROAD T
OCONOMOWOC WI 53066

KOEPEL HOLDINGS LLC
PO BOX 46
OCONOMOWOC WI 53066-0046

KUSCH INVESTMENTS LLC
N65W30981 BEAVER LAKE RD
HARTLAND WI 53029-9799

LAFORE TRUST
1441 GENESEE ST
DELAFIELD WI 53018

LEROY HUNDLEY
W289S2547 COUNTY ROAD DT
WAUKESHA WI 53188-9210

LINDA J LAVALLEY
335 COTTONWOOD AVE
HARTLAND WI 53029

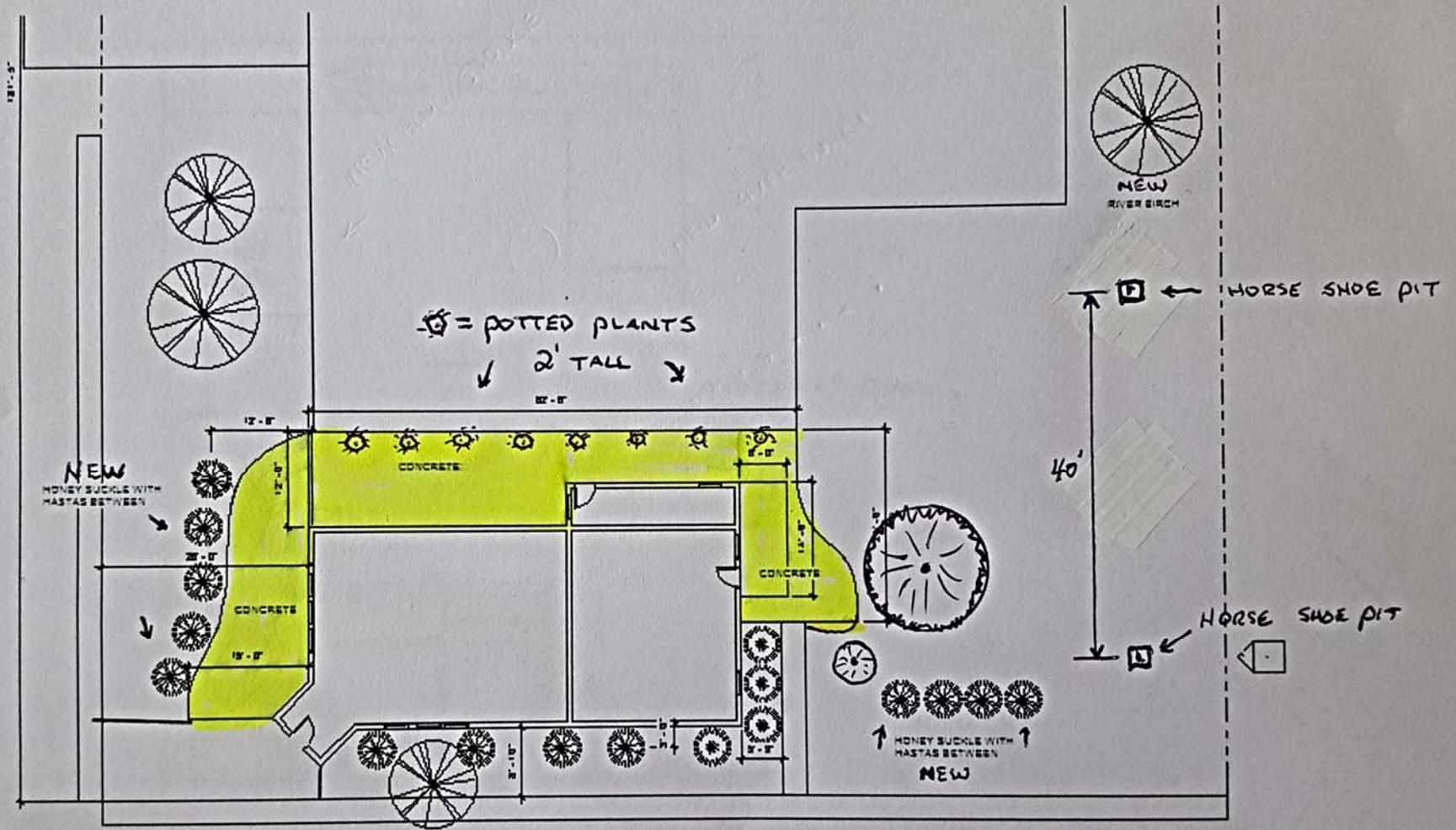
RONALD JAEGER
ANN JAEGER
430 INDUSTRIAL DR
HARTLAND WI 53029-2329

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

SUSAN K STERNKOPF
404 COTTONWOOD AVE
HARTLAND WI 53029

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

HOGGER'S PUB
375 COTTONWOOD AVE.
HARTLAND WI 53029



= SEATING AREA



P.D.# 185866
6-22-17
\$300

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				STORAGE Building				
Proposed Use			STORAGE			No. of Employees		2
Project Location								357 COTTONWOOD AVENUE - VILLAGE OF HARTLAND
Project Name								HARTLAND MEADOWS STORAGE BUILDING
Owner				BYRON & NAUCY Dideenko				
Address				Phone		262 6462169 cell 262 3060310		
W320 W1161 Botten Out Ridge Ct				City		DELAFIELD		
Engineer/Architect				Phone		FAX		
TDI ASSOCIATES				262 4092534		262 4092534		
Address				City		State		
18422350 JOHN SAK DR				WAUKESHA		WI		
Contact Person		Phone		FAX		E-mail		
BOB WILLIAMS		262-4092534				BOB.W@TDIAE.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	6-22-17	Date of Meeting:		Return Comments by:	
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**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. BYRON DIDEKTO Byron Didekto June 21 2017
 Printed Name Signature Date
- B. W320 W1101
Butter Nut Ridge Ct DEAFIELD WI 53018
 Street City State Zip
- C. Phone 262 26462169 Fax: 262 6462169 E-Mail bdidekto@yoo400.com
 Cell 262 3666310

Property Owner Name, Mailing Address, Signature & Date:

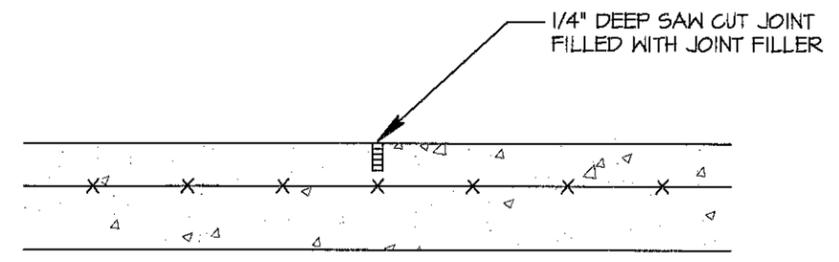
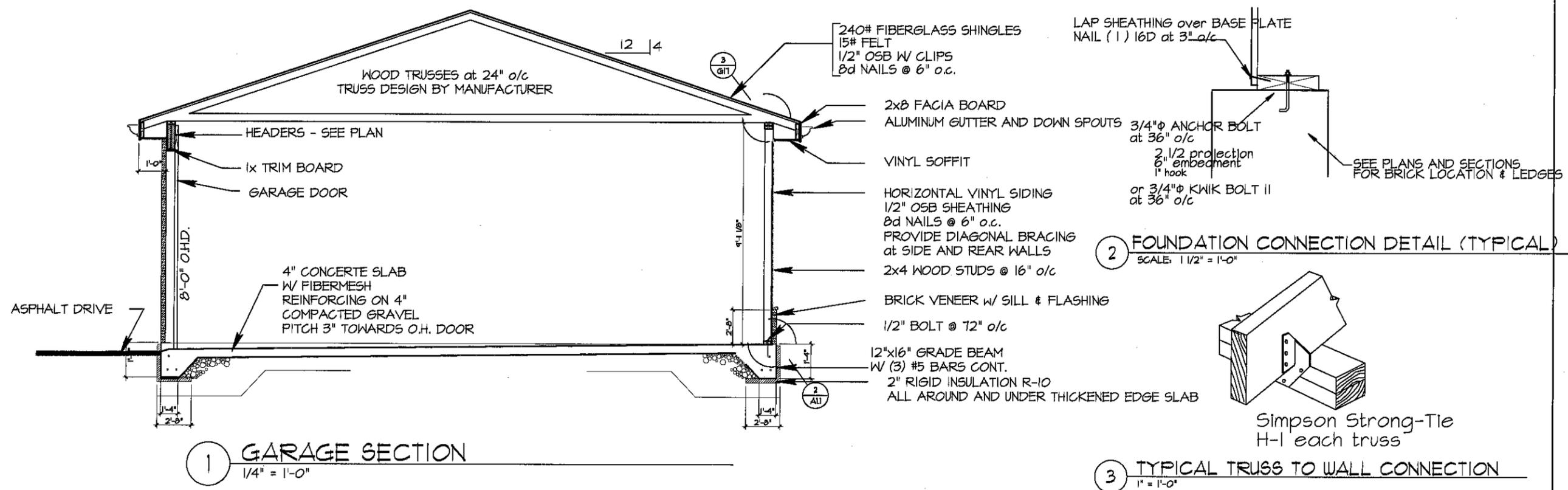
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 Cell 262 3666310

Village Official Accepting Form & Date _____

INTERNAL USE ONLY

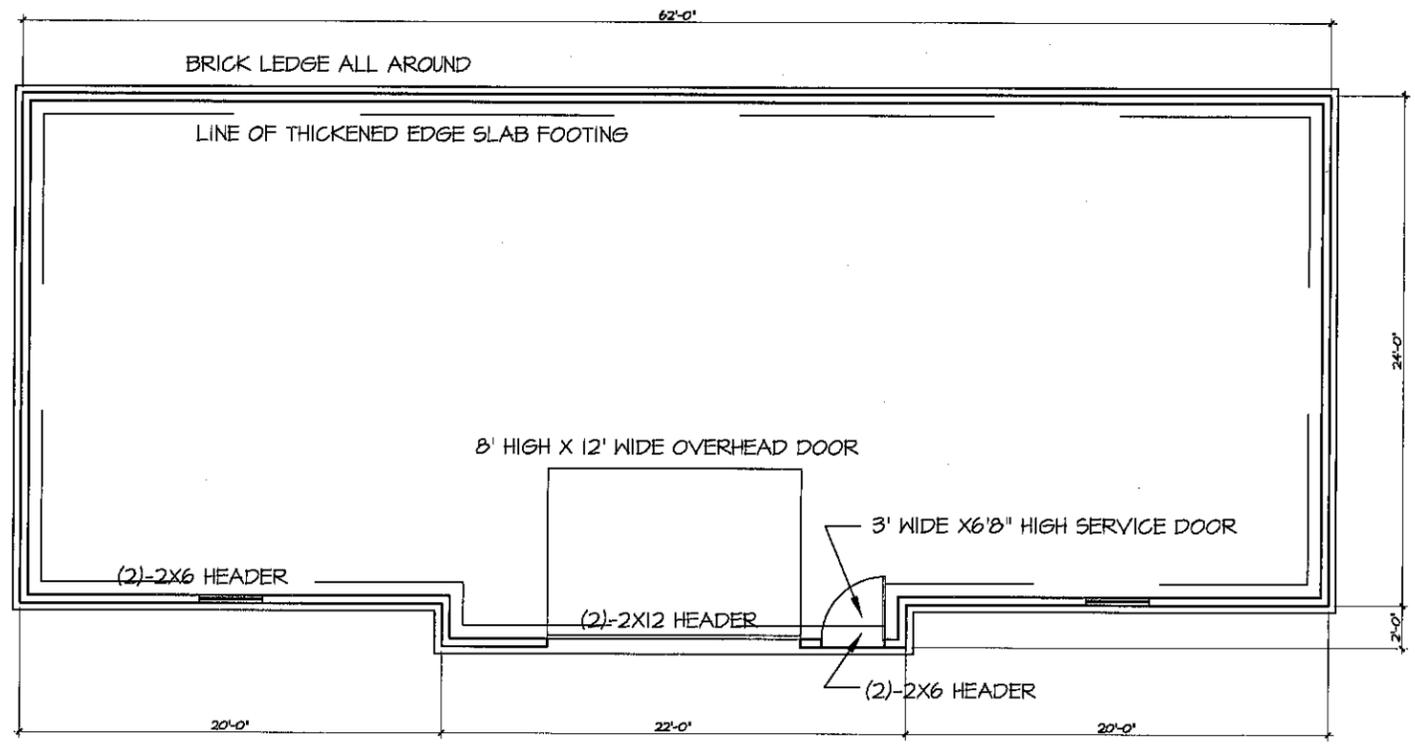
Amount Due: \$ _____ Check #: _____ Date Paid: ___/___/___ Rec'd By: _____

Plan Commission Project Number: _____

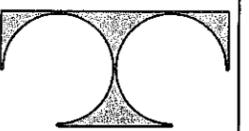
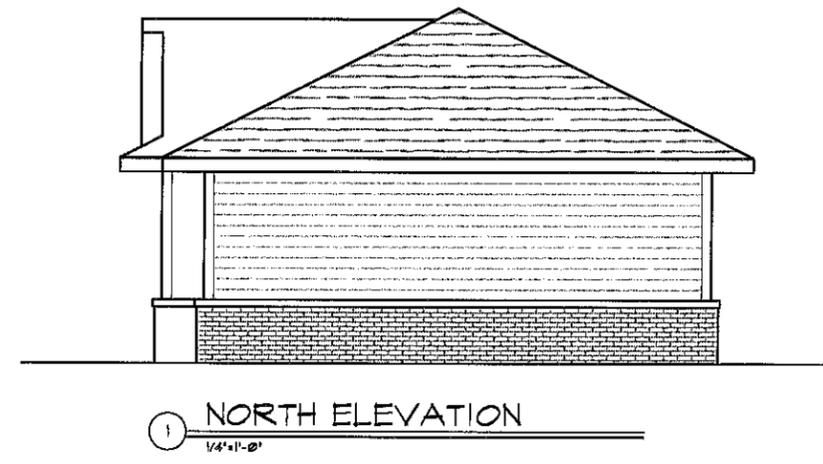
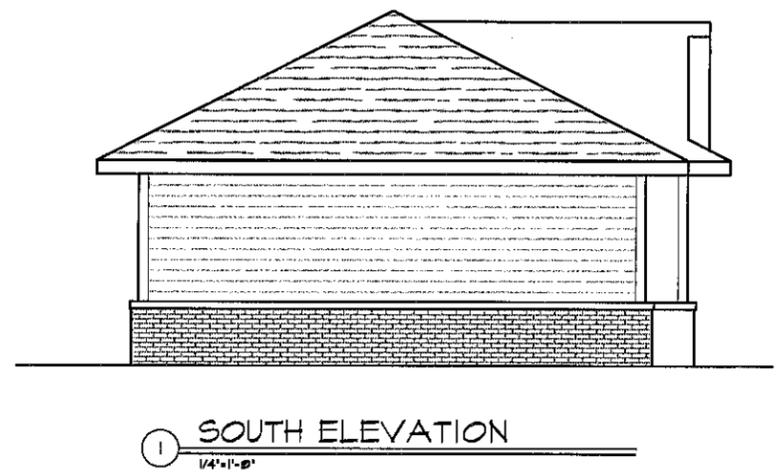
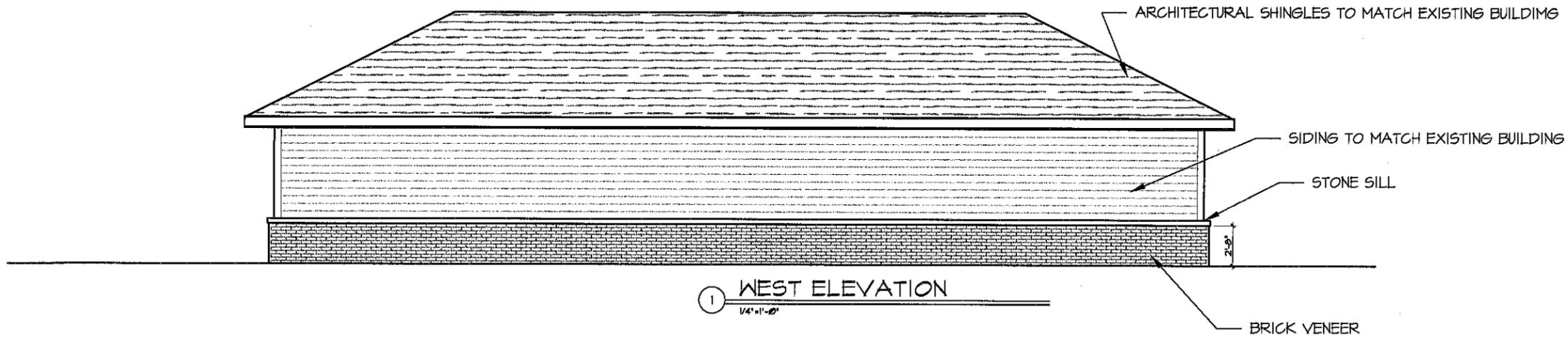
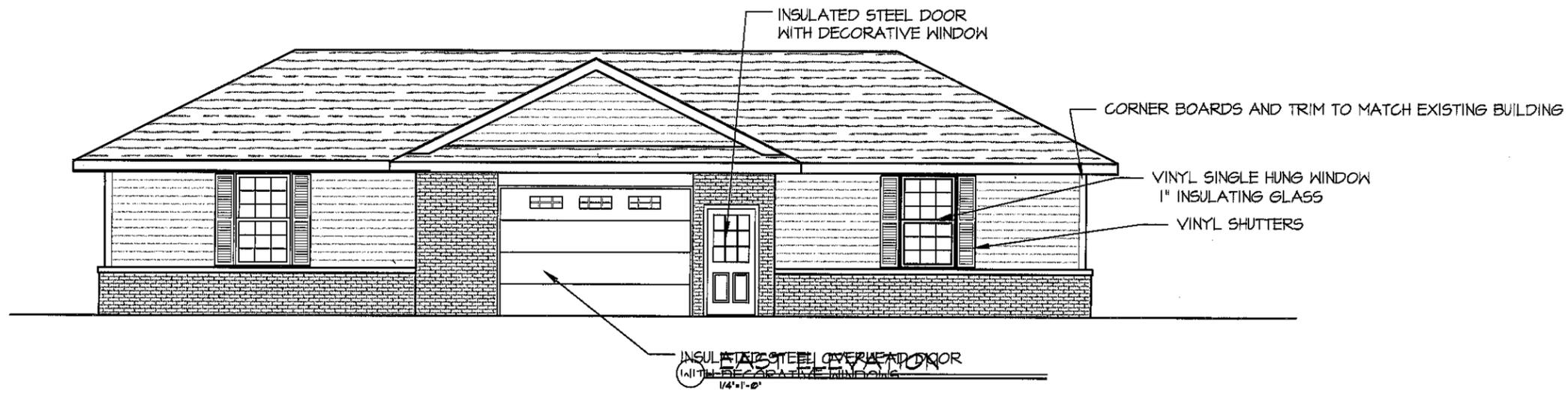


NOTE: SAW CUT JOINT AS SOON AS POSSIBLE WITHOUT RAVELING CONCRETE (WITHIN 8 HOURS OF POUR)

4 TYPICAL CONTROL JOINT
 1" = 1'-0"



5 FLOOR PLAN
 1/4" = 1'-0"



TDI ASSOCIATES, INC.
ARCHITECTURE, ENGINEERING, PLANNING

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

HARTLAND MEADOWS
STORAGE BUILDING

357 COTTONWOOD AVENUE
VILLAGE OF HARTLAND, WISCONSIN 53029

TDI ASSOCIATES, INC
All Rights Reserved

OWNERSHIP OF DOCUMENTS

This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.

Sheet Title
ELEVATIONS

Issued For: _____ Date: _____

Date: 06-19-17

Job NO.: 17-194,000

Drawn By: REW

Sheet No.

A2.1

492 PARTNERS LLC
492 RIVERSIDE DR
PRINCETON NJ 08540-5421

ANDREW J SALOMONE
337 PROSPECT AVE
HARTLAND WI 53029-2022

BARK RIVER PROPERTIES
252 E HIGHLAND AVE
PO BOX 223
MILWAUKEE WI 53202-3131

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328 PROSPECT AVE
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W303N5945 MONCLAIRE RD
HARTLAND WI 53029-8718

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SUSAN JAMBRETZ
338 PROSPECT AVE
HARTLAND WI 53029

DAVID PEERS
ERICA D PEERS
345 PROSPECT AVE
HARTLAND WI 53029-2022

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HARTLAND WI 53029

JRT INVESTMENTS LLC
W354N5095 ROAD T
OCONOMOWOC WI 53066

KELLY NORDBY
221 COTTONWOOD AVE
HARTLAND WI 53029

KOEPEL HOLDINGS LLC
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DELAFIELD WI 53018

LINDA J LAVALLEY
335 COTTONWOOD AVE
HARTLAND WI 53029

MAC HOLDINGS LLC
PO BOX 602
HARTLAND WI 53029

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HARTLAND WI 53029

MICHAEL J HORVATH
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370 PROSPECT AVE
HARTLAND WI 53029

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

RONALD JAEGER
ANN JAEGER
430 INDUSTRIAL DR
HARTLAND WI 53029-2329

RONALD JAEGER
ANN JAEGER
430 INDUSTRIAL DR
HARTLAND WI 53029

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

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S72W32444 SANDIE CT
MUKWONAGO WI 53149-9351

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C/O CHRISTINE A HENTGES
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HARTLAND WI 53029-2011

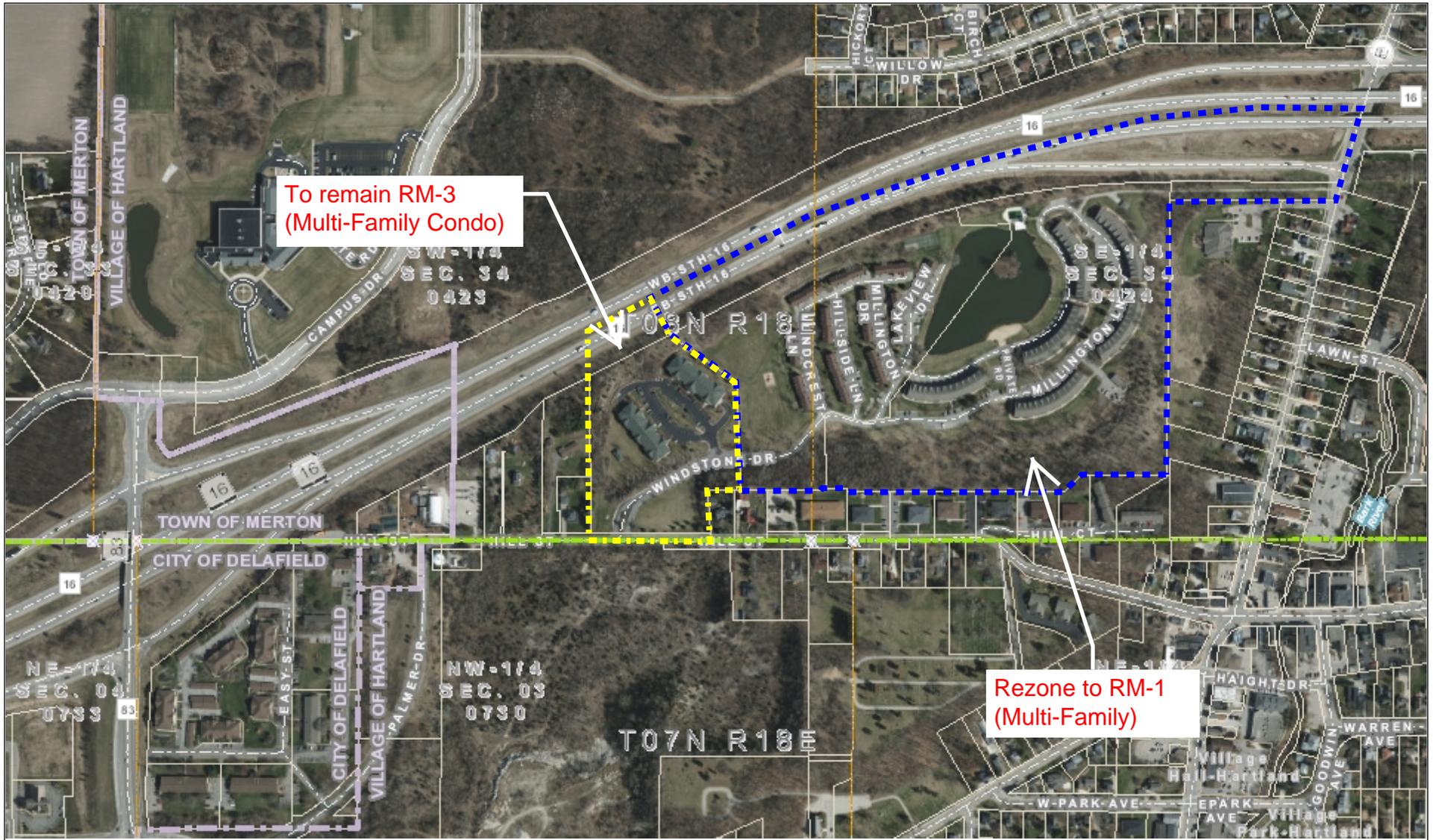
STEPHEN SECOSH
213 W PARK AVE
HARTLAND WI 53029

THOMAS CANTRELL
DIONNE CANTRELL ET AL
359 PROSPECT AVE
HARTLAND WI 53029-2022

TIMOTHY E MUELLER
330 PROSPECT AVE
HARTLAND WI 53029-2023

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

WILLIAM N WIRTH
ALLAN A WIRTH
1741 ALTA VISTA AVE
WAUWATOSA WI 53213-2319



Village of Hartland

DISCLAIMER:

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

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

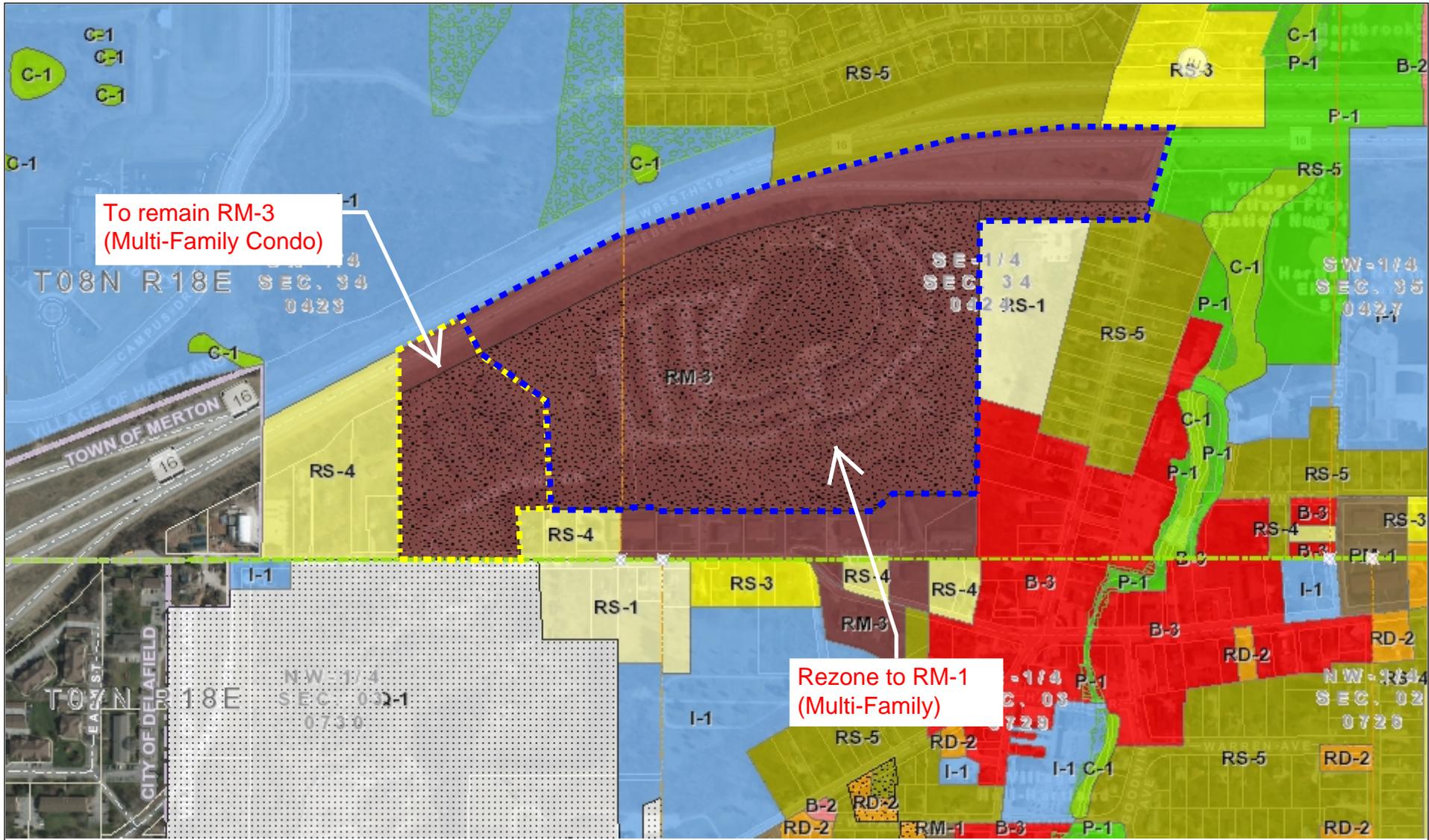


SCALE: 1 = 526'



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

Print Date: 8/16/2017



Village of Hartland
Zoning Overlay



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

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SCALE: 1 = 526'

Print Date: 8/16/2017

ALEX J SESING
KELSEY J KRAUS
520 WINDSTONE DR UNIT 103
HARTLAND WI 53029

AMY JO BENSON
530 WINDSTONE DR UNIT 112
HARTLAND WI 53029-1657

ANDREW KOPCZYK
ANNA KOPCZYK
14130 SHEFFIELD DR APT 301
HOMER GLEN IL 60491-7891

ANTHONY M DIGIACOMO
520 WINDSTONE DR UNIT 312
HARTLAND WI 53029-1655

BARBARA E SAMUELSON
530 WINDSTONE DR UNIT 109
HARTLAND WI 53029

BRANDON ORDWAY
520 WINDSTONE DR UNIT 204
HARTLAND WI 53029

BRET LEHMAN
530 WINDSTONE DR UNIT 312
HARTLAND WI 53029

BRIAN W MONTAG TRUST
530 WINDSTONE DR UNIT 105
HARTLAND WI 53029

BRIANA V DENEVAN
530 WINDSTONE DR UNIT 212
HARTLAND WI 53029

CAITY CUMMINGS
1205 S 58TH ST
MILWAUKEE WI 53214-3314

CHRISTINA L DESAUTELLE
520 WINDSTONE DR UNIT 304
HARTLAND WI 53029-1655

CLINTON J DEKKER
520 WINDSTONE DR #201
HARTLAND WI 53029

DANIEL D PFEFFER
KELLY E BABCOCK
530 WINDSTONE DR UNIT 208
HARTLAND WI 53029-1658

DARRELL R NULAND
JUDITH L NULAND
530 WINDSTONE DR UNIT 206
HARTLAND WI 53029-1658

DAVID A ZUEGE
KAREN M ZUEGE
1223A MILWAUKEE ST
DELAFIELD WI 53018-1630

DAVID BYCZEK CHILDS TRUST
C/O ELIZABETH ODEJA TRUSTEE
333 BISHOPS WAY STE 141
BROOKFIELD WI 53005-6209

DAVID C PANAWASH
530 WINDSTONE DR UNIT 104
HARTLAND WI 53029

DEBRA J JENCEN
LEO G JENCEN
S22W38420 KINCAID LN
DOUSMAN WI 53118

ERIC HARMELINK
201 KESTREL WAY
HARTLAND WI 53029-2917

FRIEDA CORPORATION
13150 N CAROLINE CT
ELM GROVE WI 53122

GARY L WARD
520 WINDSTONE DR UNIT 210
HARTLAND WI 53029

GEOFFREY A YOUNG
664 HILL ST
HARTLAND WI 53029

HAO LI
17320 BARD LN
BROOKFIELD WI 53045-1251

HILL STREET PARTNERS LLC
W393N5888 MARY LN
OCONOMOWOC WI 53066-2112

JANET K ADLER
520 WINDSTONE DR UNIT 104
HARTLAND WI 53029-1653

JANET L STAHNKE
530 WINDSTONE DR #107
HARTLAND WI 53029

JASON MALDONADO
MELISSA MALDONADO
520 WINDSTONE DR UNIT 107
HARTLAND WI 53029

JAYNE WEYER TRUST
13716 W WHITE WOOD DR
SUN CITY WEST AZ 85375-5845

JEAN A LARSEN
642 HILL ST
HARTLAND WI 53029

JEANNE A HOPPE
520 WINDSTONE DR UNIT 207
HARTLAND WI 53029

JENNIFER L WAGNER
520 WINDSTONE DR UNIT 202
HARTLAND WI 53029-1654

JEROME JACKSON
SHERI JACKSON
431 HILL ST
HARTLAND WI 53029

JOANN PAPA IRREVOCABLE TRUST
520 WINDSTONE DR UNIT 309
HARTLAND WI 53029-1655

JOHN FOLTZ
LYNNE FOLTZ
421 HILL ST
HARTLAND WI 53029

JOHN L KOSAK
MARY A KOSAK
530 WINDSTONE DR UNIT 108
HARTLAND WI 53029

JOHN M GOSA
WANDA E GOSA ET AL
530 WINDSTONE DR UNIT 111
HARTLAND WI 53029-1657

JOHN P LYNE
530 WINDSTONE DR UNIT 201
HARTLAND WI 53029

JOSHUA D BUEGE
530 WINDSTONE DR #207
HARTLAND WI 53029

JUSTIN J LEWANDOWSKI
520 WINDSTONE DR UNIT 112
HARTLAND WI 53029-1653

KAREN K KOTTKE
520 WINDSTONE DR UNIT 212
HARTLAND WI 53029

KATHLEEN A ORLIKOWSKI
520 WINDSTONE DR UNIT 205
HARTLAND WI 53029

KRISTIN ROGACZEWSKI
520 WINDSTONE DR UNIT 108
HARTLAND WI 53029-1653

LARRY C COMPTON JR
530 WINDSTONE DR #305
HARTLAND WI 53029

LEROY L INGRAHAM
DORIS R INGRAHAM
780 SCENIC HEIGHTS DR
DELAFIELD WI 53018

LEWIS R WOLF
520 WINDSTONE DR UNIT 110
HARTLAND WI 53029

LOLA M VANHIERDEN
520 WINDSTONE DR UNIT 306
HARTLAND WI 53029

MAHVASH SHAKER
600 THAMES PKWY APT 2C
PARKRIDGE IL 60068-3679

MARGIT TROMPLER
530 WINDSTONE DR UNIT 110
HARTLAND WI 53029

MARK A KRAUS JR
520 WINDSTONE DR UNIT 102
HARTLAND WI 53029

MARLENE M KNOTHE
530 WINDSTONE DR UNIT 101
HARTLAND WI 53029

MARY ELLEN THOSS
530 WINDSTONE DR UNIT 309
HARTLAND WI 53029-1659

MARY S MUTH
520 WINDSTONE DR UNIT 106
HARTLAND WI 53029-1653

MATTHEW T ANDERSON
MARIA K ANDERSON
520 WINDSTONE DR UNIT 307
HARTLAND WI 53029

MELISSA M LOSINIECKI
520 WINDSTONE DR UNIT 105
HARTLAND WI 53029-1653

MEYER MATERIAL COMPANY
1300 S IL ROUTE 31
SOUTH ELGIN IL 60177-9724

MICHAEL A CLARK
DONNA M CLARK
530 WINDSTONE DR UNIT 203
HARTLAND WI 53029

MICHAEL BELLAND
RAELLE BELLAND
S12W31280 RUCCI DR
WALES WI 53183-9722

MICHAEL J & RAYNELLE A CHYCINSKI
JOINT REV TRUST
1000 SW 5TH AVE
BOYNTON BEACH FL 33426-4734

MICHELLE A PARKHURST
520 WINDSTONE DR UNIT 302
HARTLAND WI 53029

MITCHELL HORN
530 WINDSTONE DR UNIT 303
HARTLAND WI 53029-1659

NELSON HOME ENTERPRISES LLC
S4W32726 GOVERNMENT HILL RD
DELAFIELD WI 53018-3141

PAMELA L GROSS
24159 HARBORVIEW RD
PUNTE GORDA FL 33980

PAUL A RADDATZ
520 WINDSTONE DR UNIT 109
HARTLAND WI 53029

PAUL BRANDES
520 WINDSTONE DR UNIT 310
HARTLAND WI 53029

PHILIP M & CLARENE J DALEY TRUST
DATED NOVEMBER 30, 2005
510 HILL ST
HARTLAND WI 53029

RICHARD J GOEPEL
RITA L GOEPEL
530 WINDSTONE DR UNIT 311
HARTLAND WI 53029-1659

RISING HIGH LLC
313 WOOD SIDE DR
OCONOMOWOC WI 53066-8637

ROBERT J DOOME
LISA L GIEG-DOOME ET AL
530 WINDSTONE DR UNIT 211
HARTLAND WI 53029-1658

RONALD BYCZEK CUSTODIAN FOR
OLIVIA BYCZEK
333 BISHOPS WAY STE 141
BROOKFIELD WI 53005-6209

RONALD W NUNN JR
DIANE L NUNN
530 WINDSTONE DR UNIT 102
HARTLAND WI 53029

SANDRA C MATUSHINEC
530 WINDSTONE DR UNIT 301
HARTLAND WI 53029

SHAUNA M YOUNG
2262 28TH ST
ASTORIA NY 11105

STACY A DEAN
520 WINDSTONE DR UNIT 311
HARTLAND WI 53029

STEVEN G HANSON
DANIELLE R HANSON ET AL
745 SPRING WATERS DR
OCONOMOWOC WI 53066-4178

SUMMIT LAKES APARTMENTS LLC
19105 W CAPITOL DR STE 200
BROOKFIELD WI 53045

TAMMY A ST JOHN
530 WINDSTONE DR UNIT 310
HARTLAND WI 53029

TIMOTHY L HANSEN
530 WINDSTONE DR UNIT 205
HARTLAND WI 53029

VICKI L SIELAFF
520 WINDSTONE DR UNIT 209
HARTLAND WI 53029

WESLEY T BURNAM
LAURA L BURNAM
520 WINDSTONE DR UNIT 305
HARTLAND WI 53029-1655

WILLIAM R NOURSE
430 HILL ST
HARTLAND WI 53029

WONG LIVING TRUST
520 WINDSTONE DR UNIT 211
HARTLAND WI 53029