

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, NOVEMBER 20, 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 October 20, 2017.
2. Architectural Board review and consideration of building plans for construction of a 26 x 28' detached garage for Nick and Katelyn Gomez, 221 W. Park Avenue.
3. Architectural Board review and consideration of building plans for a renovation and addition for Donald and Susan Tobias, 1018 Chelsea Circle.
4. Architectural Board and Plan Commission review and consideration of landscape plans for 505-525 Cottonwood Avenue.
5. Architectural Board and Plan Commission review and consideration of lighting and landscape plans for H.M. Product Solutions, 581 S. Industrial Drive
6. Plan Commission review and consideration of a concept site plan for a condominium development located at CTH K (Lisbon Road) and Winkleman Road.
7. Review and consideration of a recommendation to the Village Board regarding several minor corrections and updates to the Village Zoning Code.
8. 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: November 17, 2017
SUBJECT: Agenda Information – November 20, 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 4 Related to landscape plans for 505-525 Cottonwood Ave.

Background: The Commission is asked to consider revised after-the-fact landscaping plans for the shopping center on Cottonwood Avenue that contains the Piggly Wiggly. The Commission will recall that the previous owners of the center had received approval for a parking lot expansion and landscaping revisions along Cottonwood Avenue that included a small retaining wall and the addition of new trees and screening plantings. That work was never completed and the center has been sold to a new entity. In violation of the Village Code, that new entity has removed the existing trees, which included both evergreens and deciduous trees (including Ash trees), but staff does not know the exact type and size of what was removed. As the Commission will recall, the Village Code not only requires that commercial properties replace all substantial trees removed from the site but that parking areas be screened from streets and residential areas in a manner acceptable to the Plan Commission and that achieves a minimum screening height of three (3) feet from streets and six (6) feet from residential districts [Section 46-923 (9)]. Staff has reviewed the proposed plan for a replacement buffer and offers the following.

- The size and type of new trees in the plan, which have actually already been installed, is not known or identified on the plan.
- The Commission will need to determine how the three-foot and six-foot height requirements will be implemented at this location. In the previous approval, the Commission was focused, I believe, on headlights and the overall aesthetic appeal of the frontage.
- It is not known whether the center owners have future plans for parking lot expansion.
- Staff recommends that the landscaping plans be carried around the corners of the parking lot some distance to address screening for all properties on Cottonwood Avenue in this area.
- Plan Commission should determine whether the plan is sufficiently dense enough to, at minimum, accomplish the goal of screening cars and headlights.

Recommendation: Approve the plan with modifications or conditions as appropriate.

Item 6 Related to lighting and landscaping at HM Product Solutions.

Background: The Plan Commission will recall approving this significant expansion of the HM facility earlier this year. The original approval included both a landscape plan and a lighting plan as well as signage, copies of which are included in the packet. HM is requesting approval of an amended landscaping and lighting plan and has possibly adjusted its signage plan. Staff has reviewed the submittal and has discussed some matters with the petitioner. Staff offers the following comments.

- In the revised plan and in actuality, the three remaining mature trees on the site, which were located at the north end of the lot, are/have been removed in order to provide site lines to the corporate signage. The trees were removed without advanced permission as required by the Village Code on commercial properties.
- The revised plan does not include many trees that will achieve significant size at their maturity. Trees are generally smaller and ornamental trees.
- There is a lack of evergreen (coniferous) trees in the revised plan. The original plan maintained the three mature evergreen trees at the north end of the property.
- Staff understands that the existing trees are to be removed in order to gain visual access to the signage. Assuming that is important for this business, is it possible to shift the signage farther south on the building face to maintain the mature trees?
- Regarding the lighting plan, staff notes that the revised plan eliminates, or does not account for, the lighting previously dedicated to the sign.
- On the north side of the property, new lighting is being installed that will cast light onto the property to the north well above the amount allowed under the code. The neighboring property owner has indicated approval of this situation and may, in fact, benefit from the light as this portion of the neighboring lot is dedicated to parking, which also serves as overflow parking for Lake Country Racquet & Athletic Club.
- Staff notes that the newly proposed lighting on the west side of the building includes an up-light aspect. This has generally been discouraged by the Village in favor of downcast lighting in an effort to minimize general light pollution.

The Plan Commission is requested to determine whether and how these issues will be addressed including the requirement under the Code for replacement of significant trees, the number and location of replacement trees and other landscaping and the matters of light spill over, light direction and changes in light fixture/lighting plans.

Recommendation: Approve the plan with modifications or conditions as appropriate.

Item 6 Related to a concept plan for a condominium development.

Background: The Plan Commission may recall review of a smaller version of this proposal in February and March of this year. After discussion at both meetings and a revision in between, the Commission approved a concept that called for 72 total units on the north (north of the proposed rerouted KE) and western properties (Parcels A and B) in one and two unit buildings. Based on that discussion and the known complexities of the road, Neumann has returned with a proposal that maintains the 72 units north and west of the road but all in single family buildings. In addition to that, the developer proposes 54 units in two-family buildings on the portion of the property south of the rerouted CTH KE (Parcel C). This property was conceptually approved for a portion of the Sandhill (previously Homestead) single family development by the Siepmann group.

Representatives of the Village, the County and the developer are continuing to work on the matter of the rerouted County highway's construction but do not have a definitive timeline at this time. Nonetheless, the location of the road is as identified in the plan. The Plan Commission is asked to once again consider a concept plan and to determine whether the general densities and overall concept seem acceptable such that the matter should be pursued. As a reminder, if this plan is to move ahead, the Plan Commission and Village Board will need to consider an official amendment to the Comprehensive Plan and related Land Use Plan to show the changed road location and the revised allowable density, which might be akin to the Medium Low Density Cluster Development. Additional approvals would include Annexation, Zoning, including PUD and UCO, Plat approval and the Development Agreement.

The packet includes material and minutes from the earlier consideration so that the Commission is reminded of those discussions. The table below identifies various densities based on the parcel size calculations shown on the plan. Additionally, based on the Village definition of Net Density, staff has removed an estimated 1.7 acres from the size of parcel AB based on the 3,700 foot roadway length indicated on the plan multiplied by a 20-foot wide roadway and an estimated .85 acres from parcel C to account for an estimated 1,850 feet of roadway (50% of 3,700).

Various Density Figures

Parcel A	Parcel B	Estimated Road Acres	Total Net Acres	Units	Units/Acre	Acre/Unit	Current Comp Plan Acre/Unit	Current Comp Plan Units	Concepts Approved
37.94	11.63	(1.70)	47.87	72.00	1.50	0.66	0.75	63.83	72
	Parcel C								
	22.36	(0.85)	21.51	54.00	2.51	0.40	0.75	28.68	17
			Total	126	1.82	0.55	0.75	92.51	

Recommendation: Determine whether the concept should be pursued.

Item 7 Related to Zoning Code amendments.

Background: At October meeting, the Plan Commission reviewed a number of updates and corrections to the Zoning Code. Those items have now been collected into a draft ordinance for the Commission's second review in accordance with the Village Code. If the Plan Commission finds the changes acceptable, it is appropriate to recommend approval to the Village Board. The Village Board is then charged with holding the appropriate public hearing and considering the final approval.

Recommendation: Discuss and provide direction to staff for development of operational policies.

DC:PC Agenda Info 11-20

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

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, OCTOBER 16, 2017
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

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

Others Present: Administrator Cox, Building Inspector Hussinger and Deputy Clerk Bush y

Roll Call

1. Motion (Fenner/Schneeberger) to table the Jt. Architectural Board/Plan Commission Minutes of September 18, 2017. Carried (7-0).

2. Architectural Board review and consideration of revised building plans for construction of a secured self-storage facility located at 840 Rose Drive for Benchmark Secured Storage of Hartland LLC.

Administrator Cox stated he thought someone from Benchmark Secured Storage of Hartland LLC would be at the meeting to summarize the changes but no one from Benchmark Secured Storage of Hartland LLC was present.

Cox said he included in the packet a comparison sheet of the original plans that were originally approved on which he highlighted elements that changed. deCourcy-Bower said it basically looks like they have reduced the number of windows and changed the brick. Pfannerstill said it appears as though they will be using 2 types of different brick and they have changed how much of one they will have as opposed to the other. Cox said basically one of the things they have done is go to a consistent 2 window theme for the long top to bottom windows and a consistent 2 window theme on all facades and that evidently works better for the interior design. He said they also eliminated some window sets on the north elevation on the building which is the side facing the interior and changed the way the bricking is done. There was brief discussion on whether the windows over the overhead door are removed in the revised plans or not.

Fenner said that in some committees if the petitioner is not present to answer questions it is simply tabled to the next meeting, because if people have legitimate questions then there is someone there to answer them. Pfannerstill thought it was a good point to bring up and for the future maybe the petitioners should be asked to be present when they have revisions on their plans that way they are present to answer any questions the Architectural/ Plan Commission may have. deCourcy-Bower asked if the Industrial Park has certain requirements in regards to building. Hussinger said yes there are material requirements. He said it is a B-5 zoning and the guidelines within a B-5 are that they want a substantial amount of brick, precast concrete panels,

decorative block, cut stone, efface type product and decorative aluminum panels of not more than 10% of the exterior. deCourcy-Bower asked if the efface meets those requirements and Hussinger said it does.

Motion (deCourcy-Bower/Wenstrom) to approve the revised building plans for construction of a secured self-storage facility located at 840 Rose Drive for Benchmark Secured Storage of Hartland LLC, contingent on Building Inspector Hussinger verifying the south elevation windows above the garage windows. Carried (6-1) Fenner voted no.

3. Plan Commission review of amendments to the Zoning Code relating to the size of accessory structures and other updates and discussion of amendments related to temporary occupancy of residential structures.

Hussinger said right now the max size for an accessory structure is limited to not more than 20% of the yard but said there are lots where you could have 6000 sq. ft. building and a 1200 sq. ft. house. He said he thought the amendment for accessory buildings in the Zoning Code was appropriate. Hussinger said he picked 800 sq. ft. because it is basically the size of a 3 car garage and he said we do limit the height to not more than 15 ft. to the roof.

deCourcy-Bower asked what is done in the case of non-conforming structures. Hussinger said he has a number of non-conforming buildings and it is not a problem. He asked what happens if you need to repair it. Mr. Hussinger said you can repair it, fix it, and maintain it, but if a tree falls on it, you would have to go thru a process to get a variance. deCourcy stated he sees backyard garages that are 2 story garages, or carriage houses if you will and he thought it would be a detriment to the district if you had them all look like standard garages.

Hussinger asked about possibly using a catch all phrase such as "unless approved by Plan Commission". Pfannerstill pointed out we want people to use their property but just not have a small house and an extremely large accessory structure. Hussinger was asked what type of things are people using these structure for, and he said to store cars, repair cars or to build a classic car for enjoyment etc.

Hussinger said he thought there should be some sort of path in the zoning code to follow if someone wants to put a structure in the rear that is greater than 800 sq. ft. Pfannerstill asked if this is a gray area right now, for example if someone wants to build a 24' x 26' garage. Hussinger said for something like that he would probably send them here. He said if it's a shed and it's in the right location he would probably just approve it, but if it's a garage with an overhead door they are going to come here. There was brief discussion on having guidelines in the zoning code. Hussinger said if they want a bigger accessory structure maybe it would be more appropriate that they should go further off the property line.

deCourcy-Bower asked if play structures were considered in accessory uses. Hussinger said right now it is done on a case by case basis. He said they should be 5 ft. from the property line, in the rear yard only and he doesn't know of any that are more than 15 ft. tall, but doesn't want to regulate that. There was brief discussion on non-conforming structures. Cox stated they can bring all the amendments back in November and then send it up to the Village Board.

Pfannerstill said the next thing to discuss are the amendments related to temporary occupancy of residential structures. Pfannerstill stated the Village can't regulate the 6-29 day time period for temporary occupancy of residential structures but can work within the confines of the law and can put their voice in it and their municipal code. He also said the Village can control the 0-6 days' time period though. Reading from the memo, Fenner said the legislation says a political subdivision cannot enact an ordinance that prohibits the rental of dwelling for 7 consecutive days or longer. Cox said Chapter 97 of the Wisconsin Statutes has been updated regarding Bed N Breakfasts and he passed around a document outlining what the statute changes are. He said it also just added a change about limiting the 6-29 day period. He said the statute clarified, that things like a BNB or other things that are rented through air BNB can be taxed under the room tax regulation. He asked the Plan Commissioners what they would like to do regarding 7-28 day range if anything. He said the state says we can limit the total number of days, for example say they can only do that 180 days a year or 200 days a year or 260 days a year but we have to give them at least 180 days. Cox was asked what if someone transfers and wants to lease out their home for a year. Fenner commented no ordinance can prohibit the leasing of 7 days or longer and said the BNB only deals with 6-29 days. Pfannerstill said that there are people not going through the proper protocol and getting the proper licenses. He said he wanted to see what the State says to do so he looked at the WI dept. of agriculture, trade and consumer safety. He said it talks about having zoning codes in place, having a room tax ordinance or if one needs to be enacted. He said it also talks about what the owner has to do such as getting state and county licenses. Cox pointed out there is a condition in the Conditional Uses that requires them to meet all state and local regulations such as getting state and local permits.

deCourcy-Bower said the key thing for him is whether it needs to be a conditional use or if they just need to add the appropriate language in the zoning code. Hussinger said the key to a permitted use and conditional use is that with a conditional use they are required to do a public hearing and the neighbors of the owners would be notified. Fenner said that whatever they end up calling this there needs to be some fundamental rules that are consistent. He said he is inclined to go that way because maybe in a neighborhood it isn't appropriate to do that. He said he doesn't know what that means to the prohibition but they can't do something inconsistent to the ordinance but some element of control is appropriate. Hussinger asked how would that enforced or controlled and how do the property owners know that those standards exists. Fenner said the same way that the BNB owners know now. He said it's in the zoning ordinance and it specifies the standards. Hussinger said there really is no code enforcement as long as they are following the rules. Fenner added if they aren't following the rules then there needs to be some sort of code enforcement. Hussinger stated he is worried about that, because it's usually more of a single family use, it's more transient and feels it's going to fall on his shoulders. Hussinger said the vast majority aren't going to be problematic but every now and then you are going to get one. Fenner said Hussinger's comment seemed to suggest it is just single family dwelling units and he doesn't read it that way. He said it applies to a residential dwelling and, for example, if he lives in a high-rise condominium and its residential, then it applies. He said a dwelling unit is simply a place used for living by 2 or more people. Hussinger said he just assumed it was a single family home but it could be any residential dwelling and his point is that they are trying to protect the village from something extreme. Pfannerstill said his

understanding is that you can't stop it but you can put into place regulations such as yearly permitting and fire checks. deCourcy-Bower said he has a real concern if you are going to start inspecting people's homes and mandating that they have certain upgrades to them in order to rent them out. He asked where is our liability if we miss something, we give the permit out and then something happens. Whereas he said if we don't touch it then it is the homeowner's responsibility to provide a home to their guest that is safe. He said secondly he wouldn't want to put those restrictions on people to rent their homes out. Hussinger pointed out that homes built 10 yrs. ago do not meet today's standards. There was brief discussion on BNB uses.

Cox said does it matter to us that someone wants to make their home available to rent, plus then you have all these other questions that go with it. He said for example I am going to rent Tim's house for 7 days while he is in the Bahamas. He said the question is, what are the conditions we are going to place on that and how are we going to do that? He said the other thing is, are we going to allow that year round because the state says we can limit that? He said those are the type of things that need to be decided. He said whatever is decided in that 7-28 day window, we have to assume that we are talking about a money making process here, and that is different than someone leasing their property for a year. There was brief discussion on short term rental. Fenner said he has come to the conclusion that one size doesn't fit all. There was brief discussion on a tourist house and a BNB. Cox said one way to proceed would be to look at the issues that would arise in those 7 days and how would you address them. Fenner said since the Village only has one BNB, no room tax and no hotels what about an approach to just sit back and wait to see what happens in other communities that have this and let their experience guide us.

Fenner said he doesn't know if he wants the Village to be a leader so to speak or cutting edge on this. He said the Village doesn't have an economic investment in this kind of thing and rather than spend a lot of time and energy on this, there are a lot of communities that have put in the time and energy. He said experience is the key here and maybe another communities experience can give the Village guidance on it. Pfannerstill thought that was a good idea to look into it over the next month or so. Swenson said maybe taking longer than a month would be better. There was brief discussion on street parking for temporary occupancy of residential structures. Cos asked the Plan Commission if they wanted to talk about the less than 6 days. After some discussion it was stated that there is a lot to look into and that they should reach out to other municipalities, look at their codes and see what they did.

4. Adjourn

Motion (deCourcy-Bower/Swenson) to adjourn. Carried (7-0). Meeting adjourned at 8:20 PM.

Respectfully submitted by
Recording Secretary,

Deidre Bush y, Deputy Clerk

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

Job Address <u>221 W. Park Ave.</u>			
Lot	Block	Subdivision	Key No. HAV
Owner <u>Nick + Katelyn Gomez</u>		EMAIL <u>nickgomez83@yahoo</u>	Phone <u>202-844-7161</u>
Address <u>221 W. Park Ave.</u>		City <u>Hartland</u>	State <u>WI</u> Zip <u>53029</u>
Contractor <u>Joe Horbas</u>	Phone <u>414-477-0263</u>	FAX	EMAIL <u>snoman442@gmail</u>
Address <u>4844 New Am Hill</u>		City <u>West Bend</u>	State <u>WI</u> Zip <u>53095</u>

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

The **DEADLINE** for filing is 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.

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. _____



Department of Building Inspection

PERMIT # _____

APPLICATION FOR BUILDING PERMIT

210 Cottonwood Avenue • Hartland, WI 53029 • Phone (262) 367-4744 • Fax (262) 367-2430

JOB LOCATION 221. W. Park Ave

LOT 4 BLOCK 5 SUBD PAWLINGS 2nd SUBDIVISION TAX KEY _____

OWNER NICK & KATELYN GOMEZ PHONE 262-844-7661 FAX _____

ADDRESS 221. W PARK AVE CITY, STATE, ZIP HARTLAND WI 53029

CONTRACTOR SOLUTIONS SET IN STONE PHONE 414-477-0263 FAX _____

ADDRESS 4844 NEY ANN HILL CITY, STATE, ZIP WEST BEND WI 53095

When permit is ready notify: Contractor Owner By: Mail Phone Fax

Project Description: 26x28 DETACHED GARAGE IN REAR PROPERTY
NEW CONCRETE GARAGE SLAB AND NEW GARAGE

Current principal use of property _____

Proposed principal use of property PARKING & STORAGE

Width 26 Length 28 Sq. Ft. 728 Height 17'6" ± 2' Cu. Ft. _____

Estimated cost of above job(s) \$ _____ \$ _____ \$ _____

State Approval _____ Date _____

Class of Construction _____ Sprinkler _____ Stories _____

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 the Uniform Dwelling Code of Wisconsin Administrative Code, Zoning Ordinance, all other ordinances of the Village of Hartland and with all the laws and orders of the State of Wisconsin applicable to said premises.

Signature of Applicant _____ Date _____

CONDITIONS OF APPROVAL: This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

1. See plans for possible conditions/recommendations
2. _____
- _____
- _____
- _____
- _____

_____ TOTAL FEES

_____ Date Paid

_____ Receipt

Meeting dates plans were approved for building permit:

Plan Commission _____ Village Board _____ Arch Board _____

APPLICATION APPROVED ON: _____ BY: _____

DATE

BUILDING INSPECTOR

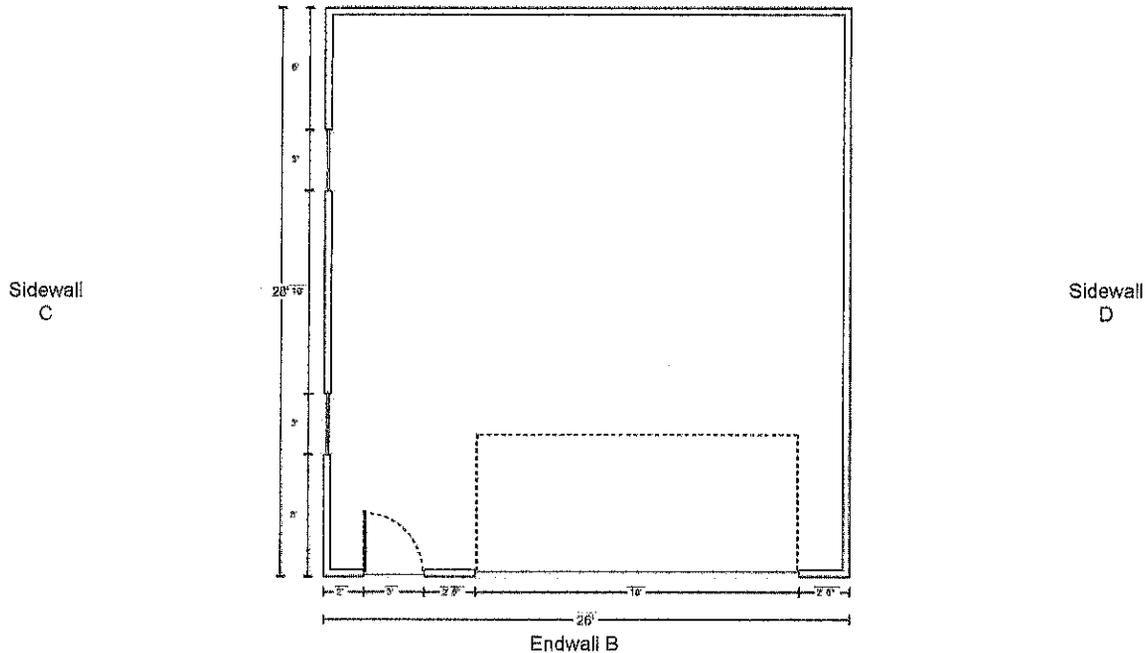


PEWAUKEE, 1357 CAPITOL DRIVE, PEWAUKEE, WI, 262-695-0664

Garage Floor Plan

**Illustration may not depict all selections.

Endwall A



Design Name: Garage Design
Design ID: 314354940679
Estimate ID: 60936

Estimated Total Price: \$8146.40*

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included. Price does not reflect mail-in rebates.

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

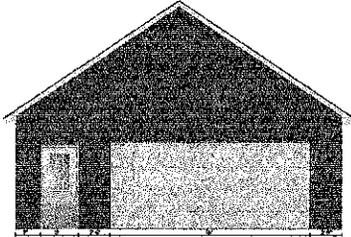
Design-It Center 
GARAGE



PEWAUKEE, 1357 CAPITOL DRIVE, PEWAUKEE, WI, 262-695-0664

Wall Configurations

*Illustration may not depict all options selected.

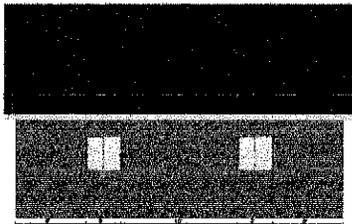


ENDWALL B

- (1) - Mastercraft® Primed Steel 9-Lite Prehung Exterior...
- (1) - Ideal Door® EZ-SET® 4-Star 16' x 7' White Raised...

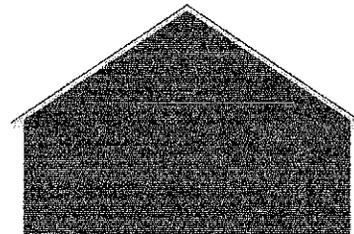


SIDEWALL D



SIDEWALL C

- (2) - JELD-WEN® Good Series Vinyl Sliding Window wit...



ENDWALL A



Design Name: Garage Design

Design ID: 314354940679

Estimate ID: 60936



PEWAUKEE, 1357 CAPITOL DRIVE, PEWAUKEE, WI, 262-695-0664

Design Summary

Here is a summary of all your customized selections.

Building Info:

- Truss Type: Common
- Pitch: 8/12 Pitch
- Framing Size: 2" x 4"
- Width: 28'
- Length: 28'
- Height: 9'
- Gable Overhang: 1'
- Eave Overhang: 1'
- Block Option: None

Roof Info:

- Garage Roof Sheathing: 4 x 8 OSB
- Roofing Material Type: 3-Tab Shingle
- Roof Vents: Air Vent Aluminum Square Roof Vent
- Roof Vent Color: Black
- Ridge Vent: None
- Garage Roofing: Owens Corning® Classic® 3-Tab Shingles (33.3 sq. ft.)
- Roofing Color: Onyx Black
- Roof Underlayment: #15 Felt Roof Underlayment ASTM D226 3' x 144' (432 sq. ft.)
- Ice and Water Barrier: Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3...
- Garage Fascia: 6" x 12' Aluminum Rustic Fascia
- Fascia Color: White
- Garage Soffit: 12" x 12' Aluminum Vented Soffit
- Soffit Color: White

Additional Options:

- Wall Finish: None
- Truss Fastener: FastenMaster® TimberLOK® 5/16" x 6" Hex Drive Black Hex Head Wood Screw - 50 ...
- Ceiling Finish: None
- Wall Insulation: None
- Ceiling Insulation: None

Wall Info:

- Siding Material Types: Vinyl
- Siding: MainStreet™ Double 4" Vinyl Siding
- Siding Color: Cypress
- House Wrap: Kimberly-Clark BLOCK-IT® 9' x 75' House Wrap
- Gable Vents: None
- Walls Sheathing: 4 x 8 OSB

Openings:

- Mastercraft® Primed Steel 9-Lite Prehung Exterior Door with Internal Grilles: 1
- Ideal Door® EZ-SET® 4-Star 16' x 7' White Raised Panel Insulated Garage Door: 1
- JELD-WEN® Good Series Vinyl Sliding Window with Nailing Flange: 2

What's Next

Finalized your Garage design? Great! Now it's time to set-up shipping!



If you have already set up your shipping/delivery options, please disregard this section

Set Up Shipping

1. If you completed the order online, check your email for a confirmation receipt and follow the directions included in it.
2. Take this printout to the Menards store location you selected (shown above).
3. Find a team member from the Building Materials department and show them your receipt and this print-out
4. Set up a time and location for delivery.

492 PARTNERS LLC
492 RIVERSIDE DR
PRINCETON NJ 08540-5421

CYNTHIA M BROWN
243 W CAPITOL DR
HARTLAND WI 53029

DANIEL FEISTHAMMEL
PO BOX 242
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

MICHAEL J HORVATH
205 W PARK AVE
HARTLAND WI 53029

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

NICHOLAS & KATELYN GOMEZ
221 W PARK AVE
HARTLAND WI 53029-2020

PARK IT REAL ESTATE INVESTING LLC
N78W29196 FLYNN RD
HARTLAND WI 53029-9551

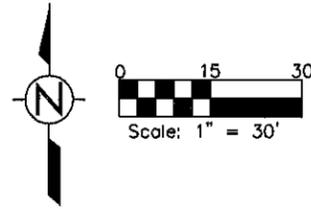
ROBERT J & SUSAN L KOSANKE 2007
LIVING TRUST
237 W PARK AVE
HARTLAND WI 53029

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

STEPHEN SECOSH
213 W PARK AVE
HARTLAND WI 53029

PLAT OF SURVEY FOR:

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



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.

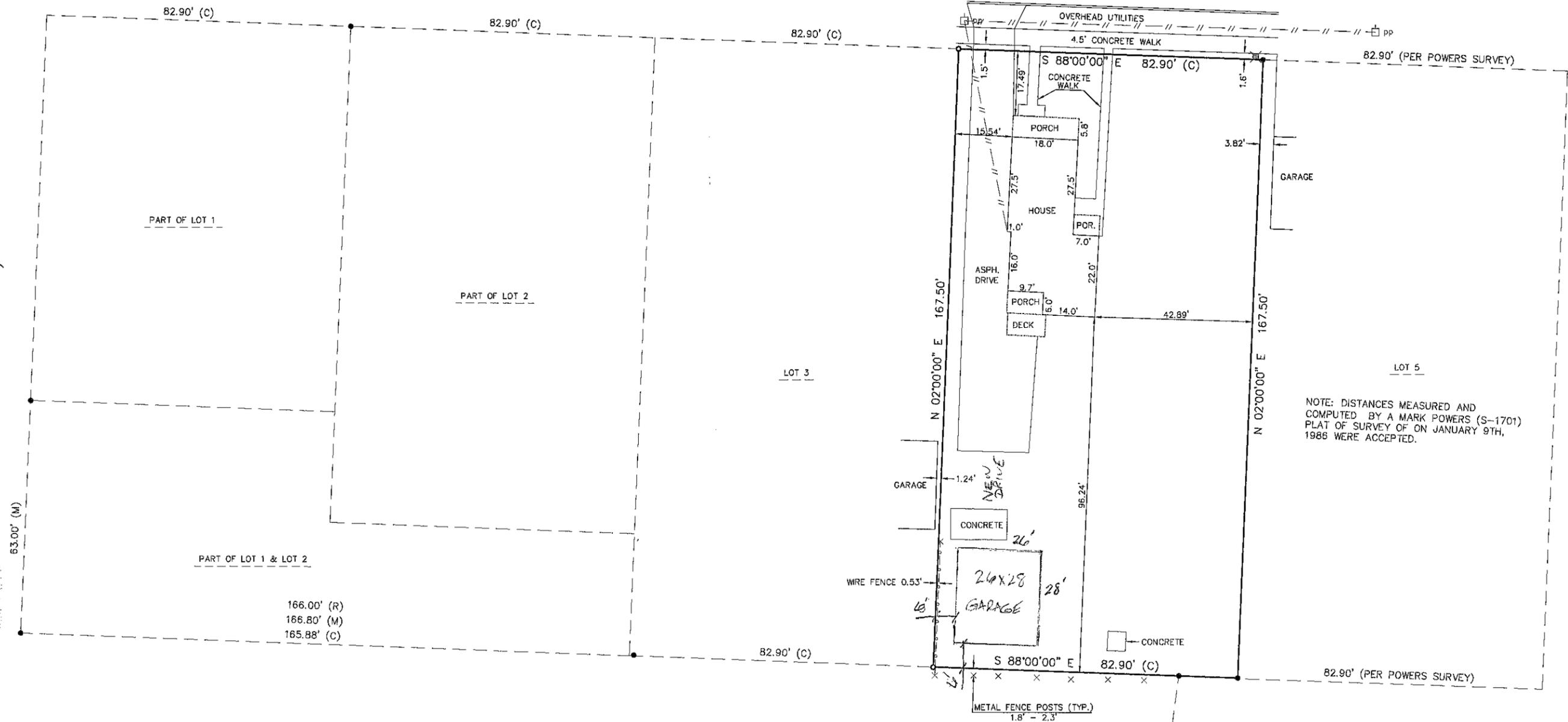
CONTAINING 13,902 SQUARE FEET, 0.3191 ACRES MORE OR LESS.

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.)



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."



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

DEPARTMENT OF BUILDING INSPECTION
 APPLICATION FOR ARCHITECTURAL BOARD

Job Address 1018 CHELSEA CIRCLE, HARTLAND, WI			
Lot 7	Block 25	Subdivision HARTTRIDGE #8	Key No. HAV 0762 099
Owner DONALD & SUSAN TOBIAS		CELL: 262-501-4445	Phone 262-367-5830
Address 1018 CHELSEA CIRCLE		City HARTLAND	State WI Zip 53029
Contractor DONALD TOBIAS	Phone 262-367-5830	FAX	E-Mail Address dktobias@prodigy.net
Address 1018 CHELSEA CIRCLE		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.

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. _____

BRADLEY J HOLLAND
ALLISON T HOLLAND
1022 CHELSEA CIR
HARTLAND WI 53029-2704

HARTLAND/LAKESIDE JOINT NO 3
SCHOOL DISTRICT
651 E IMPERIAL DR
HARTLAND WI 53029

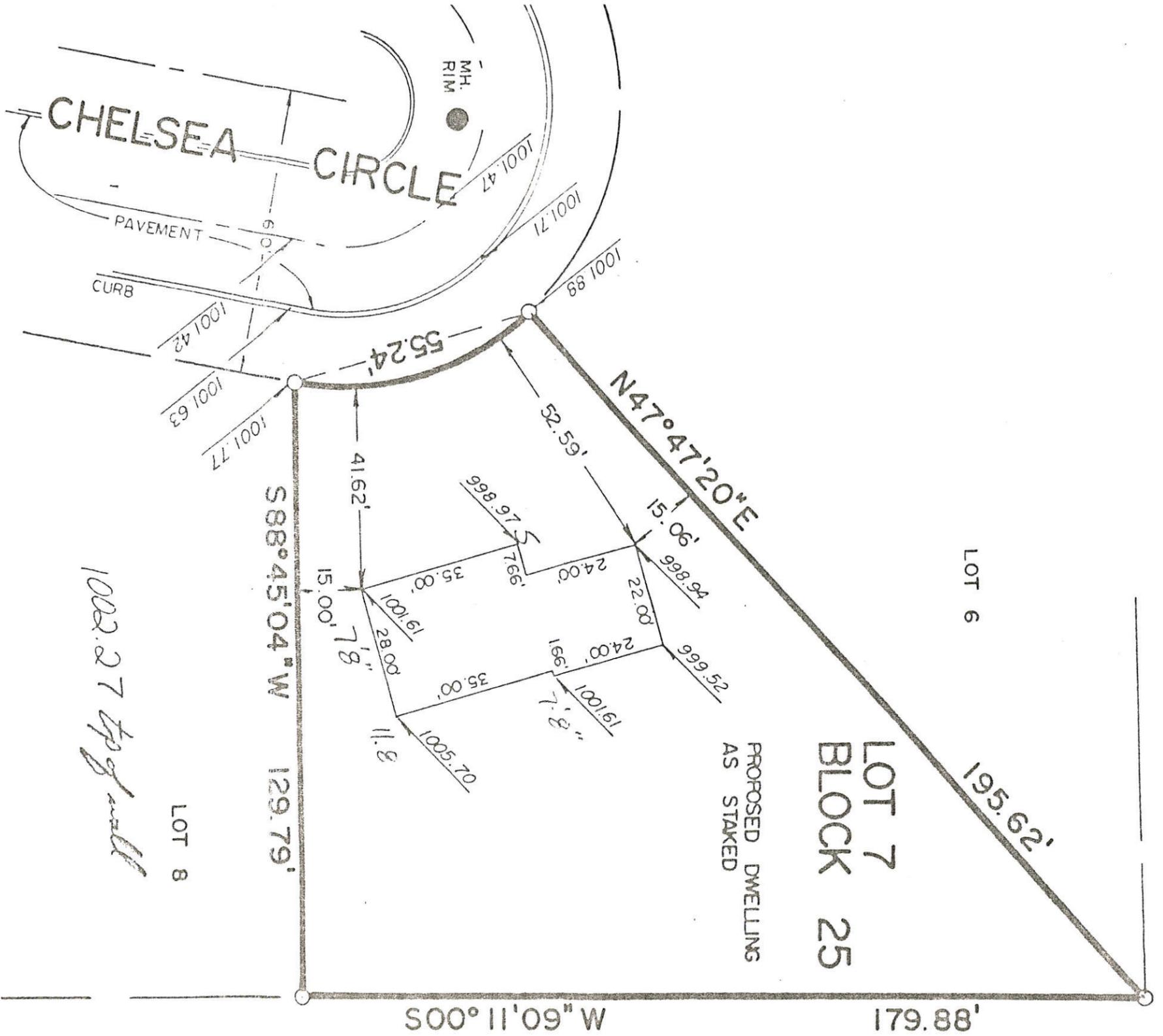
JACQUELINE R GISCH
1020 CHELSEA CIR
HARTLAND WI 53029-2704

MICHAEL C PERLEBERG
BOBBIE JO PERLEBERG
1014 CHELSEA CIR
HARTLAND WI 53029-2704

SCHOOL DISTRICT JT NO 3
HARTLAND/LAKESIDE
651 E IMPERIAL DR
HARTLAND WI 53029

SCOTT ZUTAVERN
MARIJA ZUTAVERN
1016 CHELSEA CIR
HARTLAND WI 53029

TOBIAS REVOCABLE LIVING TRUST
1018 CHELSEA CIR
HARTLAND WI 53029



WHOLE RIM
ELEVATION- 1001.57'

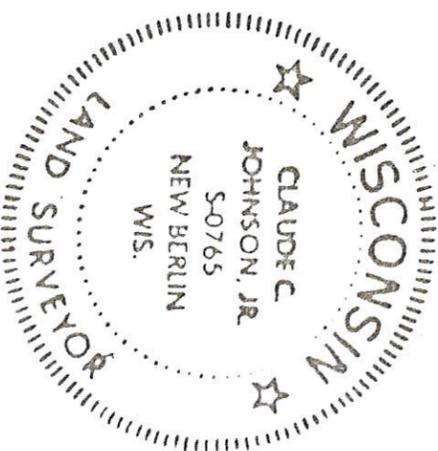
1001.57' - INDICATES ELEVATION TO
VILLAGE OF HARTLAND DATUM.

1002.27 top of wall

CERTIFICATION

URVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION OF THE PROPERTY, AND THE LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, AND DIMENSIONS OF ALL STRUCTURES THEREON, FENCES, APPARENT AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THE SURVEY WAS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND I MAKE NO WARRANTY OR GUARANTEE OF THE TITLE HERETO, WITHIN ONE YEAR FROM THE DATE OF THIS SURVEY. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND AS SUCH I AM BOUND BY THE ETHICS AND STANDARDS OF THE PROFESSION. I AM NOT PROVIDING ANY INFORMATION CONTAINED HEREON IS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF A TRUE AND ACCURATE REPRESENTATION THEREOF."

REGISTERED THIS 19th DAY OF June, 1981
 REGISTERED LAND SURVEYOR *[Signature]*

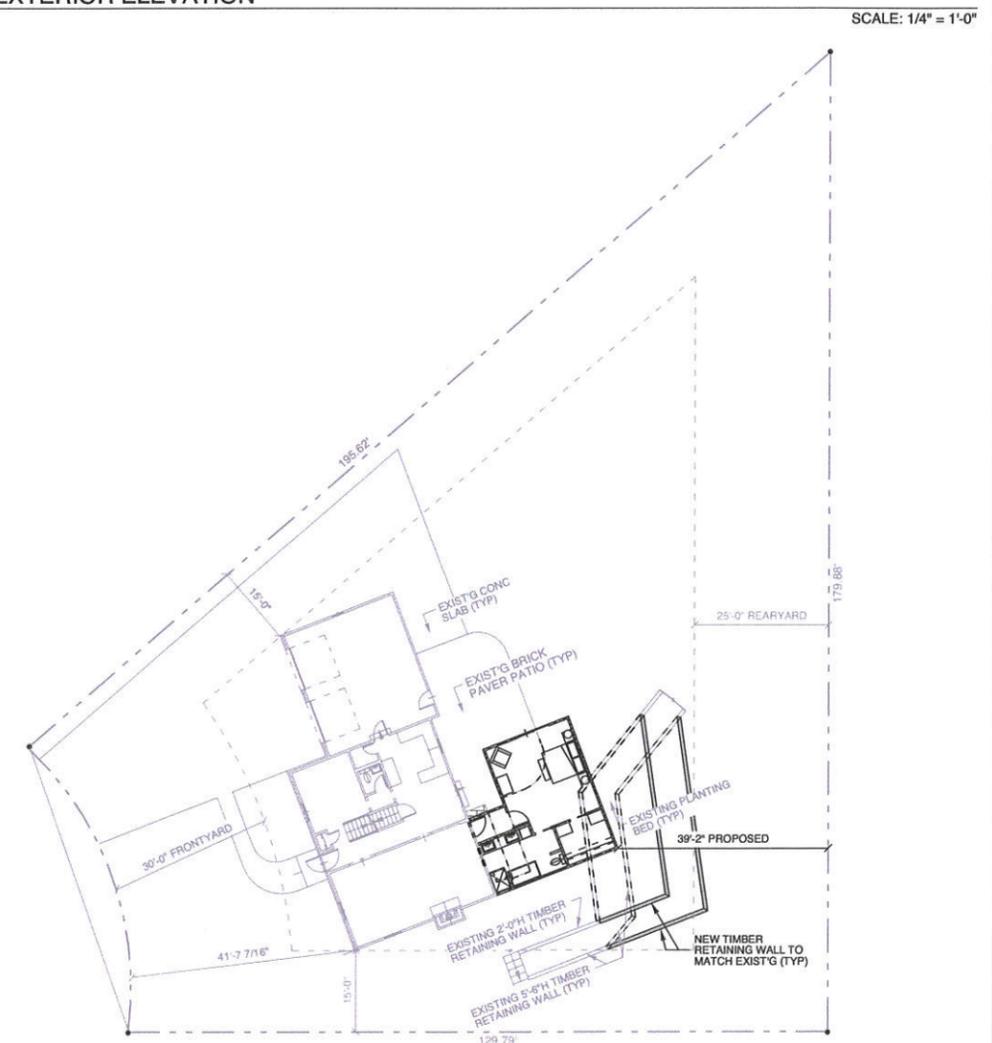
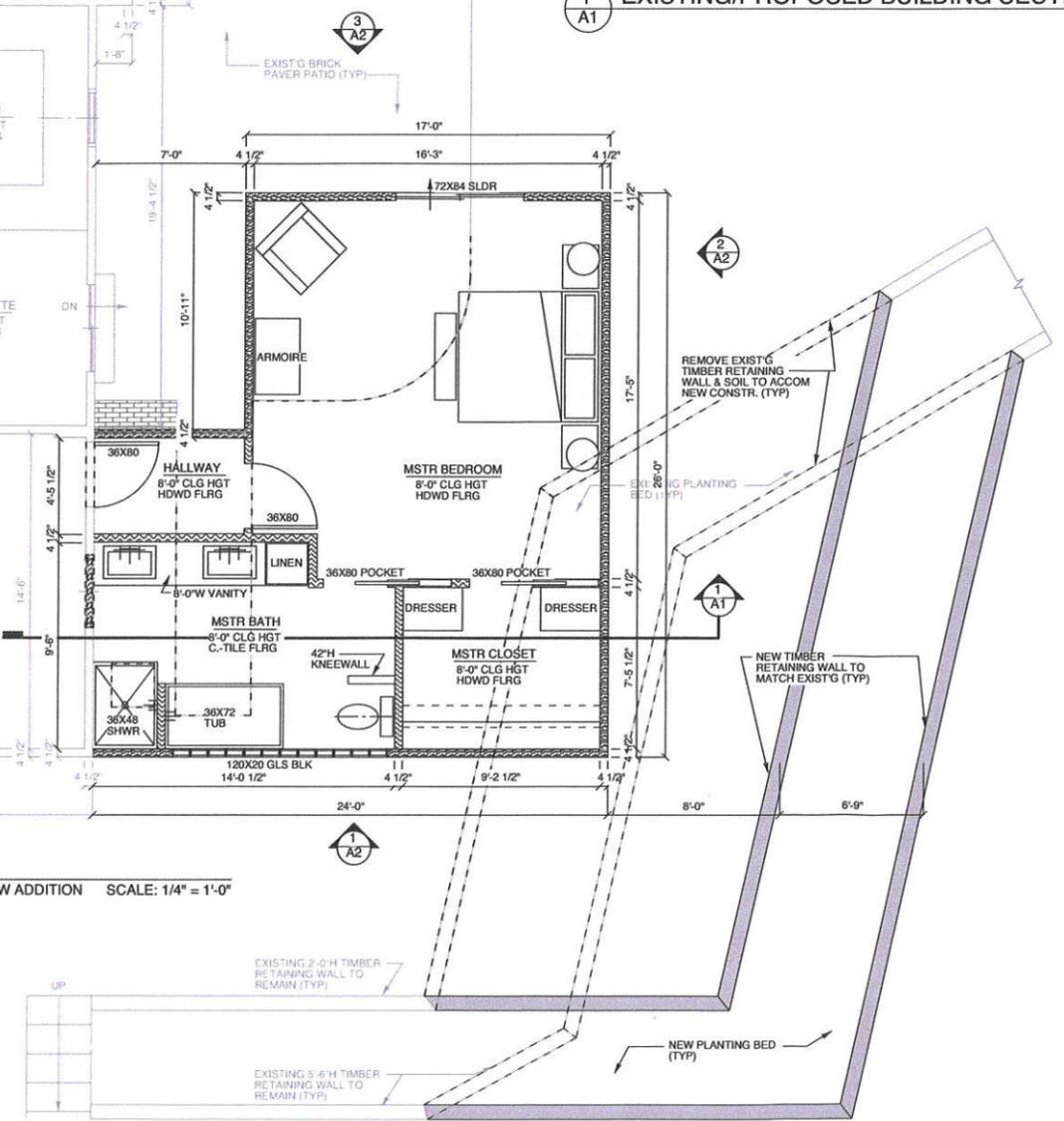
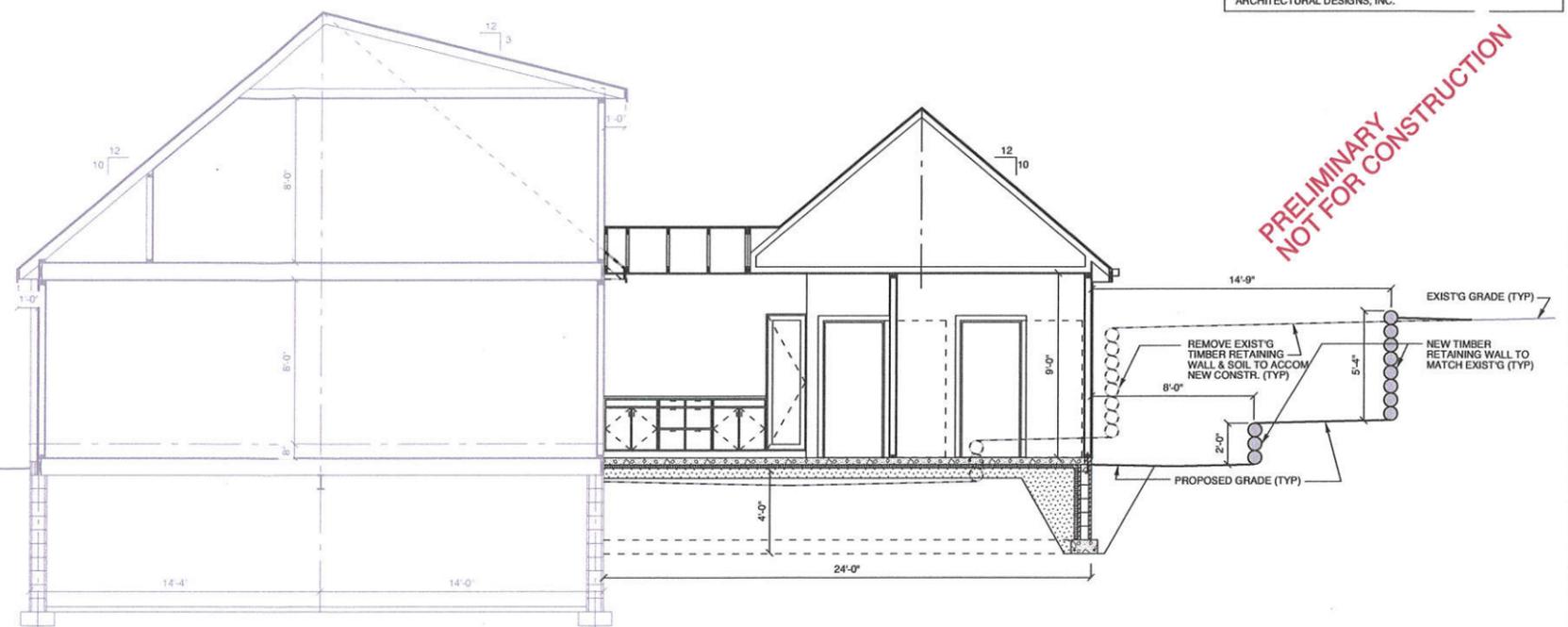
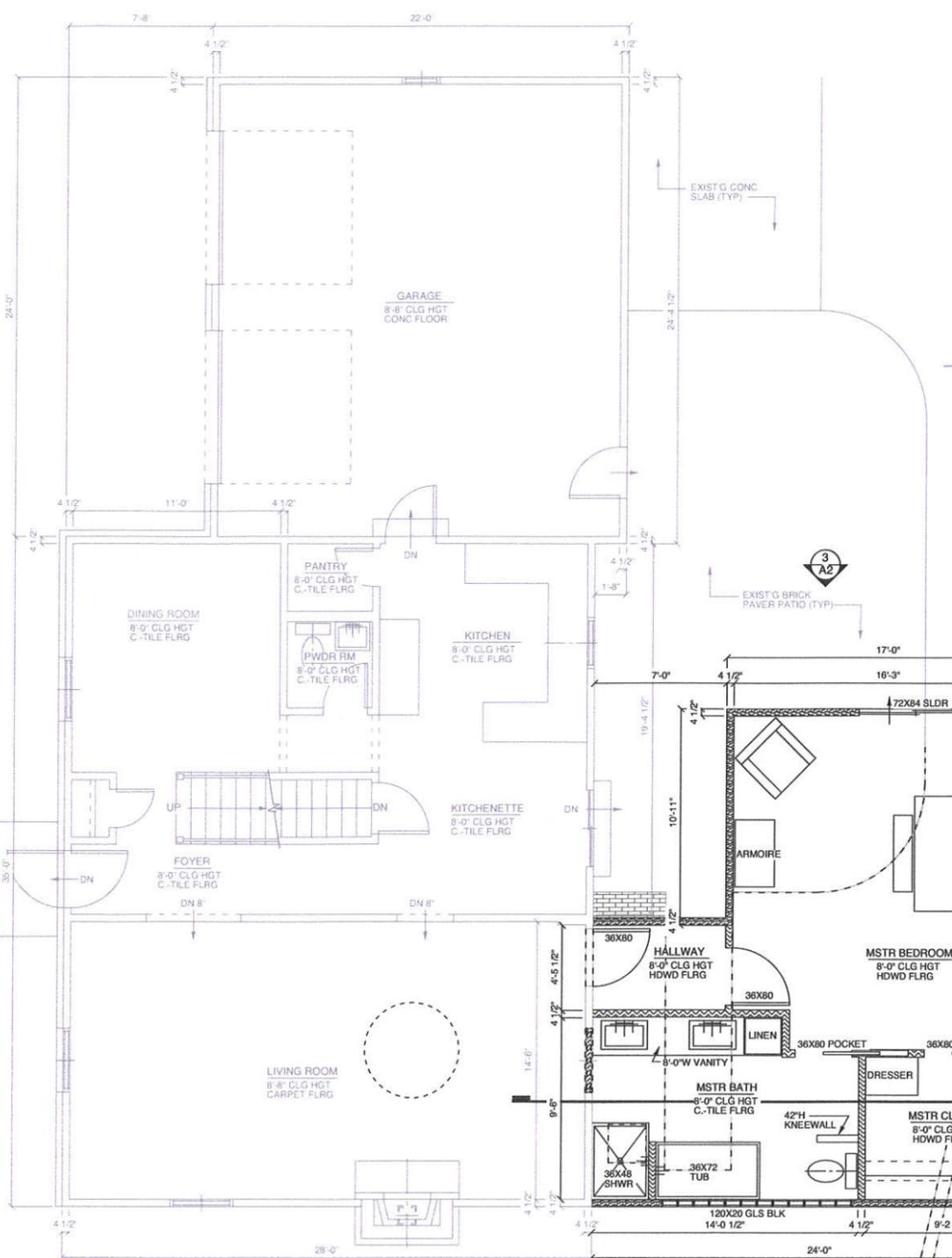


PREPARED BY DJL DONALD J. LEBIAS
HARTLAND, WIS. HARTLAND, WIS. EXCAVATORS COPY
 JOB NO. 81-099

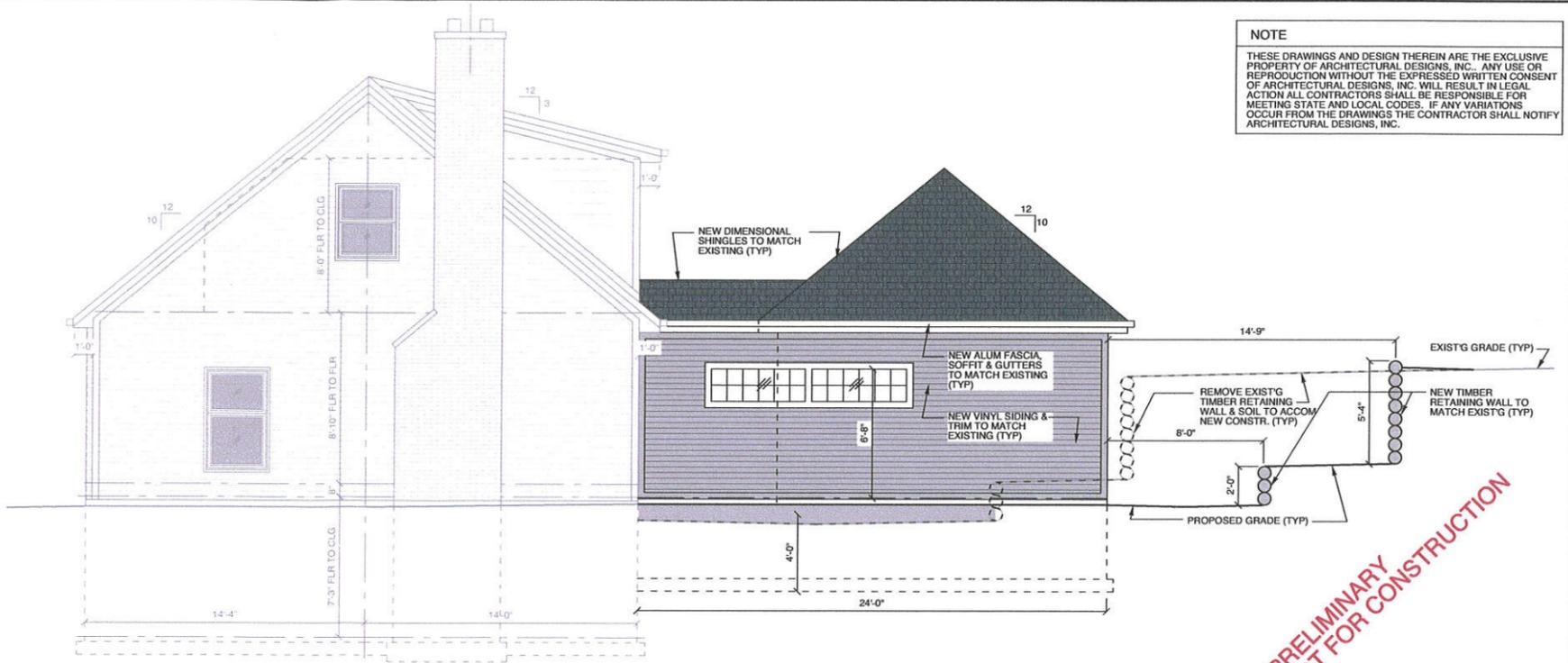
NOTE
 THESE DRAWINGS AND DESIGN THEREIN ARE THE EXCLUSIVE PROPERTY OF ARCHITECTURAL DESIGNS, INC. ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF ARCHITECTURAL DESIGNS, INC. WILL RESULT IN LEGAL ACTION ALL CONTRACTORS SHALL BE RESPONSIBLE FOR MEETING STATE AND LOCAL CODES. IF ANY VARIATIONS OCCUR FROM THE DRAWINGS THE CONTRACTOR SHALL NOTIFY ARCHITECTURAL DESIGNS, INC.

REVISIONS:
 21 OCTOBER 2017
 22 OCTOBER 2017
 30 OCTOBER 2017

**PRELIMINARY
 NOT FOR CONSTRUCTION**

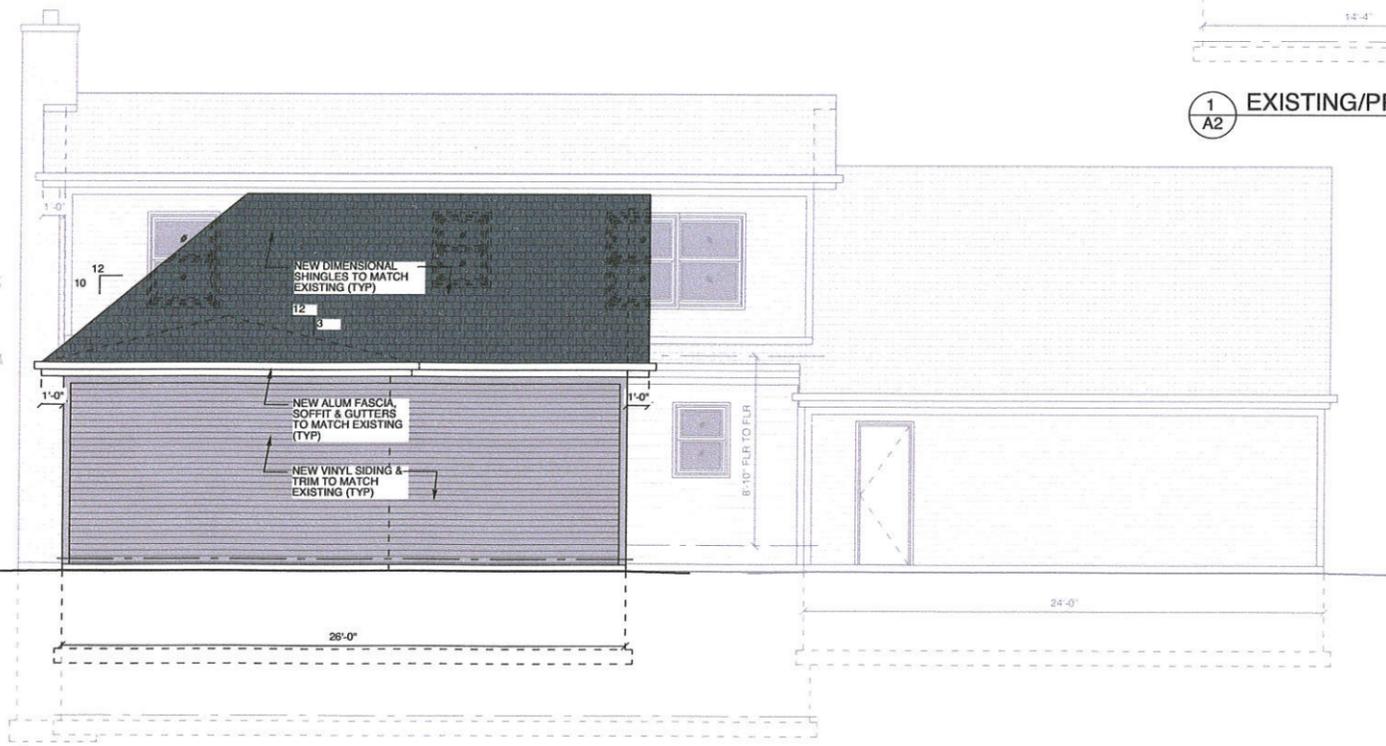


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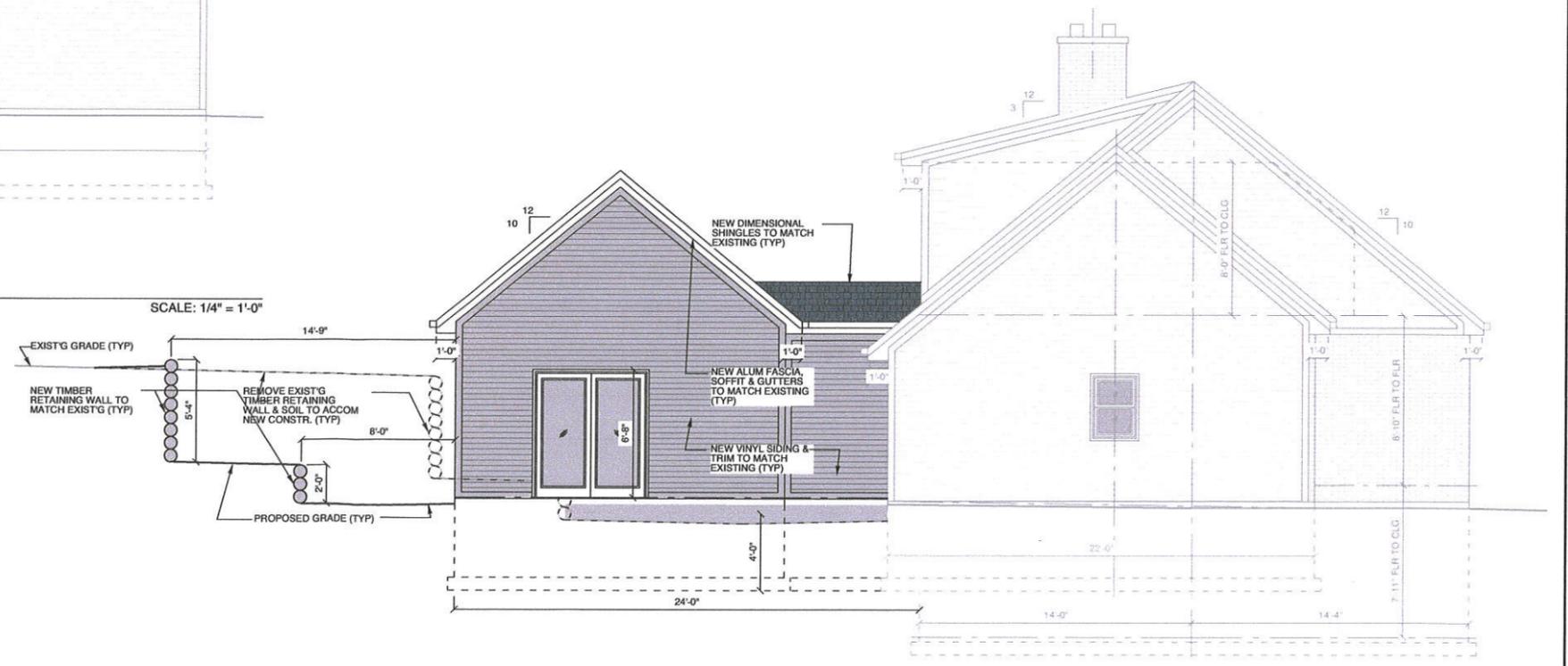


1 A2 EXISTING/PROPOSED SOUTH EXTERIOR ELEVATION

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



2 A2 EXISTING/PROPOSED EAST EXTERIOR ELEVATION



3 A2 EXISTING/PROPOSED NORTH EXTERIOR ELEVATION

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

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

Wargood.com

Job Address <i>505-525 Cottonwood Ave, Hartland, WI</i>			
Lot	Block	Subdivision	Key No. HAV
Owner <i>SW 2017 LLC; et al.</i>		EMAIL <i>ABRACKMAN@</i>	Phone <i>(414) 233-5257</i>
Address <i>40 Woodward Parkways 1200 N. Wabash Rd #310</i>		City <i>Milwaukee</i>	State <i>WI</i> Zip <i>53226</i>
Contractor <i>American Landscape</i>		Phone <i>262-262-4260</i>	FAX
Address <i>N60 W16073 Kohler Ln</i>		City <i>M. Falls</i>	State <i>WI</i> Zip <i>53061</i>

landscape.com

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. *To be determined: landscape or landscape*
- Three exterior lighting plans. Include type, location, number and wattage of fixtures.

Signs:

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

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

Date Applied: 10/31/17 Date of Meeting: 11/20/17 Item No. _____

Sea of Gold Juniper (4)

Miss Kim Lilac (3)

Sea Green Juniper (3)

Hicks Yew (3)

Arrowwood Viburnum (3)

Sea Green Juniper (3)

Hicks Yew (1)

Arrowwood Viburnum (2)

Arrowwood Viburnum (2)

Sea of Gold Juniper (3)

Sea Green Juniper (1)

Hicks Yew (3)

Arrowwood Viburnum (2)

Arrowwood Viburnum (2)

Hicks Yew (3)

Sea Green Juniper (3)

Miss Kim Lilac (2)

Cottonwood

Address
Address

Landscape Plan | May 9, 2013

0' 8' 16'



Sea Green Juniper:



Sea of Gold Juniper:



Miss Kim Lilac:



Hicks Yew:



Arrowwood Viburnum:



From: [Mike Jetto](#)
To: [Alex Brackman](#)
Subject: RE: Piggly Wiggly Hartland - Landscaping Plans
Date: Tuesday, November 07, 2017 11:57:00 AM
Attachments: [image002.png](#)

Alex,

Here is the proposal for the plantings, we will cut all beds and dispose of sod, cut a natural edge in the beds, plant all shrubs with fertilizer and install double shredded hardwood mulch. I would say the best bet would be to do this in the spring 2018

Regards

Michael

414-810-9186 Cell

AL Logo [Converted]



From: Alex Brackman [mailto:ABrackman@wangard.com]
Sent: Tuesday, November 7, 2017 10:43 AM
To: Mike Jetto
Subject: Re: Piggly Wiggly Hartland - Landscaping Plans

Do you know the cost to install?

Alex Brackman

Property Manager

WANGARD | Investment Real Estate. Simplified.

[1200 N. Mayfair Road, Suite 310 | Milwaukee, WI 53226](#)

Direct: [\(414\) 935-4126](tel:(414)935-4126) | Main: [\(414\) 777-1200](tel:(414)777-1200) | Mobile: [\(414\) 233-5257](tel:(414)233-5257)

abrackman@wangard.com | www.wangard.com

On Nov 7, 2017, at 10:31 AM, Mike Jetto <mjetto@amerlandscape.com> wrote:

Alex, here is a plan for the shrub placement

Mike Jetto

From: Alex Brackman [<mailto:ABrackman@wangard.com>]
Sent: Monday, November 6, 2017 10:34 AM
To: Mike Jetto
Subject: Re: Piggly Wiggly Hartland - Landscaping Plans

Sorry- you can delete my email. I saw the part mentioning that you need to postpone.

Alex Brackman
Property Manager
WANGARD | Investment Real Estate. Simplified.
[1200 N. Mayfair Road, Suite 310 | Milwaukee, WI 53226](https://www.wangard.com)
Direct: [\(414\) 935-4126](tel:4149354126) | Main: [\(414\) 777-1200](tel:4147771200) | Mobile: [\(414\) 233-5257](tel:4142335257)
abrackman@wangard.com | www.wangard.com

On Nov 6, 2017, at 10:30 AM, Mike Jetto <mjetto@amerlandscape.com> wrote:

Alex,

I am running behind schedule here, I need to postpone our meeting I will email you the plans and proposal hopefully by the end of the day if not first thing in the morning, Sorry just running out of time here.

Regards,

Michael

Michael Jetto | Landscape Designer | Cell (414) 810-9186

<image001.jpg>

N60 W 16073 Kohler Lane | Menomonee Falls, WI 53051 | Office (262)
252-4260

www.amerlandscape.com

From: Alex Brackman [<mailto:ABrackman@wangard.com>]
Sent: Friday, November 03, 2017 2:34 PM
To: Mike Jetto
Subject: FW: Piggly Wiggly Hartland - Landscaping Plans

Mike – thanks again for the meeting today. Here are those proposed landscaping plans from TDI.

Alex Brackman

Property Manager

WANGARD | Investment Real Estate. Simplified.

1200 N. Mayfair Road, Suite 310 | Milwaukee, WI 53226

Direct: (414) 935-4126 | Main: (414) 777-1200 | Mobile: (414) 233-5257

abrackman@wangard.com | www.wangard.com

NOW LEASING: 59,000 SF of Class A Office and 12,500 SF of Retail space at the Laacke & Joys Redevelopment in Downtown Milwaukee. For details please call Burton at 414-935-4028 or Mark at 414-935-4014 or visit our property page [here](#).

<image002.jpg>

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From: Rob Williams [<mailto:Rob.w@tdiae.com>]

Sent: Friday, November 03, 2017 8:51 AM

To: Alex Brackman <ABrackman@wangard.com>

Subject: RE: Piggly Wiggly Hartland - Landscaping Plans

Attached are the plans we did.

Rob Williams, RLA

TDI Associates, Inc.

N8 W22350 Johnson Dr., Suite B-4

Waukesha, WI 53186

(262)409-2537 direct

From: Alex Brackman [<mailto:ABrackman@wangard.com>]

Sent: Friday, November 03, 2017 8:49 AM

To: Rob Williams <Rob.w@tdiae.com>

Subject: Piggly Wiggly Hartland - Landscaping Plans

Rob,

I just received your voicemail, thank you for returning my call. I thought sending you an email might be easier than providing my email address via voicemail. When you get a chance, would you mind sharing those landscaping documents?

Thank you in advance for the help,
Alex

Alex Brackman

Property Manager

WANGARD | Investment Real Estate. Simplified.

1200 N. Mayfair Road, Suite 310 | Milwaukee, WI 53226

Direct: (414) 935-4126 | Main: (414) 777-1200 | Mobile: (414) 233-5257

abrackman@wangard.com | www.wangard.com

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<image002.jpg>

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<cottonwood-11x17 Vertical.pdf>

BARK RIVER PROPERTIES
C/O J&A MANAGEMENT SERVICES LLC
1285 SUNNYRIDGE RD
PEWAUKEE WI 53072-3817

CIRCLE J PROPERTIES LLC
PO BOX 131
HARTLAND WI 53029-0131

D&B HAYDEN LLC
425 E INDUSTRIAL DR
HARTLAND WI 53029

DARYL D ZIGAN
JACKIE L ZIGAN
W752 WASHINGTON RD
RUBICON WI 53078

EHLEN LIMITED PARTNERSHIP
10510 FRANCE AVE S
BLOOMINGTON MN 55431-3538

EYE COMMUNICATION SYSTEMS
PO BOX 505
WATERTOWN WI 53094-0505

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

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

JAMIE B THOMSON 2013 LIVING TRUST
530 COTTONWOOD AVE
HARTLAND WI 53029-2309

JOHN & KRISTI KOHNKE
31445 S BERMUDA DUNES DR
EVERGREEN CO 80439-8961

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

MICHAEL & TONIA BRANDT
472 COTTONWOOD AVE
HARTLAND WI 53029

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

ROBERT J ANDLER JR
202 CROOKED STICK PASS
NORTH PRAIRIE WI 53153-9622

ROBERT J ANDLER JR
202 CROOKED STICK PASS
NORTH PRAIRIE WI 53153-9622

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

SW 2017 1 LLC
J F CLEARCOTTON LLC ET AL
C/O STEWART WANGARD
1200 N MAYFAIR RD STE 310
MILWAUKEE, WI 53226-3288

pd \$300
 Rpt 188366
 10/18/17

H.M. Products Solutions -

DEPARTMENT OF BUILDING INSPECTION
 APPLICATION FOR ARCHITECTURAL BOARD

Job Address 581 S. Industrial Drive				
Lot	Block	Subdivision	Key No. HAV	
Owner HM Investments		EMAIL	Phone	
Address 581 S. Industrial		City Hartland	State WI	Zip
Contractor MS GENERAL		Phone 914-333-6800	FAX 262-367-7370	EMAIL eric@msigeneral.com
Address P.O. Box 7		City Oconomowoc	State WI	Zip 53060

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.

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- Three site plans. Plans must be dimensioned.
- Three landscape plans.
- Three exterior lighting plans. Include type, location, number and wattage of fixtures.

Signs:

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

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

Date Applied: 10-18-17 Date of Meeting: _____ Item No. _____



MERU Series

LED GENERAL & EMERGENCY LIGHTING



PROJECT:	TYPE OA #MERU-LED-ACEM-DB-CW
FIXTURE TYPE:	WALL PACK WITH INTEGRAL
LOCATION:	PHOTOCELL, EM DRIVER, & HEATER
CONTACT/PHONE:	

PRODUCT DESCRIPTION

The MERU Series is an architectural, low-profile outdoor light, offering “normally On” AC and emergency lighting with powerful LED illumination. The housing is fully sealed and gasketed, and has an IP65 rating. Designed for wall mounting with universal K/O pattern in back-plate for easy installation to most standard size junction boxes. Includes a single 1/2” NPT conduit entry in the top, center of the housing. Illumination provided by 8 high power LEDs which achieve 1,600 lumens in AC and 600 lumens in emergency. LED color at 4000K.

PRODUCT SPECIFICATIONS

CONSTRUCTION

Die cast aluminum housing with superior heat sink • Scratch resistant Polyester powder coat finish • UV resistant polycarbonate lens • Snap-fit housing and mounting plate are held together by four stainless steel clips • Universal mounting pattern molded into the back plate • 1/2" threaded top access for surface conduit installation • Silicone rubber seal with hollow center, shape adaptive design protects the electrical components • Junction box neoprene seal is attached to the back plate for a weather proof installation • Dark Bronze or White textured finish.

ELECTRICAL

Dual voltage 120/277VAC 60Hz input • Solid state charging and switching • Battery low voltage disconnect • AC power indicator and test switch at the bottom of the unit • Standard with Self Diagnostics to monitor proper operation.

LAMPS

Supplied with eight (8) LG SMD 5000K LED'S • L70 > 72,000hours • 17 Watts total (32 Watts with CW option) • 1600 Lumens in AC mode, 600 Lumens in Emergency mode • Full cut-off optics for Dark Sky compliance

BATTERY

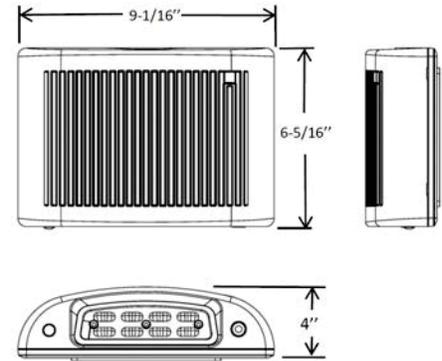
Maintenance-free, long-life rechargeable NiCad battery will operate fixture for a minimum of 90 minutes in the event of a power outage • 24 hour recharge after 90 minute discharge.

CODE COMPLIANCE

UL924 • Listed for wet location applications (0°C-50°C) • Optional "CW" cold weather package for (-40°C-50°C) • IP65 Rated • NFPA 101 Life Safety Code compliant • NEC and OSHA compliant • DLC Listed • RoHS Compliant

WARRANTY

5-year warranty. Product specifications subject to change without notice.



ACEM Model (NiCad Battery Backup)

Integral photocell: Unit operates as a dusk to dawn luminaire and in the event of a power failure as an emergency light.

Remote Switched: The integral photocell can be defeated to allow remote switching for normal operation. In the event of a power failure unit operates as an emergency light.

INSTALLATION

MOUNTING

Suitable for indoor or outdoor wall mounting on junction box, or with surface conduit using the supplied 1/2" threaded top access • Mounting plate has molded universal mounting pattern for simple mounting over junction box.



ORDERING INFORMATION

model	operation mode	housing color	options
MERU-LED	ACEM = General & Emergency Lighting AC = General Lighting	DB = Dark Bronze WH = White BK = Black (non-stock, special order) NK = Nickel (non-stock, special order)	Self-Diagnostics & Photocell (Included Standard) CW = Cold Weather Package PIR = Passive Infra-Red Motion Sensor

Ordering Example: MERU-ACEM-DB



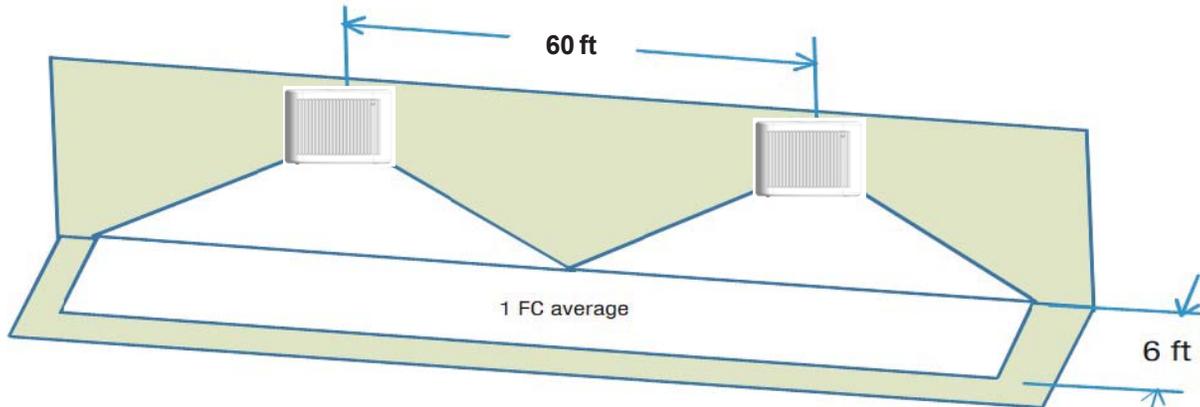
MERU Series

LED GENERAL & EMERGENCY LIGHTING



PROJECT: _____
 FIXTURE TYPE: _____
 LOCATION: _____
 CONTACT/PHONE: _____

PHOTOMETRICS



Note: Meets Life Safety Code standard minimum illuminance of 0.1 FC and average illuminance of 1.0 FC. Illustration shown is a guideline for corridor center-to-center with 9 ft mounting height and Minimum 80-50-20 reflectance values.

Mounting Height	Center to center distance
7.2ft	45ft
9ft	60ft
10ft	65ft

SELF DIAGNOSTICS

Included Self Diagnostic

Diagnostic Indicator / Test Switch	● Ready	Manual Testing Press button once - 1 minute test Press button twice - 5 minute test Press button 3 times - 30 minute test Press button 4 times - 90 minute test
	● In Test	
	● Battery Circuit Fault	
	● Battery Capacity Failure	
	● Charger Failure	
	● Transformer Fault	
	● Lamp Failure	

Full self-test, self-diagnostic system is standard in every unit, performs a monthly, test as well as continuously monitoring all functions to ensure reliability, a manual test may be initiated at any time





TYPE OB

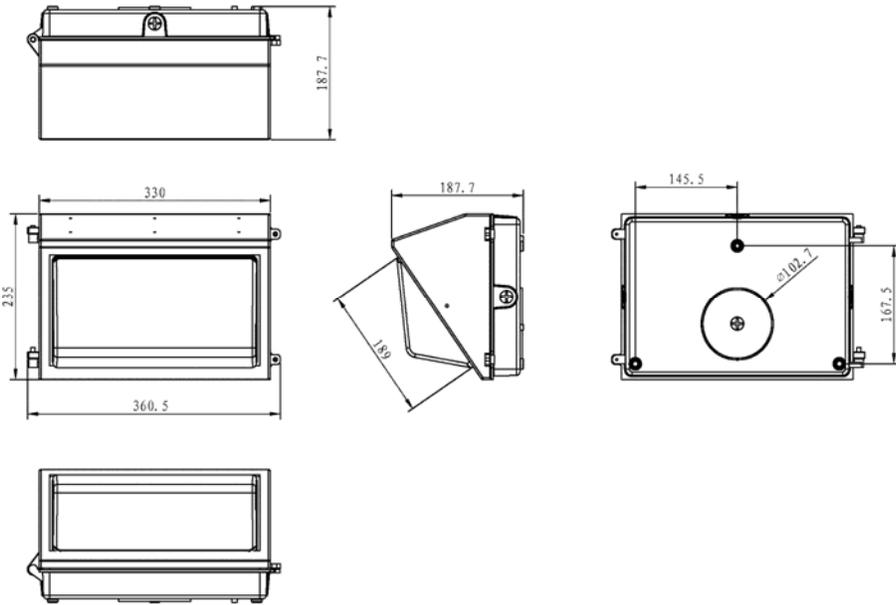
Cat# 71426A
LED Wall-PACK



QPL ID #
PLO3JLI4OV69

Model :		71426A
OVERALL LAMP PARAMETERS	Input Voltage	100-277VAC
	Input Current	0.85A Max.
	Input Power	80W
	Power Factor	PF≥0.9
	Luminance	8100LM
	Luminous Efficiency	110LM/W
	CRI	83
	Beam Angle	120°
	Main Structure	Aluminium + Tempered Glass
	Surface	Baking Varnish
LED DRIVER	Output Voltage	25.2-42VDC
	Output Current	1.95A
	Driver Efficiency	91%
LED	LED Type	Cree
	LED Quantity	96 PCS
	LED Manufacturer	philips
	LED Efficacy	140 lm/W
	Color Temperature	5091K
LIFESPAN & ENVIRONMENT	Lifespan	50000 Hrs.
	Warranty	5 Years
	IP Rating	IP65
	Operating Temperature	-40F—+131F
	Storage Temperature, Humidity	-40°C—+80°C , 10—90% RH
SAFETY&EMC	Safety Norms	EN60598, EN61347-2-13, EN62031, EN62471, UL1598, UL8750
	Withstand Voltage	I/P-FG: 2121VDC
	Grounding Resistance	25A 100mΩ
	Electromagnetic Compatibility	EN55015, EN61000-2-3, EN61000-3-3, EN61547
OTHERS	Dimension	Pls refer to attached dimension drawing
	Net Weight(Kg)	4.3
	Gross Weight(Kg)	5.2
	Box Size	--
	Carton Size	390*230*315
	Q'ty / Carton	1

Dimension:



1.1 Product Information:

Organization Name	Morris Products Inc.	
Brand Name	Morris	
Model Number	71426A	
SKU (if available)	N/A	
Type of Luminaire (for integral lamps, list base type and lamp type)	LED Luminaires	
Rated Voltage / Frequency	100 -277Vac, 50/60 Hz	
Nominal Power	80W	
Rated Initial Lamp Lumen	--	
Declared CCT	5000K	
LED Manufacturer	N/A	
LED Model	N/A	
Sample Number	GZE160901-E1(5000K)	
Luminaire Aperture (for downlights)	--	in.
Luminaire Length	--	mm
Luminaires Width	--	mm
Number of Units (modular products)	N/A	s

Photo





TYPE OD

Cat# 71832
100 Watts
Trunion Mount



RoHS

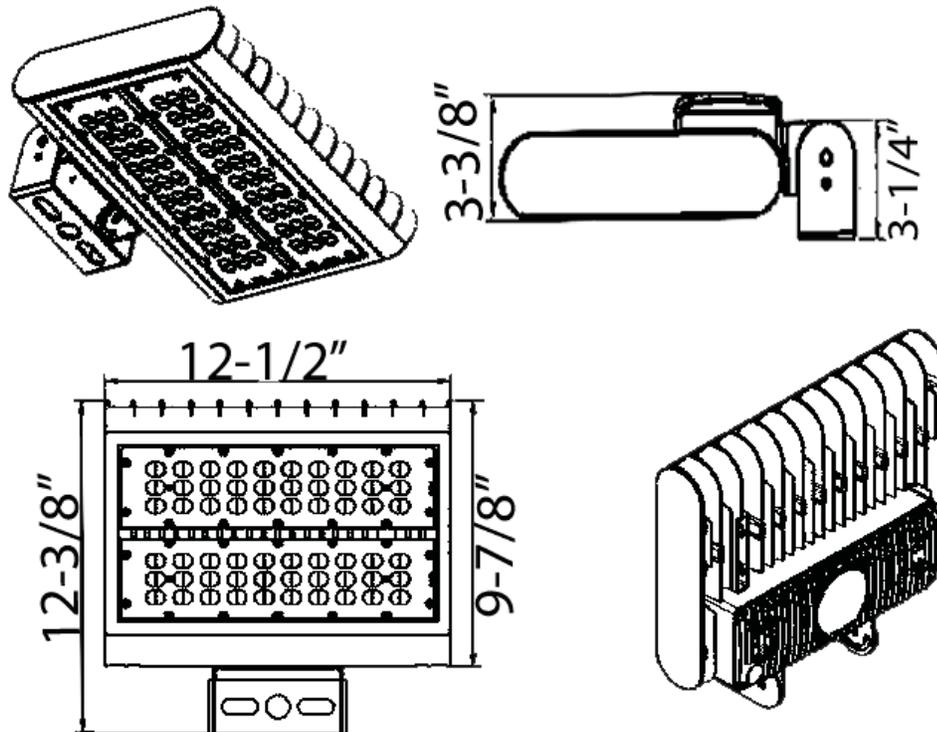
UL/CUL
TUV-CE



QPL ID #
PLF3XUA9XQIU

Model : 71832		
OVERALL LAMP PARAMETERS	Input Voltage	100-277VAC 50/60HZ
	Input Current	.83A Max
	Input Power	100W
	Power Factor	PF≥ 0.90
	Luminance	12,350 LM
	Luminous Efficiency	124 LM/W
	CRI	>82
	R9	9
	Beam Angle	Type II 120x90°
	Main Structure	Aluminium + PC Lens
LED DRIVER	Output Voltage	36-60VDC
	Output Current	2.5A
	THD	16%
	Driver Efficiency	88%
LED	LED Manufacturer	Philips
	LED Type	3030 LED
	LED Quantity	120 PCS
	LED Efficacy	130 LM/W
	Color Temperature	4000K
Photocell	-	Not Included
LIFE SPAN & ENVIRONMENT	Lifespan	50,000+ Hrs.
	Warranty	5 Years
	IP Rating	IP65 Wet Locations
	Operating Temperature	-40 —+55
	Storage Temperature.Humidity	-40 —+80 , 10—90% RH
SAFETY & EMC	Safety Norms	UL1598,UL8750, EN60598, EN61347-2-13, EN62031, EN62471
	Withstand Voltage	I/P-FG: 2121VDC
	Grounding Resistance	≤0.5Ω,OK
	Electromagnetic Compatibility	EN55015, EN61000-2-3, EN61000-3-3, EN61547
OTHERS	Dimension	Pls refer to attached dimension drawing
	Q'ty / Carton	1PCS
	Volume	
	EPA Rating	1.16 ft²

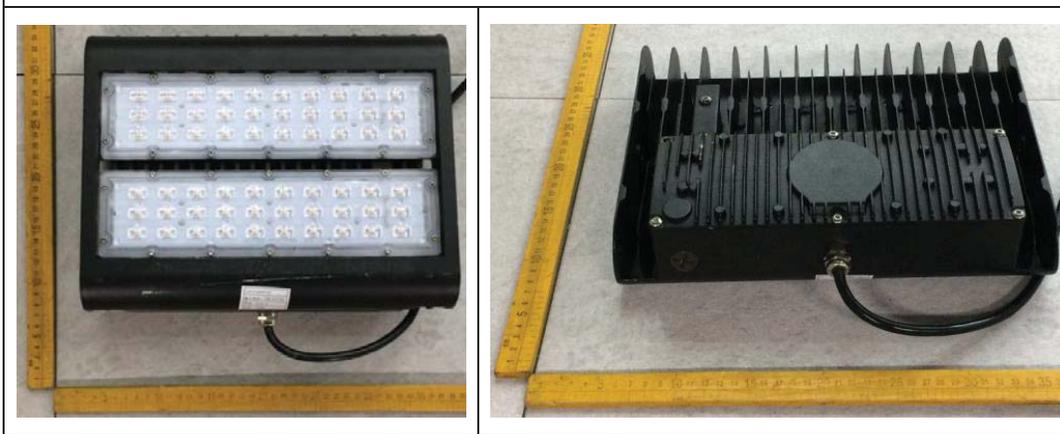
Dimension:



1.1 Product Information:

Organization Name	Morris Products Inc.	
Brand Name	MORRIS	
Model Number	71542	
SKU (if available)	N/A	
Type of Luminaire (for integral lamps, list base type and lamp type)	Architectural Flood and Spot Luminaires	
Rated Voltage / Frequency	100 -277Vac, 50/60 Hz	
Nominal Power	100W	
Rated Initial Lamp Lumen	--	
Declared CCT	4000K,5000K,5700K	
LED Manufacturer	Philips Lumileds	
LED Model	L130-2780003000W21	
Sample Number	GZE161105-AI1(4000K),AI2(5700K)	
Luminaire Aperture (for downlights)	--	in.
Luminaire Length	--	mm
Luminaires Width	--	mm
Number of Units (modular products)	N/A	s

Photo





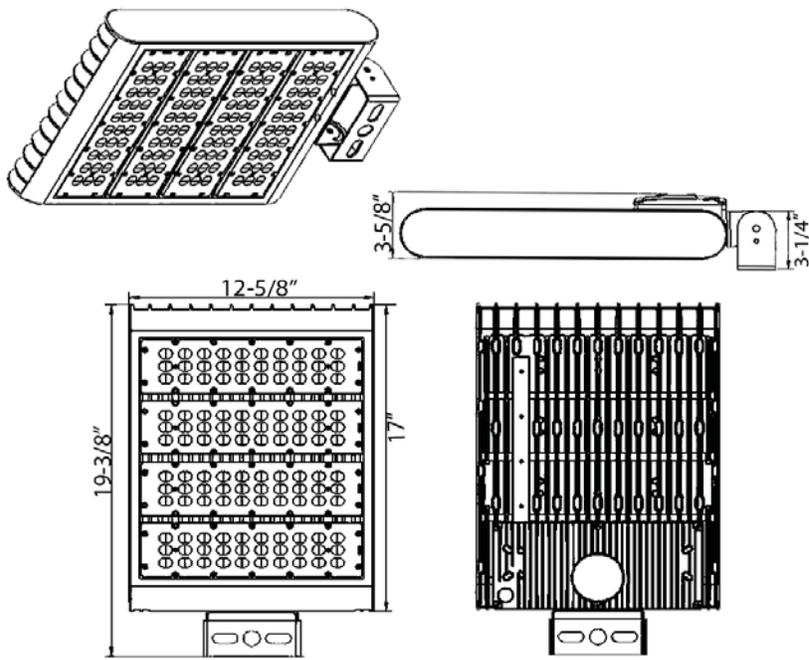
TYPE OE

Cat# 71835
220 Watts
Trunion Mount



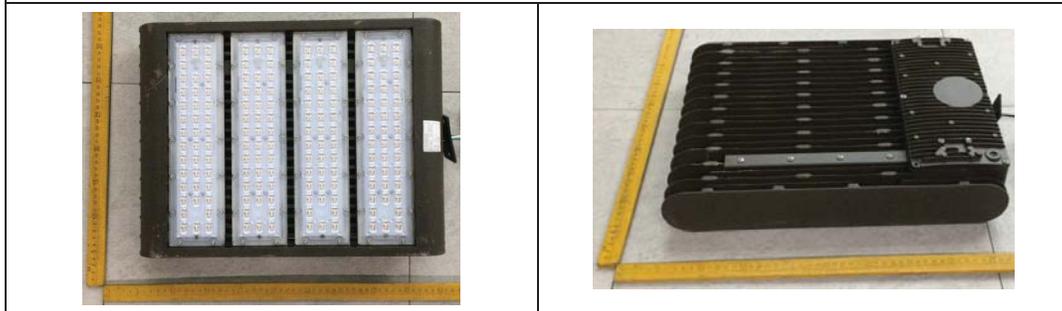
Model :		71835
OVERALL LAMP PARAMETERS	Input Voltage	100-277VAC 50/60HZ
	Input Current	.80A Max
	Input Power	220W
	Power Factor	PF≥ 0.95
	Luminance	27,600 LM
	Luminous Efficiency	125 LM/W
	CRI	>82
	R9	8
	Beam Angle	Type II 120x90°
	Main Structure	Aluminium + PC Lens
LED DRIVER	Output Voltage	36-60VDC
	Output Current	5.3A
	THD	4%
	Driver Efficiency	88%
LED	LED Manufacturer	Philips
	LED Type	3030 LED
	LED Quantity	120 PCS
	LED Efficacy	130LM/W
	Color Temperature	4000K
Photocell	-	Not Included
LIFESPAN & ENVIRONMENT	Lifespan	50,000+ Hrs.
	Warranty	5 Years
	IP Rating	IP65 Wet Locations
	Operating Temperature	-40 — +55
	Storage Temperature.Humidity	-40 — +80 , 10—90% RH
SAFETY&EMC	Safety Norms	UL1598,UL8750, EN60598, EN61347-2-13, EN62031, EN62471
	Withstand Voltage	IP-FG: 2121VDC
	Grounding Resistance	≤0.5Ω,OK
	Electromagnetic Compatibility	EN55015, EN61000-2-3, EN61000-3-3, EN61547
OTHERS	Dimension	Pls refer to attached dimension drawing
	Net Weight	KG
	Gross Weight	KG
	Packing Size	master carton: L*W*Hmm
	Qty / Carton	1PCS
	Volume	
EPA Rating	1.68 ft ²	

Dimension:



1.1 Product Information:

Organization Name	Morris Products Inc.	
Brand Name	MORRIS	
Model Number	71544	
SKU (if available)	N/A	
Type of Luminaire (for integral lamps, list base type and lamp type)	Architectural Flood and Spot Luminaires	
Rated Voltage / Frequency	100 -277Vac, 50/60 Hz	
Nominal Power	220W	
Rated Initial Lamp Lumen	--	
Declared CCT	4000K,5000K,5700K	
LED Manufacturer	Philips Lumileds	
LED Model	LUXEON 3030 2D	
Sample Number	GZE160825-C3(4000K),C1(5000K);C2(5700K)	
Luminaire Aperture (for downlights)	--	in.
Luminaire Length	--	mm
Luminaires Width	--	mm
Number of Units (modular products)	N/A	s

Photo


DALEYS WOODS LLC
810 CARDINAL LN STE 100
HARTLAND WI 53029-2390

FIRST BANK FINANCIAL CENTRE
C/O ACCOUNTS PAYABLE
155 W WISCONSIN AVE
OCONOMOWOC WI 53066

HM INVESTMENT PARTNERS LLC
581 S INDUSTRIAL DR
HARTLAND WI 53029

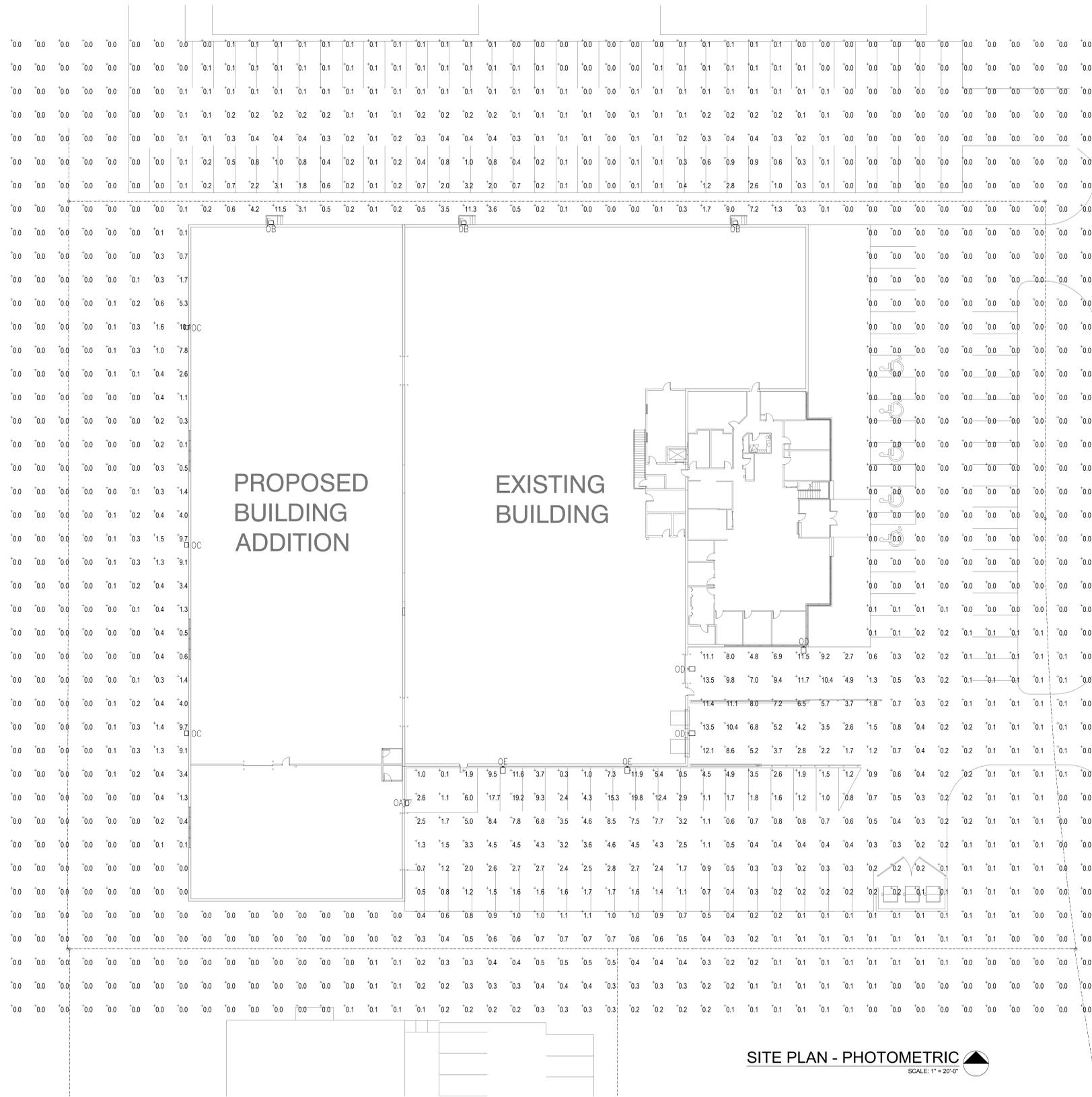
JOHN & TRUDY GEBHARD
N56W28754 CTH K
HARTLAND WI 53029

LAKE COUNTRY RACQ & ATHLETIC CLUB
560 INDUSTRIAL DR
PO BOX 76
HARTLAND WI 53029

LAUDERMILK 710 LLC
710 CARDINAL LN
HARTLAND WI 53029

TROMPLER PROPERTIES LLC
580 S INDUSTRIAL DR
HARTLAND WI 53029-2357

STATE HWY. 83



SITE PLAN - PHOTOMETRIC
SCALE: 1" = 20'-0"

LIGHTING FIXTURE SCHEDULE						
QTY	TYPE	LAMP DATA NO. TYPE	DESCRIPTION	LIGHTING FIXTURE MAKE	CATALOG NO.	VOLT
1	OA	32W LED 3600L 40K	LED WALLPACK SECURITY/EM LIGHT WITH INTEGRAL PHOTOCELL/EMERGENCY BATTERY/HEATER & BRONZE FINISH	MULE	MERU-LED-ACEM-DB-CW-40K	277
3	OR	80W LED 8100L 50K	LED WALLPACK AREA LIGHT WITH BRONZE FINISH	MORRIS LIGHTING	71426A	277
3	OC	87W LED 12000L 40K	LED WALL UP/DOWN LIGHT WITH TEXTURED BLACK FINISH	PERF. IN LIGHTING	Dilume 500x2008 Type 2 - 87W 40K	277
3	OD	1100W LED 12500L 40K	LED WALLFLOOD AREA LIGHT WITH BRONZE FINISH	MORRIS LIGHTING	71832	277
2	OE	220W LED 27600L 40K	LED WALLFLOOD AREA LIGHT WITH BRONZE FINISH	MORRIS LIGHTING	71835	277

Statistics					
Description	Avg	Max	Mn	Max/Min	Avg/Min
Site Calc Zone	0.7 fc	19.8 fc	0.0 fc	N/A	N/A



FIRM ADDRESS AND CONTACT:
700 ROSE DRIVE
HARTLAND, WI 53029
CONTACT: NATHAN STOPPENBACH
TEL: 262.266.6045
EMAIL: NATHAN@EDGEELECTRICWI.COM

PROJECT NAME:

HM PRODUCT SOLUTIONS

581 S. INDUSTRIAL DRIVE
HARTLAND, WISCONSIN 53029

Revisions	
Description	Date

SHEET TITLE:
Site Plan - Photometric

DRAWN BY:
RC

DATE:
11/15/2017

SHEET:
E0.2

INDUSTRIAL DRIVE



MSI GENERAL CORPORATION
 P.O. BOX 7
 OCONOMOWOC, WI 53066
 PHONE: 262-367-3661
 FAX: 262-367-7390

WWW.MSIGENERAL.COM
 SINGLE SOURCE RESPONSIBILITY™

REVISIONS:

1	LANDSCAPE PLAN	10/12/2017
2		
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PROJECT ADDRESS:

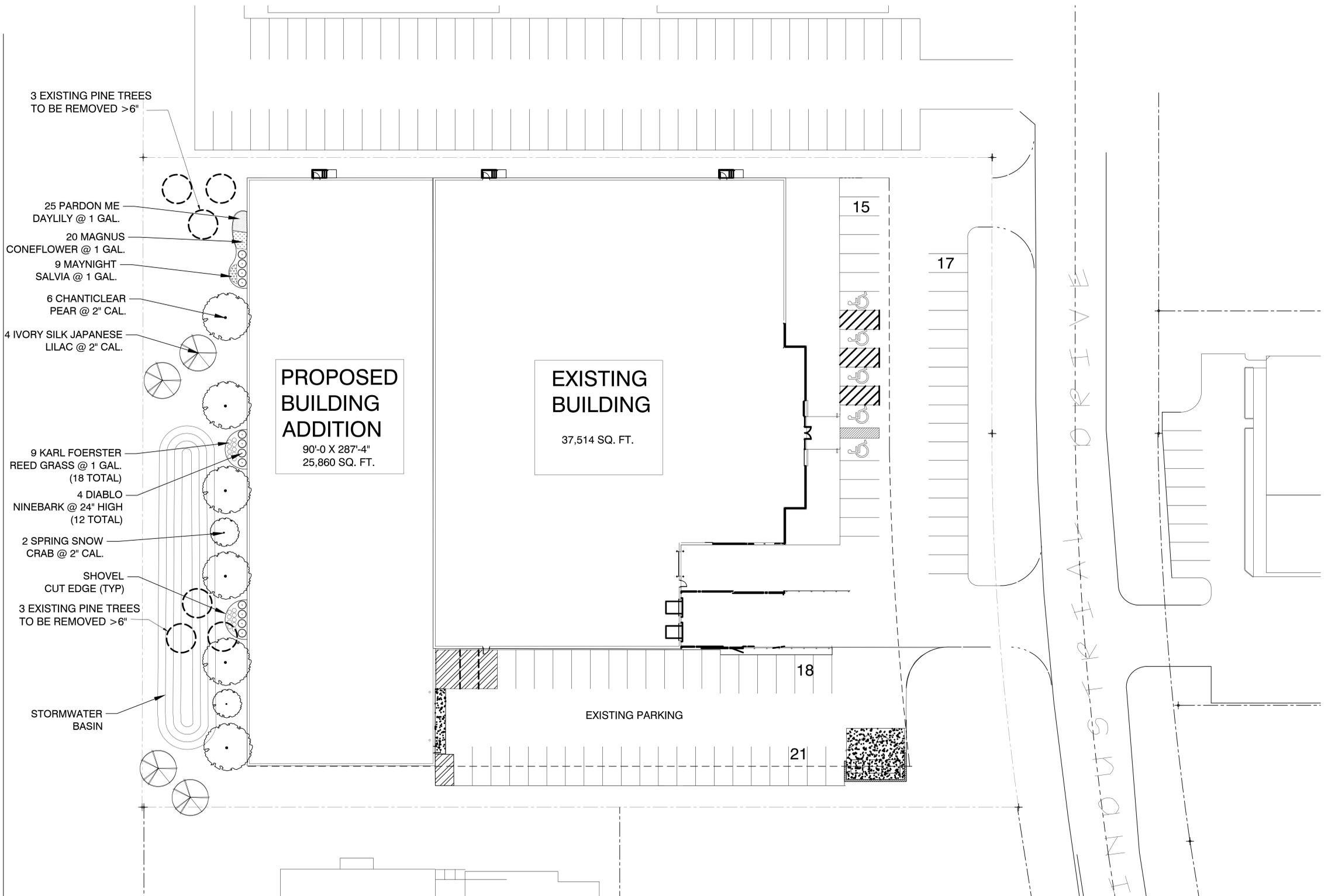
PROJECT NAME
 HM Investment Partners LLC
 STREET ADDRESS
 581 South Industrial Drive
 CITY / STATE / ZIP
 Village of Hartland

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

Date: 7-28-17 Drawn By: TONY ZULLI
 Sheet Title: LANDSCAPE PLAN
 Sheet Number: C-107
 Project Number: P11959
 4433

STATE HWY. 83

INDUSTRIAL DRIVE



LANDSCAPE PLAN PREPARED BY TREES ON THE MOVE: 5611 S. CALHOUN ROAD: NEW BERLIN, WI 53151: 262-679-5200



Division 01- General	Division 03- Concrete	Division 04- Masonry	Division 05- Metals	Division 07- Thermal and Moisture Protection	Division 08- Doors and Windows	Division 09- Finishes
(1) 1/2" PRECAST LINE LOADS(0415) (2) 1/2" PRECAST LINE LOADS(0415) (3) 1/2" PRECAST LINE LOADS(0415) (4) 1/2" PRECAST LINE LOADS(0415) (5) 1/2" PRECAST LINE LOADS(0415) (6) 1/2" PRECAST LINE LOADS(0415)	(1) CONCRETE OVERHUNG HOLD UP FOUNDATION WALL 1/2" REINFORCING FLOOR(0305) & (0306) (2) 4" POURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LPT(0305, 0306) (3) 4" POURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LPT(0305, 0306) (4) 4" POURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LPT(0305, 0306) (5) CONCRETE REIN. W/ 60# #10@10 W.P.F. (0305) (6) CONCRETE REIN. W/ 60# #10@10 W.P.F. (0306) (7) CONCRETE REIN. W/ 60# #10@10 W.P.F. (0305)	(1) 4" STANDARD CONCRETE MASONRY UNIT(0405) (2) 4" STANDARD CONCRETE MASONRY UNIT(0405) (3) 4" STANDARD CONCRETE MASONRY UNIT(0405) (4) 4" STANDARD CONCRETE MASONRY UNIT(0405) (5) 4" STANDARD CONCRETE MASONRY UNIT(0405) (6) 4" STANDARD CONCRETE MASONRY UNIT(0405) (7) 4" STANDARD CONCRETE MASONRY UNIT(0405) (8) 4" STANDARD CONCRETE MASONRY UNIT(0405) (9) 4" STANDARD CONCRETE MASONRY UNIT(0405) (10) 4" STANDARD CONCRETE MASONRY UNIT(0405)	(1) 4" DIA. CONCRETE FILLED PIPE ROLLARD SET IN 3/4" DIA. CONC. MASS (0505) W/ 1/2" T.B. & 1/2" T.B. (2) 20 GAUGE METAL DECK, 24" JOISTS AND TRUSS GIRDERS (0505) 1/2" T.B. 1/2" T.B. & 1/2" T.B. (3) METAL STEEL JOIST W/ 1/2" T.B. 1/2" T.B. TRACKS CLOSED ROOF(0505) (4) CONCRETE FILLED METAL PAN ROOF UNIT W/ CLOSED ROOF(0505) (5) 1 1/2" DIA. METAL RAILING(0505)	(1) PERIMETER INSULATION IN CORNER OF BLOCK (2) FORM FILL INSULATION IN CORNER OF BLOCK (3) 2" EPS INSULATION IN CORNER OF BLOCK (4) 2" EPS INSULATION IN CORNER OF BLOCK (5) 2" EPS INSULATION IN CORNER OF BLOCK (6) 2" EPS INSULATION IN CORNER OF BLOCK (7) 2" EPS INSULATION IN CORNER OF BLOCK (8) 2" EPS INSULATION IN CORNER OF BLOCK (9) 2" EPS INSULATION IN CORNER OF BLOCK (10) 2" EPS INSULATION IN CORNER OF BLOCK	(1) BRICKSTONE INSULATED LOW E GLASS(0811,0805) (2) GREYSTONE INSULATED LOW E GLASS(0811,0805) (3) CLEAR INSULATED LOW E GLASS(0811,0805) (4) BRICKSTONE ANODIZED ALUMINUM THERMAL BREAK FRAMING(0811) (5) CLEAR ANODIZED ALUMINUM THERMAL BREAK FRAMING(0811) (6) H.M. BORROWED LITE	(1) SUSPENDED CEILING SYSTEM(0910) (2) METAL SOFFIT PANEL
(1) 2" X 4" - 1 1/2" ASPHALT OVER 1/2" STONE BASE(0110,0200) (2) 2" X 4" - 1 1/2" ASPHALT OVER 1/2" STONE BASE(0110,0200) (3) 2" X 4" - 1 1/2" ASPHALT OVER 1/2" STONE BASE(0110,0200) (4) 2" X 4" - 1 1/2" ASPHALT OVER 1/2" STONE BASE(0110,0200)	(1) CONCRETE TOPPING REIN. W/ FIBER MESH REINFORCING(0305) (2) CONCRETE TOPPING REIN. W/ FIBER MESH REINFORCING(0305)	(1) FACE BRICK(0405) (2) 4" PRECAST FLANK(0415) (3) 4" PRECAST FLANK(0415) (4) 4" PRECAST FLANK(0415) (5) 4" PRECAST FLANK(0415) (6) 4" PRECAST FLANK(0415) (7) 4" PRECAST FLANK(0415) (8) 4" PRECAST FLANK(0415) (9) 4" PRECAST FLANK(0415) (10) 4" PRECAST FLANK(0415)	(1) PLASTIC LAMINATE WINDOW ELLER(0505) (2) PLASTIC LAMINATE COUNTERTOP AND BASE CABINET(0505) 1/2" T.B. 1/2" T.B. (3) PLASTIC LAMINATE WALL CABINET(0505) 1/2" T.B. 1/2" T.B. (4) SHELF AND POLE(0505) 0600	(1) 20 GAUGE PREPARED METAL LIGHT PANEL (2) 1/2" VINYL FACED BLANKET INSULATION(0705) (3) 4" PRECAST FLANK(0415) (4) 4" PRECAST FLANK(0415) (5) EPS EXTERIOR INSULATION FINISH SYSTEM(EPS)(0705) (6) FORM FILL INSULATION IN CORNER OF BLOCK	(1) BRICKSTONE INSULATED LOW E GLASS(0811,0805) (2) GREYSTONE INSULATED LOW E GLASS(0811,0805) (3) CLEAR INSULATED LOW E GLASS(0811,0805) (4) BRICKSTONE ANODIZED ALUMINUM THERMAL BREAK FRAMING(0811) (5) CLEAR ANODIZED ALUMINUM THERMAL BREAK FRAMING(0811) (6) H.M. BORROWED LITE	(1) PLAS POLE (2) MONUMENT SIGN (3) DUMPSTER ENCLOSURE (4) ROOF HATCH AND LADDER

LANDSCAPE PLAN 1" = 20'-0"

CONTRACTORS

ARCHITECTS

David Cox

Subject: FW: Lighting Approval For Parking Lot

From: Eric Neumann [<mailto:eric@msigeneral.com>]
Sent: Wednesday, November 15, 2017 4:54 PM
To: Scott Hussinger <ScottH@VillageofHartland.com>
Cc: Mike Einweck <mikee@VillageofHartland.com>
Subject: FW: Lighting Approval For Parking Lot

Mike,

See email from John Gebhard about the light spillage on his property.

We have dumbed these down from what submitted (less wattage) and I can send you those now or bring to the meeting on Monday. Let me know what you would like us to do so not to mess with what was sent out to the PC members.

Eric J. Neumann

Vice President - Project Executive

MSI General Corporation

414-333-6800 cell

Integrity Commitment Trust Passion Teamwork

From: John Gebhard [gebhardj@lcclub.com]
Sent: Wednesday, November 15, 2017 3:49 PM
To: Robert Maynor
Cc: Eric Neumann
Subject: RE: Lighting Approval For Parking Lot

Gentlemen,

I approve.
Please proceed with your lighting plans.

Sincerely,
John M. Gebhard
Dihedral Investment Company
gebhardj@lcclub.com
262-367-5567 o
414-640-3634 m

From: Robert Maynor [<mailto:rmaynor@hmpslltd.com>]
Sent: Wednesday, November 15, 2017 2:48 PM

To: John Gebhard <gebhardj@lcclub.com>
Cc: 'eric@msigeneral.com' <eric@msigeneral.com>
Subject: Lighting Approval For Parking Lot

John,

Sorry for the delay. I was waiting for the updated photometric plan from the electrician to include with the email for your review. As we have been discussing, we are requesting change approval from the village Hartland to install new LED lights above the exit doors on the north side of the building to address your concerns of low light conditions between our buildings. It is our intent to replace the older fixtures that are currently not functional with new improved LED lighting.

Eric Neumann is our project manager from MSI and he will be submitting the proposal to the village board on Monday 11/20. The village has requested your approval of the propose lighting plan. I have included the photometric plan and light fixture information for your review. If you are ok with what we are proposing, please reply to Eric and myself indicating your approval.

Thanks,
Rob

Robert Maynor
Vice President



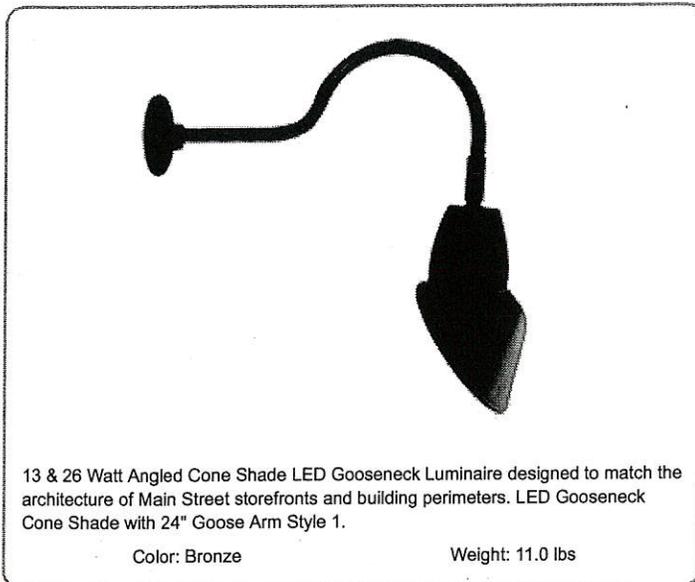
HM Product Solutions, Ltd.
581 S. Industrial Drive
Hartland, WI 53029
Phone: 262-754-0424
Fax: 262-754-0428
Cell: 262-707-5288

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GN1LED13NAC11A

ORIGINAL PLAN

1



Project:	Type: Gooseneck
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	13W
120V:	0.3A	Color Temp:	4000K
208V:	0.3A	Color Accuracy:	86 CRI
240V:	0.3A	L70 Lifespan:	100000
277V:	0.15A	Lumens:	388
Input Watts:	15W	Efficacy:	25 LPW
Efficiency:	85%		

Technical Specifications

LED Characteristics

Color Accuracy (CRI):

CRI can change due to the fixture color. Please contact the RAB Lighting Design department for more details.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LED:

Single multi-chip, 13W high-output, long-life LED.

Correlated Color Temp. (Nominal CCT):

4000K

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Sensor Characteristics

Lead Time:

3 weeks expedited shipping. 6 weeks standard shipping.

Construction

Fixture:

The GN1LED13NAC11A comes with the GOOSE1A arm.

Housing:

Precision die-cast aluminum housing, lens frame and mounting plate.

Gaskets:

High Temperature Silicone

Mounting:

Heavy-duty mounting arm with "O" ring seal and stainless steel screw.

Cold Weather Starting:

Minimum starting temperature is -40° F (-40° C)

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 100-240VAC 0.3 - 0.15A, 277VAC 0.15A, THD ≤20%, PF 97.5%.

Surge Protection:

4kv

Other

Shades:

11" Angled Cone Shade offered.

California Title 24:

Goosenecks complies with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PCS900(120V) or PCS900/277 to order a photosensor.

Patents:

The design of the Gooseneck is protected by patents pending in US, Canada, China and Taiwan.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. See our full warranty

Country of Origin:

Designed by RAB in New Jersey and assembled in Taiwan.

Trade Agreements Act Compliant:

This product is a product of Taiwan and a "designated country" end product that complies with the Trade Agreements Act.

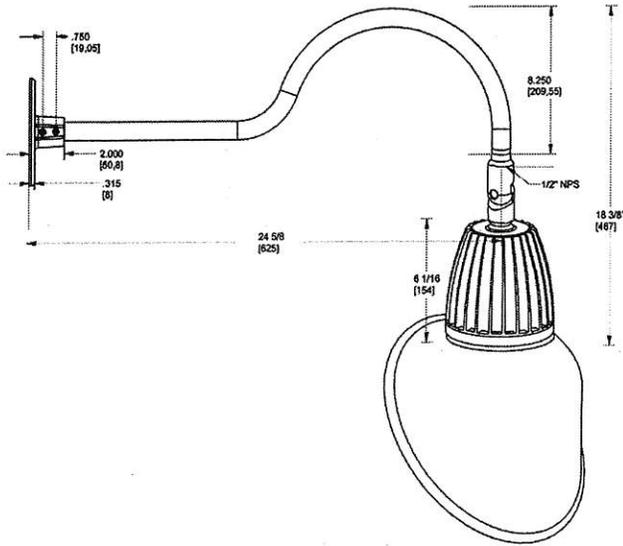
GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Equivalency:

Equivalent to 75W incandescent, 50W Metal Halide or 18W CFL.

Dimensions

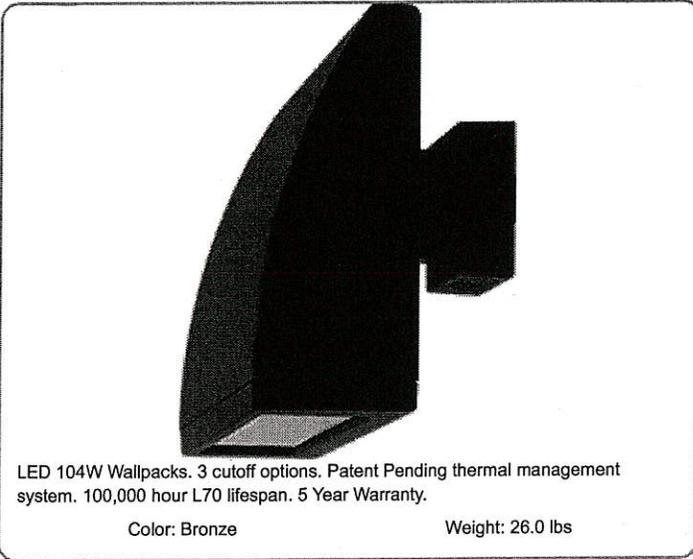


Features

- Adjustable 45° swivel joint
- Superior heat sink
- Die-cast aluminum housing
- 5 year LED warranty

Ordering Matrix

Family	Watts	Color Temp	Reflector	Shade	ShadeSize	Finish
GN1LED	13	N		AC	11	A
	13 = 13W 26 = 26W	Y = 3000K (Warm) N = 4000K (Neutral)	Blank = Flood R = Rectangular S = Spot	AC = Angled Cone	11 = 11" Blank = 15"	B = Black W = White A = Bronze S = Silver G = Hunter Green YL = Yellow LB = Light Blue BL = Royal Blue BWN = Brown I = Ivory R = Red



LED 104W Wallpacks. 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 26.0 lbs

Project:	Type: Wall Pack
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	104W
120V:	0.95A	Color Temp:	5000K
208V:	0.59A	Color Accuracy:	71 CRI
240V:	0.51A	L70 Lifespan:	100000
277V:	0.44A	Lumens:	13120
Input Watts:	106W	Efficacy:	124 LPW
Efficiency:	98%		

Technical Specifications

Listings

UL Listing:

UL Suitable for Wet Locations as Uplight and Downlight Wall Mount Only.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P000017AU

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing:

RAB LED Luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Cold Weather Starting:

Minimum starting temperature is -40° F (-40° C)

Maximum Ambient Temperature:

Suitable for use in 104° F (40°C) ambient temperatures

Housing:

Precision die-cast aluminum housing, door frame arm and wall bracket.

Mounting:

Die-cast aluminum wall bracket with (5) 1/2" conduit openings with plugs. Two-piece bracket with tether for ease of installation and wiring.

Arm:

Die-cast aluminum with wiring access plate.

Cutoff:

Full cutoff (0°)

Lens:

Tempered glass

Reflector:

Specular vacuum metallized polycarbonate.

Gaskets:

High-temperature silicone

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LEDs:

Four multi-chip, high-output, long-life LEDs.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377.2011.

Electrical

Driver:

Constant current, Class 1, 100-277V, 50/60 Hz, 4kV Surge Protection, 700mA, 100-277V = 0.95A, Power Factor 99.3%.

THD:

5.1% at 120V, 10.1% at 277V

Power Factor:

99.6% at 120V, 91.9% at 277V

Other

California Title 24:

See WPLEDFC104/BL for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Technical Specifications (continued)

Other

Patents:

The design of the WPLEDFC104 is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Equivalency:

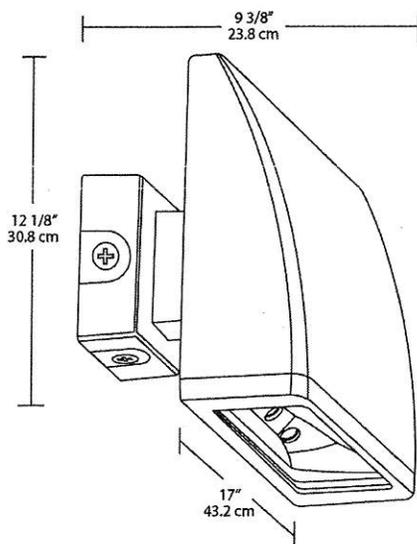
Equivalent to 400W Metal Halide.

Optical

BUG Rating:

B2 U0 G1

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-year warranty

Ordering Matrix

Family	Cutoff	Watts	Color Temp	Finish	Voltage	Photocell	Bi-Level
WPLED							
	Blank = Standard C = Cutoff FC = Full Cutoff	104 = 104W	Blank = 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Blank = Bronze W = White	Blank = 120-277V /480 = 480V	Blank = No Photocell /PCS = 120V Swivel /PCS2 = 277V Swivel	Blank = No Bi-Level /BL = Bi-Level

ORIGINAL PLAN COOPER LIGHTING - SURE-LITES®

DESCRIPTION

The All Pro Series Remote is the most economical LED Emergency Light Remote for general purpose applications. The durable, injection molded thermoplastic material resists discoloration due to UV radiation. The mounting plate employs a snap-fit construction to further improve the installation time. The All Pro Series Remote Heads are fully adjustable, insuring that light can be put where it is needed

Catalog #	APWR2	Type	Remote Emergency
Project		Date	
Comments			
Prepared by			

SPECIFICATION FEATURES

Electrical

- 3.6V DC Input Voltage

Lampholder/Mounting Plate Construction

- Flame resistant and impact resistant, injection molded thermoplastic
- Lamp heads adjust 80° from vertical with 358° rotation
- Universal mounting plate

Code Compliance

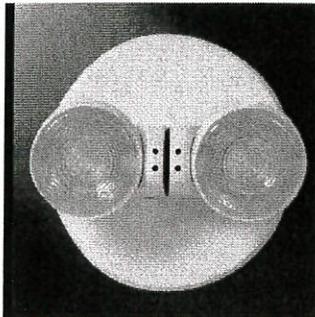
- UL 924 Listed
- Damp Location Listed (APR)
- Wet Location Listed (APWR)

Warranty

- Five-year warranty

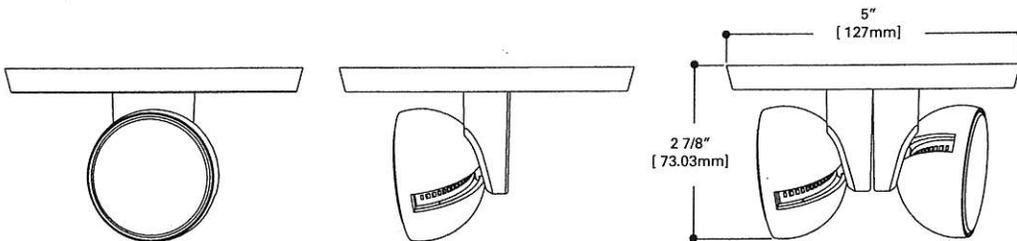
Head/Lamp Data

- Long Life LED Emergency Heads
- Fully adjustable
- High impact thermoplastic
- Matches housing finish
- 3.6V, .78W DC Long Lasting LED Heads



APR / APWR SERIES

REMOTE HEADS
LED EMERGENCY HEADS
WET AND
DAMP LISTED HEADS



TOTALLY PREDICTABLE
RELIABILITY

ORDERING INFORMATION

Sample Number: APR1

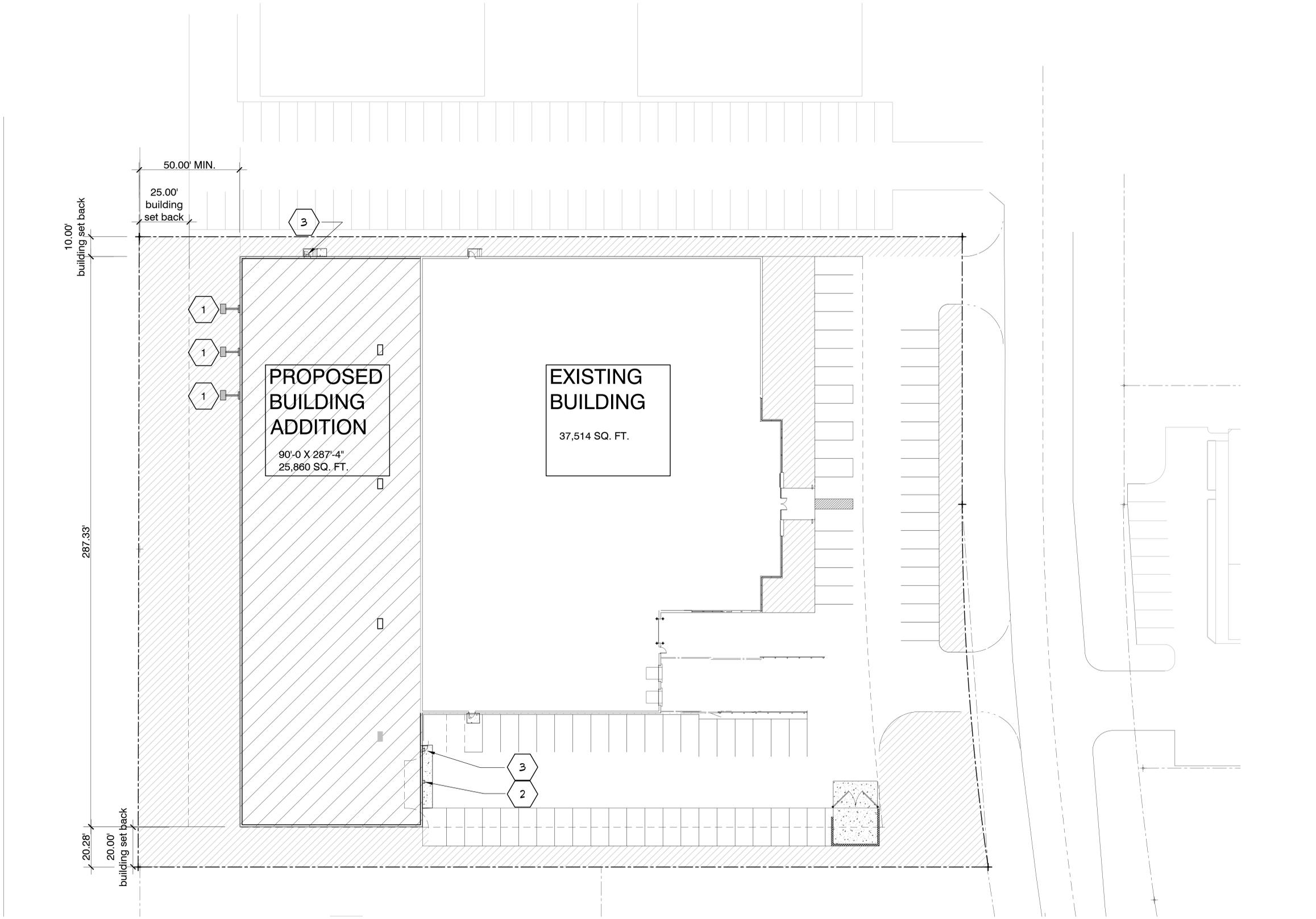
Family

- APR1=Single Head Remote, Damp Location Listed
- APR2=Double Head Remote, Damp Location Listed
- APWR1=Single Head Remote, Wet Location Listed
- APWR2=Double Head Remote, Wet Location Listed

ENERGY DATA

Power Consumption is equal to LED head wattage.

ORIGINAL PLAN



REFERENCE KEYNOTES

Division 01- General	Division 03- Concrete	Division 04- Masonry	Division 05- Metals	Division 07- Thermal and Moisture Protection	Division 08- Doors and Windows	Division 09- Finishes
(1) 1/2" PRECAST LINE LOADS(0410) (2) 1/2" PRECAST LINE LOADS(0410) (3) 1/2" PRECAST LINE LOADS(0410) (4) 1/2" PRECAST LINE LOADS(0410) (5) 1/2" PRECAST LINE LOADS(0410) (6) 1/2" PRECAST LINE LOADS(0410)	(1) CONCRETE OVERHUNG HOLD FOUNDATION WALL W/ 8" ON FINISHES FLOOR(0305 & 0306) (2) 4" POLURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LPT(0300, 0305) (3) 4" POLURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LPT(0300, 0305) (4) 4" POLURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LPT(0300, 0305) (5) CONCRETE REIN. W/ 60K #10@10 W.P. (0300) (6) CONCRETE REIN. W/ 60K #8@10 W.P. (0300) (7) CONCRETE REIN. W/ 60K #8@10 W.P. (0300)	(1) 4" STANDARD CONCRETE MASONRY UNIT(0400) (2) 4" STANDARD CONCRETE MASONRY UNIT(0400) (3) 4" STANDARD CONCRETE MASONRY UNIT(0400) (4) 4" STANDARD CONCRETE MASONRY UNIT(0400) (5) 4" STANDARD CONCRETE MASONRY UNIT(0400) (6) 4" STANDARD CONCRETE MASONRY UNIT(0400) (7) 4" STANDARD CONCRETE MASONRY UNIT(0400)	(1) 4" DIA. CONCRETE FILLED PIPE ROLLARD SET IN 3/4" DIA. CONC. MASS (0505) W/ 1/2" & 1/2" DIA. (2) 20 GAUGE METAL DECK, 24" JOISTS AND TRUSS GIRDERS (0510) 1/2" DIA. TUBES & 1/2" DIA. (3) METAL STEEL JOIST W/ 1/2" DIA. TUBES, CLOSED RIBS(0510) (4) CONCRETE FILLED METAL PAN STEEL JOIST W/ CLOSED RIBS(0510) (5) 1/2" DIA. METAL RAILING(0505)	(1) PERIMETER INSULATION(0700) (2) PERLITE LOOSE-FILL INSULATION IN CORERS OF BLOCK(0700) (3) EPDM BALLASTED ROOF SYSTEM W/ 2" INSULATION(0710) 1/4" x 1/4" EPS INSULATION IN 16" O. TOTAL R VALUE 50.1 (0700) (4) 3/4" GAGE CONCEALED FASTENER METAL ROOF PANEL (5) 3/4" GAGE SIDE LAP FASTENER METAL ROOF OR WALL PANEL(0710) (6) 20 GAGE PREPUNCHED METAL LIGHT PANEL (7) 20 GAGE SCULPTURED STEEL-LOW METAL WALL PANEL (8) 20 GAGE PREPUNCHED METAL LIGHT PANEL (9) 1/2" VINYL FACED BLANKET INSULATION(0700) (10) 1/2" CONCRETE BRICK UNIT(0400) (11) 4" PRECAST FLANK(0340) (12) 4" PRECAST FLANK(0340) (13) 4" PRECAST FLANK(0340) (14) 4" CONCRETE FILLED BOND BEAM REIN. W/ 4#5 BARS CONT. AND LAPPED BARS(0300) (15) 4" CONCRETE FILLED BOND BEAM REIN. W/ 4#5 BARS CONT. AND LAPPED BARS(0300)	(1) BRICKSTONE INSULATED LOW E GLASS(0811)(0800) (2) GREYSTONE INSULATED LOW E GLASS(0811)(0800) (3) CLEAR INSULATED LOW E GLASS(0811)(0800) (4) BRICKSTONE ANODIZED ALUMINUM THERMAL BREAK FRAMING(0810) (5) CLEAR ANODIZED ALUMINUM THERMAL BREAK FRAMING(0810) (6) H.M. SCHEDULED LITE	(1) SUSPENDED CEILING SYSTEM(0910) (2) METAL SOFFIT PANEL

EXTERIOR LIGHTING KEY NOTES

Division 10- Misc
(1) FLAG POLE (2) MONUMENT SIGN (3) DUMPSTER ENCLOSURE (4) ROOF HATCH AND LADDER

SITE LIGHTING PLAN 1" = 20'-0"



MSI GENERAL CORPORATION
 P.O. BOX 7
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 PHONE: 262-567-3661
 FAX: 262-567-7390
 WWW.MSIGENERAL.COM
 SINGLE SOURCE RESPONSIBILITY™

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PROJECT ADDRESS:
 PROJECT NAME
 HM Products
 STREET ADDRESS
 581 South Industrial Drive
 CITY/STATE / ZIP
 Village of Hartland
 ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 6-14-17 Drawn By: Tony Zulli
 Sheet Title: SITE LIGHTING PLAN
 Sheet Number: C-106
 Project Number: P11595
 P-11959

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



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PROJECT ADDRESS:

PROJECT NAME
 HM Products
 STREET ADDRESS
 581 South Industrial Drive
 CITY / STATE / ZIP
 Village of Hartland

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

Date: 6-14-17
 Drawn By: Tony Zulli

Sheet Title:
 EXTERIOR ELEVATIONS

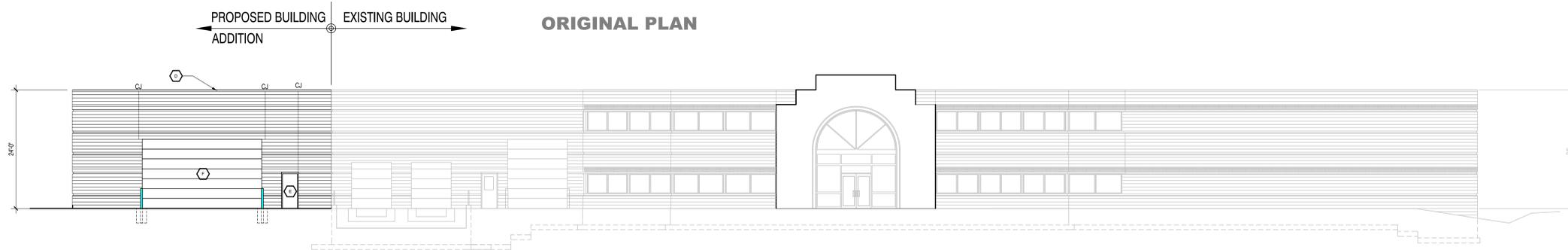
Sheet Number:

A-201

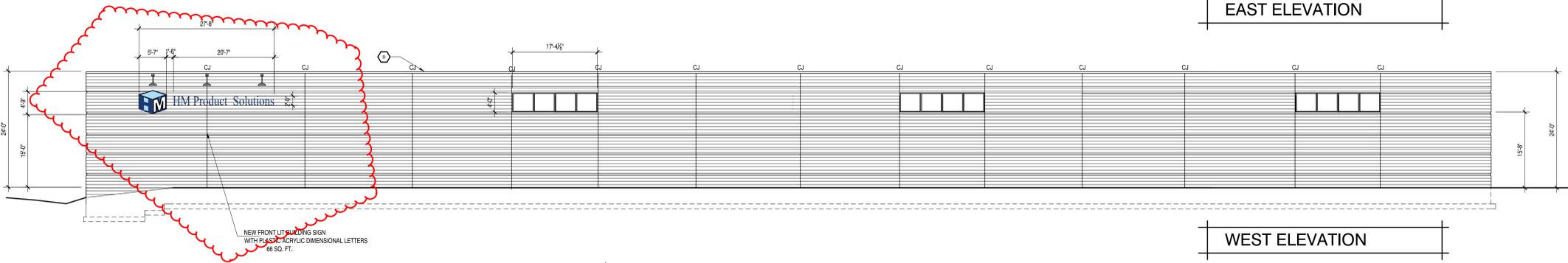
Project Number: P11595

P-11959

ORIGINAL PLAN

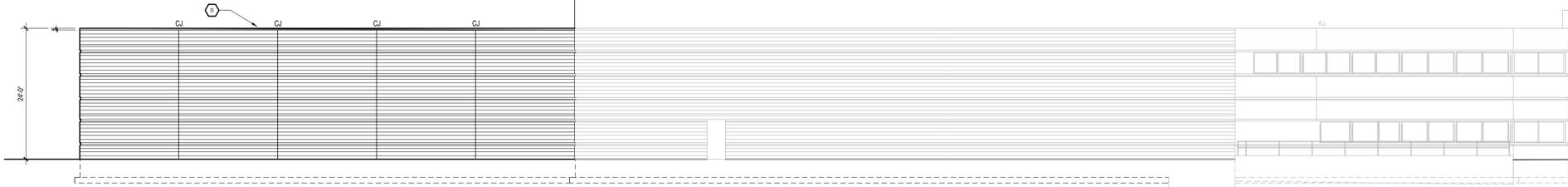


EAST ELEVATION



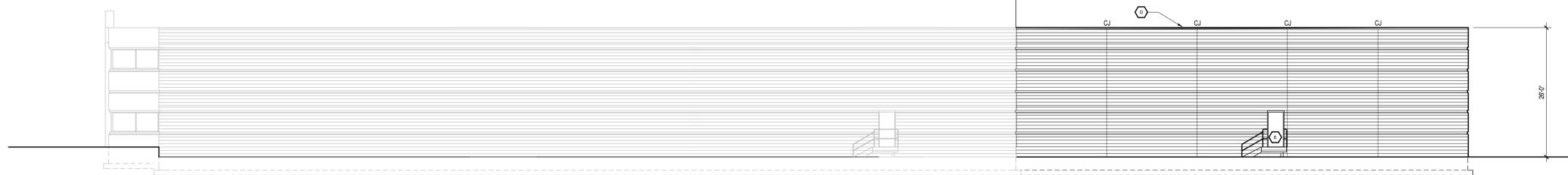
WEST ELEVATION

PROPOSED BUILDING ADDITION EXISTING BUILDING

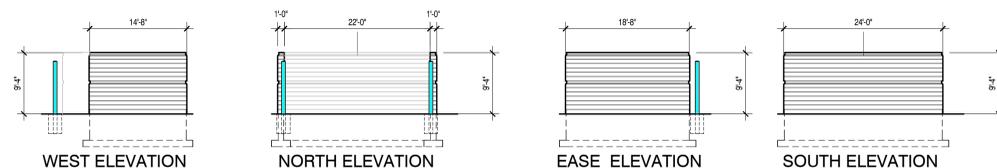


SOUTH ELEVATION

EXISTING BUILDING PROPOSED BUILDING ADDITION

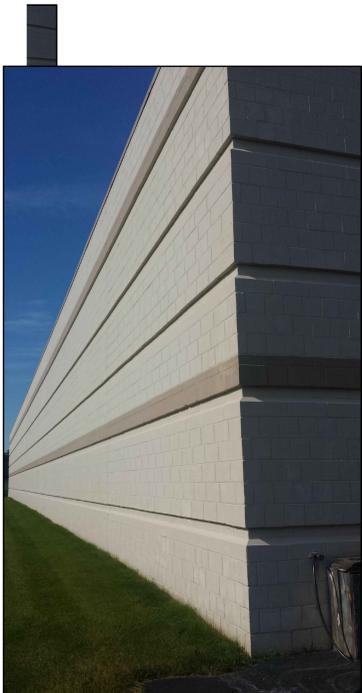


NORTH ELEVATION



DUMPSTER ENCLOSURE

TYPICAL SECTION - MATERIAL LEDGED NO SCALE



TYPICAL EXTERIOR PHOTO OF MATERIAL AND CONC. BLOCK DESIGN NO SCALE

EXTERIOR MATERIAL KEY NOTES

- A SINGLE SCORE CMU PAINTED MATCH MORTAR JOINT TYPE
- B HORIZON CMU PAINTED MATCH MORTAR JOINT TYPE
- C STANDARD CMU PAINTED (4" & 8") MATCH MORTAR JOINT TYPE
- D METAL CAP FLASHING TO MATCH EXISTING CONDITIONS
- E 3070 H.M. DOOR AND FRAME PAINTED AND MATCH EXISTING CONDITIONS
- F 24" X 14" INSULATED OVERHEAD DOORS WITH WINDOW UNITS MATCH EXISTING DOORS

ELEVATIONS 3/32" = 1'-0"

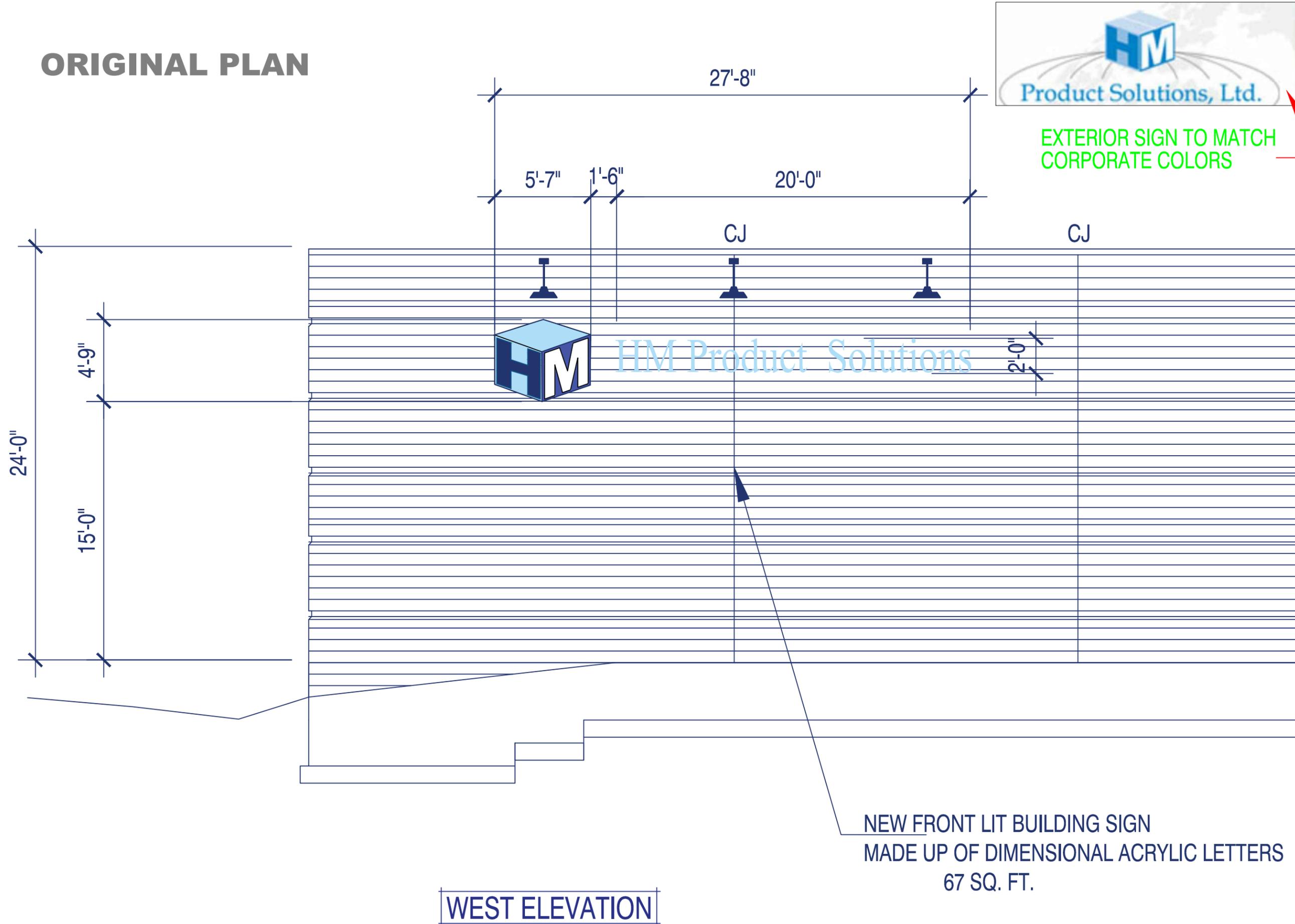
MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS

ORIGINAL PLAN



WEST ELEVATION



EXTERIOR SIGN TO MATCH CORPORATE COLORS

NEW FRONT LIT BUILDING SIGN
MADE UP OF DIMENSIONAL ACRYLIC LETTERS
67 SQ. FT.

	MSI GENERAL CORPORATION P.O. BOX 7 OCONOMIOWOC, WI 53066 262.567.5661 FAX: 262.567.2764	ARCHITECTS
	WWW.MSIGENERAL.COM SINGLE SOURCE RESPONSIBILITY™ ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION	
HM Product Solution Exterior Sign Design		ENGINEERS
PROJECT NAME: HM Product Solutions STREET ADDRESS: 581 S. Industrial Drive CITY/STATE/ZIP: Village of Hartland		MANAGERS
Date: 06/26/17	Scale: 3/16" = 1'-0"	Drawn By: Tony Zulli
Sheet Number: P11959	Project Number: P11959	

ORIGINAL PLAN

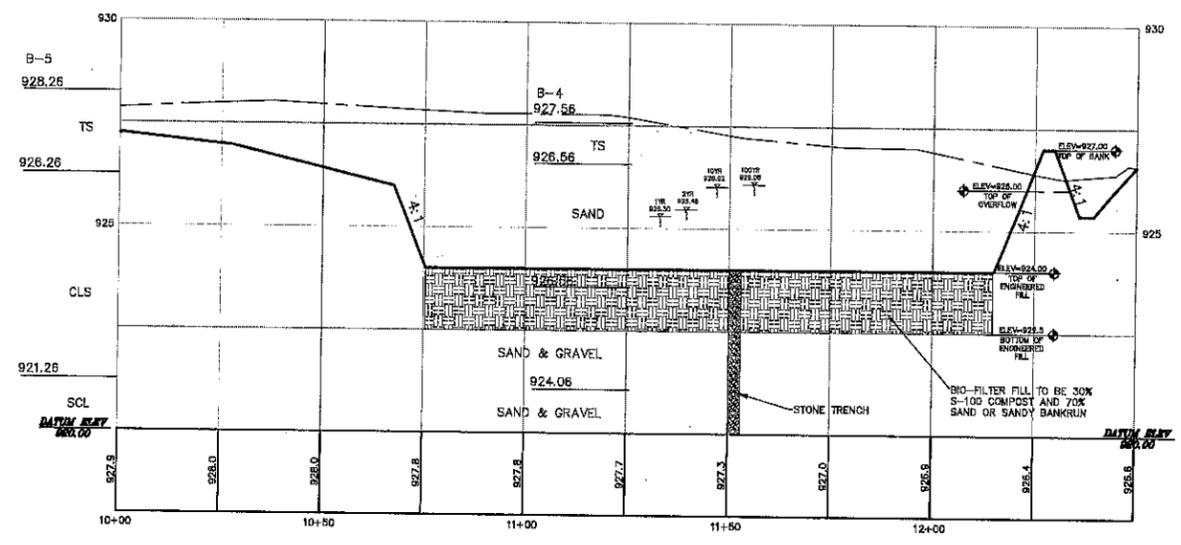
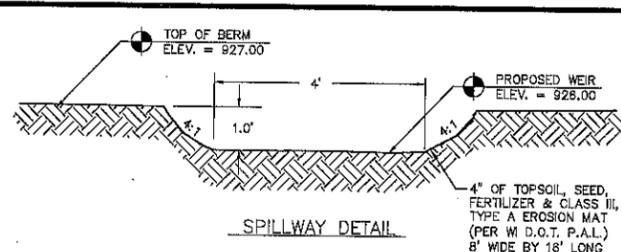
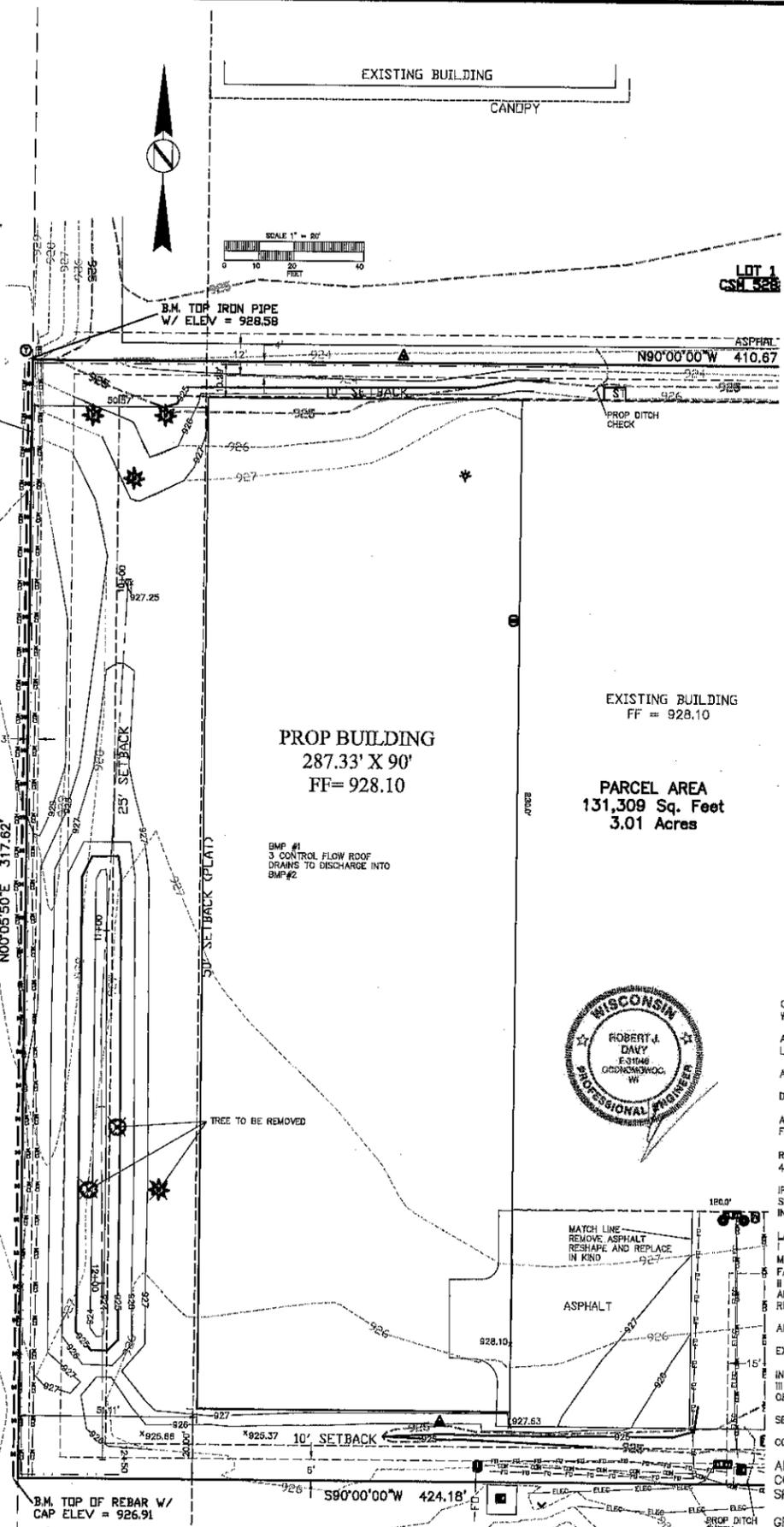
GENERAL UTILITY NOTES

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

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



Toll Free (800) 242-8511
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BIO-FILTER NOTES

CONTRACTOR TO DIG BMP 2 TO AN ELEVATION OF 924.00 AND WILL ACT AS A SED TRAP DURING CONSTRUCTION. SEED AND EROSION MAT THE SIDE SLOPES. ONCE BUILDING IS BUILT AND SITE RESTORED, CONTRACTOR TO REMOVE 6" OF MATERIAL, TO GET TO AN ELEVATION OF 923.8. THEN PLACE 8" OF S100 COMPOST ON TOP AND TILL IT INTO THE SAND (APPROX. 18" DEEP). TOP OF ENGINEERED FILL TO APPROX 924.2 TO ALLOW FOR SETTLEMENT AND DECAY. RESTORE BOTTOM OF BASIN WITH PRAIRIE NURSERY LAND RESTORATION MIX (OR EQUAL) 1.5LBS/5000 SQ.FT. AND 1 LBS / 1000 SQ.FT OF AN ANNUAL RYE

Mix to Contain at least 10 wildflowers & 3 or more grasses.

Wildflowers:
 Nodding Pink Onion / Smooth Aster / Blue False Indigo / White False Indigo / Pale Indian Plantain / Wild Senna / Lanceleaf Coreopsis / Purple Prairie Clover / Canada Tick Trefoil / Pale Purple Coneflower / Purple Coneflower / Showy Sunflower / Ox Eye Sunflower / Bergamot / Smooth Penstemon / Yellow Coneflower / Black Eyed Susan / Sweet Black Eyed Susan / Brown Eyed Susan / Roseweed / Compositant / Prairie Dock / Stiff Galdenrod

Grasses:
 Big Bluestem / Sideoats Grama / Canada Wild Rye / Switchgrass / Little Bluestem / Indiangrass

CONSTRUCTION SEQUENCE

- 1) INSTALL ALL EROSION CONTROL MEASURES, (SILT FENCE, & DITCH CHECKS) TRACKING DRIVE TO BE EXISTING PARKING LOT. CONTRACTOR TO KEEP INDUSTRIAL DRIVE CLEAN.
- 2) STRIP TOPSOIL & STOCKPILE WHAT IS NEEDED TO RESTOR AND REMOVE THE REST OF THE TOPSOIL (SEED WITH RYE GRASS IF LEFT INACTIVE FOR MORE THAN 7 DAYS), PLACE SILT FENCE ON DOWN SLOPE.
- 3) GRADE SITE AND REMOVE ALL EXCESS MATERIAL (INCLUDING SEDIMENT TRAP)
- 4) START CONSTRUCTION OF BUILDING.
- 5) ONCE BUILDING IS COMPLETED INSTALL LANDSCAPING AND AND FINALIZE RESTORATION INCLUDING BASIN REMEDIATION.
- 6) ONCE SITE IS VEGETATED AND VILLAGE APPROVES REMOVE ALL EROSION CONTROL.

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

ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE MONITORED DAILY FOR STABILITY AND OPERATION AND REPORTED AT LEAST ONCE PER WEEK AND FOLLOWING EVERY 0.5" RAINFALL.

ALL INLET PROTECTION TO CONFORM TO EITHER WDOT PAL LIST OR WDNR T.S. 106D

DUST CONTROL TO FOLLOW WDNR T.S. 106B

ALL RESTORATION TO BE IN ACCORDANCE WITH WDNR'S CONSERVATION PRACTICE STD 1059. CUT AND FILL SLOPES WILL BE 3:1 OR FLATTER OUTSIDE ROAD RIGHT OF WAY & 4:1 OR FLATTER WITHIN ROAD RIGHT OF WAY.

RESTORATION TO BE TOP SOILED (6" MIN), (IF GRADED), SEED, FERTILIZED, AND MULCHED UNLESS OTHERWISE NOTED. ON SLOPES 4:1 OR STEEPER CLASS I TYPE B (WSDOT PAL) EROSION MAT REQUIRED.

IF THE SITE OR PORTIONS OF THE SITE ARE TO REMAIN INACTIVE FOR GREATER THAN 7 DAYS TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING OR MULCHING SHALL BE TAKEN WITHIN 7 DAYS FROM THE SITE BEING LEFT INACTIVE.

LATE SEASON STABILIZATION BETWEEN OCTOBER 15TH AND NOVEMBER 15TH
 SEEDING RATE: PERENNIAL SEED MIX RATE MUST BE APPLIED AT 1.5 x THE WSDOT SECTION 630 RATES AND MUST INCLUDE A MINIMUM OF 2 LBS PER 1000 SQ.FT. OF TEMPORARY COVER (IE WINTER WHEAT OR ANNUAL RYE GRASS FOR FALL PLANTINGS).

II EROSION CONTROL: IN ADDITION TO APPLYING TOPSOIL THE ABOVE NOTED SEED MIX AND STARTER FERTILIZER, THE FOLLOWING ARE MINIMUM REQUIREMENTS FOR STABILIZING SITES DURING THIS PERIOD. APPROVED EROSION CONTROL PLANS MAY BE MORE RESTRICTIVE

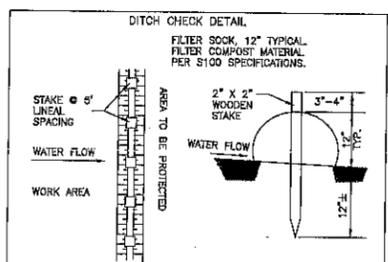
1. CHANNEL FLOW AND BACKSLOPES: APPLY STAKED PAL CLASS 3 TYPE A EROSION MATTING THE ENTIRE CHANNEL AND ALL BACKSLOPES.
2. OTHER AREAS: APPLY TYPE A SOIL STABILIZER FROM THE PAL TO ALL OTHER DISTURBED AREAS THAT REMAIN EXPOSED. CLASS 3 TYPE A EROSION MATTING WITH TYPE B SOIL STABILIZER UNDER IT IS ACCEPTABLE.
3. INFALLS / OUTFALLS: INSTALL SOD PADS (2 ROLLS) AT ALL CULVERT OUTFALLS, AND OTHER HIGH-EROSION LOCATIONS IN ACCORDANCE WITH DNR STANDARDS.
- IV MAINTENANCE: INSPECT ALL SEEDING AREAS WEEKLY, ENSURE ADEQUATE WATER IS PROVIDED UNTIL FULL TEMPORARY COVER IS OBTAINED, AND REPAIR ANY EROSION PROBLEMS, WASHOUTS, ETC.

SEED TYPE TO BE TURF TYPE. RATE TO BE APPLIED PER MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFIED ON PLANS.

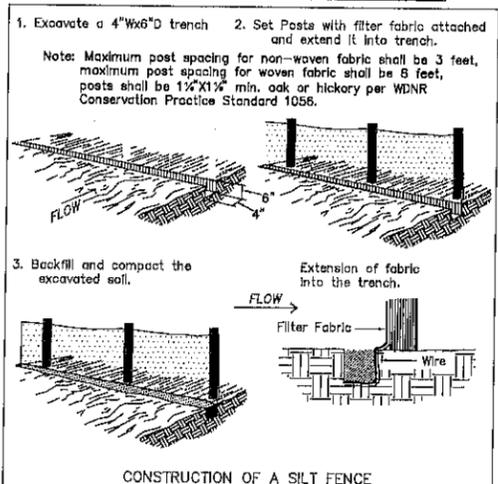
CONTRACTOR TO FOLLOW STANDARD PROCEDURES FOR SPILL PREVENTION AND RESPONSE

ALL UTILITY WORK TO BE INSTALLED THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION, AND VILLAGE OF HARTLAND STANDARD SPECIFICATIONS

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

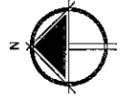
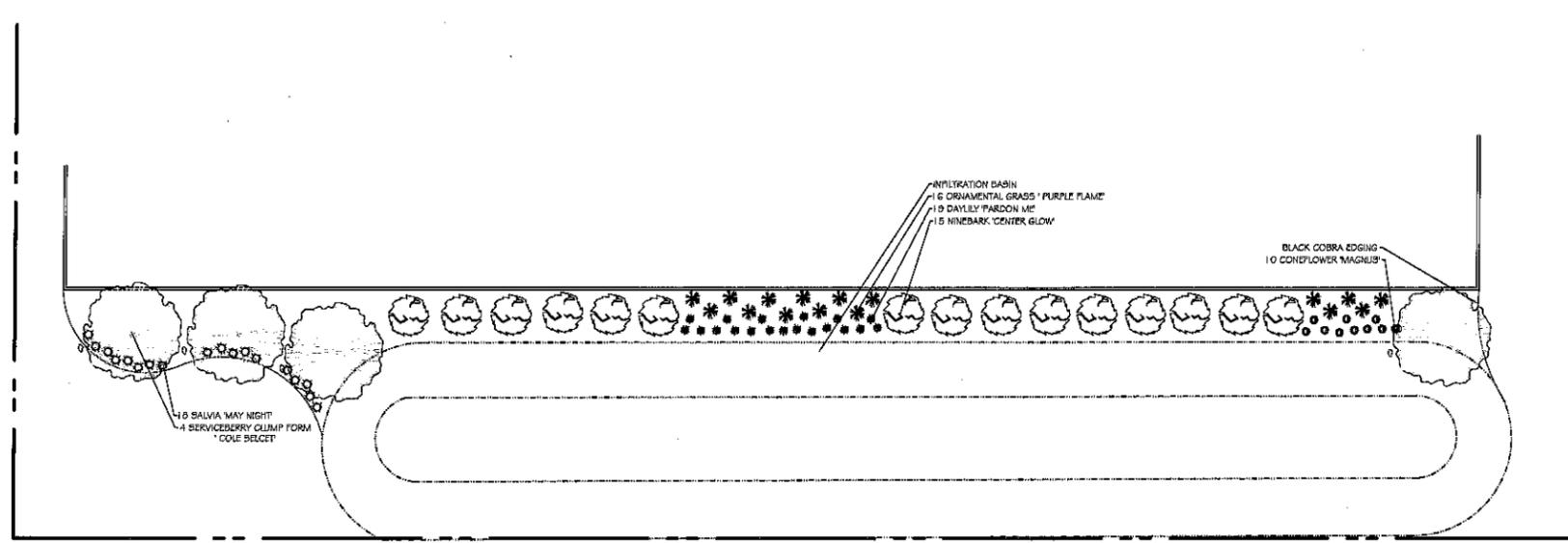


NOTES:
 1. ALL MATERIAL TO MEET WI D.O.T. P.A.L. SPECIFICATIONS.
 2. THE CONTRACTOR SHALL ROUTINELY INSPECT, MAINTAIN AND REPAIR THE FILTER SOCK THROUGHOUT CONSTRUCTION.
 3. DURING CONSTRUCTION THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTER WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTER, OR AS DIRECTED BY THE ENGINEER.



LAKE COUNTRY ENGINEERING, INC.
 Consulting Engineers - Surveyors
 970 S. Silver Lake Street, Suite 105, Oconomowoc, WI 53066
 Phone (262) 569-9311 Fax (262) 569-9316
 DATE: JUL 1, 2017
 CHECKED BY: R. J. DAVY
 DRAFTED BY: R.A.D.
 SCALE: 1" = 20'
 REVISION DATE REMARKS
 PROJ. # 17-3209
 SHEET # 2 OF 2

ORIGINAL PLAN



PROJECT NAME: HM Product Solutions
581 S. Industrial Drive
Hartland, WI 53029

PAGE: 1 of 1

DATE: July 1, 2017 SCALE: 1" = 16'
REVISION DATE:
DRAWN BY: KW

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DETAILS MATTER
-LANDSCAPE DESIGN - CONSTRUCTION -
-HORTICULTURAL CARE -
-DECORATIVE MASONRY - CONCRETE -
SEASONALSERVICES.COM
262-392-3444





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

APPLICATION FOR
 PLAN COMMISSION

\$300 PLAN REVIEW FEE DUE AT TIME OF APPLICATION

Project Description <i>30 Acres north of Lisbon Road</i>			
Proposed Use <i>Single Family and Multi/Duplex Units</i>	No. of Employees		
Project Location <i>Highway K and Wiskeleman Road</i>			
Project Name <i>Jungbluth</i>			
Owner <i>Neumann Developments Inc.</i>	Phone <i>262 542 9200</i>		
Address <i>N27 W24025 Paul Ct</i>	City <i>Pewaukee</i>	State <i>WI</i>	Zip <i>53072</i>
Engineer/Architect <i>Trio Josh Fudelko</i>	Phone <i>262 790 1480</i>	FAX <i>262 790 1481</i>	
Address <i>12660 W North Ave</i>	City <i>Brookfield</i>	State <i>WI</i>	Zip <i>53005</i>
Contact Person <i>Josh Steve D</i>	Phone <i>262 542 9200</i>	FAX <i>MA</i>	E-mail <i>Steve@neumanncompanies.com</i>

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

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

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

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

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

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

Date Applied: <i>9/29/17</i>	Date of Meeting: <i>10/16/17</i>	Return Comments by:
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ANTHONY J & JILL SIKORSKI
1702 E BRISTLECONE DR
HARTLAND WI 53029

BADER REVOCABLE TRUST
1156 MARY HILL CIR
HARTLAND WI 53029

BIELINSKI HOMES INC
1830 MEADOW LN STE A
PEWAUKEE WI 53072-5575

BRIAN & ERIN DIERICKS
1140 MARY HILL CIR
HARTLAND WI 53029-8009

BRISTLECONE PINES COMM.ASSOC. INC
C/O DON TUSHAUS
1209 SWEETBRIAR LN
HARTLAND WI 53029-8635

CHARLES & CAROL JUNGBLUTH
W282N5811 WINKELMAN RD
HARTLAND WI 53029-9105

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

CONSTANTINE XYKIS
KATHERINE XYKIS
605 SOUTHERN OAK
HARTLAND WI 53029

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

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

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

DAVID & SUSAN MANN
W284N5500 JUNGBLUTH RD
HARTLAND WI 53029

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

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

ERIC J & TRACY R EGENHOEFER
1152 MARY HILL CIR
HARTLAND WI 53029

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

GERARD LIVING TRUST
606 SOUTHERN OAK DR
HARTLAND WI 53029

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

GLENN R & DEBRA A DOW
1610 WHISTLING HILL CIR
HARTLAND WI 53029-2007

GOOD 2008 JOINT TRUST
N55W28311 CTY K
HARTLAND WI 53029

HENRY & CAROL LEFEVER
1700 E BRISTLECONE DR
HARTLAND WI 53029

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

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

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

JOSEPH & CARMEN JUDD
1004 N CYPRESS CT
HARTLAND WI 53029

DAVID & KAREN KRAUSE
N56W28748 COUNTY ROAD K
HARTLAND WI 53029-9108

LONGMEADOW DEVELOPMENT LLC
W240N1221 PEWAUKEE RD
WAUKESHA WI 53188

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

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

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

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

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

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

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

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

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

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

SCOTT & DAWN KRAHN
1143 MARY HILL CIR
HARTLAND WI 53029

SCOTT WADE
607 SOUTHERN OAK DR
HARTLAND WI 53029-8008

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

STEEPLE POINTE HOMES LLC
2426 N GRANDVIEW BLVD STE G
WAUKESHA WI 53186-6905

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

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

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

WALTER ROGERS
1175 MARY HILL CIR
HARTLAND WI 53029-8009

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

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

Motion (Swenson/Schneeberger) to set a Public Hearing to be held during the regular Plan Commission meeting on March 20, 2017. Carried (6-0).

5. Plan Commission review and consideration of a concept site plan for a condominium development on the 38-acre property located at and adjacent to N56 W28628 CTH K (Lisbon Road).

The concept plan for the proposed development consists of 9 single-family condominium units and 74 two family units for a total of 83 dwelling units. The proposed plan calls for a density of 1.71 units per acre. The Comprehensive Plan calls for a maximum of 1.33 units per acre in a clustered development pattern. Of additional consideration is how this density is calculated. The 1.71 units per acre calculation (which is about 128% of the Plan densities) is based on the entire portion of the site minus only the ROW area. While it is clear that the area of public right of way is netted out of the calculation, it has recently been suggested that the environmental area should be removed as well. The parcel includes about 13 acres of Isolated Natural Resource area in the northwest portion of the property, the inclusion or exclusion of which would account for about a 17 unit swing in the maximum number of housing units allowed.

Matt Neumann from Neumann Companies described the background of his company. He explained that the plan of condominiums on this parcel came from the fact that there are numerous \$750,000 - \$800,000 single family lots and homes in the surrounding area and this piece of land poses quite a few challenges for single family homes in that range.

There are two major highways on two sides of this property and you would not want to build close to them. Lot prices would not be able to compete with some of the other surrounding available lots.

Mr. Neumann would purchase 11 acres of adjacent property from the Siepmann Realty to add to the acreage of this parcel at the northeast corner. In the northeast corner is a future well site and a SEWRPC delineated wetland.

There are 19 homes available on MLS today in the \$600,000 range and above. Twelve have sold. It's a year and a half supply. Statewide and nationwide, supply is at an all-time low at about a three month supply. Building more homes at that higher price range is not something that is needed right now.

On the condo side, there were five listed, four of those five have accepted offers. The Hartland population is likely to want to downsize from the larger homes to condominiums.

Mr. Neumann said his preference would be to have private (with a connection for emergency vehicles) rather than public roads. However, they would work with the Village to make the streets public if that is preferred.

The public was given an opportunity to express their thoughts on this planned development.

Those who spoke were Dino Xykis (605 Southern Oak Dr.), Joe Walicki (624 Southern Oak Dr.), Kevin King (1264 Mary Hill Circle), Mark Leslie (578 Southern Oak Circle), Steve Newton (614 Southern Oak Drive), and Susan Gerard (606 Southern Oak Dr.) An email from Scott Wade (607 Southern Oak Dr.) was read by Administrator Cox.

The Mary Hill Subdivision homeowners had many of the same concerns:

- The notice for the meeting was not received far enough in advance of the meeting or some neighbors did not receive notice at all.
- Traffic flow in Mary Hill Subdivision would increase, not only during construction of the development, but after construction when their streets would be used by residents in the new development.
- Safety is a concern for children, due to the increased traffic.
- According to residents who talked to Waukesha County, CTH KE is not planned to be rerouted in the near future.
- The development is too dense.
- There may be an issue with the private driveway between the development and Mary Hill Subdivision.
- Residents do not want Southern Oak Drive to go through to the new development.
- It was questioned whether an environmental impact study or a traffic study has been done.

Mr. Neumann addressed the residents' concerns:

There will be Public Hearings in the future for the annexation and rezoning – it takes months for this process. This is not the last time the public will be able to voice their opinions. This is a concept plan that is very early in the process.

- Traffic impact analysis has not been done. It is typically done when you have a subdivision of more than 100 homes or units. This plan calls for 83 units. If the Village or the County would require it, then it would be done. CTH K is a major county road with a lot of traffic. CTH KE also has a lot of traffic, but county highways are built for that -- the subdivision roads are not. The traffic from this development will go out to the county highways.
- An environmental study would not get done for a few months, as well as geo-tech and soil borings. That happens when the design is solidified. It's too early in the process.
- The condos will be single-story condos with exposed basements – that is what the market is demanding now. They will have a 4 – 8 foot exposure. However, topography will not be a problem.
- Mr. Neumann pointed out a planned temporary access road off of CTH K that will take all of the construction traffic on that road. They will work with the County to accomplish that road.

- The connector road is not in the County's budget cycle or plans. However, with the Siepmann's property being developed and if this project goes through, the County may move that road project up.
- Regarding the connection between the walking trail from Mary Hill Subdivision, the private driveway, and the proposed development, Mr. Neumann's preference would be to have private roads, with an emergency access only between Mary Hill Subdivision and this development. The condo association would own the road and maintain the road. Mr. Neumann would be O.K. with some sort of gate, if the Village would agree with it. If the road is public, then there would be a through road between Mary Hill Subdivision and this development.

The applicant would like to break ground this year and hopefully finish the first condominiums in the spring of 2018. It will depend upon how long the process takes. A healthy home market is diversification. A saturation of homes in the \$600,000-plus range is not good for home values.

The Comprehensive Plan does show a connector road between Mary Hill Subdivision and any development on the North 40 property. It may not take into consideration the private driveway. Something that was done for the Sanctuary of Hartland was to make an 8 foot wide pedestrian only access to the Woodlands Subdivision. A similar layout might be a possible solution for this area instead of a roadway. They used breakaway bollards on each end, which restricts vehicular traffic. That pedestrian/emergency vehicle area might also be a good way to connect to the environmental corridor with a trail and making it a community asset.

M. Neumann noted that if they would build single family homes, the road would be public and a road connection in this area would be made.

Mr. Neumann's concept plan shows the Waukesha County preferred route (northern route) for the HWY KE connector road. The Village is at a point now where staff would encourage changing the comprehensive plan to show the northern alignment.

Administrator Cox stated that the density with this concept is at least 20 units above what is suggested for this site on the Comprehensive Plan. There is a question as to whether that is even the right number. How does the Plan Commission want to calculate that in the implementation of the Comprehensive Plan? Staff has included in the calculations that we've made the environmental area in the northwest part of the project for the calculations. We took a look at the site, minus a factor for rights of way and multiply that by 1.3. There has been some suggestion that the environmental corridor should not count. The Village Code would require if we allow for a density calculation to use the environmental corridor, because we are not developing there, there needs to be special permission given to move that density somewhere else on the site. If that 13 acres accounts for about 17 households, the Plan Commission and the Village Board would have to make a decision on how those 17 households would get moved somewhere else on the site. At minimum that's a conditional use. Perhaps it's a planned unit development. The question is what would be the right number of units.

It's very clear in the Village's Comprehensive Plan that the isolated natural resource area not be developed. It could have passive use trails in it. We anticipate that there will be sanitary sewer cutting through there. The goal would be to have that remain a feature of the property.

Mr. Neumann is working with the Village to preserve the environmental corridor, the well site and a park in the northeast corner. In turn, they are asking for density above what is in the Comprehensive Plan.

Ryan Amtmann asked if potentially a PUD was used, what is the anticipated density in terms of the number of people, what's the anticipated density in total square footage of the buildings and how would that compare to a traditional single family type layout. Is there more people per building?

Mr. Neumann stated that if you have 65 single family homes with an average square footage of 3,000, it is 195,000 sq. ft. of building. Eight-three units at 2,100 s.f. per unit comes to 174,000 s.f. of building.

The number of people anticipated in homes would be $3.5 \times 65 = 227.5$. Condo units would be estimated at 207 people. It is possible that the likely buyers of the condos would spend some time away probably during the winter months.

A 65 lot single family development would be \$150,000 - \$200,000 lot prices and \$600,000 - \$800,000 homes. For 83 condos, the price point would be approximately \$400,000 to \$500,000 for approximately 2,000 – 2,200 s.f.

Administrator Cox indicated that staff's position is that there is nothing in the Village's regulations that would allow more than 70.62 houses on this property. Based on the Comprehensive Plan, this is the number. If the Plan Commission believes it's appropriate to go to a number higher than that, you have to amend the Comprehensive Plan and you have to figure out how to do the zoning. You have the ability to bump that 10%. If you don't follow the Comprehensive Plan when you zone it, the public present at the meeting have standard to sue the Village.

Mr. Neumann thought that they could probably do the development with 70 – 72 condo units without changing the Master Plan, as long as the Village would work with them on allowing private roads and putting in a glorified walkway/emergency vehicle area between Mary Hill and the development.

The issue was brought up that if the park area in the northeast part of the development receives a P-1 zoning, would that not be able to be used as part of the calculations for density? Staff will look into that.

The developer is willing to put in trails and grant public easement in the environmental area. There still is the issue of the private driveway to work out.

Administrator Cox mentioned if this goes forward, the Village would have to spend some time with the County, developer and the property owners in the area to decide where the best access point would be.

Jack Wenstrom addressed the developer with the fact that with private roads, the maintenance costs go to the condo owners, which is a very large expense. It is easier and less expensive for the developer.

Matt Neumann stated that if the roads are private, they are owned by the homeowners and are not dedicated to the Village. If the Village would want the roads to be public, the developer would agree to that. People who move into a condo understand, through the budget and deed restrictions, there are different dynamics from a single family development. Snow removal and landscaping are also part of the budget. What is less expensive for a private road is the design -- the width of the road, the setbacks from the road, the developer can design the street profile. Not that it's a cheaper road, it still needs to meet the standards and go through inspections.

The Plan Commission members were unanimous in the decision to not have more than 71 units for this development. If the developer still wants to pursue the project, he should work with staff.

There is still the issue of the private driveway. There are at least two places that the Village would need to cross for this development to occur. One is for the road connecting to Southern Oak Drive. Mr. Neumann has been told that he needs to contact the private owner. If that area becomes a path/emergency access, then it might be done with an easement.

If this goes forward at a lower density, the Plan Commission feels that the connection at Southern Oak could be an emergency entrance/exit only -- a foot path similar to what is in the Sanctuary Subdivision. Since it is a challenging property, it offers more flexibility to have private roads. The Commission was in agreement with private roads. The developer was encouraged to cluster buildings and leave as much open space as possible.

Mr. Neumann thought that the project would be doable with about 72 units, a private road and a pathway/emergency vehicle area.

The Commission would like to see a revised plan before making any motions for approval. Mr. Neumann will come back next month with a revised concept plan.

6. Plan Commission review and consideration of a final extraterritorial plat for Hawks Haven in the Town of Delafield.

No homeowners from the River Reserve Subdivision were present.

There are no changes from the conceptual plat to the final plat.

Walnut Ridge Drive, Ealon, LLC, owner, MSI General, Engineer/Architect, contingent upon final engineering approval. Carried (7-0).

4. Plan Commission review and consideration of a concept site plan for a condominium development on the property located at and adjacent to N56 W28628 CTH K (Lisbon Road).

This item returned to the Plan Commission for review of a revised concept plan for 72 condominium units on the 49.4 net acre site north of Highway K east of the Mary Hill subdivision. Based on the Village's Comprehensive Plan, the intended density on this site would be up to 65.87 units (32,670 s.f. per unit). However, if the Commission believes there are enough benefits to the community and appropriate trade-offs can be made, the Zoning Code does allow use of the PUD process to potentially increase density by up to 10%. Transfer of the density from the environmental area to the developed area will require granting of a Conditional Use Permit. Village and County staffs agree that the entrance should not connect with the County highway on a curve and should be moved farther east to the straight section. Additionally, it is likely that the final plans will call for the temporary road to be built off of Winkleman Road to the east rather than off of CTH K to the south as shown. The Winkleman connection is a safer location.

An official objection to the proposed development has been received from the owners of the 38-acre parcel to the north of the subject property.

Matt Neumann reviewed the changes in the concept plan from the last meeting. They had 83 condo units, but the revised concept is 72 units. They increased the number of single family condos and decreased the number of duplex condos. The most discussed item from last month was access (related construction traffic and build out traffic flow). The feedback from last meeting was the road connectivity to Southern Oak Drive, whether there should be public or private roads, the overall density of the site and what the Comprehensive Master Plan will allow as well as what the zoning will allow with a Planned Unit Development.

A few more pods/clusters have been created on the new plan. The single family pods will be at the north and northeast part of the property as well as along the wooded area.

The residents of Mary Hill are strongly opposed to the road being connected. The applicant is willing to do whatever the Village would like, but on the other hand he does understand the residents' perspective on that. If it is fine with the Village, he would not make that road connection, which has multiple challenges. There is a 33 foot wide private driveway in between Mary Hill and this property. The residents' number one concern is safety from construction vehicles and other vehicles taking a short cut through the area. The main entrance to the development will be a landscaped boulevard, which will connect to a large loop road. A planned paved trail to connect to Mary Hill subdivision, would require crossing a driveway that is private property. If necessary the trail could come down south and go along CTH K through the right of way and go back north on the other side. That would require the County's input because it is in their right of way.

Also discussed last month was emergency access at the connection path, which would also require crossing the private driveway. The applicant has not yet met with the private property owner. Knock down ballasts would be used for the emergency access, the same as they have been used in other areas in the Village. The emergency access may not be needed because of the boulevard style main entrance and exit. Mr. Neumann proposes internal private roads for the development.

The question of what the developer will do until the county highway extension is built was asked. Mr. Neumann has not talked to the County yet. A Village approved conceptual plan is needed before taking the plan to the County.

Dave Lamerand stated that issue number 1 is that we need to re-adjust our thinking on the number. We have to look at the zoning and the Land Use Plan. The Land Use Plan calls for single family homes up to 65 sites. If the Plan Commission deems the concept of condominiums is acceptable and the number is acceptable, then we have to change our land use plan and then look into the zoning to see what would apply to this and what would allow for a greater density.

Issue number 2 is the County Highway realignment. It appears that the southern alignment will not happen. The Siepmanns have offered to donate the land for the northern highway realignment. Waukesha County will have to discuss with all the parties the resolution of where the highway will go before we can finalize Mr. Neumann's plan. It might be that the entrance will connect with Winkelman instead of Lisbon. Consideration of the topography of the road, the ingress/egress of other existing parcels that are there and the best and safest way to construct the road will need to be discussed.

The Comprehensive Plan needs to drive the decisions – it is the law of the land. The Plan Commission needs to look at that.

David deCourcy-Bower looked at some of the numbers for density in the Comprehensive Plan for developments with significant environmental areas and what the density is for buildable portions of the property. He suggested 50 units for this parcel. If the 10% is applied for a PUD on top of that, it would be 56 units. This is David deCourcy-Bower's suggestion.

Dave Lamerand stated that it is not how the Village has applied our zoning in our Land Use Plan. He said that we would take the environmental corridor out of the equation. Then it comes down to what is the zoning on the balance 36.25 acres of developable land, which comes to 72.5, but there are deductions from that.

If the plan is acceptable to the Plan Commission, they can conceptually say yes, and when we find out where the County Highway is going to be, they will look at what the acceptable density is going to be.

Mr. Neumann asked if the proposal would need to go through a Comprehensive Plan amendment no matter what. If that is the case and the concept plan is approved, Mr. Neumann has no problem with going through that process. But, he would need clear direction on if this concept plan is acceptable. If he went with the single family homes of 65 units, there is no good-looking way to put 65 homes on this property. The condos

allow cluster type development on a property that has a lot of constraints (the woods, the access, a road that has not been determined, a County Highway challenge on the south, the driveway to the west, a Village well site, and a sewer easement).

If the Plan Commission deems this conceptual project acceptable, the County may possibly start the highway realignment project sooner. If they are not going to start the highway project within the next year, which is unlikely, Mr. Neumann will need to know the location and have the County and Village tell him where the construction traffic and the initial resident traffic would be coming from. The developer wants to build a nicely landscaped entrance/boulevard and would not want to have to move it at a later date.

Once the Village approves this plan on a conceptual basis, then it has to be determined by the County what will be done with the road. Mr. Neumann would like to break ground sometime in 2017, however, realistically it may be spring 2018.

The preliminary layout from the County was done some years ago and that is why this layout is on this concept plan. The Village has talked to the County and the challenge of the entry on the curve is in the passing lanes (by-pass lanes) for left turning traffic into the subdivision and the right turn traffic going into the subdivision. The County agrees with the Village that the entry should be on the straight away. The initial access will come off of Winkelman because it's a long, straight stretch with good sight distances.

Comments from the public:

Mr. Xykis of 605 Southern Oak asked if developing 10 percent over what is zoned is customary for all developments. Mr. Lamerand answered no -- because of the uniqueness of this property, and by taking out the environmental corridor, we are allowing for a Planned Unit Development and a clustering of the homes. Since the roads within will be private, the density can be a little higher. The Plan Commission is allowed to go up 10% in a Planned Unit Development. The law does not say we have to do that.

Carol Jungbluth of the Town of Merton, north of the proposed development, stated that there are two active farm driveways and three resident driveways within 1,300 feet that are trapped by a hill on Winkelman and by what is proposed to be a blind curve. She has slow, large farm machinery traveling on the highway where it is proposed CTH K will intersect with Winkleman Road. It is hard for them to get on the road with their farm equipment now. Traffic on this stretch of the road moves so fast and there is not time to move slow machinery. It's a safety factor that puts her family in danger. The County needs to address this.

Chairperson Lamerand agreed with Ms. Jungbluth regarding the County needing to look at the situation and needing to figure out what they need to do to protect the people involved, including the farm and private driveways. We need to get the answers from the County.

Motion (Swenson/Schneeberger) to approve the conceptual design for a site plan for a condominium development on the property located at and adjacent to N56 W28628 CTH K (Lisbon Road) with a recommendation that it will be contingent upon the

Waukesha County input on the finalization of Jungbluth Road. (6-1). deCourcy-Bower voted no.

The amendment of the Comprehensive Plan will run simultaneously while working with the County on the Road.

The developer needs to have a conversation with the private property owner regarding crossing under his driveway for sewer connection and the emergency access/trail to Mary Hill.

Mark Leslie of 578 Southern Oak, received clarification on the County needing to decide on the timeline and configuration of the road extension.

The property still needs to be annexed from the Town of Merton to the Village of Hartland. If there is a change in the Comprehensive Plan, there would be a Plan Commission meeting, a Public Hearing and a Village Board meeting that would be in the process. Annexation will also need public hearing.

Mr. Neumann asked if the Comp Plan allows for a condominium project if they meet the density. If they stay within the tolerances of the maximum thresholds, is there way to do a condominium development within the current Comp Plan? Or will they have to do an amendment no matter what?

The Village and the Village Attorney will look into that for the answer.

5. Adjourn

Motion (Wenstrom/Schneeberger) to adjourn. Carried (7-0). Meeting adjourned at 8:25 PM.

Respectfully submitted by
Recording Secretary,

Lynn Meyer
Deputy Clerk



1210 W. NORTH AVE., BLDG D
 BROOKFIELD, WI 53005
 PHONE: (262) 790-1180
 FAX: (262) 790-1181
 EMAIL: p.delfino@trioen.com

Data Summary Table

126 Condominium Units

Total "A" Area =	38.21 acres
- CTH KE Right-of-way Area =	- 0.27 acres
Net "A" Area =	37.94 acres
INRA Area =	12.79 acres
Total "B" Area =	11.63 acres
Net "B" Area =	11.63 acres
Total "C" Area =	21.43 acres
+ Winkleman Rd 1/2 Right-of-Way =	+ 0.93 acres
Net "C" Area =	22.36 acres
Total Net Area =	71.93 acres
[CTH KE Right-of-Way = 4.11 acres]	

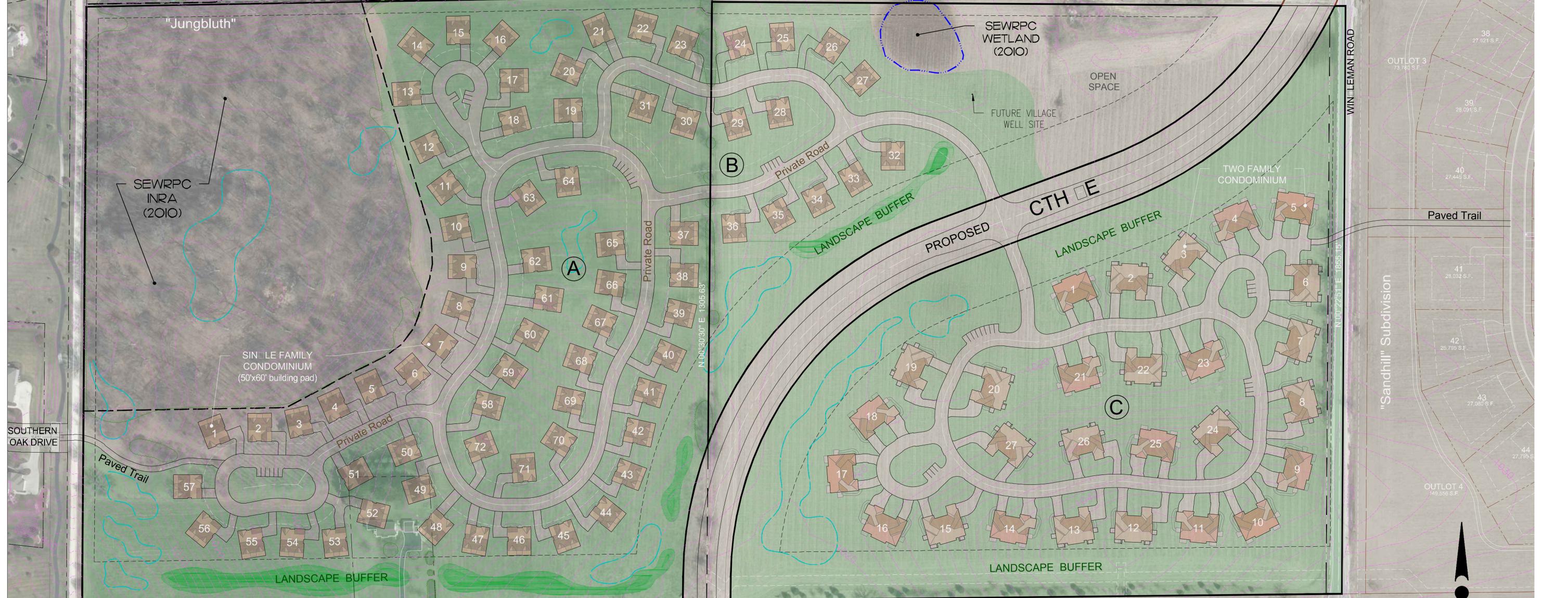
"A" & "B" Net Density = 1.45 units/acre
 "C" Net Density = 2.42 units/acre
 "A" & "B" Total Road Length = 3,700 l.f.

Development Summary

Proposed Zoning: RD-1 PUD
 Village of Hartland
 "Clustered Conservancy Community"
 72 - Single Family Condominiums
 54 - Two-Family Condominiums
 126 - Condominium Homes
 Outdoor Amenity Areas & Walking Trails

Setbacks:

Min Private Road Setback = 45' to Centerline
 25' to road at cul-de-sacs
 Min Arterial Setback = 100' (75' "Grey Oak")
 Min Bldg - Bldg Setback = 25'
 Min Rear Yard Setback = 25'



JUNGBLUTH CONDOMINIUM
Conceptual Site Plan
 Lisbon Road, Village of Hartland, WI

LISBON ROAD CTH



N27 W2 025 Parcel Court
 Pelee, WI 53072

Scale: 1" = 100' (22"x34")
 Scale: 1" = 200' (11"x17")
 DATE: 02/28/2017

VILLAGE OF HARTLAND
ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 46
OF THE VILLAGE OF HARTLAND MUNICIPAL CODE
PERTAINING TO ZONING ORDINANCE

THE VILLAGE BOARD OF THE VILLAGE OF HARTLAND DO ORDAIN AS FOLLOWS:

Section 1: Chapter 46 of the Village of Hartland Municipal Code of Ordinances pertaining to Zoning Ordinance is hereby amended as described herein with deletions shown with an overstrike and additions shown with an underline.

Section 2: Section 46-1 pertaining to Definitions is hereby amended as follows:

- Temporary swimming pool* means:
 - (1) A pond or pool intended for persons to wade or swim.
 - (2) Holding water no deeper than 18 inches.
 - (3) Not subject to permit or fence requirements if set up no earlier than May 15, each calendar year and taken down no later than September 30, each calendar year.
 - (4) Subject to all conditions as stated under section ~~46-11(8)e~~. 46-14(8)(e) of this Code.

Section 3: Section 46-14(2) pertaining to Use Regulations is hereby amended as follows:

Accessory uses and structures. Those uses and structures specified in this subsection are permitted in the rear yard in any residential district and in the side and rear yards in any business, industrial, quarrying/extractive, institutional or park district, but not until their principal structure is present or under construction. Accessory uses and structures shall comply with the provisions of section ~~46-925(b)(5)~~ 46-926(b)(5) and shall not exceed 15 feet in height, unless section ~~46-925(a)~~ 46-926(a) applies. Accessory structures allowed in floodplains are limited to those permitted in accordance with divisions 3 and 4 of article X.

Section 4: Sections 46-14(9)(c) and (d) pertaining to Use Regulations is hereby amended as follows:

- c. Earth station dish antennas shall comply with the height provision in section ~~46-925(a)~~ 46-926(a).
- d. Earth station dish antennas shall also comply with the applicable yard provisions in section ~~46-925(b)~~ 46-926(b).

Section 5: Section 46-497(1) pertaining to Yards is hereby amended as follows:

Rear yard: Not less than 25 feet or in accordance with subsection ~~46-12(e)~~ 46-15(e), unless the plan commission approves a conditional use permit in accordance with subsection 46-494(12).

50 **Section 6:** Section 46-554(5) pertaining to Landscaping is hereby amended as follows:

51
52 Landscape lighting shall be in general compliance with section ~~46-555~~ 46-556.

53
54 **Section 7:** Section 46-926(b)(5) pertaining to Modifications is hereby amended as follows:

55
56 Accessory uses. Accessory uses and detached accessory structures are permitted in the rear yard
57 only in residential districts, provided that they shall be no closer than ten feet to any structure with
58 the exception of accessory structures in the RS-5 single-family residential district which shall be
59 allowed to reduce their distance to that property's principal structure to five feet if all accessible
60 areas within the accessory structure be constructed with one-hour fire rated construction, and no
61 closer than five feet from side or rear lot line and any side or rear lot line, nor occupy more than
62 the lesser of 20 percent of the rear yard area or 800 square feet. Accessory uses and detached
63 accessory structures are permitted in the side and rear yards in business, industrial,
64 quarrying/extractive, institutional and park districts, provided that they shall be no closer than ten
65 feet to the principal structure, shall not occupy more than 50 percent of a side yard nor 75 percent
66 of a rear yard area, and shall be no closer than three feet to a rear yard area, and shall be no closer
67 than three feet to any side or rear lot line, nor five feet to any alley line.

68
69 **Section 8:** Section 46-955(h) pertaining to Lighting is hereby amended as follows:

70
71 *Sign lighting.* See section ~~46-983~~ 46-984.

72
73 **Section 9:** If any section, sentence, clause, phrase or portion of this ordinance is for any reason
74 held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be
75 deemed a separate, distinct and independent provision, and such holding shall not affect the
76 validity of the remainder of such ordinance.

77
78 **Section 10:** This Ordinance shall take effect and be in full force after adoption and proper
79 publication.

80
81 Adopted this _____ day of _____, 2018.

82

VILLAGE OF HARTLAND

ATTEST:

By: _____
Jeffrey Pfannerstill, Village President

Darlene Igl, MMC, WCPC, Village Clerk