

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA**  
**MONDAY, FEBRUARY 19, 2018**  
**7:00 PM**  
**BOARD ROOM**  
**MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Roll Call

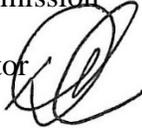
1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of January 15, 2018.
2. Architectural Board and Plan Commission review and consideration of landscape plans for 505-525 Cottonwood Avenue.
3. Architectural Board and Plan Commission review and consideration of site, building, landscaping and lighting plans for construction of warehouse for MWS Warehouse, 400 Cardinal Lane.
4. Architectural Board and Plan Commission review of a proposed sign for North Shore Middle School, 800 E. North Shore Drive including discussion of current Sign Code provisions.
5. Plan Commission consideration of an ordinance creating the RSE-2 Single-Family Residential District related to larger lot development without municipal utilities.
6. Items related to a request for amendments to the Comprehensive Land Use Plan for the area north of CTH K (Lisbon Road) and west of Winkleman Road.
  - a. Plan Commission final review and consideration of amendments to the Comprehensive Plan to increase recommended density and identify the future location of CTH KE in this area.
  - b. Consideration of a "Village Plan Commission Resolution Recommending Adoption of an Amendment to the Village of Hartland Comprehensive Development Plan: 2035".
7. 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](http://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:** February 16, 2018  
**SUBJECT:** Agenda Information – February 19, 2018

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

Item 2 Related to landscape plans for 505/525 Cottonwood Ave.

Background: As the Board/Commission will recall, partial plans for the replacement landscape screening at this property were reviewed at the November meeting. At that time, the plans were not complete and the body decided to table the matter until full plans could be prepared. The new plan is intended to address the issues created by the unauthorized removal of the previous screening material that included a variety of mature deciduous and coniferous trees and bushes. In general, staff is comfortable with the proposed plans except that we would recommend that the new Black Hills and Green Spruce trees proposed near the center of the landscape area be relocated slightly to help prevent the spruce trees from growing into the nearby maple trees as they reach maturity.

Recommendation: Recommend approval of the proposed landscape plans.

Item 3 Related to the proposed MWS Warehouse on Cardinal Lane.

Background: The owner of the business and property at 440 Cardinal Lane is proposing construction of a stand-alone building on the adjoining property to facilitate continued growth in the business. Rapco Fleet Services deals primarily in aircraft brakes. The proposed facility would be used for storage and some office space and although the site plan is designed to accommodate the parking areas normally associated with a stand-alone business, they are not proposed for construction until such time as the building is sold or used for an unrelated business. A paved path connecting the two buildings is proposed for the purpose of allowing employee and forklift-type traffic to move between the buildings. Access to the site for vehicles would come via an already-established easement from the parcel to the east, 505-525 Cottonwood, and not off the curve in Cardinal Lane. The staff's detailed comments are contained in the Engineer's letter to the owner.

Recommendation: Recommend approval of the site, building and other plans as presented conditioned on addressing the Engineer's comments.

Item 4 Related to a sign at North Shore Middle School.

Background: The Hartland Lakeside School District has indicated a desire for a new sign at North Shore Middle School that would include an electronic message board. Such a sign is not currently permitted in the zoning district in which the school is located. As the memo in the pack indicates, the Commission is asked to consider whether the sign is appropriate and whether it would consider an amendment to the Zoning Code to allow the sign.

Recommendation: Consider the proposed sign and Code amendment.

Item 5 Related to a zoning district for properties without municipal utilities.

Background: In follow up to the Commission's discussion at its last meeting and comments from the Village Board, an ordinance has been drafted to create the RSE-2 Single-Family Residential Estate district. The district calls for density at not more than 1.75 units per net acre and defaults to lot sizes of 30,000 square feet and 120 feet wide. However, it does allow that one or both of these figures could be reduced to not less than 25,000 square feet and 110 feet if the petitioner can demonstrate the ability to provide adequate facilities for on-site sewer and water on the proposed lots. The Commission is asked to give consideration to the proposed district.

Recommendation: Recommend approval of the district and refer it to the Village Board for public hearing and final consideration.

Item 6 Related to a Comprehensive Plan amendment for the area north of CTH K.

Background: At Monday's meeting, the Plan Commission is asked to give additional, and possibly final, consideration to the proposed amendments to the Village Comprehensive Plan that would allow increased density on the properties north of CTH K and would adopt a new recommended route for CTH KE in this area. If the Plan Commission finds the amendment as drafted acceptable, it is asked to adopt a resolution regarding that intent and recommending the changes to the Village Board. The Village Board has conditionally set a public hearing on the change for March 26 and will consider an ordinance effecting the updates at meetings in the upcoming weeks. If the Comprehensive Plan is adjusted, the developer will then seek detailed approval, including zoning and other matters, of a plan for residential housing.

Recommendation: Consider the proposed amendments to the Village's Comprehensive Plan.

Plan Commission  
Agenda Information  
February 16, 2018  
Page 3

DC:PC Agenda Info 2-19

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

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES  
MONDAY, JANUARY 15, 2018  
7:00 PM  
BOARD ROOM  
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

Others Present: Administrator Cox, Building Inspector Hussinger and Deputy Clerk Bushéy

Roll Call

**1. Motion (Hallquist/Wenstrom) to approve the Jt. Architectural Board/Plan Commission Minutes of December 18, 2017 meeting 6-0-1, with deCourcy-Bower abstaining.**

**2. Architectural Board and Plan Commission review and consideration of site, building and lighting plans for construction of an addition to Austin Plumbing, 530 Norton Ave.**

Scott Lausten from Keller Inc. was present to explain the storage warehouse addition for Austin Plumbing.

The existing building is 6753 square feet, the addition will be 5213 square feet for a total of 11,966 sq. feet with the building sitting on 1.41 acres. There will be 47.9 % green space, the building will take up 19.5%, and hard surface will take up 32.6%. Existing asphalt from the entrance at Norton up to the building will stay with new asphalt being installed in the southeast corner for parking and an additional concrete slab added for dumpsters which will be screened off. The grading plan consists of a small storm water pond in the southeast corner for storm water runoff and will be graded according to storm water requirements. Trees will be added to the southeast corner to screen parking on the south side. The new south elevation will have 4 overhead doors, 3 of which will be 14 x14, 1 that will be 10 x 14 and 1 service door that will have half glass. The south elevation will be about 30 ft. north from the existing elevation. The south elevation will not be seen from the road or neighbors so they don't feel it is necessary to put masonry on the facade, especially with the amount of overhead doors and service door there.

The east elevation is very similar to what is seen on the current elevation. North elevation will be neighboring another property and they were asked to soften up the architectural features so they will add some landscaping on north façade but don't feel the need to add masonry because they will be screening the whole area with landscaping as well.

Hussinger asked about the west elevation. Mr. Lausten said they are working on it. It was given to the client as an alternate, the first alternate was a little pricey so they are working on it. There was brief discussion on the windows on the west side.

Mr. Lausten was asked about mechanical equipment and lighting. He said there will no mechanical equipment on the rooftop or on the ground and for lighting there will be building mounted lights at or near the overhead doors as required by code.

Pfannerstill asked Mr. Lausten if he intended to carry on the masonry to the addition. He said no, they didn't see any reason to spend money on masonry that won't be seen and didn't think it was practical. Fenner asked if the landscaping plan had been prepared and Mr. Lausten said no that it hadn't been revised yet. He said the owner of the property is the one responsible for the landscaping and that he could get a plan together for the board. There was more discussion on the landscaping.

Motion (de Courcy Bower/Swenson) made to approve site, building and lighting plans for construction of an addition to Austin Plumbing contingent on Hussinger approving a landscaping plan. Carried (7-0).

**3. Plan Commission review and comment on a concept certified survey map for the property located east of 1270 E. Capitol Drive.**

Craig Eisenhut was present to explain the conceptual Certified Survey Map. He said he would like to divide the parcel into 3 parcels and would like to get building right away in the southwest corner lot. He said he would like the depth to be 115 ft. not the 125 ft. as shown. Administrator Cox said as he stated in his memo the village does not have a zoning category for properties that are not served with water & sewer to accommodate that. He said the village board has indicated a willingness to allow the property to be developed without sewer and water; so there are some changes that need to take place in the village code to accommodate that. One of the changes staff suggests is, to create a zoning category that allows on a restrictive basis, properties to be developed without water and sewer. He said if they did that staff recommends it be done in a manner similar to what the neighboring towns do for the 30000 sq. ft. minimum and the intent there is to allow that there is enough space on the site for impervious surfaces like buildings, as well as septic fields that would be required and separation for wells that would be required. Pfannerstill reminded everyone this is the property Habit of Humanity recently proposed on and further back it came to Hartland in a settlement agreement and to complicate it more, the property to the west of this parcel is on well and septic. Hussinger said the board needs to give staff direction so they can develop the language for the new zoning category, such as lot size, lot width etc. There was brief discussion about the zoning of the property. Hussinger said what is also not shown here is the steep slope, the environmental corridor and the conservancy. He said even though there are 3 acres, buildable area is substantially less. He said the concern for the village should be to make sure there is room for a septic system and a backup field used to be required, even though the County dropped that requirement around 2012. Hussinger said he just wants to make sure these lots can stand on their own because if they fail, it is a real problem. Fenner brought up the subject of bringing sewer and water to the site and a possibly recapture in the future. Hussinger said there has been a number of discussions and when you crunch the numbers it just isn't going to allow development on the site with municipal sewer and water.

Fenner asked if there is enough room for back up septic sites, Mr. Eisenhut said testing has been done already in 3 different places on all 3 lots so all the leg work is done. Mr. Eisenhut said had all the testing done and that qualifies for a septic on any of those 3 areas which covers the area it makes sense to put the system in.

Fenner asked if there are other areas in the village that could be similarly zoned for none sewer and none water and Administrator Cox possibly, but there hasn't been a lot of time spent looking at that. One of the things he said he put in his memo was to try to limit that by putting some restrictions in the code as to distance and number of parcels that could be without water and sewer in the corporate limits; creating a softer hardship test to get into that zone. There was brief discussion on the property and water and sewer. Hussinger said he doesn't have a problem with the well and septic, he is worried about the lot size. He said if you look at zoning maps of adjoining municipalities they are not creating new lots that are less than 30,000 sq. ft. unless they are sewer and water. His concern is the lots are too small. Administrator Cox said that when he came to the village board in August he wanted to split the parcel into 2 lots and keep it well and septic but the lot he is talking about the southwest corner couldn't be as small as he is proposing. Mr. Eisenhut said it could be if circumstances are agreed upon. Administrator Cox told Mr. Eisenhut it doesn't seem like this body is going to allow that parcel to be as small as he wants it to be.

There was discussion regarding access to JJ and the number of driveways Mr. Eisenhut wanted. Mr. Eisenhut explained why he wants the smaller lot sizes.

de Courcy Bower asked what the rationale is behind the requirement of 30,000 sq. ft., and Hussinger said it has to do with making sure someone can build a house, have a hard surface driveway with a patio, along with other improvements other single family homes have such as sheds as well accommodate a well separate from a septic system. de Courcy Bower said so it doesn't come from nowhere, it comes from the practical limitations of being able to squeeze everything on to a property. Hussinger said the other thing that townships have is called a floor area ratio or impervious surface ratio. He said many townships and the County went by floor area ration to limit the size of building as it relates to the size of the lot but the County and several municipalities has gotten away from that in favor of impervious surface. There was brief discussion on floor area ratio.

Fenner asked what type of action are they supposed to be taking tonight and Administrator Cox said direction, is the new district what the Plan Commission wants to do, and should that be what Mr. Eisenhut uses to consider how he wants to divide the parcel.

Fenner said the reason he asked is because the agenda item says review and comment on the concept CSM and the concept doesn't comply with the existing ordinance because its un-sewered and we don't have anything else so it's easy to dispose of the concept plan right now, on a technicality that the zoning code doesn't allow it and not to proceed. He said he thinks in order to implement what the village board has indicted and desired to do, the Plan Commission should direct staff to prepare a zoning ordinance that basically mirrors the existing one but modified to address the fact that certain municipal services will not be provided. He said in looking at elements of new ordinance he doesn't see anything that he has a problem with.

Fenner said he was interested in Hussinger comments regarding land and area. He asked Hussinger if he construed his comments that he would not recommend from an engineering viewpoint an area anything less than 33,000 sq. feet. Hussinger said he would recommend a minimum lot size of 33,000 sq., feet. Pfannerstill asked Mr. Eisenhut if that was feasible to him. Mr. Eisenhut said he would not want that, he would like to keep it where they are at. He said he didn't think it would affect the people in Hartland if he had a big lot or small lot, only the next person that buys it. Mr. Eisenhut mentioned that the lot next door the Village had allowed a brand new septic system and Hussinger pointed out that the Village didn't think it was appropriate to condemn that property, he said sometimes you have to deal with existing conditions, and that the appropriate thing to do. Hussinger said now you are asking us to create new lots and almost create a hardship by approving substandard lots. Hussinger said in his opinion it is reckless, it might be setting a precedence and if these standards get developed with small lots, there are 4-5 other properties in the Village that this might apply to and the Village doesn't want that. There was brief discussion on detachment.

Mr. Eisenhut asked if there is any way to reword it. Hussinger said there are 2 issues here the land division and the zoning. Hussinger said regarding the zoning he could pursue a variance but Fenner said that would have to be hardship granted by the zoning board of appeals. Fenner asked Administrator Cox if instead of making a new zoning provision, would a Conditional Use work within the existing zoning district. Administrator Cox said maybe, however the state has changed some of the rules in respect to Conditional Use Permits and forcing municipalities to enumerate all the standards. Hussinger said the Village would be better protected if a new zoning district was created because to be used somewhere else in the village, the applicant would have to first get it rezoned in that new zoning district. Administrator Cox said it could be more permissive. The topic of a getting a variance was brought up and Administrator Cox said he didn't know if there was enough here to get a variance and he didn't know if there was enough to meet the bar that has been set pretty high on varying from the code. There was brief discussion on a variance and possibility of detaching the property. Hussinger said staff needs direction to draft zoning code language that can support what you want to see on this site.

Swenson said he would like to see the parcel developed but the village has very little septic experience so the village should rely on the entities that do and how they have done theirs.

Motion (Fenner/Hallquist) to direct staff to prepare a draft of a proposed new zoning district that encompasses matters outlined in Administrators memo dated 1-12-18. Carried (6-0-1). deCourcy-Bower opposed.

**4. Plan Commission review and consideration of a request for amendments to the Comprehensive Land Use Plan to facilitate development north of CTH K (Lisbon Road) and west of Winkleman Road.**

Matt Neumann was present to request the amendment to the Comprehensive Land Use Plan and briefly went over the development plan again. Nothing has changed a lot, the plan is for 72 single

condominiums on parcel A and 54 duplex units on parcel B. While developing the plan for parcel A they came across parcel B and it made sense to develop them together.

Mr. Neumann commented on the following items:

- \*The County is looking to lower sections of the road on C.T.H. K.
- \*They would like to have walking trails in the woods and would like to connect to the paved trail system.
- \*In the current comprehensive land use plan would allow around 106 units and what they are proposing is 126 units.
- \* The amendment to the Comprehensive Land Use Plan they are requesting would allow up to 174 units but they are not maximizing that and would keep it at the minimum threshold they think fits well with the development.
- \*There will be substantial setbacks along with landscaping.
- \* The County has told them informally they are looking at a 4-6 yr. Timeframe for the KE road extension.
- \* The development does have sewer and water.
- \* They are proposing a future well site on the northeast corner.
- \* The reason they are proposing condominium development is flexible in terms of property boundaries.

Ann Wallschlager 1148 Mary Hill Circle had comments on the number of units and crossing the private driveway for access to the paved trails.

Mr. Neumann said that if they can't connect to the trails from the private driveway they could connect to the paved trails from the right of way. Ms. Wallschlager expressed concern of the traffic on the private driveway.

Administrator Cox said the issue is, should the comprehensive Land Use Plan be amended to accommodate something like this in this area, which is to allow something slightly denser in this area to accommodate something like this. And should the Village change their planned road to accommodate this and to accommodate the County's design.

There was discussion on low medium density and upper medium density.

Mr. Neumann pointed out there is a large inventory of single family homes in the area and this development will be able to offer condominiums and duplexes.

Pfannerstill asked if anyone had any other public comments.

An attorney representing Mr. & Mrs. Gebhard N56 W28754 C.T.H. K said the Gebhards wanted it to be known they have a general objection to the development and any increased density.

Peter Jungbluth N55 W28945 C.T.H. K- asked how many units they are building and if approved when would they start building. Mr. Neumann said they are proposing 99 buildings with a total of 126 units and if approved they would start late summer.

There was additional discussion on density. Under the current Comprehensive Land Use Plan the property is identified as Low Density Cluster Development and Mr. Neumann is proposing to have it changed to Medium Low Density Cluster development.

de Courcy Bower said the highest density is in the center of Hartland and as you work your way out it gets more rural. He said his concern is developments becoming overly dense. He said it's a change and a different plan for the Village and doesn't want it to be taken lightly. He asked Mr.

Neumann what is the amount of units the change would allow. Mr. Neumann said 150 however Administrator Cox said the Village would never allow that.

Fenner said alternate housing needs to be addressed and he does not have a problem with density outside the core.

There was brief discussion on how the change would affect other communities, emergency roads and if a cap could be put in the zoning amendment of no more than 126 units. Fenner said the issues he sees are changing the density in the Comprehensive Plan and then addressing the issue of highway location. Fenner asked why can't the Plan Commission as part of amending the Comprehensive Plan, redefine or create a new definition for density in this area that would cap it at 126. He said he sees several things the Plan Commission needs to consider tonight, to request a Comprehensive Plan amendment that is going to address the density of Parcels A and B, as well as recognize the road relocation area. Motion to direct staff to prepare the amendments.

Administrator Cox said once they reach a general consensus the Plan Commission will need to adopt a resolution that describes the change, attach a map or 2, describe the change to the comprehensive Plan that it supports and recommends. He said it would then go to the Village Board for consideration and a Public Hearing.

Motion (Fenner/Swenson) to approve all the changes discussed for the Architectural Board and Plan Commission Board which includes amending the Comprehensive Land Use Plan for the area, the entire parcel should be developed as Medium Low Density Cluster and not to exceed 126 units, along with recognizing park space and the road extension shown as relocated. Carried (7-0)

#### **5. Review and comment on placement of benches in the Downtown Business Improvement District.**

Jim Muenzenberger and Tom Brass were present to explain the placement of the benches. The Downtown Business Improvement District are working to improve the benches and the continuity of style. They would like to replace all 17 of the benches plus add 2. They said they are working to improve the benches and the continuity of style since the existing benches have different styles and ages. There was discussion on securing the benches, trash containers and the material of the benches.

Motion (de Courcy Bower/Swenson) to approve placement of the benches in the Downtown Business Improvement District. Carried (7-0).

#### **6. Review and comment on options for water tower painting.**

There was brief discussion on the 3 options which are all white, green pedestal, and green collar.

Motion (Swenson/Hallquist) to approve option #2 for the water tower painting. Carried (7-0).

**7. Selection of a Plan Commission member to serve on the selection committee for the Planning consultant.**

Motion (Fenner/Swenson) to nominate Schneeberger to serve on the selection committee for the Planning consultant. Carried (7-0)

**8. Adjourn**

Motion (de Courcy Bower/Swenson) to adjourn. Carried (7-0). Meeting adjourned at 9:25 PM.

Respectfully submitted by  
Recording Secretary,

Deidre Bush y, Deputy Clerk

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

*Wangard.com*

Job Address <i>505-525 Cottonwood Ave, Hartland, WI</i>				
Lot	Block	Subdivision	Key No. HAV	
Owner <i>Cottonwood TIC Group</i>		EMAIL <i>ABRAKMAN@</i>	Phone <i>414-777-1200</i>	
Address <i>1200 N. Mayfair Rd</i>		City <i>Milwaukee</i>	State <i>WI</i>	Zip <i>53223</i>
Contractor <i>TBD</i>		Phone	FAX	EMAIL
Address		City	State	Zip

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

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

**Commercial/Industrial/Multifamily:**

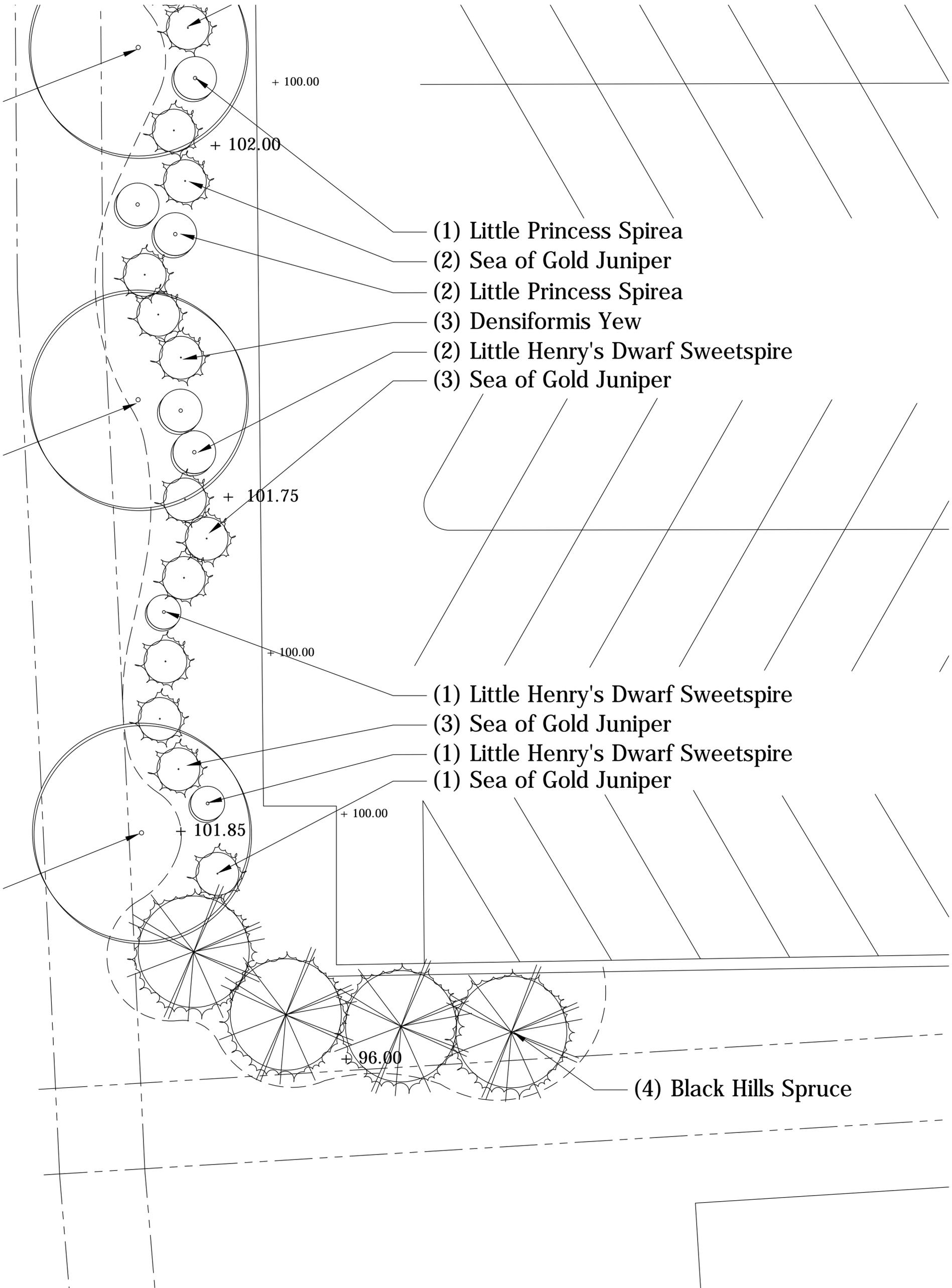
- Three bound sets of plans (one of the sets must be reduced to a maximum size of 11" x 17"). Plans must show all sides of building, materials and colors, exterior HVAC locations, appearance, and dumpster location.
- Three site plans. Plans must be dimensioned.
- Three landscape plans.
- Three exterior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

**Signs:**

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

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

Date Applied: *2/14/18* Date of Meeting: *2/19/18* Item No. \_\_\_\_\_



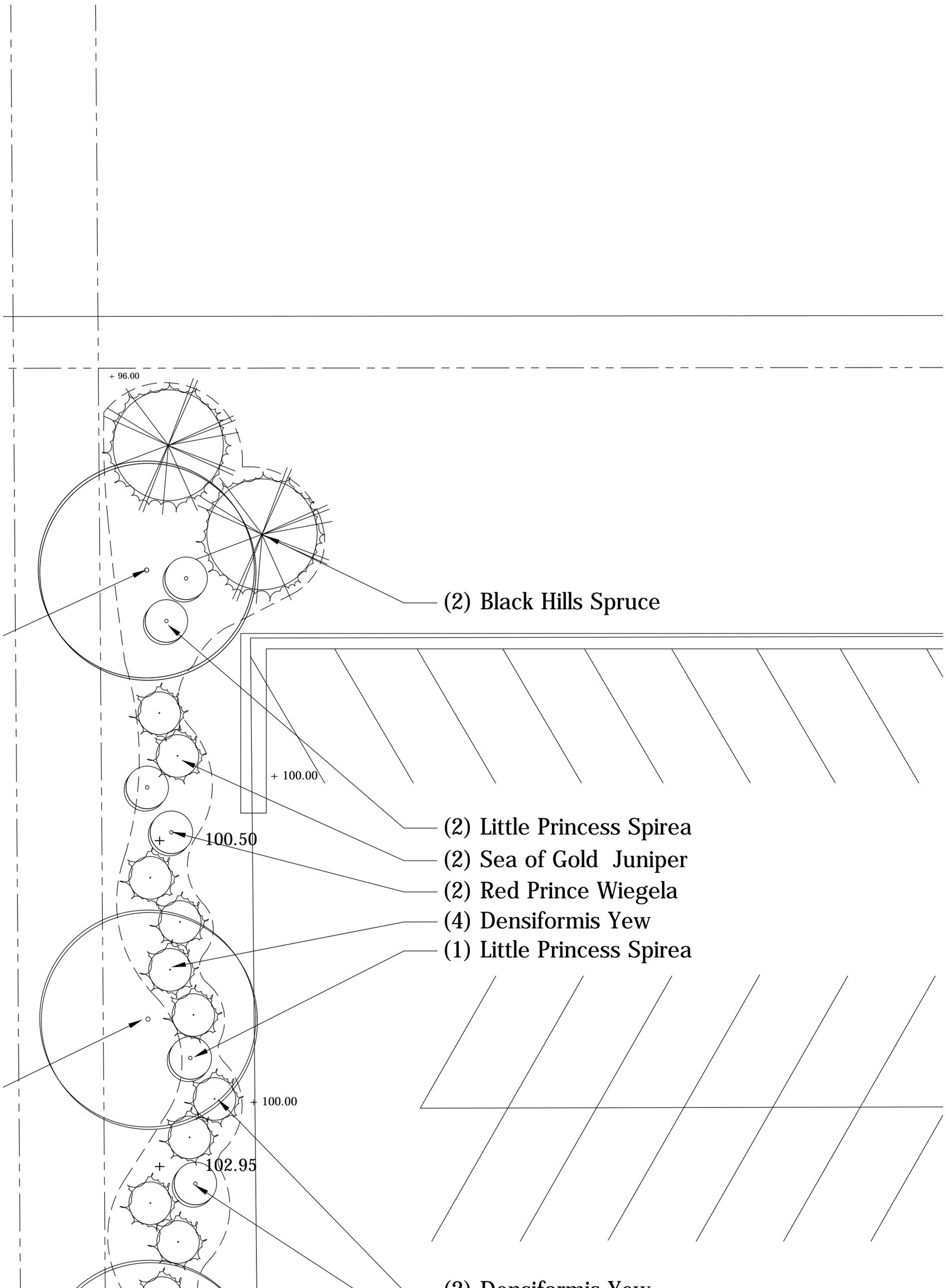
- (1) Little Princess Spirea
- (2) Sea of Gold Juniper
- (2) Little Princess Spirea
- (3) Densiformis Yew
- (2) Little Henry's Dwarf Sweetspire
- (3) Sea of Gold Juniper

- (1) Little Henry's Dwarf Sweetspire
- (3) Sea of Gold Juniper
- (1) Little Henry's Dwarf Sweetspire
- (1) Sea of Gold Juniper

(4) Black Hills Spruce

# Cottonwood - south end

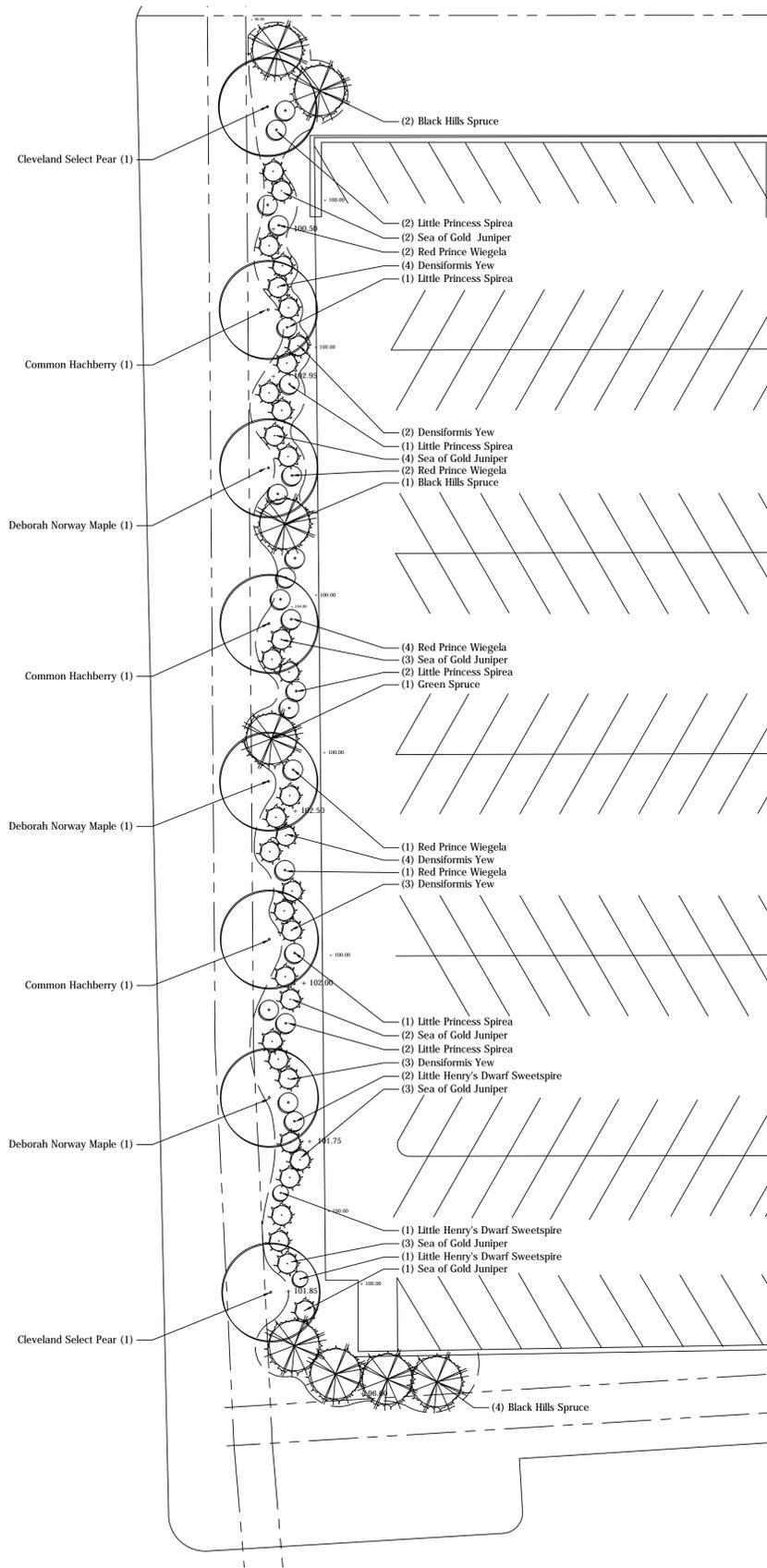




# Cottonwood - south end



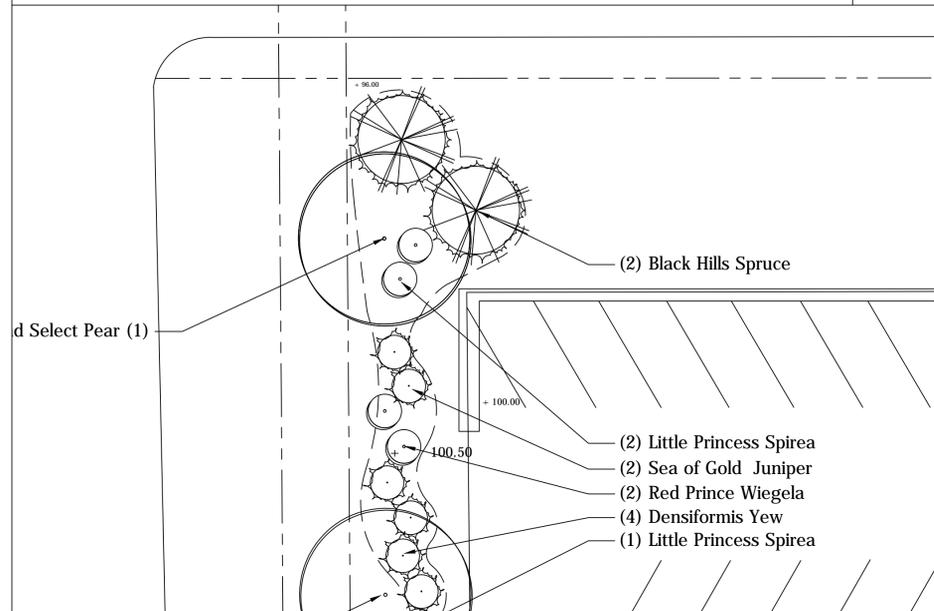
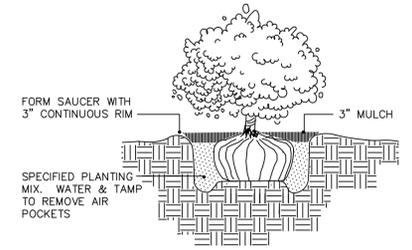
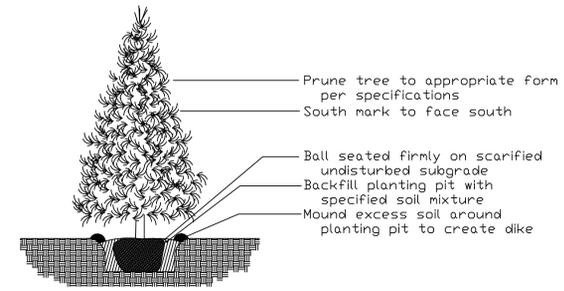
# Overall Parking Berm Plan



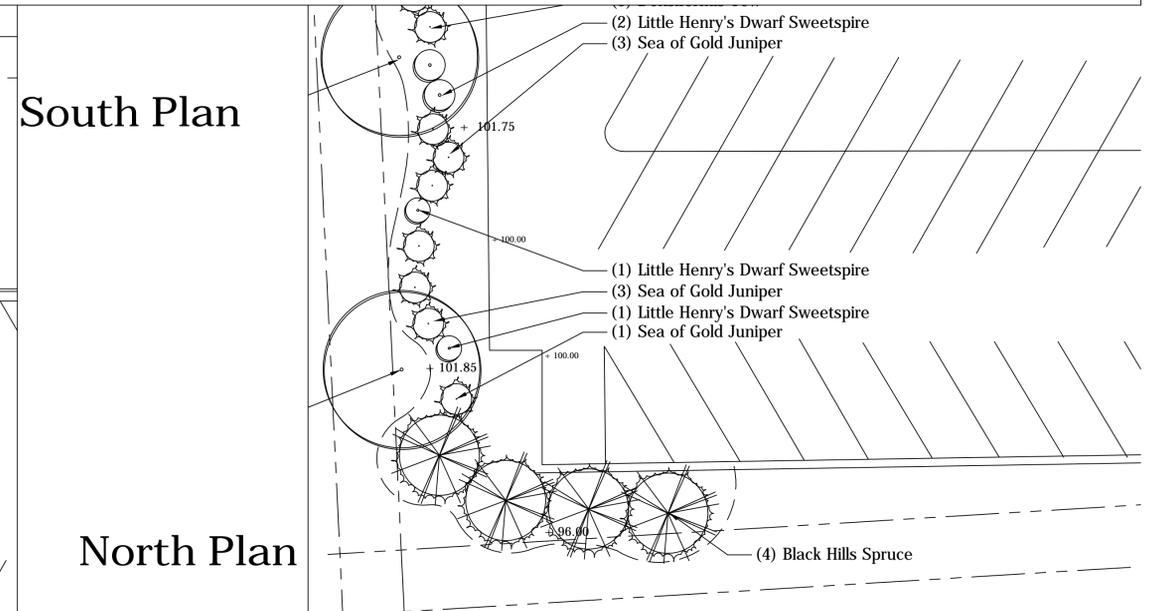
## Cottonwood Plaza

### Plant Schedule

Qty	Common Name	Botanical Name	Size	Root	Spacing	Mature Height
<b>Deciduous Trees</b>						
3	Deborah Norway Maple	Acer platanoides 'Deborah'	2.5"	BB	NA	
2	Cleveland Select Pear	Pryus calleryana 'Cleveland Select'	2.5"	BB	NA	
3	Common Hackberry	Celtis occidentalis	2.5"	BB	NA	
<b>Evergreen Trees</b>						
7	Black Hills Spruce	Picea glauca var. densata	6'	BB		20'-40' High and 20' Wide
1	Colorado Green Spruce	Picea pungens	6'	BB		40'-60' High and 25' Wide
<b>Deciduous Shrubs</b>						
7	Little Henry's Dwarf Sweetspire	Itea virginica 'Little Henry's'	24"	cont	48"-60"	5' High and 4' Wide
9	Little Princess Spirea	Spiraea japonica 'Little Princess'	24"	cont	48"-60"	4-5' High and 4' Wide
9	Red Prince Weigela	Weigela florida 'Red Prince'	24"	cont	48"-60"	6' High and 5' Wide
<b>Evergreen Shrubs</b>						
16	Densiformis Yew	Taxus x media 'Densiformis'	18"	BB	48"-60"	4-5' High and 4' Wide
19	Sea of Gold Juniper	Juniperus chinensis 'Sea of Gold'	18"	BB	60"	4-6' High and 4' Wide



### East Elevation



### South Plan

### North Plan



# Cottonwood Plaza

Location  
Hartland WI 53029

Landscape Plan | January 30th 2018



Not To Scale |

ACM RE HOLDINGS LLC  
460 CARDINAL LN  
HARTLAND WI 53029-2331

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

DANIEL E SCHWULST  
THERESA L SCHWULST ET AL  
C/O EDWARD & DOROTHY SCHWULST  
454 COTTONWOOD AVE  
HARTLAND WI 53029

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

DIANNA M SUSITTI  
440 COTTONWOOD AVE  
HARTLAND WI 53029

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  
INC  
2110 MAIN ST  
CROSS PLAINS WI 53529-9596

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

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

JONATHAN M CONGDON  
446 COTTONWOOD AVE  
HARTLAND WI 53029-2302

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

MARK BARENZ  
BETH A BARENZ ET AL  
N6672 COUNTY ROAD W  
MT CALVARY WI 53057-9647

MICHAEL BRANDT  
TONIA BRANDT  
472 COTTONWOOD AVE  
HARTLAND WI 53029

MICHAEL R WHITE REVOCABLE TRUST  
OF 1992  
3787 CAMPBELL TRCE  
HARTLAND WI 53029-8826

PAUL TRAPP  
460 COTTONWOOD AVE UNIT A  
HARTLAND WI 53029-2314

ROBERT G MORRIS  
N1100 NIMM LN  
WATERTOWN WI 53098

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

RONALD JAEGER  
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

THOMAS A WRIGHT  
MICHAEL S WRIGHT  
510 HARTBROOK DR STE 206  
HARTLAND WI 53029-2309



pd 1/29/18  
 Oliver  
 Construction  
 rpt #  
 193516

**APPLICATION FOR  
 PLAN COMMISSION**

**■ \$300 REVIEW FEE DUE AT TIME OF APPLICATION**

Project Description <b>MWS Warehouse</b>			
Proposed Use <b>Storage</b>		No. of Employees <b>2</b>	
Project Location <b>Cardinal Ln (East of 440 Cardinal Ln)</b>			
Project Name <b>MWS Warehouse</b>			
Owner <b>Michael R. White Revocable Trust of 1992</b>		Phone <b>1-262-367-6210</b>	
Address <b>3787 Campbell Trace</b>		City <b>Hartland</b>	State <b>WI</b> Zip <b>53029</b>
Engineer/Architect <b>Eng.=Rob Davy(LCE)/Arch.=Oliver Const.</b>		Phone <b>Rob:1-262-569-9331</b>	FAX <b>Rob:1-262-569-9316</b>
Address <b>(Oliver Construction)1770 Executive Dr</b>		City <b>Oconomowoc</b>	State <b>WI</b> Zip <b>53066</b>
Contact Person <b>Bob Buchta</b>	Phone <b>1-262-567-6677</b>	FAX <b>1-262-567-4676</b>	E-mail <b>bobb@oliverconstruction.com</b>

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 application materials and one (1) electronic copy of all materials must be submitted.**

**Applications that include site plans must depict 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.

**All applications for consideration by the Plan Commission are subject to the policies described in this document.**

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

**Hartland Plan Commission  
Application Review Policies**

**All applicants and applications are subject to the following policies in order to be considered by the Plan Commission.**

1. The deadline for filing any application is a minimum of fifteen (15) working days before the meeting.
2. All applicants are encouraged to communicate with or meet with either the Building and Zoning Official or the Village Administrator prior to submission of an application.
3. All requested or required information, including the application and appropriate fees, must be received prior to the deadline in order to be placed on the agenda. Village Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.
4. Four (4) sets of bound site plans or application materials and one (1) electronic copy (PDF) of all application materials must be submitted by the deadline.
5. Applications that include site plans must depict the following existing and proposed information plus other information as appropriate or as requested:
  - a. Complete dimensions (lot, building, setbacks, parking, drives, etc.)
  - b. Scale and north arrow
  - c. All structures (include building elevations and height)
  - d. Drainage and grades (include design calculations for drainage)
  - e. Storm Water Management Plan
  - f. Utilities and easements (sewer, water, storm etc.)
  - g. Calculation of lot coverage
  - h. 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)
  - i. Grading and erosion control
  - j. Landscaping, including a Tree Protection Plan
  - k. Exterior lighting details
  - l. Exterior HVAC equipment location
  - m. Dumpster location (screening required)
  - n. Street right-of-way
  - o. Miscellaneous items including, but not limited to, 100 year floodplain, wetland boundary, environmental corridor
6. Additional information may be requested by the Plan Commission or Staff.
7. The Applicant must complete and submit the required Professional Services Reimbursement Form along with any required deposit at the time of application.
8. The Applicant or a representative of Applicant able to make representations on behalf of the Applicant shall attend the meeting at which the matter will be discussed. Failure to have representation will result in tabling of the request to the next meeting.



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

Job Address			
Lot 3 CERT SURV 6961	Block	Subdivision	Key No. HAV 0732996020
Owner Michael R. White Revocable Trust of 1992		EMAIL WHITEMRW43@aol.com	Phone 1-262-367-6210
Address 3787 Campbell Trace		City Hartland	State WI Zip 53029
Contractor: Oliver Construction Co	Phone 1-262-567-6677	FAX 1-262-567-4676	EMAIL bobbb@oliverconstruction.com
Address 1770 Executive Dr		City Oconomowoc	State WI Zip 53066

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 **FIFTEEN WORKING DAYS 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.

**All applications for consideration by the Architectural Board are subject to the policies described in this document.**

**Commercial/Industrial/Multifamily:**

- Four (4) bound sets of plans and application material and one (1) electronic copy of all submittals.
- Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

**Signs:**

- Four (4) color renderings of the requested sign(s) and one (1) electronic copy of all submittals. 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.
- Four (4) site plans with dimensions. Not required for wall signs or other signs attached to the building. Four (4) sets of lighting details. Include type, location, number and photometric plan.
- Submit Sign Permit Application

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

Date Applied: \_\_\_\_\_ Date of Meeting: \_\_\_\_\_ Item No. \_\_\_\_\_

**Hartland Architectural Board  
Application Review Policies**

**All applicants and applications are subject to the following policies in order to be considered by the Architectural Board.**

1. The deadline for filing any application is a minimum of fifteen (15) working days before the meeting.
2. All applicants for building renovations are encouraged to communicate with or meet with the Building and Zoning Official and the Village Administrator prior to submission of an application.
3. Applications for signs within the boundaries of the Hartland Downtown Business Improvement District (BID) must be reviewed by the BID prior to the meeting with the Architectural Board.
4. All requested or required information, including the application and appropriate fees, must be received prior to the deadline in order to be placed on the agenda. Village Staff has been directed to delay placement on the Architectural Board Agenda based on incomplete submittals.
5. Applications shall include professional-level drawings of all elevations impacted by the proposed project showing the proposed conditions including location and depiction of requested signage.
6. Applications for signage on existing buildings should include a scale depiction of the sign on a current photograph of the existing building.
7. Four (4) sets of application materials and one (1) electronic copy (PDF) of all application materials must be submitted by the deadline.
8. Applications that include site plans must depict the following existing and proposed information plus other information as appropriate or as requested:
  - a. Complete dimensions (lot, building, setbacks, parking, drives, etc.)
  - b. Scale and north arrow
  - c. All structures (include building elevations and height)
  - d. Drainage and grades (include design calculations for drainage)
  - e. Storm Water Management Plan
  - f. Utilities and easements (sewer, water, storm etc.)
  - g. Calculation of lot coverage
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  - m. Dumpster location (screening required)
  - n. Street right-of-way
  - o. Miscellaneous items including, but not limited to, 100 year floodplain, wetland boundary, environmental corridor
9. Additional information may be requested by the Architectural Board or Staff.
10. The Applicant must complete and submit the required Professional Services Reimbursement Form along with any required deposit at the time of application.
11. The Applicant or a representative of Applicant able to make representations on behalf of the Applicant shall attend the meeting at which the matter will be discussed. Failure to have representation will result in tabling of the request to the next meeting.

**Village of Hartland  
Professional Services Reimbursement Form**

The Village of Hartland has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such services is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village. Also, be advised that the Village may pass on other certain fees, costs, and charges which will be the responsibility of the property owner or responsible party.

I, the undersigned, have been advised that, pursuant to this Agreement between the Village and, The responsible party listed below, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of activities incurred by the responsible party, whether at our request or at the request of the Village, we shall be responsible for the fees and expenses incurred by the Village. In addition, we have been advised that certain other fees, costs, and charges will be our responsibility.

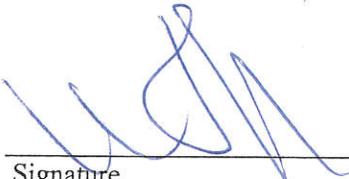
Project Name: MWS Warehouse

Submit invoices to:  Responsible Party  Property Owner

Responsible Party:

_____ Printed Name	_____ Signature	_____ Date
_____ Street Address	_____ City	_____ State
_____ Phone	_____ E-Mail	_____ Zip

Property Owner Name:

<u>Michael R. White</u> Printed Name	 Signature	<u>1/29/18</u> Date
<u>3787 Campbell Trace</u> Street Address	<u>Hartland</u> <u>WI</u> City State	<u>53029</u> Zip
Phone <u>262 367-6210</u>	E-Mail <u>whitemrw43@aol.com</u>	

INTERNAL USE ONLY

Amount Due: \$ \_\_\_\_\_ Check #: \_\_\_\_\_ Date Paid: 1/29/18 Rec'd By: \_\_\_\_\_

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

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

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  
INC  
2110 MAIN ST  
CROSS PLAINS WI 53529-9596

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

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

MARK BARENZ  
BETH A BARENZ ET AL  
N6672 COUNTY ROAD W  
MT CALVARY WI 53057-9647

MICHAEL R WHITE REVOCABLE TRUST  
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1200 N MAYFAIR RD STE 310  
MILWAUKEE WI 53226-3288

THOMAS A WRIGHT  
MICHAEL S WRIGHT  
510 HARTBROOK DR STE 206  
HARTLAND WI 53029-2309

**Michael R. White Revocable Trust of 1992  
3787 Campbell Trace  
Hartland, WI 53029**

**01-26-2018**

**Village of Hartland  
210 Cottonwood Ave  
Hartland, WI 53029**

**RE: Plan of Operation**

**To the Village of Hartland,**

**I am proposing to build a new building on Cardinal Lane located east of my existing building at 440 Cardinal Lane.**

**The proposed building will initially be used as a storage building.**

**At this time there will be no more than 2 employees occupying the building on a limited basis.**

**Also, at this time there will be no typical hours of operation for this facility. This facility is set up to accommodate additional storage for the Rapco Fleet Support, Inc.**

**I currently own that building and my Son runs the business in that building.**

**Sincerely,**

A handwritten signature in blue ink, appearing to be 'Michael R. White', written in a cursive style.

**Michael R. White**

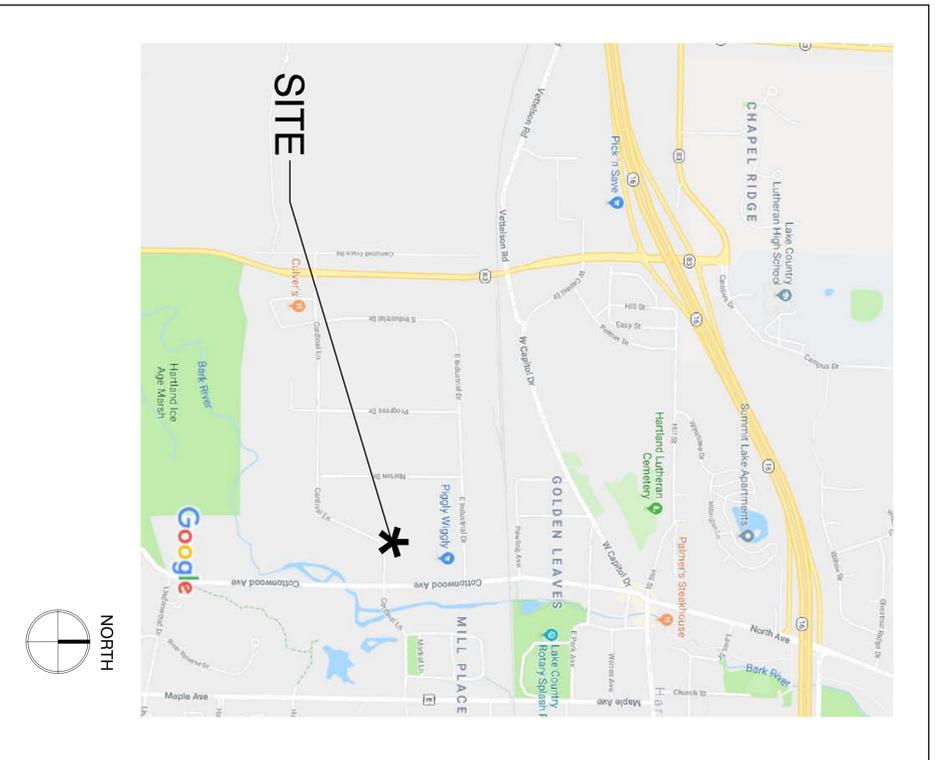
**PROPOSED BUILDING FOR:**

# MICHAEL R. WHITE REVOCCABLE TRUST OF 1992

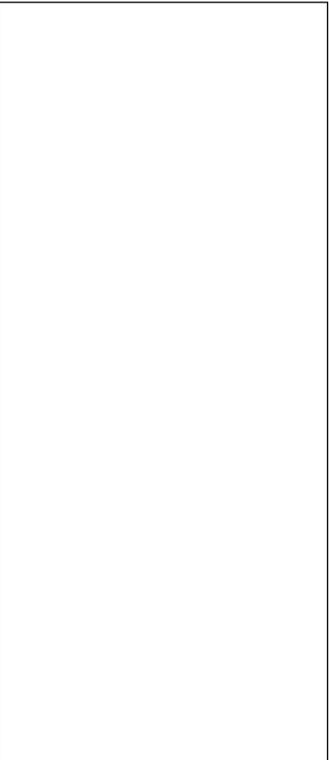
CARDINAL LN  
VILLAGE OF HARTLAND

WISCONSIN

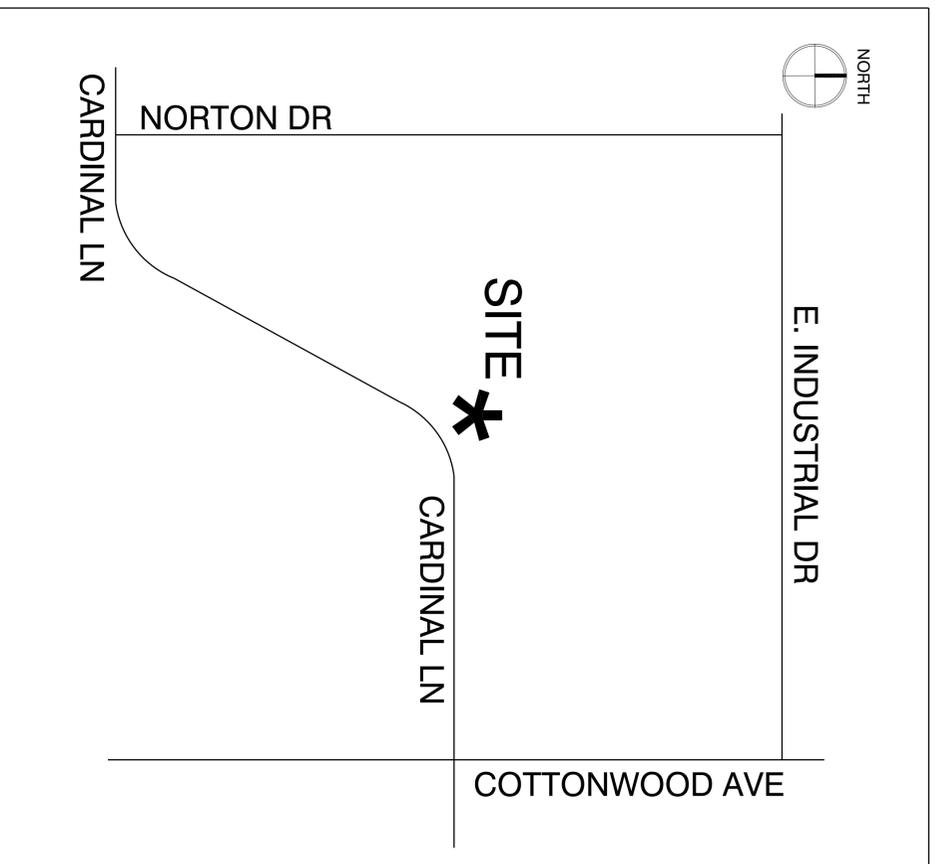
**PROJECT LOCATION**



**STAMP**



**VICINITY MAP**



**BUILDING NOTES**

**LOCAL INFORMATION**

- ZONING: I = INDUSTRIAL
- USE: S-2 STORAGE

**BUILDING INFORMATION**

- CONSTRUCTION TYPE: VB- WOOD FRAME UNPROTECTED
- OCCUPANCY CLASSIFICATION: STORAGE = S-2 LOW-HAZARD OCCUPANCY
- BUILDING SIZE: 11,982 S.F.
- ALLOWABLE PER IBC TABLE 503 = 2 STORIES AT 13,500 SQ.FT. EACH
- NON-SPRINKLERED
- OCCUPANT LOAD AT 500 SQ.FT. GROSS PER PERSON FOR WAREHOUSE = 24
- 1 MEN'S, 1 WOMEN'S & 1 UNISEX A.D.A. RESTROOMS ARE PROVIDED

**BUILDER:**

Oliver Construction Co.  
1770 Executive Dr  
Oconomowoc, WI 53066  
p:(262)567-6677  
f:(262)567-4676  
www.oliverconstruction.com

**DESIGNER:**

Robert Buchta  
bobb@oliverconstruction.com

**PROJECT ENGINEER:**

Charles Schmidt  
chucks@oliverconstruction.com



**PROPERTY OWNER:**

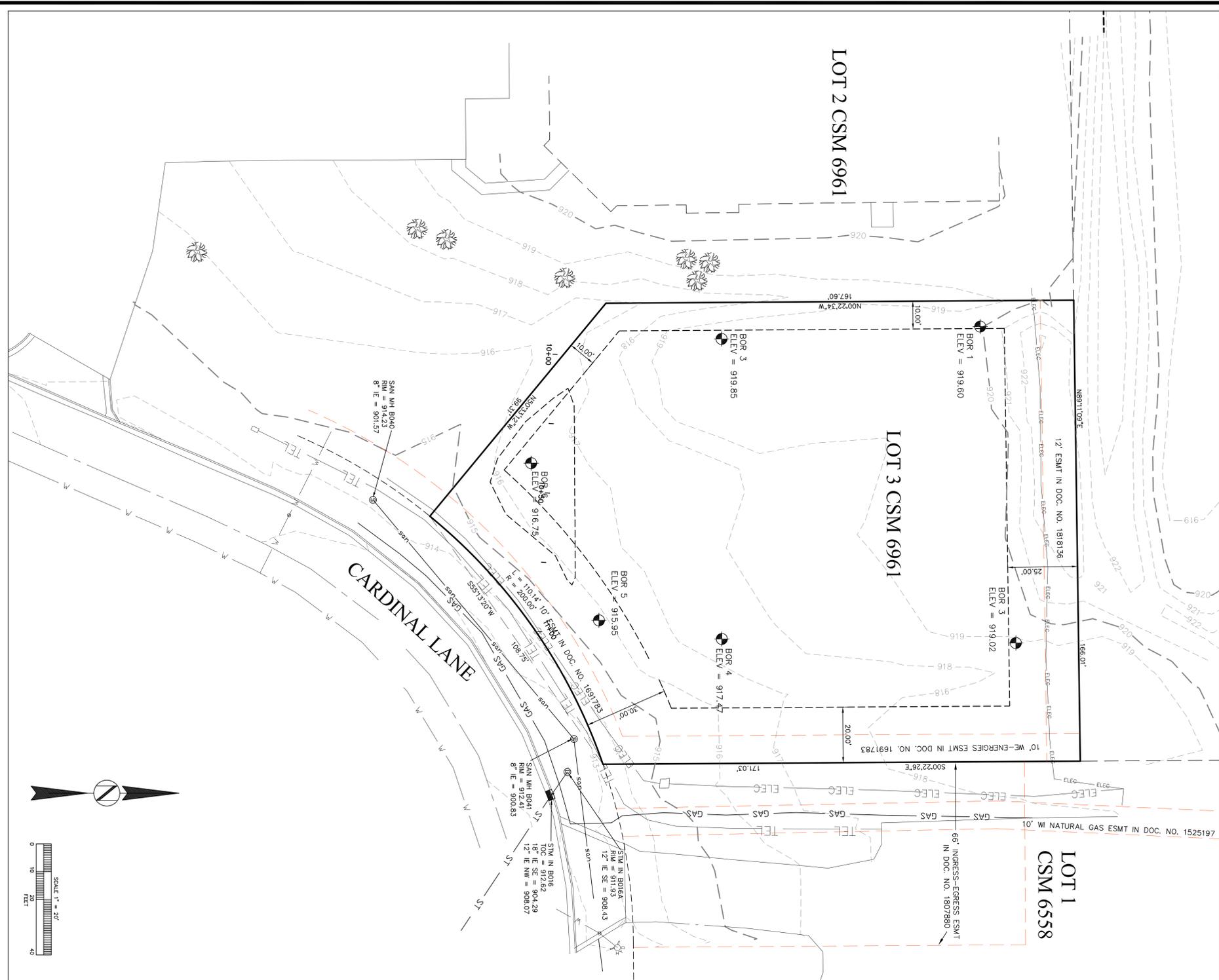
Michael R. White Revocable Trust of 1992  
3787 Campbell Trace  
Hartland, WI 53029  
p:(262)367-6210

**SHEET INDEX**

SHEET NO.	DESCRIPTION
T1.0	TITLE SHEET / PROJECT LOCATION
	SITE PLANS BY LAKE COUNTRY ENGINEERING
1 OF 3	EXISTING CONDITIONS PLAN
2 OF 3	PROPOSED SITE PLAN & UTILITY PLAN
3 OF 3	GRADING AND EROSION CONTROL PLAN
Sp1.0	SITE PLAN
A1.0	FLOOR PLAN
A2.0	ELEVATIONS
LS1.0	LANDSCAPING PLAN
L1.0	LIGHTING PLAN
D1.0	COLORED SITE PLAN
D2.0	COLORED ELEVATIONS

THIS DOCUMENT AND THE INFORMATION HEREWITH IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER SECTION 943.205 OF THE WISCONSIN STATUTES AND IF CONVICTED, THE VIOLATOR SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$10,000.00 AND/OR IMPRISONMENT NOT TO EXCEED TWO YEARS

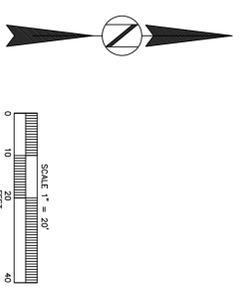
<p>1770 EXECUTIVE DRIVE OCONOMOWOC, WI 53066 PHONE: (262) 567-6677 FAX: (262) 567-4676</p>	<p><b>PROJECT TITLE</b></p> <p>PROPOSED BUILDING FOR: <b>Michael R. White Revocable Trust of 1992</b> CARDINAL LN HARTLAND, WISCONSIN 53029</p>	<p><b>PROJECT INFORMATION</b></p> <p>PROJECT NO. : DATE : 01/26/2018 DRAWN BY : RAB SCALE : AS NOTED SHEET TITLE : TITLE SHEET</p>	<p><b>REVISIONS</b></p> <table border="1"> <tr> <td>1</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	1																			
	1																						
<p>T1.0</p>																							



OWNER  
MICHAEL R WHITE REVOCABLE TRUST OF 1992  
3787 CAMPBELL TRACE DR.  
HARLAND, WI 53029

CONTRACTOR  
OLIVER CONSTRUCTION  
1770 EXECUTIVE DRIVE  
OCONOMOWOC, WI 53066  
(262) 567-0677

ENGINEER  
LAKE COUNTRY ENGINEERING  
P.O. BOX 144  
OCONOMOWOC, WI 53066  
(262) 569-9331



FORM NO. 924  
Stick No. 26273  
1603511

See CSM # 7103 (Havard Lot 1) on Vol. 60 Pg. 43

CERTIFIED SURVEY MAP NO. 296/  
BRING A PART OF CERTIFIED SURVEY MAP No. 3846, DOC. NO. 1128692,  
LOCATED IN THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SEC. 3, T7N., R18E.,  
VILLAGE OF HARLAND, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR FOR  
JAMES B. WOODMAN, RES. 4292  
1809 210 MADISON AVENUE  
FORT ATKINSON, WI 53538  
(414) 585-9342

BARBARA WOODMAN, RES. 4292  
1809 210 MADISON AVENUE  
FORT ATKINSON, WI 53538  
(414) 585-9342

NOTE: THESE SHALL BE NO DIRECT REGULAR ACCESS TO  
EXISTING LOT OR RECREATION OF 785' W. ADDRESS  
EASTWARD ADJACENT LOT 1 OF CSM 6558.  
(SEE COMA.)

GENE DATA:  
DATE: 12-15-92  
BY: J.B.W.  
JOB NO: 1603511  
JOB BRN: 517137W

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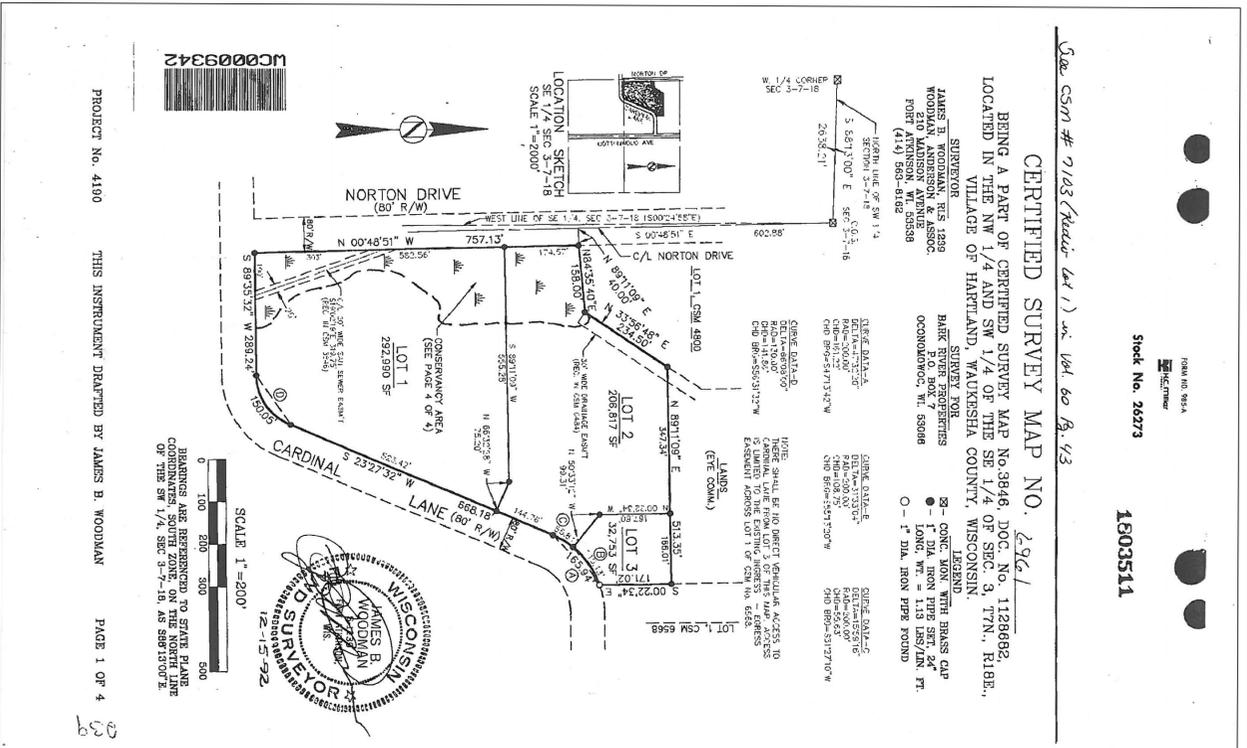
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BY: J.B.W.  
JOB NO: 1603511  
JOB BRN: 517137W



**DIGGERS HOTLINE**  
Toll Free (800) 242-2571  
Milwaukee (414) 251-1911  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com



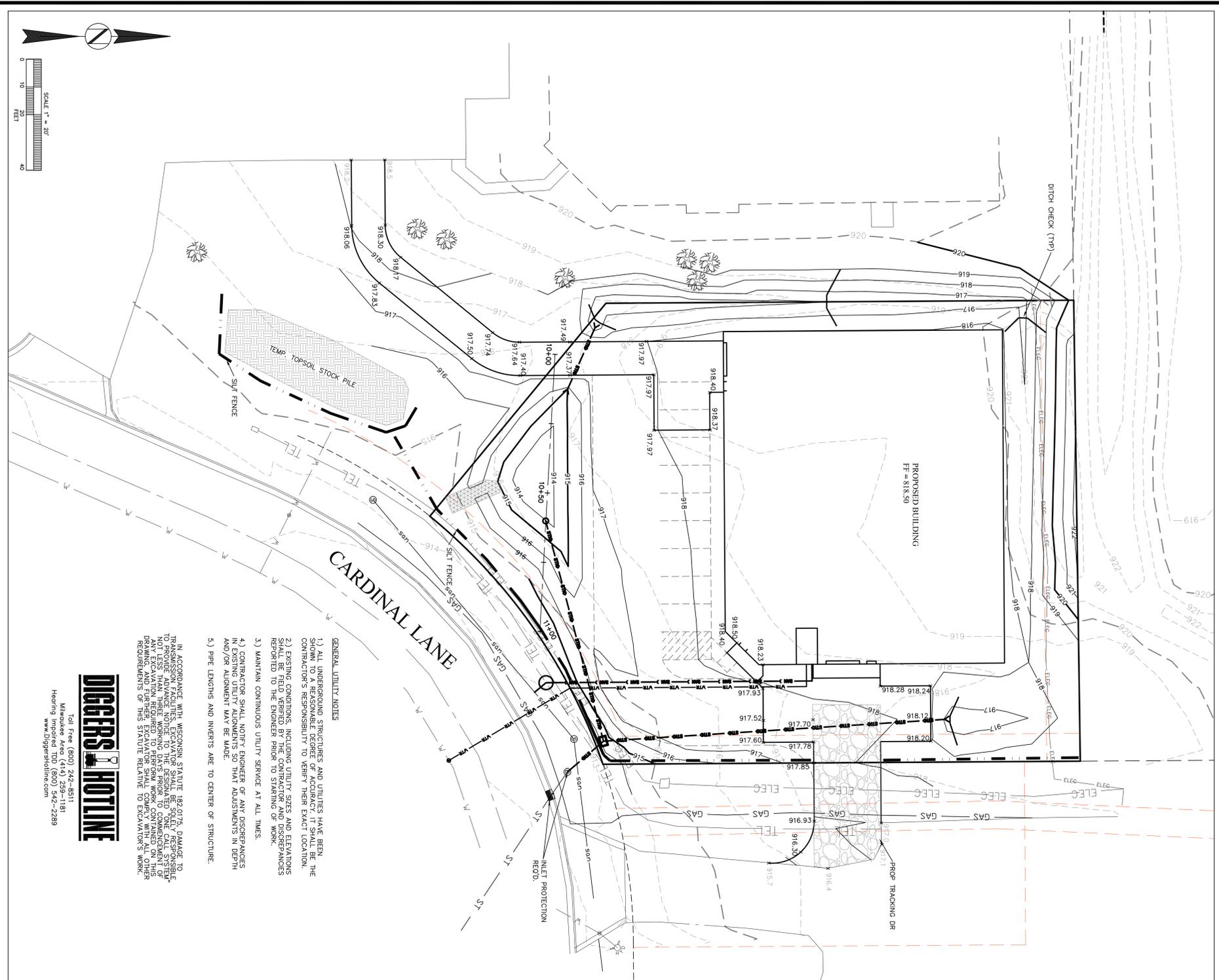
PROJ. #	REVISION DATE	REMARKS
17-3223		
SHEET #		
1 OF 3		

**LAKE COUNTRY ENGINEERING, INC.**  
Consulting Engineers - Surveyors  
970 S. Silver Lake Street, Suite 105, Oconomowoc, WI 53066  
Phone (262) 569-9331 Fax (262) 569-9316

SCALE: 1" = 20'  
DRAFTED BY: RJD  
CHECKED BY: R. J. DAVY  
DATE: JANUARY 25, 2018

**EXISTING CONDITIONS PLAN**  
MWS WAREHOUSE, HAV 0732.996.020  
OLIVER CONSTRUCTION LOT 3 C.S.M. 6961  
SE 1/4 S.3., T.7N., R.18E., VILLAGE OF HARLAND.





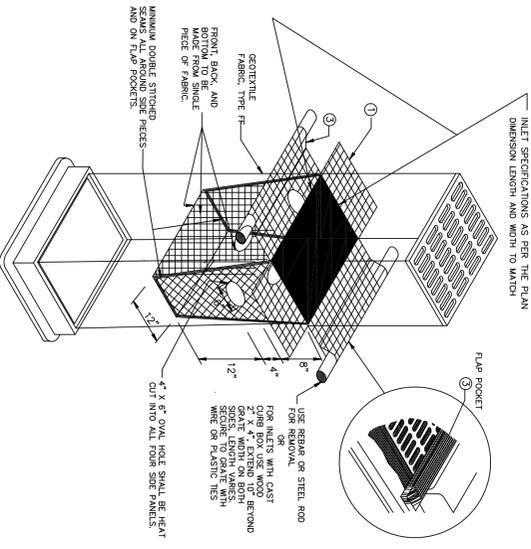
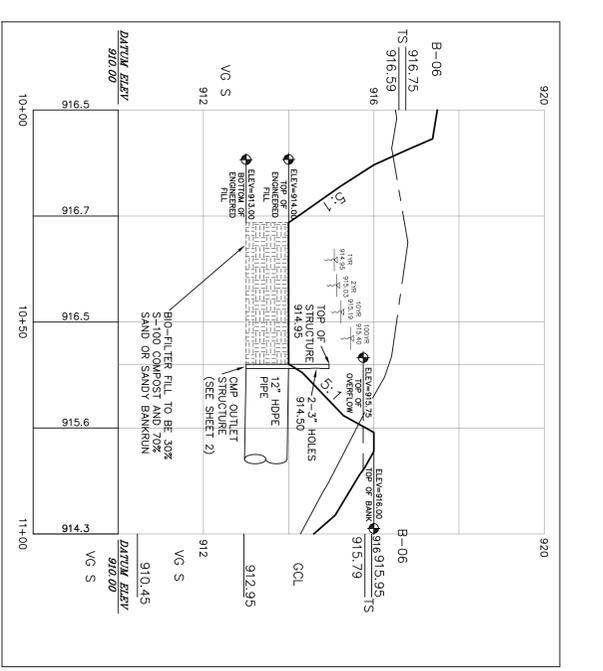
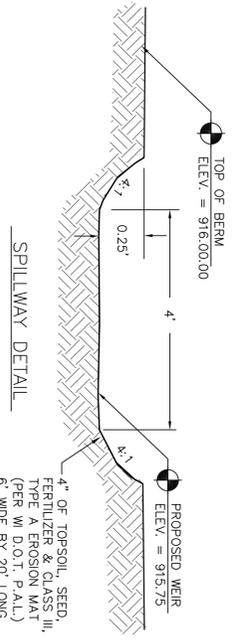
**GENERAL UTILITY NOTES**

- 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 182.07(2), DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED ONE-CALL SYSTEM, THE CONTRACTOR SHALL CALL 811 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK. DRAWING AND FIELD VERIFICATION SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

**DIGGERS HOTLINE**

Toll Free (800) 242-8511  
 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2289  
 www.diggershotline.com



**INSTALLATION NOTES**

TYPE D  
 DO NOT INSTALL INLET PROTECTION TYPE D IN NETS SMALLER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.  
 EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.  
 THE INSTALLED BAG SHALL HAVE A MINIMUM 5/8" CLEARANCE BETWEEN THE NET MATS AND THE BAG.  
 THE BAG SHALL BE SECURED TO THE GRATE WITH PLASTIC ZIP TIES TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

**GENERAL NOTES**

1. INLET PROTECTION TO BE INSTALLED PER W.D.O.T. STANDARD 1056. PROVISIONS FOR ALTERNATE MATERIALS SHALL BE AS PER THE W.D.O.T. STANDARD.
2. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES THROUGHOUT CONSTRUCTION.
3. DURING CONSTRUCTION THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTER WHEN THEY EXCEED THE HEIGHT OF THE FILTER OR AS DIRECTED BY THE ENGINEER.

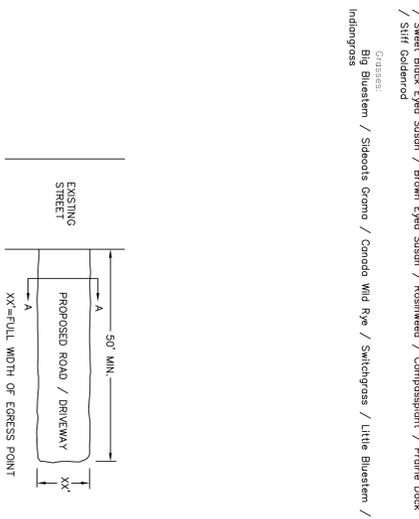
**BIO-FILTER NOTES**

CONTRACTORS TO TO DO BUMP TO AN ELEVATION OF 914.00. THIS 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 913.50 THEN PLACE 9" OF S100 COMPOST ON TOP AND TILT IT IN THE SAND (APPROX) 14" DEEP. TOP OF ENGINEERED FILL TO APPROX 914.2 TO ALLOW FOR SETTLEMENT AND DEEP. RESTORE BOTTOM OF BASIN WITH PRAIRIE NURSERY LAND RESTORATION MIX (OR EQUIV) 1.545/5000 SCLT. AND 1.185/ 1000 SCLT\* OF AN ANNUAL RYE

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

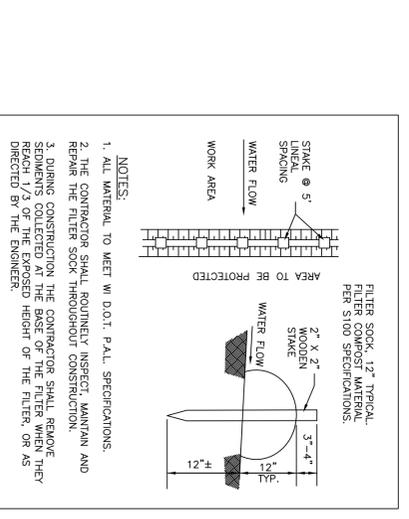
**Wildflowers:**  
 Nodding Pink Onion / Smooth Aster / Blue False Indigo / White False Indigo / Pole Indian Plantain / Wild Senna / Lunceoloid Coreopsis / Purple Prairie Clover / Canada Tick Trefoil / Pale Purple Coneflower / Purple Coneflower / Showy Sunflower / Ox Eye Sunflower / Bergamot / Smooth Pasturemint / Yellow Coneflower / Black Eyed Susan / Sweet Black Eye Susan / Brown Eyed Susan / Roseweed / Compassplant / Prairie Dock / Silt Godolmood

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



**NOTES:**

1. ALL MATERIAL TO MEET W.D.O.T. P.A.L. SPECIFICATIONS.
2. THE CONTRACTOR SHALL THOROUGHLY 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 EXCEED THE HEIGHT OF THE FILTER OR AS DIRECTED BY THE ENGINEER.



1. Excavate a 4"Wx6"D trench and extend it into trench.  
 Note: Maximum post spacing for non-woven fabric shall be 3 feet, maximum post spacing for woven fabric shall be 8 feet, posts shall be 1 1/2"x1 1/2" min. oak or hickory per MOWNR Conservation Practice Standard 1056.

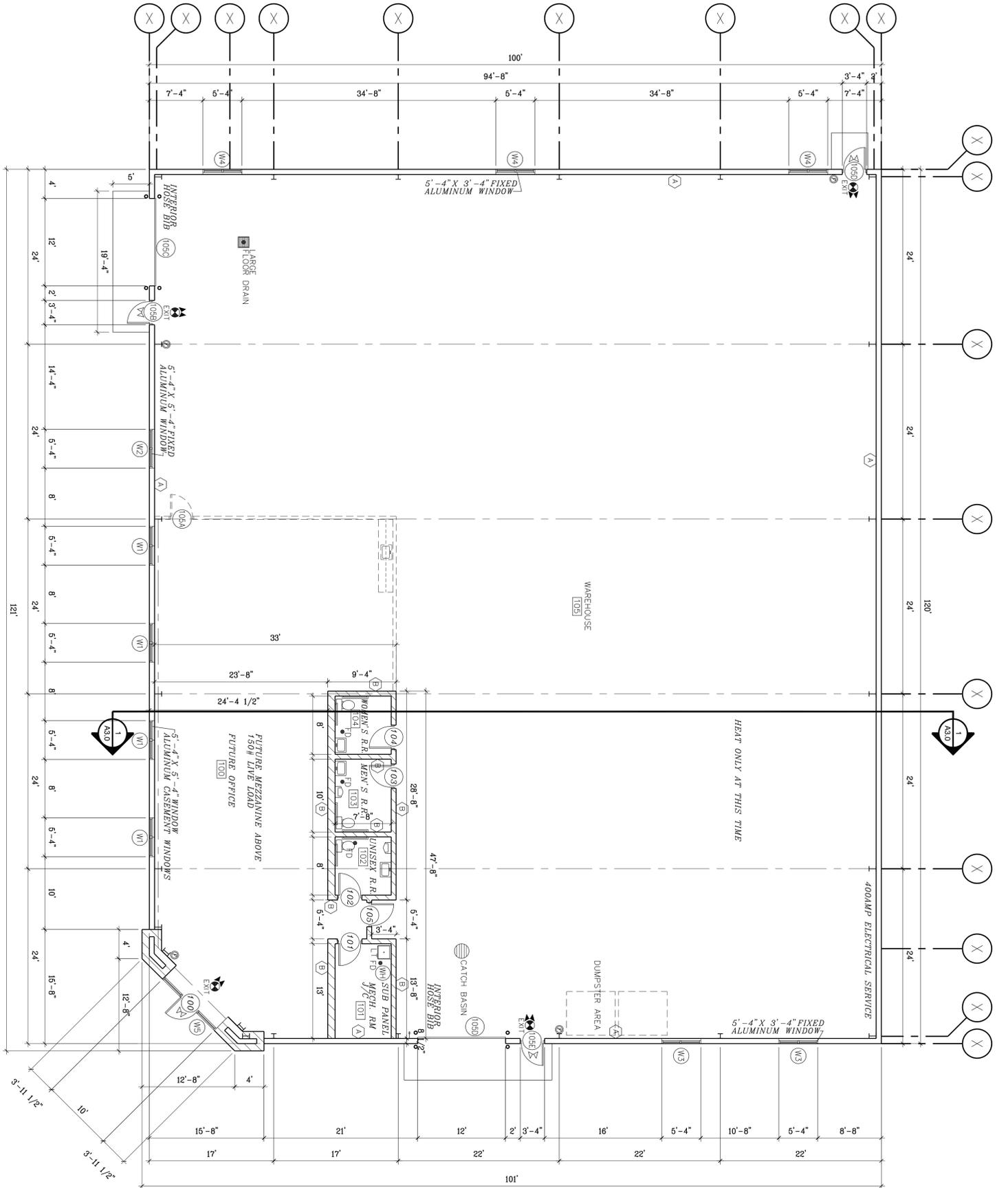
2. Set Posts with filter fabric attached and extend it into trench.

3. Backfill and compact the excavated soil.

Extension of fabric into the trench.







NORTH

1 FLOOR PLAN

A1.0 1/8" = 1'-0"

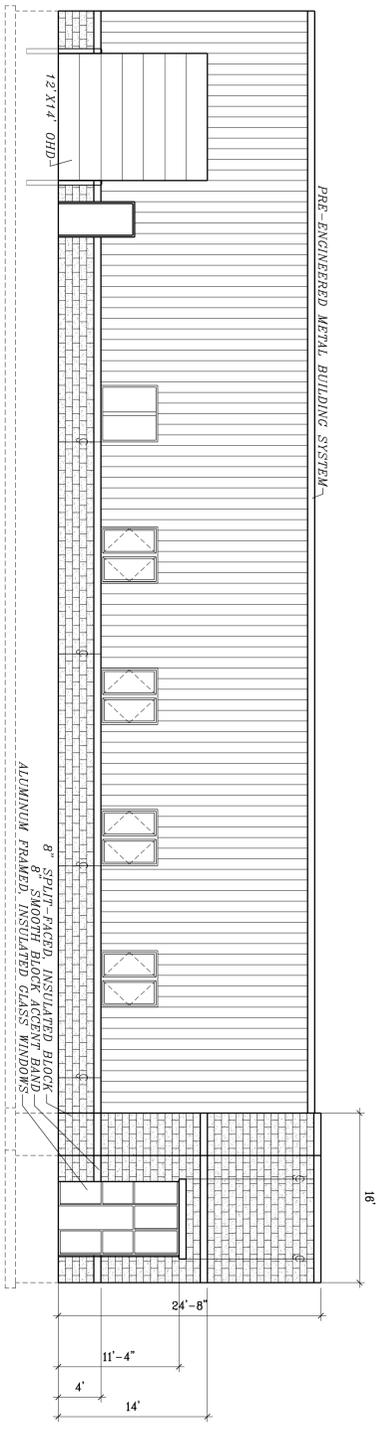
LEGEND & NOTES

SYMBOL	DESCRIPTION
(101)	ROOM NUMBER
(10)	DOOR NUMBER
(W)	WINDOW NUMBER
(E)	EXIT LIGHTS
(E)	EXTERIOR EMERGENCY EGRESS LIGHTING
(E)	INTERIOR EMERGENCY EGRESS LIGHTING
(E)	FIRE EXTINGUISHERS
(W)	BOTTLED WATER
(W)	WALL TYPES
(A)	CONCRETE BLOCK WALL TO 4' A.F.F.
(I)	INSULATED PREFINISHED METAL BUILDING WALL ABOVE BLOCK WALL
(B)	PAINTED CONCRETE BLOCK WALL

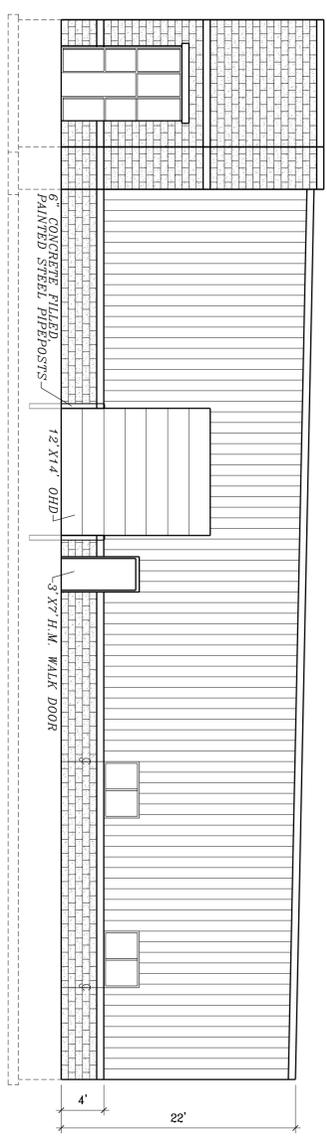
BUILDING FOOTPRINT:  
11,952.15 SQ.FT.

THIS DOCUMENT AND THE INFORMATION HEREWITH IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER SECTION 943.205 OF THE WISCONSIN STATUTES AND IF CONVICTED, THE VIOLATOR SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$10,000.00 AND/OR IMPRISONMENT NOT TO EXCEED TWO YEARS

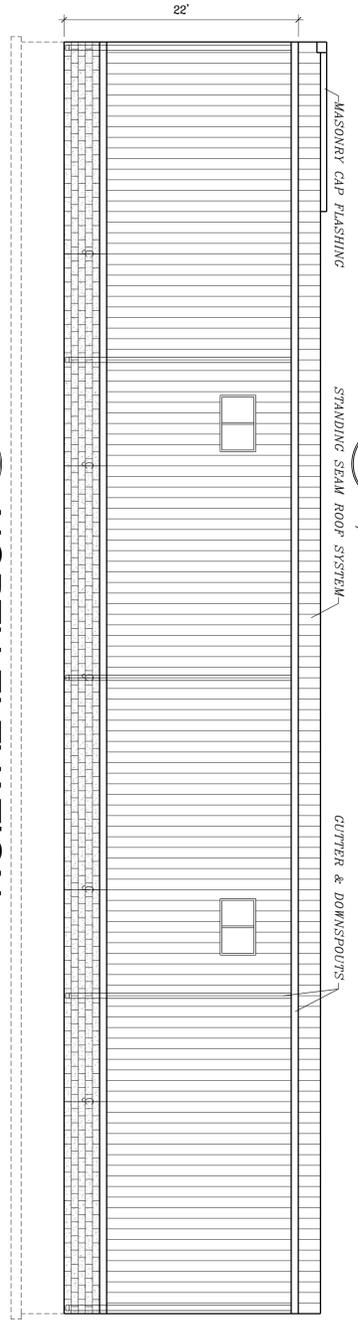
<p>1770 EXECUTIVE DRIVE OCONOMOWOC, WI 53066 PHONE: (262) 567-6677 FAX: (262) 567-4676</p>	<p>PROJECT TITLE</p> <p>PROPOSED BUILDING FOR: <b>Michael R. White</b> Revocable Trust of 1992 CARDINAL LN HARTLAND, WISCONSIN 53029</p>	<p>PROJECT INFORMATION</p> <p>PROJECT NO. : DATE : 01/26/2018 DRAWN BY : RAB SCALE : AS NOTED SHEET TITLE : FLOOR PLAN</p>	<p>REVISIONS</p> <table border="1"> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	1																	
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<p>A1.0</p>																					



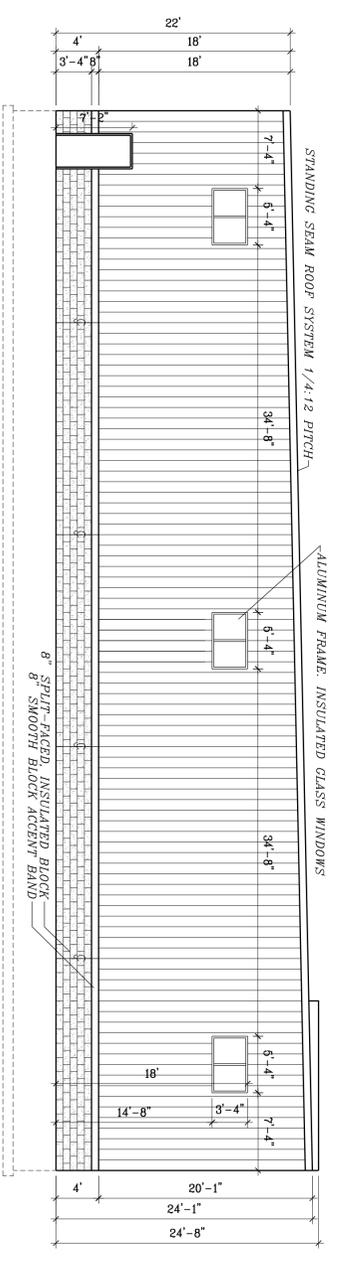
1 SOUTH ELEVATION  
A2.0 1/8" = 1'-0"



2 EAST ELEVATION  
A2.0 1/8" = 1'-0"



3 NORTH ELEVATION  
A2.0 1/8" = 1'-0"



4 WEST ELEVATION  
A2.0 1/8" = 1'-0"

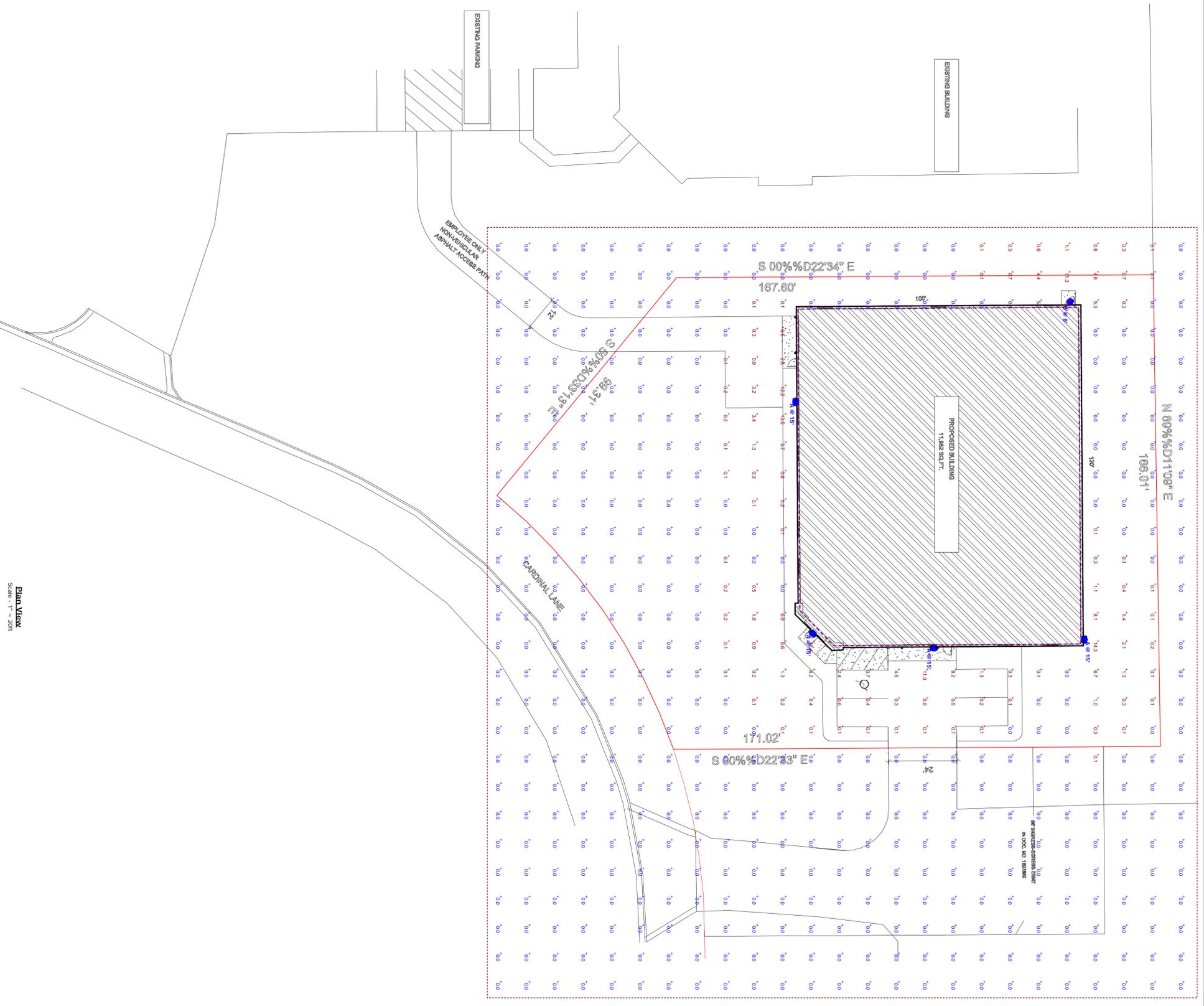
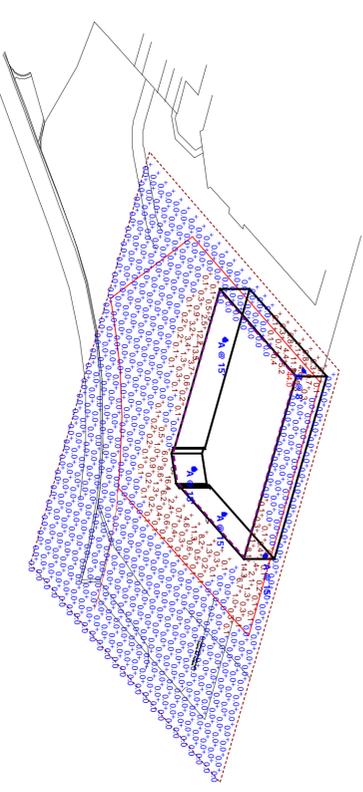
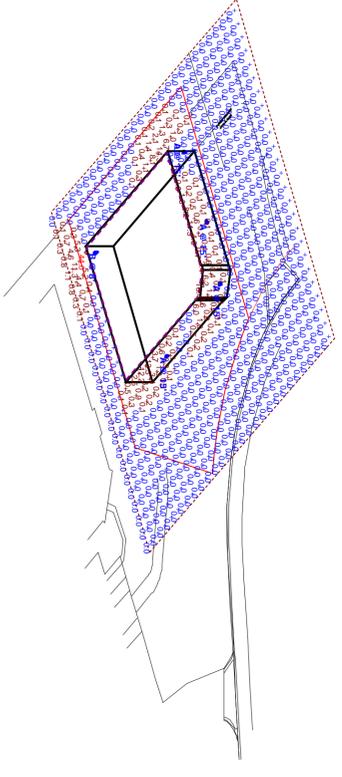
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	PROJECT TITLE PROPOSED BUILDING FOR: <b>Michael R. White</b> <b>Revocable Trust of 1992</b> CARDINAL LN HARTLAND, WISCONSIN 53029	PROJECT INFORMATION PROJECT NO. : DATE : 01/26/2018 DRAWN BY : RAB SCALE : AS NOTED SHEET TITLE : ELEVATIONS	REVISIONS <table border="1"> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	1														
	1																	
1770 EXECUTIVE DRIVE OCONOMOWOC, WI 53066 PHONE: (262) 567-6677 FAX: (262) 567-4676																		

A2.0



Schedule	Symbol	Label	QTY	Catalog Number	Description	Lamp	Number of Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
		A	4	E-W1100A-F50Z	LED wall pack Back metal housing Two LED up with white reflector Clear lens	CR62540	1	6667	1	65.43	
		B	1	ACR625W/LED/FS2 (FULL CUT OFF)	CAST FINNED METAL HOUSING 2 PIECE PLASTIC REFLECTOR WITH SPECULAR PLASTIC REFLECTOR WITH 1 LED MOLDED WITH 1 AERIBURE PER LED CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	TWO WHITE MULTI-CHIP LED'S (LEDS) TILTED 40-DEGREES FROM VERTICAL BASE-UP ACR625W/LED/FS2 ACTUAL PERFORMANCE MAY VARY. Catalog Commercial, Government, Harbor Health-care, Hospitality, Institutional, Library, Manufacturing, Marine, Medical Office, Parking, Retail, Site, Tunnel, Warehouse, Walkway, Treatment Direct, Emergency, Security	2	3563	1	98.7	

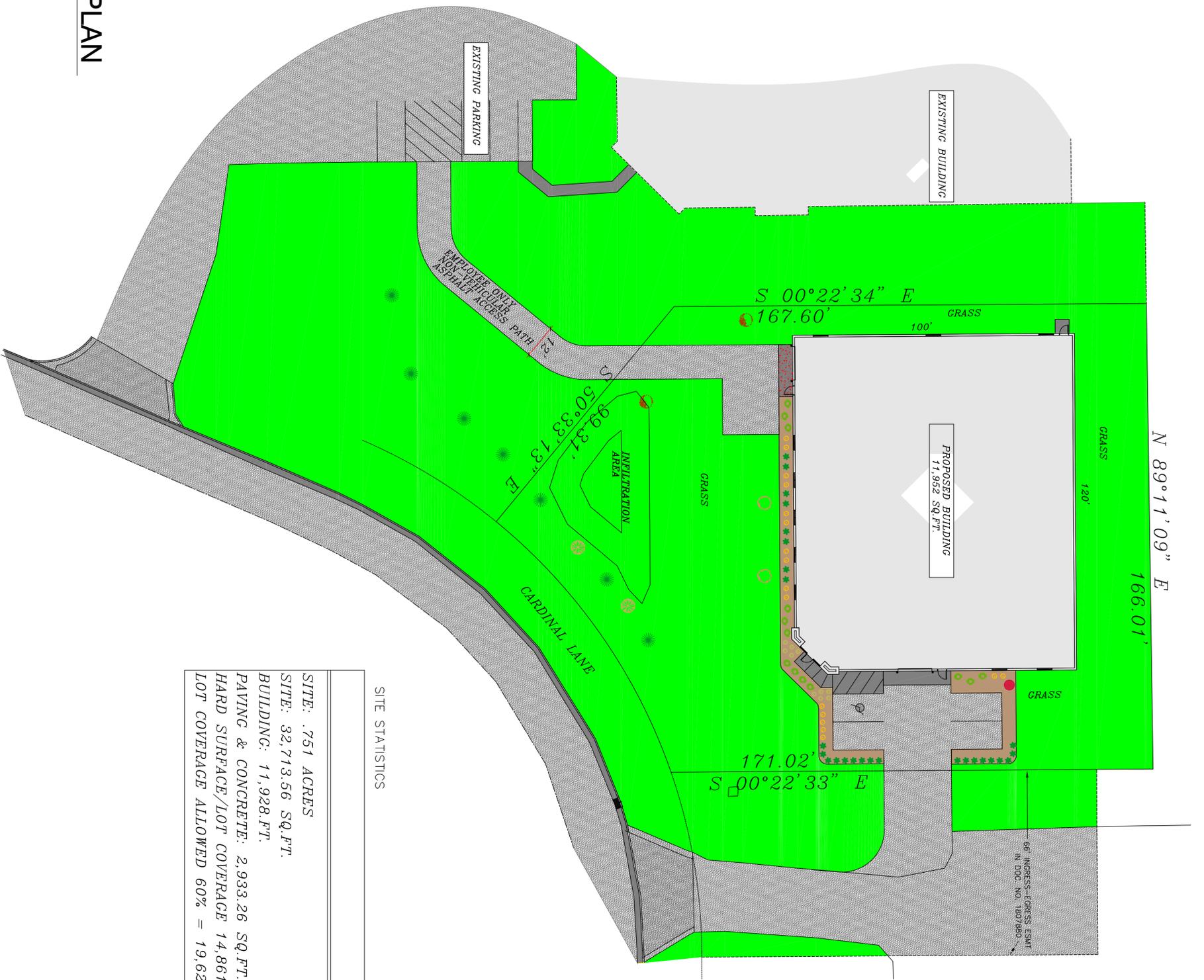




NORTH

1  
D1.0

COLORED SITE PLAN  
1" = 20'-0"



SITE STATISTICS

SITE: .751 ACRES
SITE: 32,713.56 SQ.FT.
BUILDING: 11,928.FT.
PAVING & CONCRETE: 2,933.26 SQ.FT.
HARD SURFACE/LOT COVERAGE 14,861.26 SQ.FT.
LOT COVERAGE ALLOWED 60% = 19,628.14 SQ. FT.

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<p>1770 EXECUTIVE DRIVE OCONOMOWOC, WI 53066 PHONE: (262) 567-6677 FAX: (262) 567-4676</p>	<p>PROJECT TITLE</p> <p>PROPOSED BUILDING FOR: <b>Michael R. White Revocable Trust of 1992</b> CARDINAL LN HARTLAND, WISCONSIN 53029</p>	<p>PROJECT INFORMATION</p> <p>PROJECT NO. : DATE : 01/26/2018 DRAWN BY : RAB SCALE : AS NOTED SHEET TITLE : COLORED SITE PLAN</p>	<p>REVISIONS</p> <table border="1"> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>	1																			
	1																						
<p>D1.0</p>																							





January 9, 2018

Mr. Robert Buchta  
Oliver Construction Co.  
1770 Executive Drive  
Oconomowoc, WI 53066

Re: Village of Hartland  
MW Storage Building – Plan Review Letter

Dear Mr. Buchta:

The Village of Hartland's Staff as well as Ruekert & Mielke, Inc. have reviewed your site plan submittal. The submittal included the following: sheets T1.0, SP1.0, A1.0, A2.0, LS1.0, D1.0, D2.0 (all dated 1/26/18); L1.0 (dated 1/24/18); and 3 site plan sheets (dated 1/25/18). In addition, a storm water management report prepared by Lake Country Engineering, Inc. dated January 25, 2018 was submitted. We are providing the following comments as guidance and direction for your design staff in preparation for the next Plan Commission meeting and for final documents. **Please respond to the comments below, in writing, with your next submittal.** You should plan to attend the Plan Commission meeting on February 19, 2018 at 7:00 pm to present your project plans.

### **Storm Water Management Plan**

1. A maintenance plan and agreement covering the storm water facilities (all control practices) on the site must be completed and recorded with the County.
2. A financial guarantee in the amount of \$5,000 will need to be provided to obtain the storm water permit, prior to beginning construction. This may be released upon stabilization of the swales and storm water facility.

### **Existing Conditions Plan – Sheet 1 of 3**

1. There are two borings referred to as Boring 3. Correct on this sheet and elsewhere in the plans and storm water management plan.

### **Proposed Site and Utility Plan – Sheet 2 of 3**

1. Insert the following note pointing to the Employee Only Access Drive:
  - a. Non-vehicular or equipment access only. Not for general vehicle access.
2. Show offsite storm flow calculations in Oliver MWS Storm Sewer table.
3. Show dimensions of parking spaces, drive isle widths and show handicap stall and handicap sign.
4. Change inlet note to: Proposed Catch Basin w/2' sump.
5. Change 17' of HDPE to 17' of RCP, within Village right-of-way.

Mr. Buchta  
Oliver Construction Co. - Plan Review Letter  
January 9, 2018  
Page 2

6. Move proposed sewer sampling manhole northerly so it is at least 10 feet on property.
7. Identify remove and replace curb and gutter if damaged and note minimum width of 10-feet and use of one 1/2 -inch expansion joint.
8. Note 7-foot minimum cover for water main and water service.
9. Note Fernco taping saddle wye required for sanitary sewer connection or cut in wye with sleeve and Fernco couplings.
10. Include inlet protection for the inlet on the south side of Cardinal Lane too.
11. Modify construction sequence to state:
  - a. Install all erosion control measures. (silt fence, inlet protection, tracking drive).
  - b. Strip topsoil (only for BMP area and swales) and stockpile. (seed with rye grass if left inactive for more than 7 days).
  - c. Excavate storm water BMP and restore its slopes with erosion mat.
  - d. Connect to Village storm manhole, install proposed catch basin and 12-inch storm sewer to the north. Construct westerly drive culvert.
  - e. Cut westerly and northerly swales. Restore swales with erosion mat.
  - f. Install ditch checks in swales.
  - g. Complete sewer and water extensions and restoration within Village right-of-way.
  - h. Install outlet structure and discharge storm sewer to new catch basin. Install inlet protection in all openings within outlet structure.
  - i. Strip remaining topsoil and stockpile only that amount which is necessary for site restoration. Immediately haul away excess topsoil (seed with rye grass if left inactive for more than 7 days).
  - j. Grade site and remove all excess material.
  - k. Stone drive and parking area.
  - l. Start construction of building.
  - m. Once building is completed install remaining landscaping and finalize restoration including basin remediation.
  - n. Once site is vegetated and Village approves remove all erosion controls.

Mr. Buchta  
Oliver Construction Co. - Plan Review Letter  
January 9, 2018  
Page 3

**Exterior Lighting – Sheet L1.0**

1. Provide cutoff from the northwesterly exterior light to eliminate spill over light. 0.5-foot candles maximum allowed at property line. Update photometrics plan.

**Summary**

The following are remaining submittals/permits that the applicant will need to provide to complete the Village approval process:

1. Provide 2 paper copies of the final Storm Water Management Plan and Construction Drawings stamped by a Professional Engineer – submit 2 final copies with all relevant information from previous submittals included. Provide record drawings.
2. Village storm water permit and erosion control permit.
3. Village work within right-of-way permit.
4. Building permit.

The applicant will be required to obtain any other permits determined to be necessary.

Also, due to the proximity of this site to environmentally sensitive areas, we are recommending that the construction sequence be updated as noted in this letter, which results in a practical start date following frost coming out of the ground and the ability to complete the utility installations and associate restoration prior to beginning grading for the building. If you have any questions, comments or concerns, please feel free to contact our office.

Very truly yours,

RUEKERT & MIELKE, INC.



Ryan T. Amtmann, P.E. (WI, IL)  
Vice President

[ramtmann@ruekert-mielke.com](mailto:ramtmann@ruekert-mielke.com)

RTA:rta

cc: David Cox, Village of Hartland  
Michael Einweck, P.E., Village of Hartland  
Scott Hussinger, Village of Hartland  
Rob Davy, P.E., Lake Country Engineering, Inc.

# LAKE COUNTRY ENGINEERING, INC.

Rob Davy, P.E.

Storm Water Management Report  
MWS Warehouse, Cardinal Ln.  
Village of Hartland, Waukesha Co., WI  
HAV 0732.996.020

17-3223

Date January 25, 2018

The development of this property is adding 11,928 sq.ft. building, and 2,933 sq.ft. of proposed parking and drive over existing green space on this 32,713 sq.ft. (0.75 ac.) lot. Along with the proposed impervious surfaces the design includes an additional 5,567 sq.ft. of parking and drives, with a large offsite area draining through then site.

This smaller flow from the offsite area are picked up in a 12" cmp running under the drive and into an inlet on Cardinal lane, up to 3.56 cfs. The larger flows will be routed through a swale over the parking lot and into Cardinal lane.

The objectives of this report are to show the proposed improvements will not impact the original storm water flows leaving the site, once routed through two storm water BMP's:

## **Proposed Area of Development**

- To make sure the post-development flow rates are reduced from a proposed 10-year storm event to the existing 2-year rate, and from the proposed 100-year storm event to the existing 10-year rate.
- Reduce the total suspended solids in the runoff by 80% (including future additions)
- Reduce the total Phosphorus in the runoff by 30% (including future additions)
- Infiltrate 10% of the post development runoff development in a 2-year storm event

## **Total site**

- **Proposed conditions MS4 loading model**

The parameters used to evaluate the existing system and design the new storm water bmp's are

- The soils are hydrologic group B soils (fox silt loam)
- Bed rock depth is between > 5 feet below bottom of basin.
- Rainfall events for 1-yr 24 hr. storm = 2.42", 2-yr 24-hr storm = 2.73", 5-yr 24-hr storm = 3.31", 10-yr 24-hr storm = 3.86", 25-yr 24-hr storm = 4.71", 50-yr 24-hr storm = 5.44", and the 100-yr, 24-hr storm = 6.24" of rain
- Storm distributions are atlas 14, MSE3
- Hydrology Calculate using Hydraflow TR-55 modeling
- Cn, pervious area = 61, impervious area = 98,
- An infiltration rate of 3.6"/hr
- Tss & Phosphorus removal using WinSLAMM v.10.1.6

**Proposed Development**

This area consists of only the entire lot where the new building will be built. The storm water bmp is an infiltration bmp, where the roof drains to a grass swale around the north and west side of the building, under the access drive and into the bmp, and the parking and drive on the east and south side of the building will flow directly to this bmp. The total flows leaving this site and into the storm sewer system are as follows:

Storm event	1-year	2-year	5-year	10- year
Existing	0.08 CFS.	0.16 CFS.	0.37 CFS.	0.66 CFS.
Produced	0.67 CFS.	0.90 CFS.	1.36 CFS.	1.82 CFS.
Leaving	0.07 cfs	0.08 cfs	0.10 cfs	0.11 cfs

Storm event	25-year	50-year	100- year
Existing	1.20 CFS.	1.72 CFS.	2.34 CFS.
Produced	2.57 CFS.	3.25 CFS.	4.01 CFS.
Leaving	0.14 cfs	0.17 cfs	0.20 cfs

This chart shows the flows entering the Cardinal lane storm sewer have been greatly reduced.

**Infiltration**

The proposed site being developed produces 0.062 ac.ft. in the 2-year storm event and infiltrates 0.029 ac.ft. so  $0.029 / 0.062 = 0.467$  or 47% of the storm water is infiltrated and the 10% infiltration rule has been met.

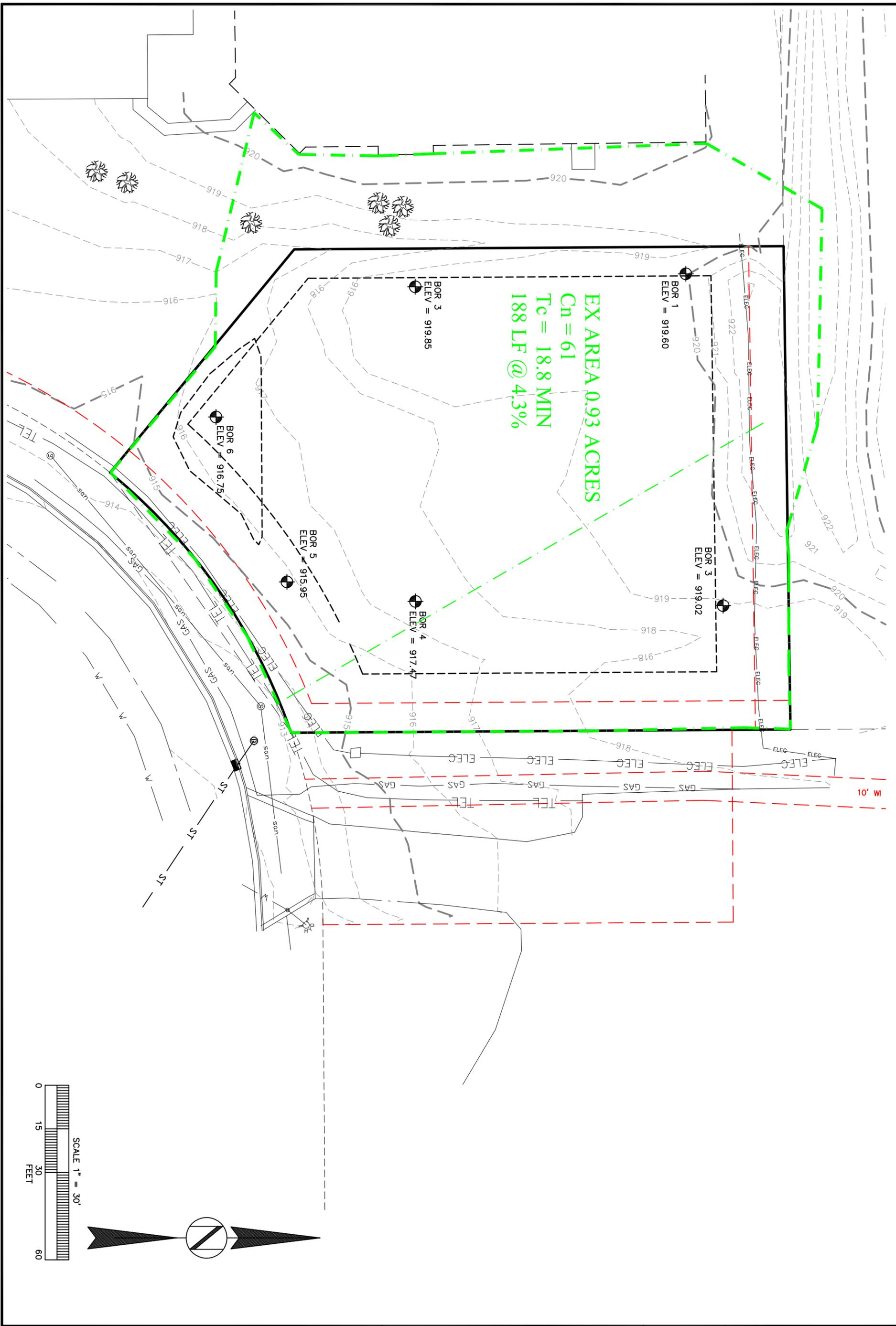
**Tss and Phosphorus Removal**

This development produces 132.8 lbs of Tss on an average annual basis and releases 21.89 lbs of Tss on an average annual basis, so  $(132.8 - 21.89) / 132.8 = 0.835$  or 83.5% of the Tss is removed. And 0.592 lbs of total phosphorous on an average annual basin, and releases 0.099 lbs of Tss, so  $(0.592 - 0.099) / 0.592 = 0.833$  or 83.3% total phosphorous.

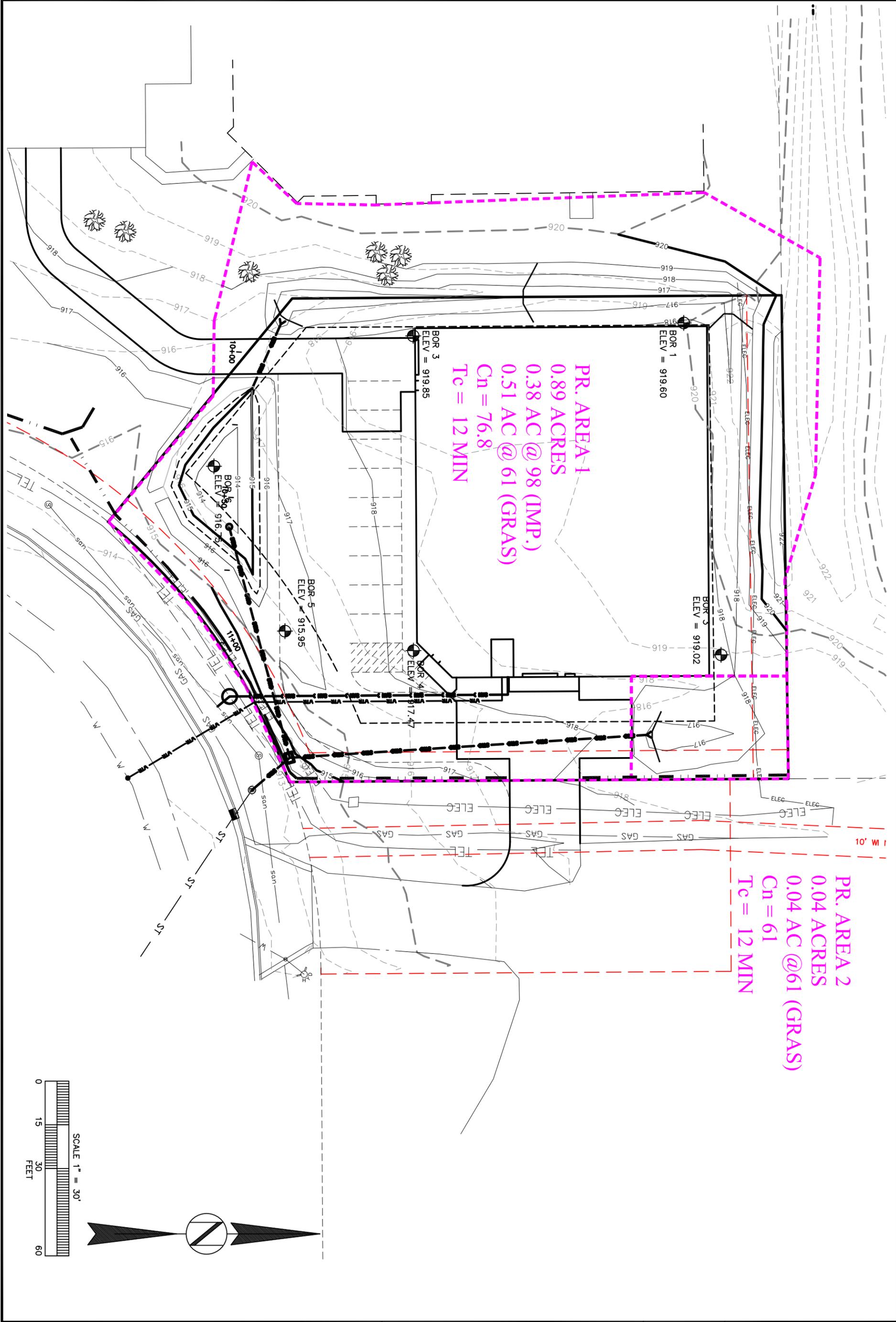
In summery the infiltration basin is designed to meet the Village’s requirements of detaining the proposed 10-year storm event and releasing it at an existing 2-year rate, detaining the proposed 100-year storm event and releasing it at an existing 10-year rate, by infiltrating 47% of the 2-year storm event and by reducing the Tss by 83% and the total phosphorous by 83%.

Robert J Davy, P.E.





<b>SHEET #</b>	17-3223	<b>PROJ #</b>	17-3223	<b>EXISTING DRAINAGE MAP</b>	<b>LAKE COUNTRY ENGINEERING, INC.</b>	<b>REVISION DATE</b>	<b>REMARKS</b>
				MWS WAREHOUSE, HAV 0732.996.020 OLIVER CONSTRUCTION LOT 3 C.S.M. 6961 SE 1/4 S.3, T.7N., R.18E., VILLAGE OF HARLAND.		Consulting Engineers - Surveyors 970 S. Silver Lake Street, Suite 105, Oconomowoc, WI 53066 Phone (262) 569-9331 Fax (262) 569-9316	SCALE: 1" = 30' DRAFTED BY: RJD CHECKED BY: R. J. DAVY DATE: JANUARY 25, 2018



PR. AREA 1  
 0.89 ACRES  
 0.38 AC @ 98 (IMP.)  
 0.51 AC @ 61 (GRAS)  
 Cn = 76.8  
 Tc = 12 MIN

PR. AREA 2  
 0.04 ACRES  
 0.04 AC @ 61 (GRAS)  
 Cn = 61  
 Tc = 12 MIN

**LAKE COUNTRY ENGINEERING, INC.**  
 Consulting Engineers - Surveyors  
 970 S. Silver Lake Street, Suite 105, Oconomowoc, WI 53066  
 Phone (262) 569-9331 Fax (262) 569-9316

REVISION DATE	REMARKS

SCALE: 1" = 30'  
 DRAFTED BY: RJD  
 CHECKED BY: R. J. DAVY  
 DATE: JANUARY 25, 2018

**PROPOSED DRAINAGE PLAN**  
 MWS WAREHOUSE, HAV 0732.996.020  
 OLIVER CONSTRUCTION LOT 3 C.S.M. 6961  
 SE 1/4 S.3, T.7N., R.18E., VILLAGE OF HARLAND.

PROJ. # 17-3223  
 SHEET #

# Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	SCS Runoff	-----	0.08	0.16	-----	0.37	0.66	1.20	1.72	2.34	EX AREA
2	SCS Runoff	-----	0.00	0.01	-----	0.02	0.03	0.05	0.07	0.10	PR AREA 2
3	SCS Runoff	-----	0.67	0.89	-----	1.34	1.79	2.52	3.18	3.91	PR AREA 1
4	Reservoir	3	0.39	0.65	-----	1.20	1.64	2.30	2.92	3.63	PR RG FLOW
5	Diversion1	4	0.07	0.08	-----	0.08	0.09	0.09	0.09	0.10	OVERLAND / PIPE
6	Diversion2	4	0.32	0.58	-----	1.12	1.56	2.21	2.82	3.53	INFILTRATION
7	Combine	2, 5,	0.07	0.08	-----	0.10	0.11	0.14	0.17	0.20	TOTAL FLOW LEAVING SITE

# Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (acft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (acft)	Hydrograph description	
1	SCS Runoff	0.08	6	750	0.012	---	-----	-----	EX AREA	
2	SCS Runoff	0.00	6	750	0.001	---	-----	-----	PR AREA 2	
3	SCS Runoff	0.67	6	738	0.047	---	-----	-----	PR AREA 1	
4	Reservoir	0.39	6	750	0.047	3	914.95	0.013	PR RG FLOW	
5	Diversion1	0.07	6	750	0.029	4	-----	-----	OVERLAND / PIPE	
6	Diversion2	0.32	6	750	0.018	4	-----	-----	INFILTRATION	
7	Combine	0.07	6	750	0.029	2, 5,	-----	-----	TOTAL FLOW LEAVING SITE	
17-3223 OLV MWS.gpw					Return Period: 1 Year			Thursday, Jan 25 2018, 11:20 AM		

# Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (acft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (acft)	Hydrograph description	
1	SCS Runoff	0.16	6	744	0.020	---	-----	-----	EX AREA	
2	SCS Runoff	0.01	6	744	0.001	---	-----	-----	PR AREA 2	
3	SCS Runoff	0.89	6	738	0.061	---	-----	-----	PR AREA 1	
4	Reservoir	0.65	6	750	0.061	3	915.03	0.015	PR RG FLOW	
5	Diversion1	0.08	6	750	0.032	4	-----	-----	OVERLAND / PIPE	
6	Diversion2	0.58	6	750	0.029	4	-----	-----	INFILTRATION	
7	Combine	0.08	6	750	0.033	2, 5,	-----	-----	TOTAL FLOW LEAVING SITE	
17-3223 OLV MWS.gpw					Return Period: 2 Year			Thursday, Jan 25 2018, 11:20 AM		

# Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (acft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (acft)	Hydrograph description	
1	SCS Runoff	0.37	6	744	0.036	---	-----	-----	EX AREA	
2	SCS Runoff	0.02	6	744	0.002	---	-----	-----	PR AREA 2	
3	SCS Runoff	1.34	6	738	0.089	---	-----	-----	PR AREA 1	
4	Reservoir	1.20	6	744	0.089	3	915.13	0.018	PR RG FLOW	
5	Diversion1	0.08	6	744	0.038	4	-----	-----	OVERLAND / PIPE	
6	Diversion2	1.12	6	744	0.051	4	-----	-----	INFILTRATION	
7	Combine	0.10	6	744	0.039	2, 5,	-----	-----	TOTAL FLOW LEAVING SITE	
17-3223 OLV MWS.gpw					Return Period: 5 Year			Thursday, Jan 25 2018, 11:20 AM		

# Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (acft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (acft)	Hydrograph description	
1	SCS Runoff	0.66	6	738	0.054	---	-----	-----	EX AREA	
2	SCS Runoff	0.03	6	738	0.002	---	-----	-----	PR AREA 2	
3	SCS Runoff	1.79	6	738	0.117	---	-----	-----	PR AREA 1	
4	Reservoir	1.64	6	744	0.117	3	915.19	0.019	PR RG FLOW	
5	Diversion1	0.09	6	744	0.042	4	-----	-----	OVERLAND / PIPE	
6	Diversion2	1.56	6	744	0.075	4	-----	-----	INFILTRATION	
7	Combine	0.11	6	744	0.045	2, 5,	-----	-----	TOTAL FLOW LEAVING SITE	
17-3223 OLV MWS.gpw					Return Period: 10 Year			Thursday, Jan 25 2018, 11:20 AM		

# Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (acft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (acft)	Hydrograph description	
1	SCS Runoff	1.20	6	738	0.087	---	-----	-----	EX AREA	
2	SCS Runoff	0.05	6	738	0.004	---	-----	-----	PR AREA 2	
3	SCS Runoff	2.52	6	738	0.164	---	-----	-----	PR AREA 1	
4	Reservoir	2.30	6	744	0.164	3	915.26	0.021	PR RG FLOW	
5	Diversion1	0.09	6	744	0.048	4	-----	-----	OVERLAND / PIPE	
6	Diversion2	2.21	6	744	0.116	4	-----	-----	INFILTRATION	
7	Combine	0.14	6	738	0.052	2, 5,	-----	-----	TOTAL FLOW LEAVING SITE	
17-3223 OLV MWS.gpw					Return Period: 25 Year			Thursday, Jan 25 2018, 11:20 AM		

# Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (acft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (acft)	Hydrograph description	
1	SCS Runoff	1.72	6	738	0.119	---	-----	-----	EX AREA	
2	SCS Runoff	0.07	6	738	0.005	---	-----	-----	PR AREA 2	
3	SCS Runoff	3.18	6	738	0.207	---	-----	-----	PR AREA 1	
4	Reservoir	2.92	6	738	0.207	3	915.33	0.023	PR RG FLOW	
5	Diversion1	0.09	6	738	0.052	4	-----	-----	OVERLAND / PIPE	
6	Diversion2	2.82	6	738	0.155	4	-----	-----	INFILTRATION	
7	Combine	0.17	6	738	0.057	2, 5,	-----	-----	TOTAL FLOW LEAVING SITE	
17-3223 OLV MWS.gpw					Return Period: 50 Year			Thursday, Jan 25 2018, 11:21 AM		

# Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (acft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (acft)	Hydrograph description	
1	SCS Runoff	2.34	6	738	0.157	---	-----	-----	EX AREA	
2	SCS Runoff	0.10	6	738	0.007	---	-----	-----	PR AREA 2	
3	SCS Runoff	3.91	6	738	0.255	---	-----	-----	PR AREA 1	
4	Reservoir	3.63	6	738	0.255	3	915.40	0.025	PR RG FLOW	
5	Diversion1	0.10	6	738	0.056	4	-----	-----	OVERLAND / PIPE	
6	Diversion2	3.53	6	738	0.199	4	-----	-----	INFILTRATION	
7	Combine	0.20	6	738	0.063	2, 5,	-----	-----	TOTAL FLOW LEAVING SITE	
17-3223 OLV MWS.gpw					Return Period: 100 Year			Thursday, Jan 25 2018, 11:21 AM		

# Hydrograph Plot

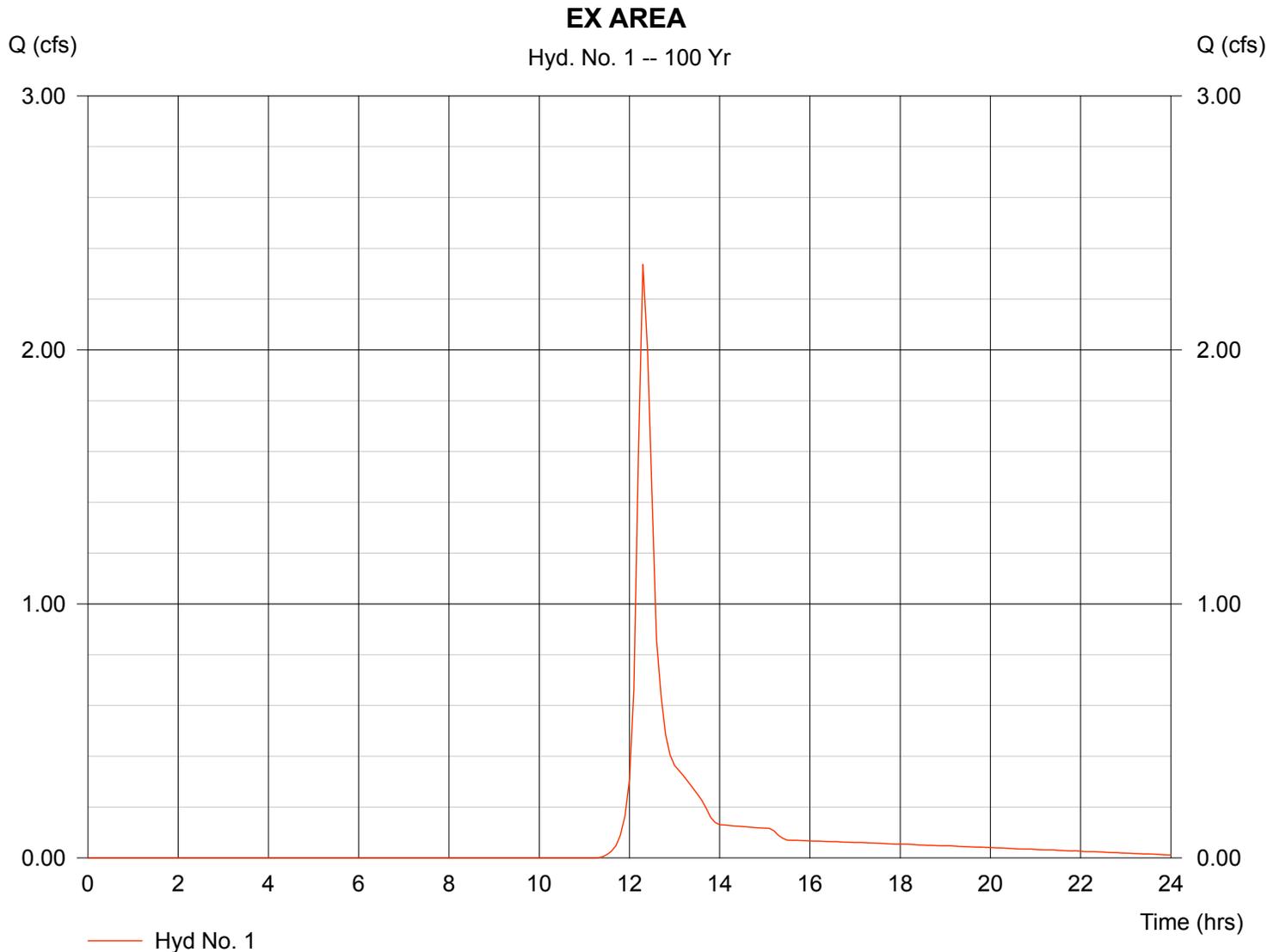
## Hyd. No. 1

### EX AREA

Hydrograph type = SCS Runoff  
Storm frequency = 100 yrs  
Drainage area = 0.93 ac  
Basin Slope = 0.0 %  
Tc method = TR55  
Total precip. = 6.24 in  
Storm duration = atlas 14 area 3 distribution.cds

Peak discharge = 2.34 cfs  
Time interval = 6 min  
Curve number = 61  
Hydraulic length = 0 ft  
Time of conc. (Tc) = 18.8 min  
Distribution = Custom  
Shape factor = 484

Hydrograph Volume = 0.157 acft



# TR55 Tc Worksheet

Hydraflow Hydrographs by Intelisolve

## Hyd. No. 1

EX AREA

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
<b>Sheet Flow</b>				
Manning's n-value	= 0.240	0.011	0.011	
Flow length (ft)	= 188.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 2.73	0.00	0.00	
Land slope (%)	= 4.30	0.00	0.00	
<b>Travel Time (min)</b>	<b>= 18.85</b>	<b>+ 0.00</b>	<b>+ 0.00</b>	<b>= 18.85</b>
<b>Shallow Concentrated Flow</b>				
Flow length (ft)	= 0.00	0.00	0.00	
Watercourse slope (%)	= 0.00	0.00	0.00	
Surface description	= Paved	Paved	Paved	
Average velocity (ft/s)	= 0.00	0.00	0.00	
<b>Travel Time (min)</b>	<b>= 0.00</b>	<b>+ 0.00</b>	<b>+ 0.00</b>	<b>= 0.00</b>
<b>Channel Flow</b>				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	= 0.0	0.0	0.0	
<b>Travel Time (min)</b>	<b>= 0.00</b>	<b>+ 0.00</b>	<b>+ 0.00</b>	<b>= 0.00</b>
<b>Total Travel Time, Tc .....</b>				<b>18.80 min</b>

# Precipitation Report

Hydraflow Hydrographs by Intelisolve

Thursday, Jan 25 2018, 11:21 AM

## Hyd. No. 1

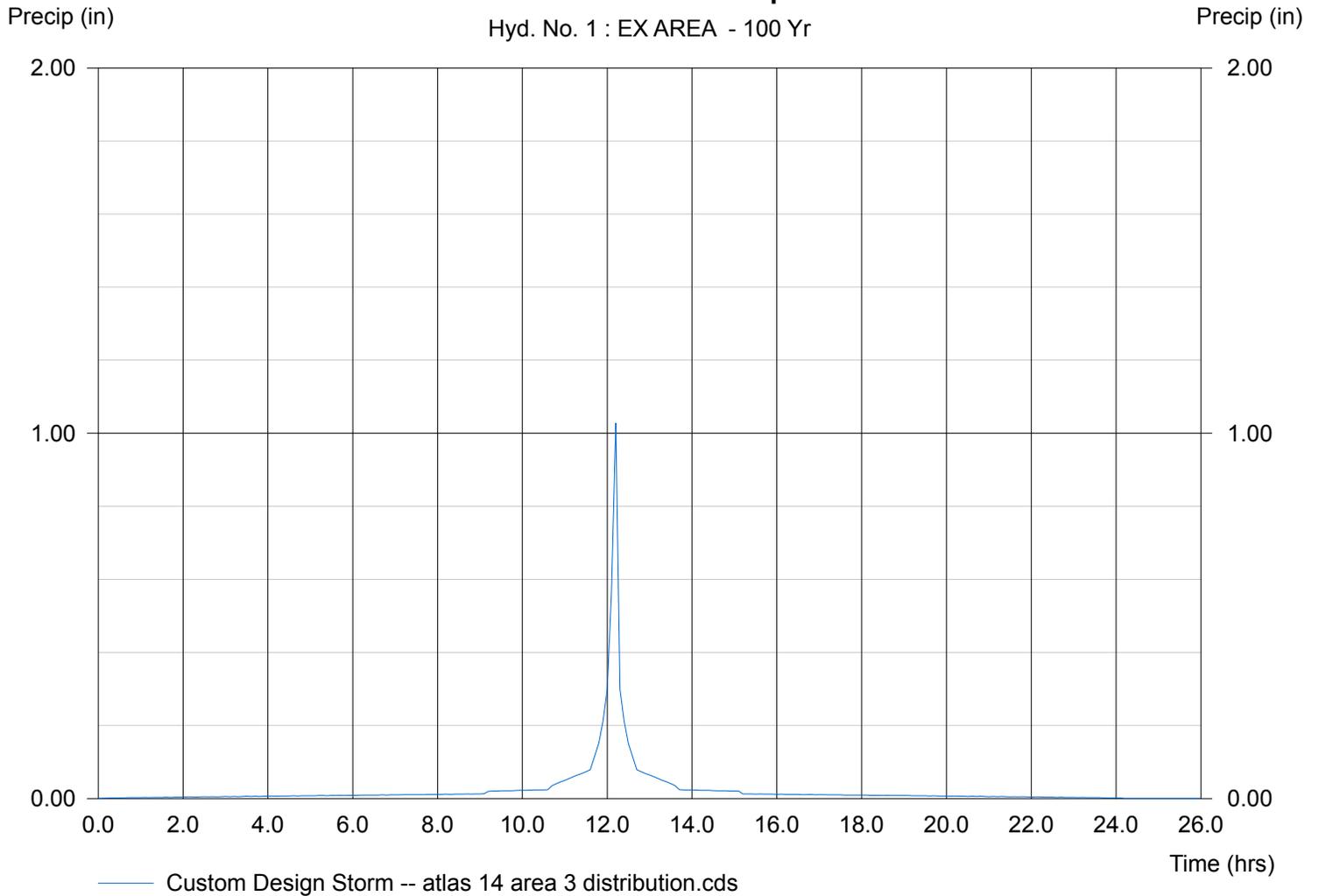
EX AREA

Storm Frequency = 100 yrs  
Total precip. = 6.24 in  
Storm duration = atlas 14 area 3 distribution.cds

Time interval = 6 min  
Distribution = Custom

### Incremental Rainfall Precipitation

Hyd. No. 1 : EX AREA - 100 Yr



# Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Thursday, Jan 25 2018, 11:21 AM

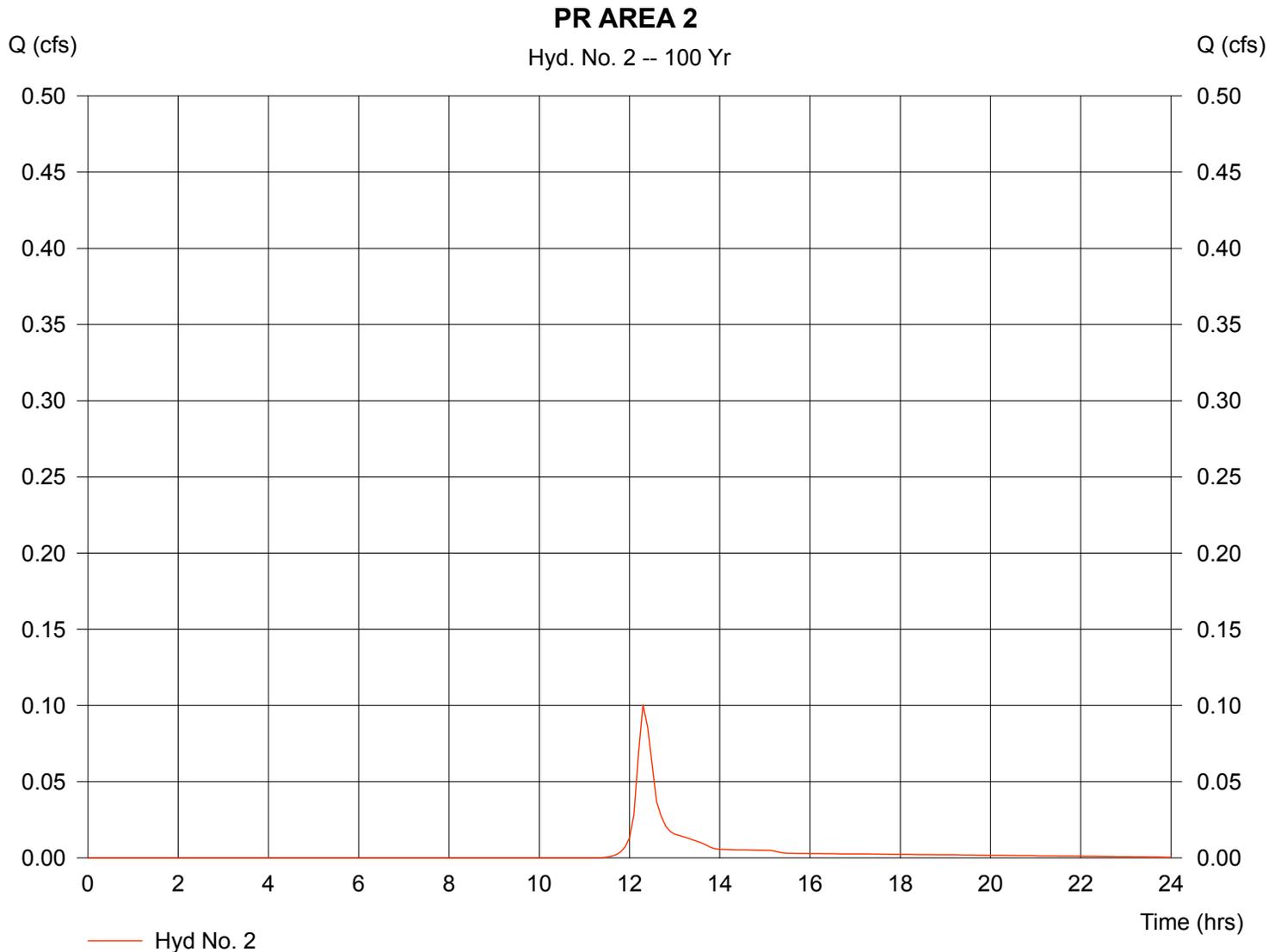
## Hyd. No. 2

PR AREA 2

Hydrograph type = SCS Runoff  
 Storm frequency = 100 yrs  
 Drainage area = 0.04 ac  
 Basin Slope = 0.0 %  
 Tc method = USER  
 Total precip. = 6.24 in  
 Storm duration = atlas 14 area 3 distribution.cds

Peak discharge = 0.10 cfs  
 Time interval = 6 min  
 Curve number = 61  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 12 min  
 Distribution = Custom  
 Shape factor = 484

Hydrograph Volume = 0.007 acft



# Precipitation Report

Hydraflow Hydrographs by Intelisolve

Thursday, Jan 25 2018, 11:21 AM

## Hyd. No. 2

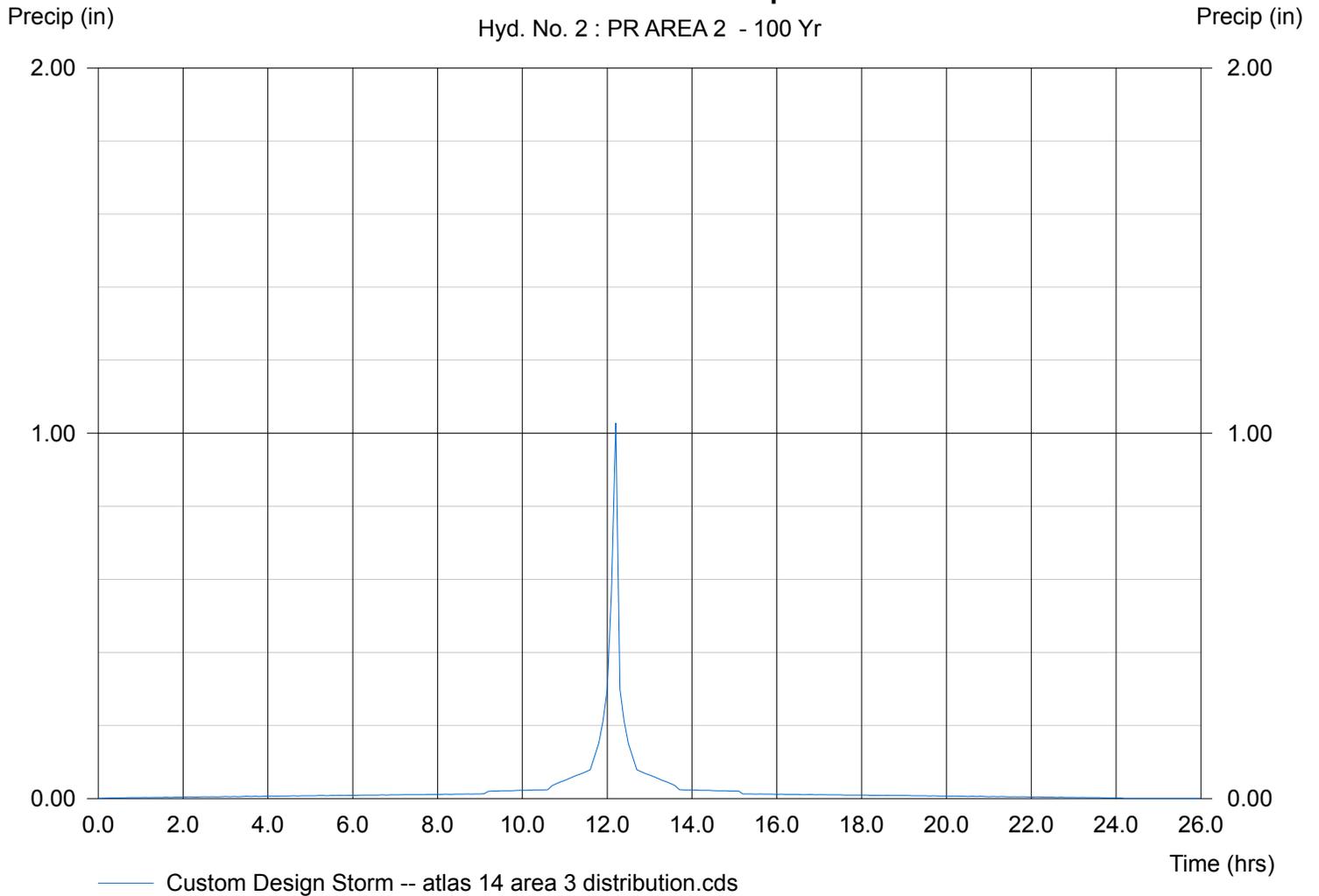
PR AREA 2

Storm Frequency = 100 yrs  
Total precip. = 6.24 in  
Storm duration = atlas 14 area 3 distribution.cds

Time interval = 6 min  
Distribution = Custom

### Incremental Rainfall Precipitation

Hyd. No. 2 : PR AREA 2 - 100 Yr



# Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Thursday, Jan 25 2018, 11:21 AM

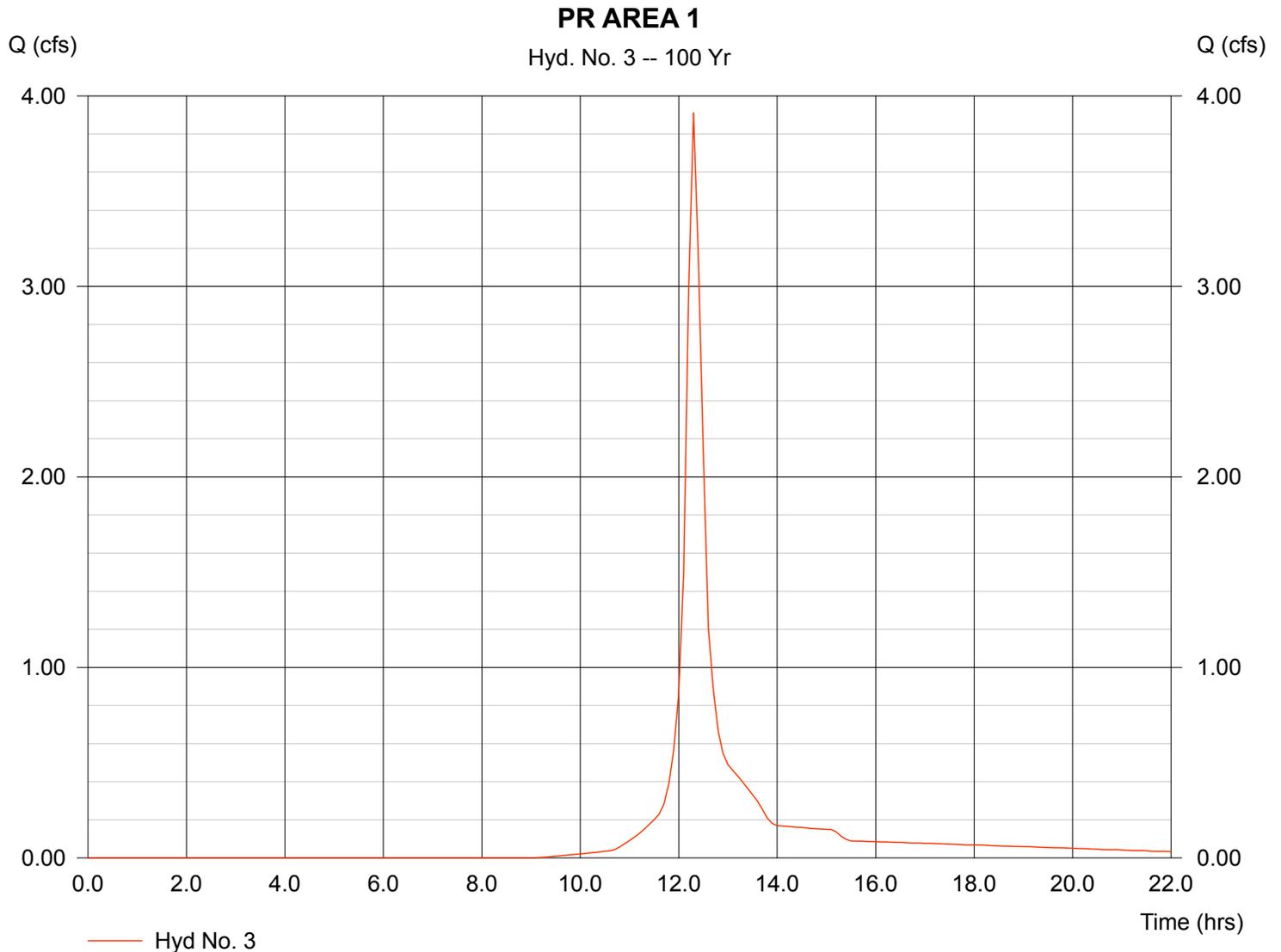
## Hyd. No. 3

PR AREA 1

Hydrograph type = SCS Runoff  
Storm frequency = 100 yrs  
Drainage area = 0.89 ac  
Basin Slope = 0.0 %  
Tc method = USER  
Total precip. = 6.24 in  
Storm duration = atlas 14 area 3 distribution.cds

Peak discharge = 3.91 cfs  
Time interval = 6 min  
Curve number = 76.8  
Hydraulic length = 0 ft  
Time of conc. (Tc) = 12 min  
Distribution = Custom  
Shape factor = 484

Hydrograph Volume = 0.255 acft



# Precipitation Report

Hydraflow Hydrographs by Intelisolve

Thursday, Jan 25 2018, 11:21 AM

## Hyd. No. 3

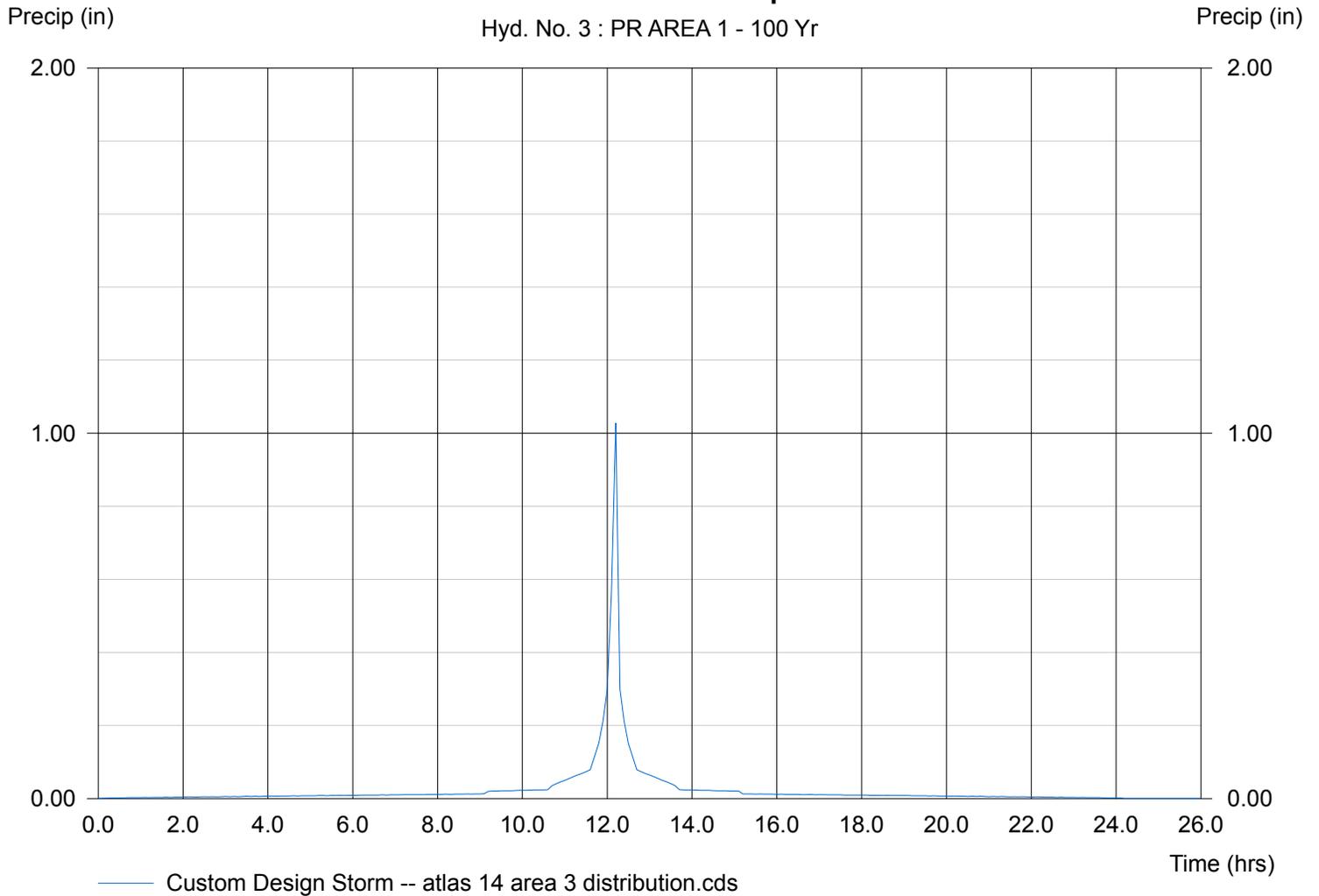
PR AREA 1

Storm Frequency = 100 yrs  
Total precip. = 6.24 in  
Storm duration = atlas 14 area 3 distribution.cds

Time interval = 6 min  
Distribution = Custom

### Incremental Rainfall Precipitation

Hyd. No. 3 : PR AREA 1 - 100 Yr



# Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Thursday, Jan 25 2018, 11:22 AM

## Hyd. No. 4

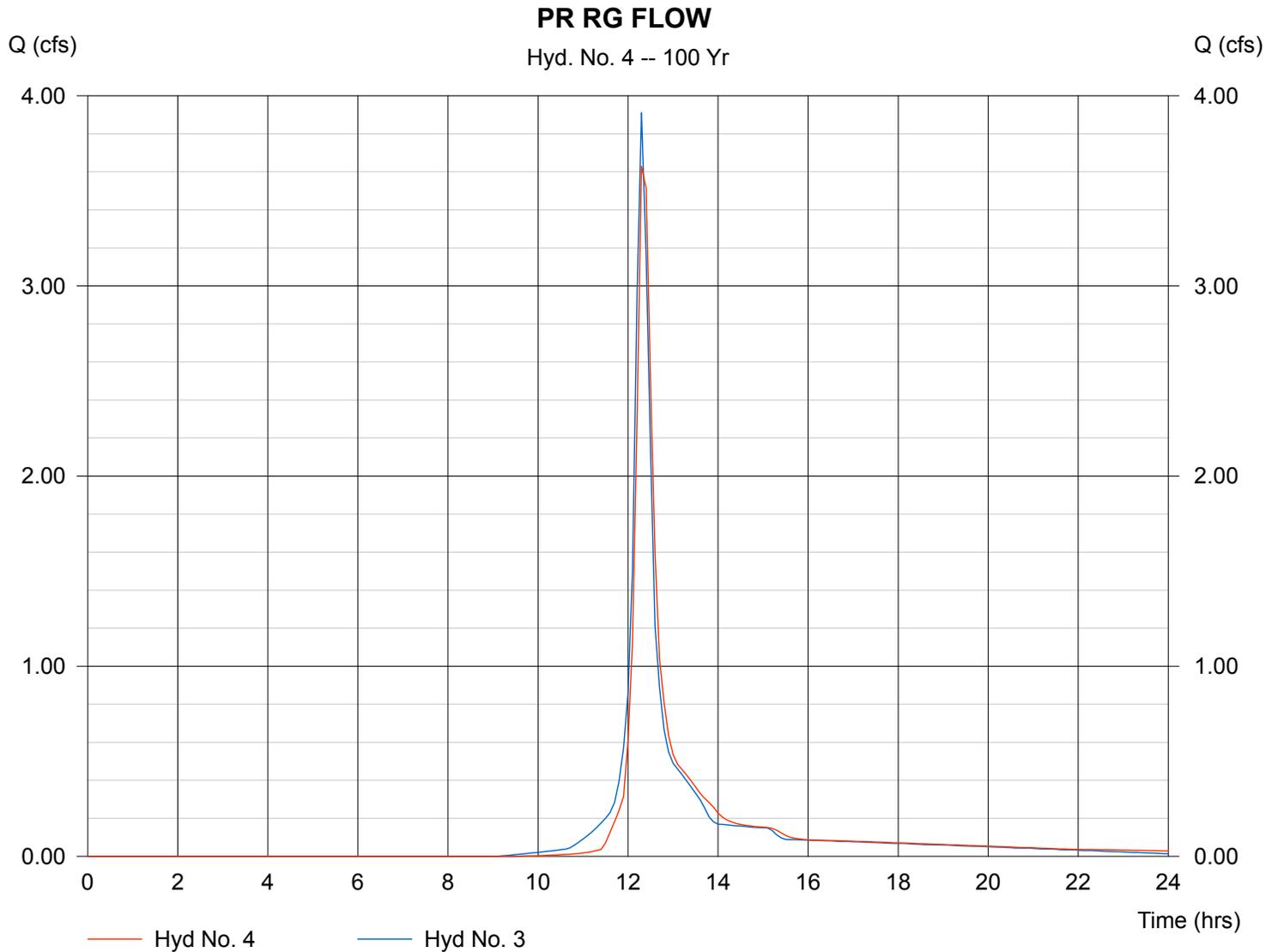
PR RG FLOW

Hydrograph type = Reservoir  
Storm frequency = 100 yrs  
Inflow hyd. No. = 3  
Reservoir name = PR RG1

Peak discharge = 3.63 cfs  
Time interval = 6 min  
Max. Elevation = 915.40 ft  
Max. Storage = 0.025 acft

Storage Indication method used.

Hydrograph Volume = 0.255 acft



# Pond Report

## Pond No. 1 - PR RG1

### Pond Data

Pond storage is based on known contour areas. Average end area method used.

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (acft)	Total storage (acft)
0.00	914.00	325	0.000	0.000
1.00	915.00	881	0.014	0.014
2.00	916.00	1,670	0.029	0.043

### Culvert / Orifice Structures

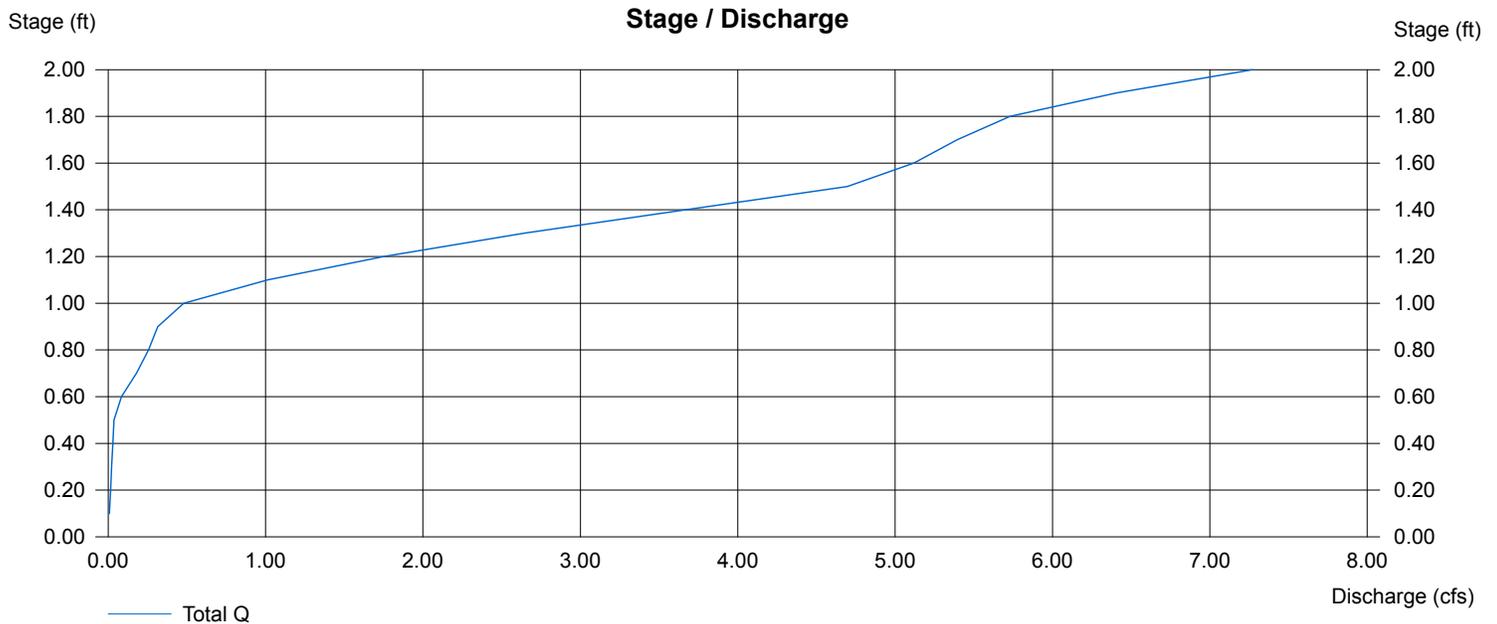
	[A]	[B]	[C]	[D]
Rise (in)	= 12.00	3.00	0.00	0.00
Span (in)	= 12.00	3.00	0.00	0.00
No. Barrels	= 1	2	0	0
Invert El. (ft)	= 913.00	914.50	0.00	0.00
Length (ft)	= 82.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	0.00
N-Value	= .010	.013	.000	.000
Orif. Coeff.	= 0.60	0.60	0.00	0.00
Multi-Stage	= n/a	Yes	No	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 3.14	4.00	0.00	0.00
Crest El. (ft)	= 914.95	915.75	0.00	0.00
Weir Coeff.	= 3.33	2.60	0.00	0.00
Weir Type	= Riser	Broad	---	---
Multi-Stage	= Yes	No	No	No

Exfiltration = 3.600 in/hr (Contour) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



# Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Thursday, Jan 25 2018, 11:22 AM

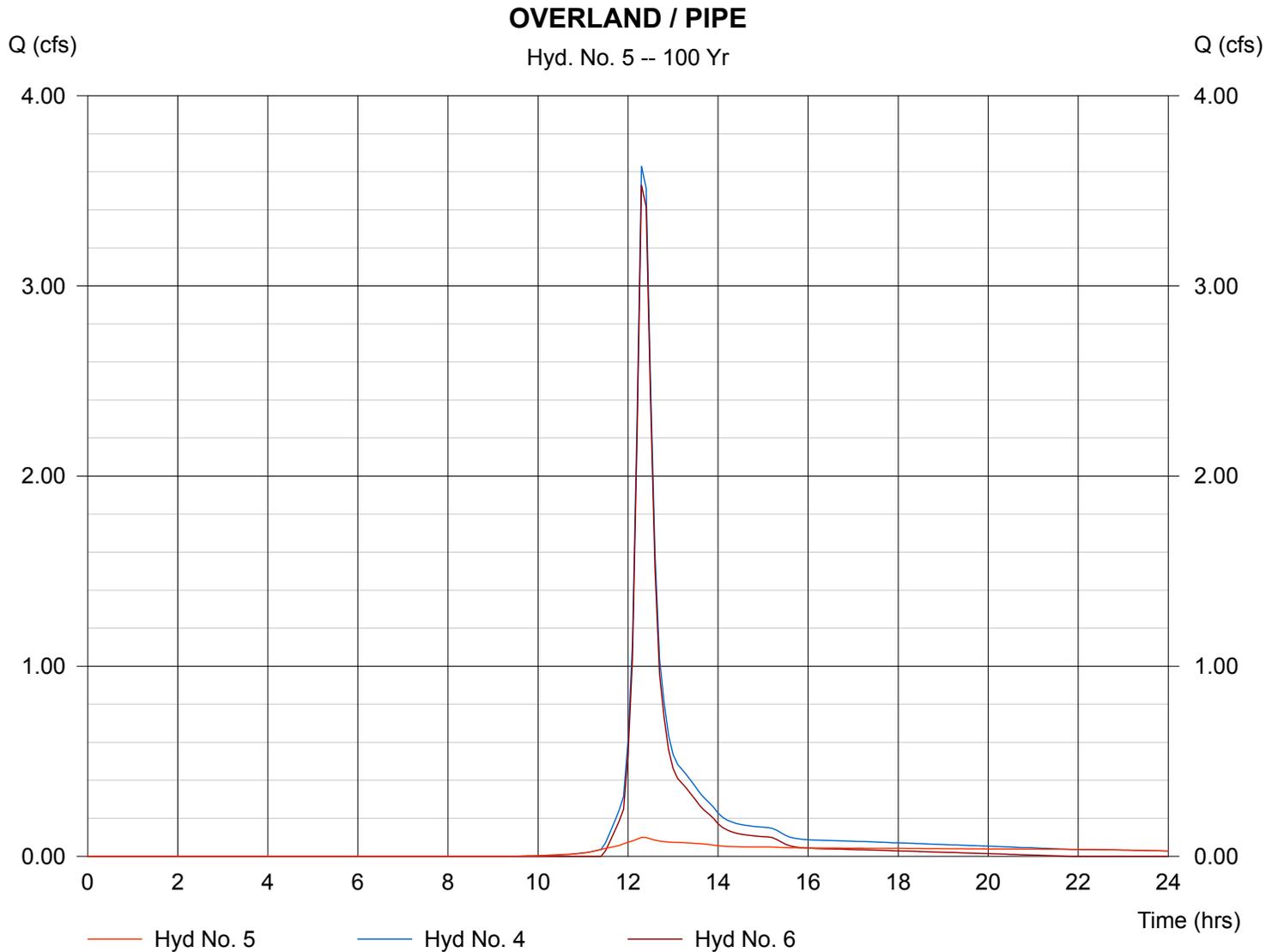
## Hyd. No. 5

OVERLAND / PIPE

Hydrograph type = Diversion1  
 Storm frequency = 100 yrs  
 Inflow hydrograph = 4  
 Diversion method = Pond - PR RG1

Peak discharge = 0.10 cfs  
 Time interval = 6 min  
 2nd diverted hyd. = 6  
 Pond structure = Exfiltration

Hydrograph Volume = 0.056 acft



# Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Thursday, Jan 25 2018, 11:22 AM

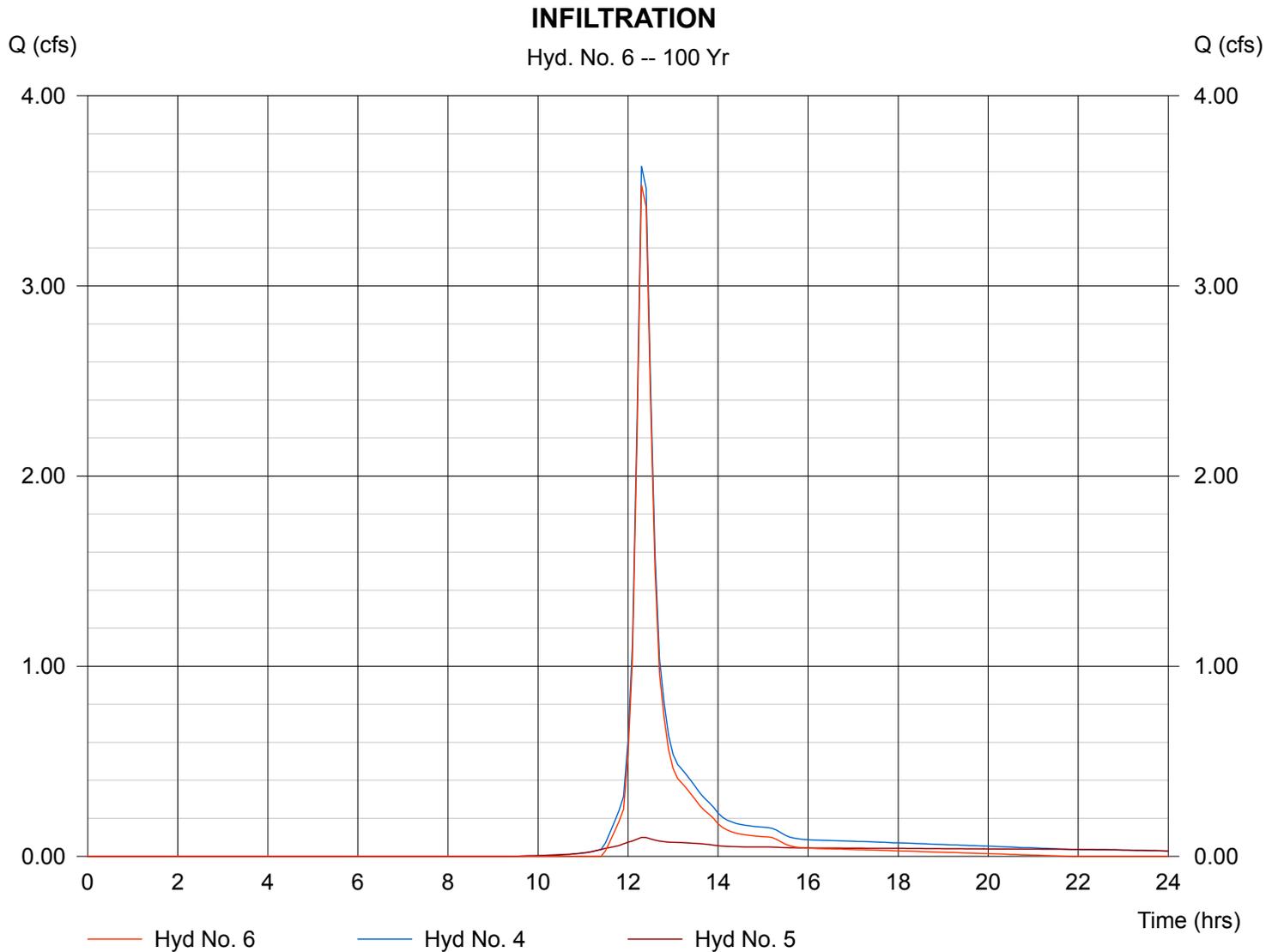
## Hyd. No. 6

### INFILTRATION

Hydrograph type = Diversion2  
 Storm frequency = 100 yrs  
 Inflow hydrograph = 4  
 Diversion method = Pond - PR RG1

Peak discharge = 3.53 cfs  
 Time interval = 6 min  
 2nd diverted hyd. = 5  
 Pond structure = Exfiltration

Hydrograph Volume = 0.199 acft



# Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Thursday, Jan 25 2018, 11:22 AM

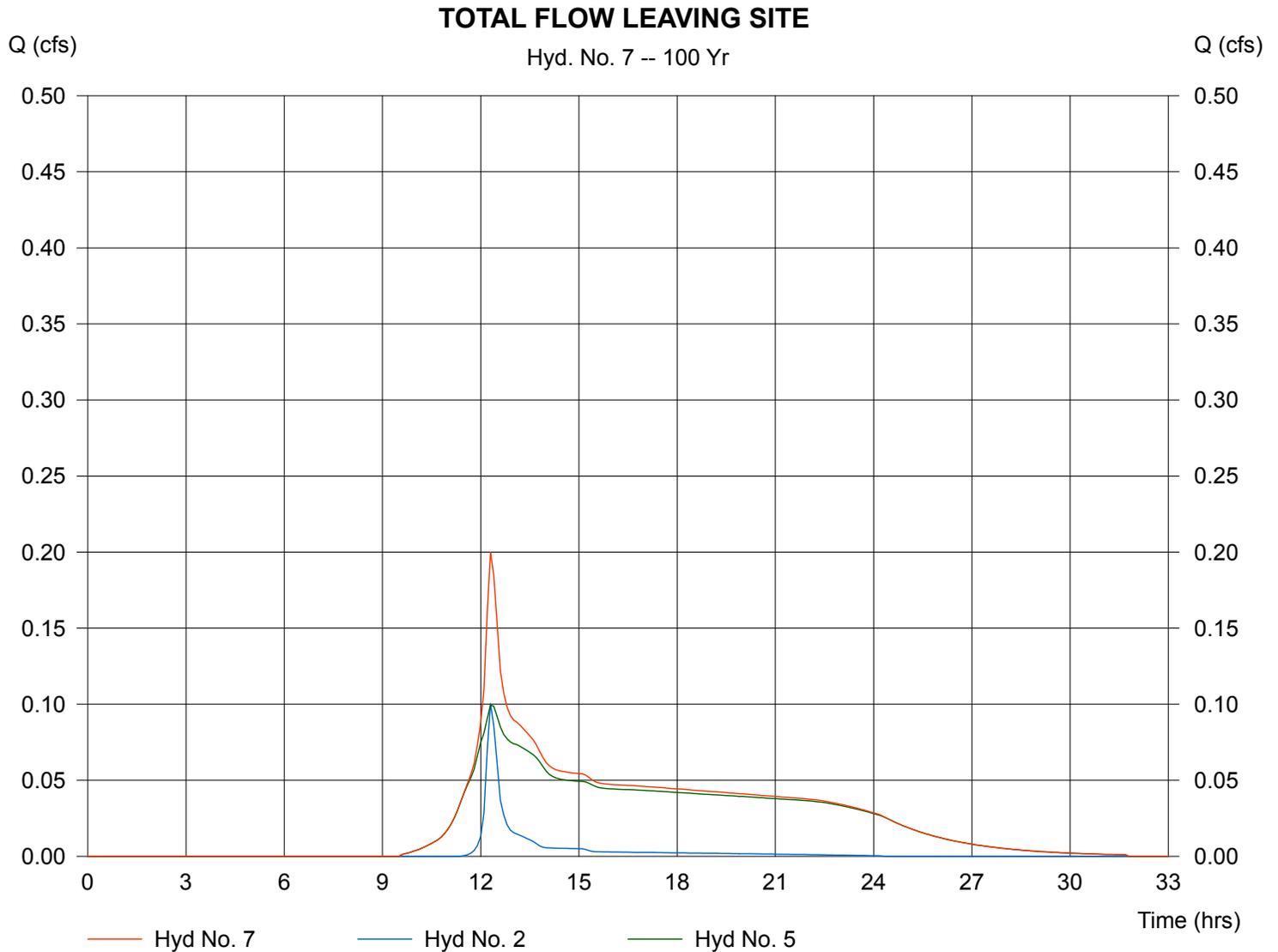
## Hyd. No. 7

### TOTAL FLOW LEAVING SITE

Hydrograph type = Combine  
Storm frequency = 100 yrs  
Inflow hyds. = 2, 5

Peak discharge = 0.20 cfs  
Time interval = 6 min

Hydrograph Volume = 0.063 acft



17-3223 OLV MWS - InputData.txt

Data file name: K:\WinSLAMM\17-3223 OLV MWS\17-3223 OLV MWS.mdb  
WinSLAMM Version 10.2.0  
Rain file name: C:\WinSLAMM Files\Rain Files\WI Milwaukee 69.RAN  
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI\_AVG01.pscx  
Runoff Coefficient file name: C:\WinSLAMM Files\WI\_SL06 Dec06.rsvx  
Residential Street Delivery file name: C:\WinSLAMM Files\WI\_Res and Other Urban Dec06.std  
Institutional Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
Commercial Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
Industrial Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI\_Res and Other Urban Dec06.std  
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std  
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False  
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI\_GEO03.ppdx  
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv  
Cost Data file name:  
Seed for random number generator: -42  
Study period starting date: 01/05/69      Study period ending date: 12/31/69  
Start of Winter Season: 12/06      End of Winter Season: 03/28  
Date: 01-23-2018      Time: 11:36:52  
Site information:

LU# 1 - Commercial: Commercial 1    Total area (ac): 0.890  
1 - Roofs 1: 0.279 ac.    Pitched    Connected    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz  
13 - Paved Parking 1: 0.051 ac.    Connected    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz  
25 - Driveways 1: 0.050 ac.    Connected    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz  
45 - Large Landscaped Areas 1: 0.510 ac.    Normal Sandy    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Commercial: Commercial 2    Total area (ac): 0.040  
51 - Small Landscaped Areas 1: 0.040 ac.    Normal Sandy    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Biofilter CP# 1 (DS) - DS Biofilters # 1

1. Top area (square feet) = 1670
2. Bottom area (square feet) = 325
3. Depth (ft): 3
4. Biofilter width (ft) - for Cost Purposes Only: 25
5. Infiltration rate (in/hr) = 3.6
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 1
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0
10. Porosity of rock filled volume = 0
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 1
13. Engineered soil porosity = 0.25
14. Percent solids reduction due to flow through engineered soil = 0
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data                      Soil Type Fraction in Eng. Soil

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 4
2. Weir crest width (ft): 5
3. Height of datum to bottom of weir opening: 2.75

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 1
2. Stand pipe height above datum (ft): 1.95

Outlet type: Surface Discharge Pipe

1. Surface discharge pipe outlet diameter (ft): 0.25

17-3223 OLV MWS - InputData.txt

2. Pipe invert elevation above datum (ft): 1.5
3. Number of surface pipe outlets: 2

17-3223 OLV MWS - Output Summary.txt

SLAMM for Windows Version 10.2.0  
 (c) Copyright Robert Pitt and John Voorhees 2012  
 All Rights Reserved

Data file name: K:\WinSLAMM\17-3223 OLV MWS\17-3223 OLV MWS.mdb  
 Data file description:  
 Rain file name: C:\WinSLAMM Files\Rain Files\WI Milwaukee 69.RAN  
 Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI\_AVG01.pscx  
 Runoff Coefficient file name: C:\WinSLAMM Files\WI\_SL06 Dec06.rsvx  
 Residential Street Delivery file name: C:\WinSLAMM Files\WI\_Res and Other Urban Dec06.std  
 Institutional Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
 Commercial Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
 Industrial Street Delivery file name: C:\WinSLAMM Files\WI\_Com Inst Indust Dec06.std  
 Other Urban Street Delivery file name: C:\WinSLAMM Files\WI\_Res and Other Urban Dec06.std  
 Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std  
 Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI\_GEO03.ppdX  
 Start of Winter Season: 12/06      End of Winter Season: 03/28  
 Model Run Start Date: 01/05/69    Model Run End Date: 12/31/69  
 Date of run: 01-23-2018    Time of run: 11:36:20  
 Total Area Modeled (acres): 0.930  
 Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction	
Total of all Land Uses without Controls:	35377	-	60.11	132.8	-	
Outfall Total with Controls:	5547	84.32%	63.20	21.89	83.52%	
Annualized Total After Outfall Controls:	5624			22.19		

Pollutant	Concentration -	Concentration -	Conc.	Pollutant Yield	Pollutant Yield	Pol. Yield	Percent
-----------	-----------------	-----------------	-------	-----------------	-----------------	------------	---------

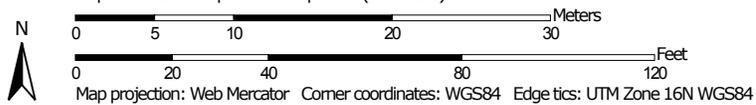
17-3223 OLV MWS - Output Summary.txt

	No Controls	With Controls	Units	No Controls	With Controls	Units	Reduction
Particulate Solids	60.11	63.20	mg/L	132.8	21.89	lbs	83.52 %
Filterable Solids	72.47	72.87	mg/L	160.1	25.23	lbs	84.24 %
Total Solids	132.6	136.1	mg/L	292.8	47.12	lbs	83.91 %
Particulate Phosphorus	0.2187	0.2290	mg/L	0.4831	0.07930	lbs	83.58 %
Filterable Phosphorus	0.04942	0.05636	mg/L	0.1092	0.01952	lbs	82.12 %
Total Phosphorus	0.2682	0.2854	mg/L	0.5922	0.09882	lbs	83.31 %

Soil Map—Milwaukee and Waukesha Counties, Wisconsin



Map Scale: 1:475 if printed on A portrait (8.5" x 11") sheet.



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Milwaukee and Waukesha Counties, Wisconsin

Survey Area Data: Version 13, Oct 6, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CeD2	Casco loam, 12 to 20 percent slopes, eroded	0.0	4.0%
FsB	Fox silt loam, 2 to 6 percent slopes	0.9	96.0%
<b>Totals for Area of Interest</b>		<b>0.9</b>	<b>100.0%</b>



Professional Service Industries, Inc.  
 821 Corporate Court, Suite 100  
 Waukesha, WI 53189  
 Telephone: (262) 521-2125  
 Fax: (262) 521-2471

# LOG OF BORING B-05

PSI Job No.: 00522076  
 Project: White Warehouse  
 Location: 440 Cardinal Lane  
 Hartland, WI

Drilling Method: Hollow Stem Auger  
 Sampling Method: 2-in SS  
 Hammer Type: Automatic  
 Boring Location: Stormwater-E

WATER LEVELS	
▽ While Drilling	Not Obsr'd
▼ Upon Completion	Not Obsr'd
▽ Delay	N/A

Elevation (feet)	Depth (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	Station: N/A Offset: N/A	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	STANDARD PENETRATION TEST DATA				Additional Remarks
										N in blows/ft		Moisture, %		
	0						Surface Elev.: 916 ft							
							Topsoil (2"± Thick)	OL						
915				1	15		Fill, Brown Sandy Clay, With Sand Seams and Gravel, Moist	FILL	6-7-11 N=18	8	×	⊙	*	
							Possible Fill, Tan Medium to Coarse Sand and Gravel, Damp	PFILL	15-36-19 N=55	3	×			>>⊙
910				3	2		Brown Medium Sand, With Silt and Gravel, Loose, Moist	SP	3-4-5 N=9	6	×	⊙		Poor Recovery
							Tan Medium to Coarse Sand, With Gravel, Possible Cobbles and/or Boulders, Damp to Moist, Medium Dense to Extremely Dense		7-5-9 N=14	4	×	⊙		
905				5	4				16-50/2"	6	×			>>⊙
								SP	15-29-35 N=64	4	×			>>⊙
900				7	10				12-20-25 N=45	4	×		⊙	
									14-26-34 N=60	4	×			>>⊙
	20			8	10		End of Boring at 20' Cave-In at 9'							

Completion Depth: 20.0 ft  
 Date Boring Started: 1/3/18  
 Date Boring Completed: 1/3/18  
 Logged By: DH  
 Drilling Contractor: PSI, Inc.

Sample Types:

- Auger Cutting
- Split-Spoon
- Rock Core
- Shelby Tube
- Hand Auger
- Calif. Sampler
- Texas Cone

Latitude:  
 Longitude:  
 Drill Rig: Marooka D-50 ATV - Rig 395  
 Remarks:

The stratification lines represent approximate boundaries. The transition may be gradual.



Professional Service Industries, Inc.  
 821 Corporate Court, Suite 100  
 Waukesha, WI 53189  
 Telephone: (262) 521-2125  
 Fax: (262) 521-2471

# LOG OF BORING B-06

PSI Job No.: 00522076  
 Project: White Warehouse  
 Location: 440 Cardinal Lane  
 Hartland, WI

Drilling Method: Hollow Stem Auger  
 Sampling Method: 2-in SS  
 Hammer Type: Automatic  
 Boring Location: Stormwater-W

WATER LEVELS	
▽ While Drilling	Not Obsrvd
▼ Upon Completion	Not Obsrvd
⏸ Delay	N/A

Elevation (feet)	Depth (feet)	Graphic Log	Sample Type	Sample No.	Recovery (inches)	Station: N/A Offset: N/A	MATERIAL DESCRIPTION	USCS Classification	SPT Blows per 6-inch (SS)	STANDARD PENETRATION TEST DATA		Additional Remarks	
										N in blows/ft			
										Moisture, %		STRENGTH, tsf	
										X Moisture		▲ Qu * Qp	
										0 25 50		0 2.0 4.0	
										PL		LL	
						Surface Elev.: 916 ft							
						Topsoil (2"± Thick)							
						Tan Medium to Coarse Sand, With Gravel, Possible Cobbles and/or Boulders, Damp, Dense to Extremely Dense							
915				1	3			OL	50/4"	2	X		>>⊙ Poor Recovery
	5			2	14				24-17-21 N=38	2	X		
910				3	12				12-16-20 N=36	3	X		
	10			4	12			SP	12-29-19 N=48	3	X		
905				5	10				14-19-22 N=41	3	X		
	15			6	11				13-27-39 N=66	7	X		>>⊙
900				7	2				31-50/2"	4	X		>>⊙ Poor Recovery
	20			8	10				20-17-25 N=42	2	X		
						End of Boring at 20'							
						Cave-In at 6'							

Completion Depth: 20.0 ft  
 Date Boring Started: 1/3/18  
 Date Boring Completed: 1/3/18  
 Logged By: DH  
 Drilling Contractor: PSI, Inc.

Sample Types:

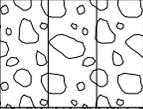
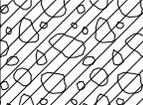
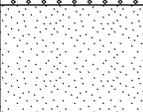
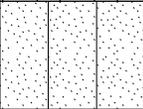
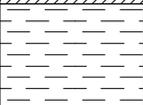
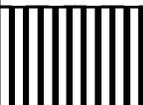
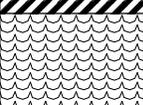
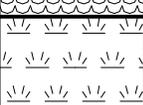
- Auger Cutting
- Split-Spoon
- Rock Core
- Shelby Tube
- Hand Auger
- Calif. Sampler
- Texas Cone

Latitude:  
 Longitude:  
 Drill Rig: Marooka D-50 ATV - Rig 395  
 Remarks:

The stratification lines represent approximate boundaries. The transition may be gradual.

# SOIL CLASSIFICATION CHART

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS	
			GRAPH	LETTER		
<p><b>COARSE GRAINED SOILS</b></p> <p>MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE</p>	<p>GRAVEL AND GRAVELLY SOILS</p> <p>(LITTLE OR NO FINES)</p>	CLEAN GRAVELS		<b>GW</b>	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES	
		GRAVELS WITH FINES		<b>GP</b>	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES	
		GRAVELS WITH FINES		<b>GM</b>	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES	
	<p>MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE</p> <p>(APPRECIABLE AMOUNT OF FINES)</p>	CLEAN SANDS		<b>SW</b>	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	
		(LITTLE OR NO FINES)		<b>SP</b>	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES	
		SANDS WITH FINES		<b>SM</b>	SILTY SANDS, SAND - SILT MIXTURES	
	<p>MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE</p> <p>(APPRECIABLE AMOUNT OF FINES)</p>	(APPRECIABLE AMOUNT OF FINES)		<b>SC</b>	CLAYEY SANDS, SAND - CLAY MIXTURES	
		<p>SILTS AND CLAYS</p> <p>LIQUID LIMIT LESS THAN 50</p>	(LITTLE OR NO FINES)		<b>ML</b>	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
			(APPRECIABLE AMOUNT OF FINES)		<b>CL</b>	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
			(APPRECIABLE AMOUNT OF FINES)		<b>OL</b>	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
<p>MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE</p> <p>SILTS AND CLAYS</p> <p>LIQUID LIMIT GREATER THAN 50</p>	(APPRECIABLE AMOUNT OF FINES)		<b>MH</b>	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS		
	(APPRECIABLE AMOUNT OF FINES)		<b>CH</b>	INORGANIC CLAYS OF HIGH PLASTICITY		
	(APPRECIABLE AMOUNT OF FINES)		<b>OH</b>	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS		
HIGHLY ORGANIC SOILS				<b>PT</b>	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS	



### SOIL EVALUATION - STORM

in accordance with SPS 382.365 and 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and BM referenced to nearest road.

**Please print all information.**

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County	
Waukesha	
Parcel I.D.	
Reviewed by	Date

Property Owner				Property Location						
Property Owner's Mailing Address				Govt. Lot	1/4	1/4 S	T	N	R	E (or) W
City				State	Zip Code	Phone Number				
				<input checked="" type="checkbox"/> City	<input type="checkbox"/> Village	<input type="checkbox"/> Town	Nearest Road			
				Hartland		440 Cardinal Lane				

Drainage area _____ <input type="checkbox"/> sq. ft. <input type="checkbox"/> acres	Hydraulic Application Test Method:
Optional: Test Site Suitable for (check all that apply) <input type="checkbox"/> Irrigation <input type="checkbox"/> Bioretention trench <input type="checkbox"/> Trench(es) <input type="checkbox"/> Rain Garden <input type="checkbox"/> Grassed swale <input type="checkbox"/> Reuse <input type="checkbox"/> Infiltration trench <input type="checkbox"/> SDS (> 15' wide) <input type="checkbox"/> Other _____	
	<input checked="" type="checkbox"/> Morphological Evaluation  <input type="checkbox"/> Double Ring Infiltrometer  <input type="checkbox"/> Other (specify) _____

1 Obs. #  Boring B-5     Pit    Ground surface elev. EL. 916 ft.    Depth to limiting factor    in. (Not Observed)

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Roots	% Rock Frag.	Infiltration Rates
									Inches/Hr. (NRCS)
1	0-2	Topsoil							
2	2-36	10YR 4/3	-	GCL <sup>1</sup>	0,bk,f-m	mfr	-	15 to > 35	0.63-2.0
3	36-66	10YR 6/3	-	VG S <sup>2</sup>	0,gr,m-c	ml	-	35 to > 60	>20
4	66-96	10YR 6/3	-	G LS	0,gr,m-c	ml	-	15 to >35	6.3-20
5	96-240	10YR 4/3-6/3	-	G-VG S <sup>3</sup>	0,gr,m-c	ml	-	15 to > 60	>20

2 Obs. #  Boring B-6     Pit    Ground surface elev. EL. 916 ft.    Depth to limiting factor    in. (Not Observed)

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Roots	% Rock Frag.	Infiltration Rates
									Inches/Hr. (NRCS)
1	0-2	Topsoil							
3	2-240	10YR 6/4-7/3	-	VG S <sup>3</sup>	0,gr,m-c	ml	-	15 to > 60	>20

CST/PSS Name (Please Print) Ken Wojtanowski	Signature 	CST/PSS Number 1263332
Address 821 Corporate Court	Date Evaluation Conducted 1/17/18	Telephone Number 262-521-2125

SBD-10793 (R11/11)

Test Results and/or Summary Comments

<sup>1</sup> Fill soils.  
<sup>2</sup> Possible fill soils.  
<sup>3</sup> Actual infiltration rates of soils may vary significantly from NRCS estimated values due to density of these materials.

# E-WLT06 Series

LED Full Cutoff Wall Pack  
 Replaces 175W MH / 150W PSMH



## Traditional Style with Increased Performance!

e-conolight's LED Full Cutoff Wall Pack outperforms traditional 150W PSMH versions by:

- Using up to 65% less energy
- Shining up to 6600 lumens
- Reducing light pollution

### Efficient

- Reduced power consumption increases energy savings and decreases fixture maintenance

### Full Cutoff

- Reduced light pollution and sky glow
- Allows for control of spill light

### Recommended Use

- Building facades
- Perimeter lighting
- Parking areas & garages

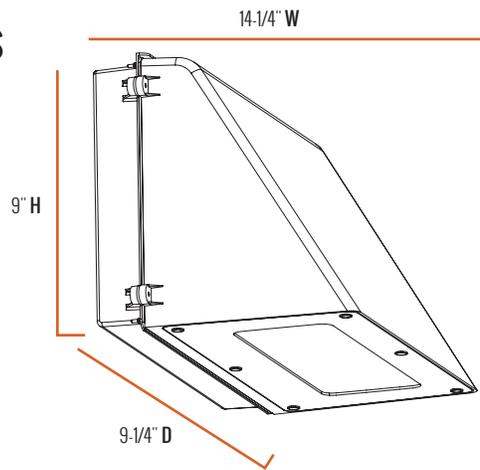
### Input Voltage

- Universal (120V through 277V Operation)

## Certifications



# E-WLT06 Series



## Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
9-1/4" D x 14-1/4" W x 9" H	9.02 lbs.	10 to 15 feet	1 to 2 times the mounting height

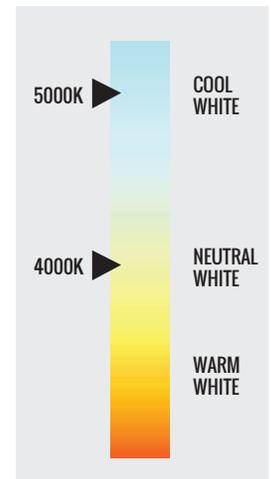
## Fixture Specifications

<b>HOUSING</b>	Low copper, die-cast aluminum housing and door frame Dark bronze polyester powder-coat finish
<b>LENS ASSEMBLY</b>	Tempered glass lens is thermal, shock and impact resistant White polycarbonate reflector
<b>MOUNTING</b>	1/2" threaded knockouts provided for conduit entry (one on top, one on each side) or mount over recessed junction box

## Electrical Performance

OPERATING MINIMUM	LIFESPAN <small>L<sub>70</sub> AT 25°C (77°F)</small>	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated >100,000 Hours	> 0.9	< 20%	No
<b>INPUT VOLTAGE</b>	<b>120V</b>	<b>208V</b>	<b>240V</b>	<b>277V</b>
<b>Current Draw (Amps)</b>	0.55A	0.32A	0.27A	0.24A

## CORRELATED COLOR TEMPERATURE (CCT)



## Warranty & Certifications

WARRANTY	UL LISTED	DLC
5-Year Limited	Wet Locations	Yes

## Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP <small>(See chart)</small>	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
<b>E-WLT06A-F50Z</b>	6600 Lumens	Cool White (5000K)	66W	≥ 70 CRI	175W MH / 150W PSMH
<b>E-WLT06A-F40Z</b>	6400 Lumens	Neutral White (4000K)	66W	≥ 70 CRI	175W MH

Due to continuous product improvement, information in this document is subject to change.

Revision Date: 08/14/17

1501 96<sup>th</sup> Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com

# E-WLT06 Series

## Accessories

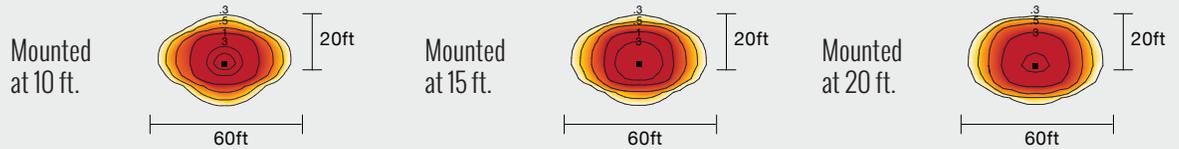


**Photocell - Button, 120V/208V/240V/277V**

**SKU:** **E-ACP1** (120V)  
**E-ACP2** (208V/240V/277V)

**USE:** Photocell is field installed.  
Drilling of the back box in the field is required.

## Photometric Diagrams



All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture.

## Generational Chart

OLD SERIES	NEW SERIES
E-WP13 Series	E-WLT06 Series

Due to continuous product improvement, information in this document is subject to change.

Revision Date: 08/14/17

1501 96<sup>th</sup> Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | [www.e-conolight.com](http://www.e-conolight.com)



# Dorado Round

## 4" Round LED Wall Mount Cylinder

### Product Description

The Dorado Round 4" LED Wall Mount Cylinder delivers optimal performance up to 114 lumens per watt in an attractive, contemporary design. Ideal for porches, walls, columns, office spaces, restaurants, clubs, walkways and other residential or commercial applications where ambient illumination is desired, the Dorado Round uses tempered, clear prismatic glass to create uniform down or up/down light distribution free of hot spots or glare. The fixture features a detachable mounting plate for easy mounting to J-Boxes and has a knockout for through-wiring or sensor additions.

#### Construction

- Die-cast aluminum housing
- Detachable mounting plate
- Easy to use mounting bracket allows for quick mounting to J-Boxes
- ½" knockout for conduit wiring or sensor additions

#### Optical System

- Tempered, clear prismatic glass creates uniform distribution while maximizing lumen output
- Offered in single and up/down configurations
- Utilizes advanced LED technology with CCT of 3000K, 4000K, and 5000K
- CRI 80+

#### Electrical

- Thermally-protected, high-efficiency driver
- Operating temperature rating of -4° to 104°F (-20°C to 40°C)
- Input voltage of 120-277VAC
- Available in 22 and 35 watt

#### Finish

- Fine-textured, bronze UV-stabilized powder coat finish

#### Mounting and installation

- Easy installation on a recessed junction box
- Fixture mounts directly to J-Boxes with screws
- For installations where power surge may be possible, NICOR recommends installing additional surge protection at the electrical distribution panel

#### Listings

- LM-79, LM-80 testing performed in accordance with IESNA standards.
- UL and CUL Listed for wet locations
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions

#### Warranty

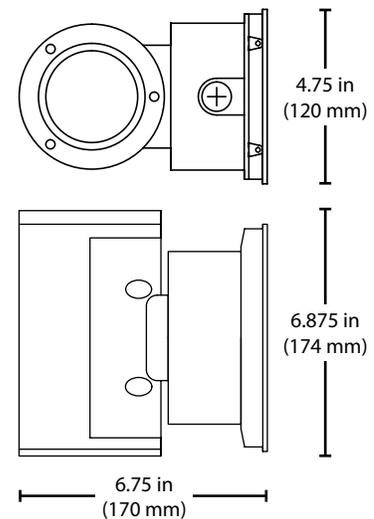
- 5-year limited system warranty standard
- Warranty does not cover product failure due to an overvoltage event (power surge.)

Project

Catalog

Type

Date



# Photometric Data

## OWCR4D 500K

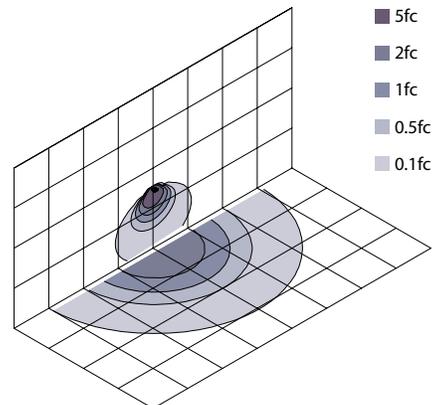
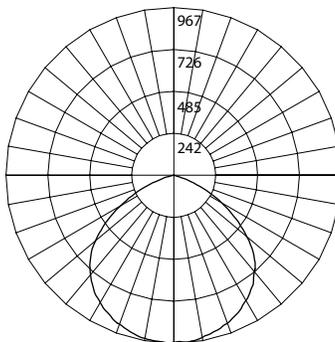
Input Voltage (VAC)	120-277
System Level Power (W)	21.4
Delivered Lumens (Lm)	2445
System Efficacy (Lm/W)	114.1
Correlated Color Temp (K)	5000
Color Rendering Index (CRI)	83
Beam Angle	107.6°
Spacing Criteria	1.31

### Intensity Summary (Candle Power)

Angle	Mean CP
0	962
5	962
15	934
25	879
35	793
45	664
55	456
65	222
75	39
85	0
90	0

### CCT Data Multiplier

OWCR4D1022MV30	0.942
OWCR4D1022MV40	0.962



Each square represents 100 square feet.

### Zonal Lumen Summary

Zone	Lumens	% of Luminaire
0-30	761	31.1%
0-40	1257	51.4%
0-60	2174	88.9%
0-90	2445	100.0%
90-180	0	0.0%
0-180	2445	100.0%

## OWCR4U 500K

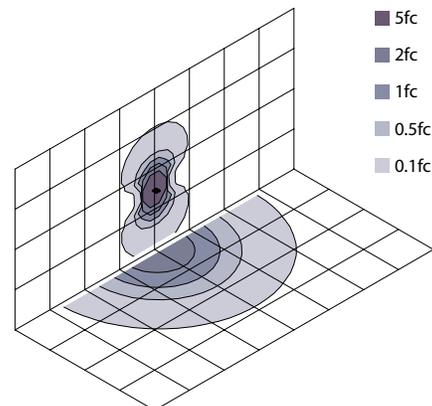
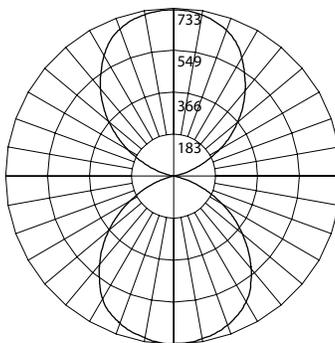
Input Voltage (VAC)	120-277
System Level Power (W)	33.7
Delivered Lumens (Lm)	3489
System Efficacy (Lm/W)	103.4
Correlated Color Temp (K)	5000
Color Rendering Index (CRI)	83
Beam Angle	102.5°
Spacing Criteria	1.31

### Intensity Summary (Candle Power)

Angle	Mean CP
0	730
15	706
30	629
45	458
60	237
75	34
90	0
105	40
120	232
135	434
150	607
165	701
180	725

### CCT Data Multiplier

OWCR4U1035MV30	0.923
OWCR4U1035MV40	0.962



Each square represents 100 square feet.

### Zonal Lumen Summary

Zone	Lumens	% of Luminaire
0-30	574	16.4%
0-40	938	26.9%
0-60	1569	45.0%
0-90	1768	50.7%
90-180	1721	49.3%
0-180	3489	100.0%

Fixture tested per LM-79-08. Photometric data is of the performance of a representative fixture. Results may vary in the field.

### Performance Data

Model Number	Lumens	Watts	Lumens/Watt	BUG Rating
OWCR4D1022MV30	2258	21.4	105.3	B1-U1-G0
OWCR4D1022MV40	2351	21.4	109.7	B1-U1-G0
OWCR4D1022MV50	2445	21.4	114.1	B1-U1-G0
OWCR4U1035MV30	3222	33.7	95.5	B1-U5-G0
OWCR4U1035MV40	3355	33.7	99.5	B1-U5-G0
OWCR4U1035MV50	3489	33.7	103.4	B1-U5-G0

**Ordering Information***Example: OWCR4D1022MV50BZ*

Series	Distribution	Version	Wattage	Voltage	CCTs	Trim Color
<b>OWCR4</b>	<b>D</b> (Down)	<b>10</b> (Version 1)	<b>22</b> (22 W)*	<b>MV</b> (120-277)	<b>30</b> (3000 K)	<b>BZ</b> (Bronze)
	<b>U</b> (Up/Down)		<b>35</b> (35 W)**		<b>40</b> (4000 K)	
					<b>50</b> (5000 K)	

*Specifications and dimensions subject to change without notice.*

*\* Only available in Down configuration*

*\*\* Only available in Up/Down configuration*

This device complies with part 15 of the FCC Rules. Operation is subject to the following two conditions: (1) This device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation.

NOTE: This equipment has been tested and found to comply with the limits for a Class A digital device, pursuant to part 15 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference when the equipment is operated in a commercial environment. This equipment generates, uses, and can radiate radio frequency energy and, if not installed and used in accordance with the instruction manual, may cause harmful interference to radio communications. Operation of this equipment in a residential area is likely to cause harmful interference in which case the user will be required to correct the interference at his own expense.

## MEMORANDUM

**TO:** Plan Commission

**FROM:** David E. Cox, Village Administrator 

**DATE:** February 16, 2018

**SUBJECT:** Hartland-Lakeside School District Sign

The agenda for Monday's meeting includes review of a requested sign for the Hartland-Lakeside School District at its North Shore Middle School facility, which also house the district offices. The proposal includes incorporation of an electronic message board into the sign. Such message boards are defined as "changeable copy reader boards" in our Code and are not currently permitted in the I-1 Institutional district.

The current Sign Code allows only "name" signs in the Institutional district and gives latitude to the Architectural Board to determine the size and location of these signs on a case-by-case basis based on the signs compatibility with the neighborhood. The Plan Commission is asked to consider the appropriateness of changeable copy reader boards or electronic message signs in the Institutional district, which includes Hartland's schools, churches and governmental facilities. If the Commission finds the signs appropriate, staff would recommend the Commission consider an amendment to the Sign Code to adjust the language as shown below. The suggested language assumes that the Commission does not wish to allow these signs in the P-1 Park and Recreation district, which includes the Village's neighborhood and regional parks.

**Sec. 46-981. - Signs permitted in all institutional and park and recreation districts with a sign permit.**

The following signs are permitted in the I-1 and P-1 districts with a sign permit. Score boards without commercial logos or advertisements at schools and parks are allowed in such districts and do not require a sign permit.

- (1) Private institutional, park and recreation name signs.
- (2) Public institutional, park and recreation name signs.
- (3) Changeable copy reader boards may be incorporated in signs in the I-1 district.
- (3)(4) Design and location of institutional and park and recreational ~~name~~-signs shall be approved based on the compatibility of such signs with adjacent land uses and the character of the neighborhood.

If the Commission desires to amend the Village Code, an ordinance effecting the change will be presented at the March meeting and also presented to the Village Board so that a public hearing may be established. The school district would also present a final sign proposal for consideration at the March meeting.

DC<sub>Hart-Lake Sign</sub>

cc: Scott Hussinger, Building and Zoning Official

# SIGN SPECIFICATIONS

## [A] - BASE

**Material:** need to add 3' to masonry pillars to raise sign due to clearance  
**Color:** tbd

## [B] - REVEAL

**Material:** Aluminum  
**Color:** PTM copper metallic 3650-229

## [C] - EDS

**Voltage:** tbd  
**Manufacturer:** Daktronics  
**Model:** GalaxyPro GP4 20 mm RGB  
**Communications:** wireless  
**Installation:** Built into existing Structure

## [D] - REWORK

**Rework:** remove existing bottom s/f pans and install underneath proposed EDS unit



Existing



Proposed



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## Project

**Hartland Lakeside School District**

Hartland, WI

Scale: 1/2"=1'

Original Page Size: 11" x 17"

## Notes

## Revisions

REV	DESCRIPTION	BY	DATE
01	add rework	jh	4/9/14

Rep.: Ron Rogahn

Drawn By: Jean Hardeman Orig. Date: 4/1/14

Sign Loc. No. .

**EDS-01**

S/F or D/F EDS Display

Sign. Type

**65652**

OPP - Project - Job No.

**C01**

Design

**CABINET**

NOTE: Original drawing B-24010-01 wo# 3553

**QUANTITY**

1  2  3  4  Other

**SURVEY**

N/A  Required  Completed

**DECORATION**

S/F  D/F

**VOLTAGE**

120v  277v  Other

**LIGHTING**

Non-Lit  
 Internal / Fluorescent

**INSTALLATION**

Flush mount to wall  
 Between structures  
 Pole mount  
 Other

**FACE**

Paint 3650-229 Copper Metallic

Aluminum  Lexan  
 Acrylic  Flexface

**CABINET**

Paint 3650-229 Copper Metallic



Push-thru Depth: \_\_\_\_\_

Back-up

Vinyl

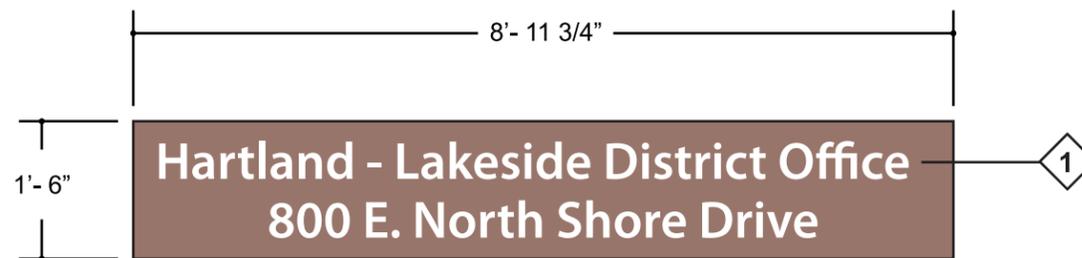
Mask & Spray

FCO Alum. Depth: \_\_\_\_\_

Color: White reflective vinyl



existing D/F sign



**POBLOCKI**  
SIGN COMPANY, LLC

414.453.4010 fax: 414.453.3070  
922 S. 70th St., West Allis WI 53214

**POBLOCKI.COM**

**PROJECT:**

**Hartland -Lakeside  
School  
District**

**800 East North Shore Dr.  
Hartland, WI 53029-2713**

This document represents only an approximation of material colors specified. Actual product colors may vary from this print or digital image.

**CUSTOMER APPROVAL:**

AUTHORIZED SIGNATURE

DATE

WORK ORDER NO.

**E**

REVISION NO.

01 sek 11.24.09 copy

**MISSING INFORMATION**

- Color (s)
- Copy
- Accurate size (s)
- Clean artwork
- Other \_\_\_\_\_

**REPRESENTATIVE**

Ron Rogahn

**DRAWN BY**

Sarah Koepsel

**DATE**

11 / 18 / 09

**SCALE**

1/2" = 1'-0"

**SHEET**

01

**DRAWING NO.**

**40268**



DESIGN • ENGINEERING • FABRICATION

922 S. 70th Street • West Allis • WI 53214  
Tel/ 414-453-4010 • Fax/ 414-453-3070

PROJECT:

**NORTH SHORE  
MIDDLE SCHOOL**  
HARTLAND, WI.

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

THE IDEAS AND DESIGNS CONTAINED IN THIS ORIGINAL AND UNPUBLISHED DRAWING ARE THE PROPERTY OF POBLOCKI & SONS INC. AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

REVISIONS:

- |   |                  |
|---|------------------|
| 1 | NOTES 6/24/97 JD |
| 2 |                  |
| 3 |                  |
| 4 |                  |
| 5 |                  |
| 6 |                  |

REPRESENTATIVE

MATT KAMINSKI

DRAWN BY

GREG MOERNER

DATE

4 - 7 - 97

SCALE

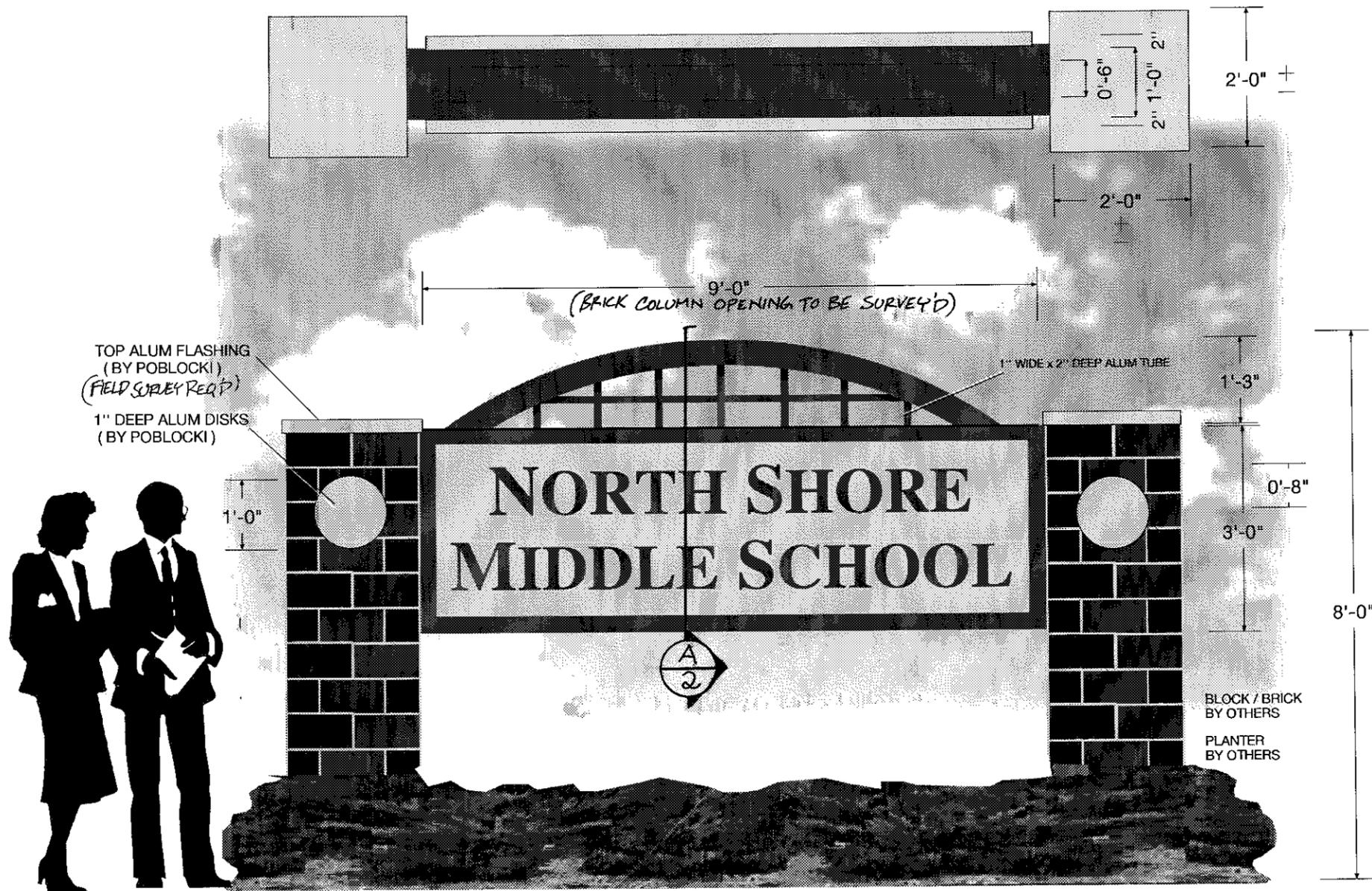
1/2" = 1'-0"

SHEET

1 OF 2

DRAWING NO.

**B - 24010**



**A** D/F NON - LIT FAB. ALUM SIGN

8" COPY - 1/8" THK. CUT OUT ALUM LTRS STUD MOUNTED TO ALUM. BACKGROUND  
PAINT LTRS - 3650 - 229 COPPER METALLIC

ALUM FACE BKGD - 2" DEEP ALUM PAN - PAINT (MAP) DUTCH CREAM 34A - 2P

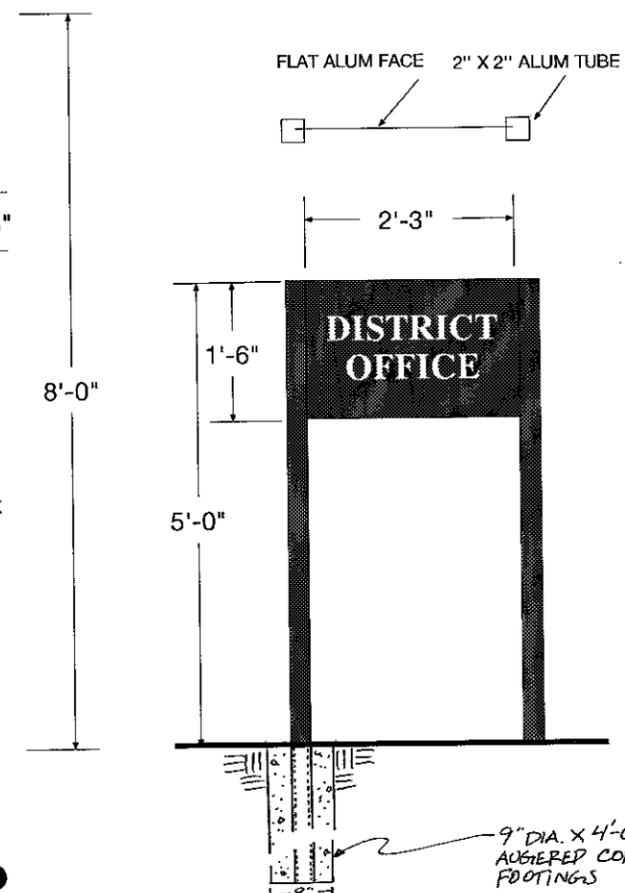
REVEAL WORK & OPEN ROOF - PAINT 3650 - 229 COPPER METALLIC

BLOCK / BRICK BY OTHERS

TOP ALUM FLASHING PAINT (MAP) DUTCH CREAM 34A - 2P

1" DEEP ALUM DISKS (BY POBLOCKI) PAINT (MAP) DUTCH CREAM 34A - 2P

NOTE: SURVEY BRICK COLUMN OPENING 1/2 TOPS OF BRICK FOR ALUM. CAP



**B** D/F NON - LIT POST & PANEL SIGN

ALUM TUBE & FACE - PAINT 3650 - 229 COPPER METALLIC  
COPY - REFLECTIVE WHITE VINYL

BRUCE OBERHEU  
519 GLENWOOD DR  
HARTLAND WI 53029

SCOTT ZUTAVERN  
MARIJA ZUTAVERN  
1016 CHELSEA CIR  
HARTLAND WI 53029

TOBIAS REVOCABLE LIVING TRUST  
1018 CHELSEA CIR  
HARTLAND WI 53029

JACQUELINE R GISCH  
1020 CHELSEA CIR  
HARTLAND WI 53029-2704

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

EDWARD RITTER  
P RITTER  
514 GLENWOOD DR  
HARTLAND WI 53029

MATTHEW KRISTOWIAK  
EMILY A KRISTOWIAK  
518 GLENWOOD DR  
HARTLAND WI 53029-2702

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

**VILLAGE OF HARTLAND  
ORDINANCE NO. \_\_\_\_\_**

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

**DRAFT - February 13, 2018**

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 to create Division 25 regarding creation of the RSE-2 Single-Family Residential Estate District as follows.

**DIVISION 25. - RSE-2 SINGLE-FAMILY RESIDENTIAL ESTATE DISTRICT**

**Sec. 46-716. - Intent.**

(1) The RSE-2 residential district is intended to provide single-family residential development along the borders of the village when the extension of municipal water and sewer utilities is not practical. In order to achieve a compatible transition between village development and the surrounding areas, development in this district will consist of larger lots and is authorized to occur without municipal sewer and water. Extension of these utilities is considered impractical when all of the following conditions exist.

a. Existing utilities are greater than 100 feet from the closest boundary of the subject property.

b. At least one parcel not owned by the owner of the subject property lies between the terminus of the existing utilities and the subject property.

c. The length of additional utility extension required to reach the closest boundary of the subject property is greater than fifty percent (50%) of the length of the frontage of the subject property.

(2) No development requiring the use of a subdivision plat, which generally involves divisions exceeding four (4) lots, would be allowed within this district.

(3) Density within this district shall not exceed 1.75 units per net acre. Land which is permanently protected natural area shall be excluded from the net acre density ratio for the RSE-2 zoning district.

(4) The permanently protected natural areas are deemed to be lands in the following zoning classifications:

- a. C-1 lowland conservancy district;
- b. FWO floodway overlay district;
- c. FFO floodplain fringe overlay district;
- d. UCO upland conservancy overlay district.

**Sec. 46-717. - Permitted uses.**

Permitted uses in the RSE-2 district are as follows:

(1) Community living arrangements licensed by the state which have a capacity of eight or fewer persons, subject to the limitations set forth in Wis. Stats. § 62.23(7)(i).

- (2) Essential services and public street rights-of-way.
- (3) Foster homes.
- (4) Single-family dwellings.
- (5) Family day care home.

**Sec. 46-718. - Permitted accessory uses.**

Permitted accessory uses in the RSE-2 district are as follows:

- (1) Gardening, tool and storage sheds incidental to the residential use.
- (2) Home occupations and professional home offices.
- (3) Private garages and carports.
- (4) Ground-mounted and building-mounted earth station dish antennas.

**Sec. 46-719. - Conditional uses. (See article IV of this chapter.)**

There are no Conditional uses permitted in the RSE-2 district.

**Sec. 46-720. - Lot area and width. (See also section 46-926.)**

Lots in the RSE-2 district shall have a minimum area of 30,000 square feet and shall not be less than 120 feet in width. Without reducing the overall density, Lot area and width may be reduced to not less than 25,000 square feet or 110 feet in width by the Village Board, upon recommendation of the Plan Commission, when the information contained on a CSM as required under Sec 46-721 indicates that sufficient space exists for the required facilities and setbacks.

**Sec 46-721. –CSM Requirements**

All requests for land division in this district or for property intended to be zoned in this district shall contain the following information on the face of the CSM and as an attachment to the CSM filed simultaneously therewith.

- (1) All information as required by section 50-136 of this Code.
- (2) Identified location and land area size of the following:
  - a. Two septic fields appropriately sized for the intended use (primary and replacement)
  - b. Other necessary facilities for the private on-site wastewater treatment system
  - c. Potable water well
  - d. Buildable footprint for all structures planned for the property
- (3) Percolation test data and test boring information provided by a Wisconsin certified soil tester.

**Sec 46-722. –Lot Coverage**

The impervious surface coverage on lots in this district shall not exceed 15% of each lot.

**Sec. 46-723. - Building height and area. (See also section 46-926.)**

No building or parts of a building in the RSE-2 district shall exceed 35 feet in height. The minimum floor area of the primary structure shall be 1,600 square feet, single-story; 1,800 square feet, split level; and 2,000 square feet, two-story.

**Sec. 46-724. - Yards. (See also section 46-926.)**

Yard regulations in the RSE-2 district are as follows:

- (1) *Rear yard*: Not less than 50 feet.
- (2) *Side yard*: A minimum of 30 feet.
- (3) *Street yard*: A minimum of 40 feet from the right-of-way of all public streets.
- (4) *Shore yard*: See [section 46-16](#).

**Sec. 46-725. - Erosion control, stormwater management and illicit discharges.**

See [chapter 76](#) of the Municipal Code of the Village of Hartland.

**Sec. 46-726. – Compulsory utility connection.**

In accordance with other provisions of this Code, future connection to municipal utilities may be required when one or more utilities are present within a specified distance of any property in this zone.

**Secs. 46-727—46-740. - Reserved.**

**Section 2:** If any section, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of such ordinance.

**Section 3:** This Ordinance shall take effect and be in full force after adoption and proper publication.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

VILLAGE OF HARTLAND

ATTEST:

By: \_\_\_\_\_  
Jeffrey Pfannerstill, Village President

\_\_\_\_\_  
Darlene Igl, MMC, WCPC, Village Clerk

ROLAND NIEMETSCHKE  
D NIEMETSCHKE  
N47W29111 COUNTY ROAD JK  
HARTLAND WI 53029-2352

JOHN BIEVER  
J BIEVER  
N46W29180 CAPITOL DR  
HARTLAND WI 53029

WILLIAM B HUSSEL  
PATRICIA J HUSSEL  
1301 LISBON AVE  
HARTLAND WI 53029

MARC A CHAPEL  
JENNIFER R CHAPEL  
108 BLUE RIDGE CT  
HARTLAND WI 53029-1830

HABITAT FOR HUMANITY OF  
WAUKESHA  
2020 SPRINGDALE RD  
WAUKESHA WI 53186-2842

WAUKESHA STATE BANK  
PO BOX 648  
WAUKESHA WI 53187-0648

CRAIG EISENHUT  
N46W29096 E. CAPITOL DR.  
HARTLAND WI 53029

**VILLAGE OF HARTLAND PLAN COMMISSION**

**RESOLUTION NO. \_\_\_\_\_**

**A VILLAGE PLAN COMMISSION RESOLUTION RECOMMENDING  
ADOPTION OF AN AMENDMENT TO  
THE VILLAGE OF HARTLAND COMPREHENSIVE DEVELOPMENT PLAN: 2035**

**WHEREAS**, the Village of Hartland, pursuant to the provisions of Section 62.23 of the Wisconsin Statutes, has created a Village Plan Commission; and

**WHEREAS**, it is the duty and function of the Village Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, to make, adopt and amend a comprehensive plan for the physical development of the Village of Hartland; and

**WHEREAS**, the Village of Hartland has adopted *The Village of Hartland Comprehensive Development Plan: 2035*, and the attendant recommended land use plan as a guide for the future development of the Village of Hartland and its environs; and

**WHEREAS**, the Village of Hartland has received a request to amend the Recommended Land Use Plan (Map 9-6) of said Plan to designate certain parcels north of CTH K, both within and without the Village, as Medium Low Density Cluster Development and as Two-Family Residential Development, including Parcels MRTT 0387996, MRTT 0387997 and HAV 0388989002 as shown in the attached Exhibit A; and

**WHEREAS**, the request further proposed to amend the Recommended Land Use Plan (Map 9-6) and other road-related aspects of said Plan to clarify the proposed routing of the planned relocation of CTH KE to show that proposed routing extending northward from the westerly intersection of CTH K and CTH KE as shown in the attached Exhibit A; and

**WHEREAS**, the Village Plan Commission considered the request at public meetings held on January 15, 2018 and February 19, 2018; and

**WHEREAS**, the Village Plan Commission has carefully considered the proposed Plan amendment and related development concepts at public meetings in addition to the meeting referenced above during which public input was recieved; and

**WHEREAS**, the Village Plan Commission, after considering the proposal, determined that the Two-Family Residential Development designation was not appropriate at this location and, as such, considered application of the Medium Low Density Cluster Development designation for the entire area under consideration; and

**WHEREAS**, the Village Plan Commission considers the Plan Amendment to be a necessary guide to the future development of the Village and environs.

**NOW, THEREFORE, BE IT RESOLVED**, that pursuant to Section 62.23(3)(B) of the Wisconsin Statutes, the Village of Hartland Plan Commission hereby recommends adoption of an amendment to the Recommended Land Use Plan (Map 9-6) of *The Village of Hartland*

*Comprehensive Development Plan: 2035* to designate certain parcels north of CTH K, both within and without the Village, as Medium Low Density Cluster Development and other designations, including Parcels MRTT 0387996, MRTT 0387997 and HAV 0388989002 as shown in the attached Exhibit B; and

**BE IT FURTHER RESOLVED**, that *The Village of Hartland Comprehensive Development Plan: 2035* be further amended to indicate that development of the lands addressed in this amendment should be considered in one comprehensive development plan and that provisions be made to address *The Village of Hartland Comprehensive Development Plan: 2035*'s intent to protect the environmental area in the northwest portion of these parcels as a natural resource for the enjoyment of all and for the development of a neighborhood park in the area, which intent is not erased by this amendment except to the extent that its location may be determined by action of the Plan Commission and Village Board, and

**BE IT FURTHER RESOLVED**, that *The Village of Hartland Comprehensive Development Plan: 2035* be further amended by modifying the Recommended Land Use Plan (Map 9-6) and the Recommended Transportation Plan (Map 8-2) of said Plan to clarify the proposed routing of the planned relocation of CTH KE to show that proposed routing extending northward from the westerly intersection of CTH K and CTH KE as shown in the attached Exhibit B and Exhibit C; and

**BE IT FURTHER RESOLVED**, that the Clerk of the Village of Hartland on behalf of the Plan Commission transmits a certified copy of this resolution, after recording the action on the adopted plan, to the Board of Trustees of the Village of Hartland, Waukesha County, Wisconsin, to the State Department of Administration, Southeastern Wisconsin Regional Planning Commission, and to Waukesha County.

Passed and adopted this 19<sup>th</sup> day of February, 2018, by the Village of Hartland Plan Commission.

HARTLAND PLAN COMMISSION

ATTEST:

---

Jeffrey Pfannerstill, Chairperson

---

Darlene Igl, MMC, WCPC, Village Clerk

# EXHIBIT "A"

## PROPOSED LAND USE PLAN AMENDMENT

BEING A PART OF THE SOUTHEAST ¼ AND SOUTHWEST ¼ OF SECTION 25, IN TOWN 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND AND TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN

Subject Site

**Isolated  
Natural  
Area**

**Parcel A**  
Medium Low Density Cluster Development  
(20,000 - 32,669 Sq Ft Per Dwelling Unit)

FUTURE CTH "KE"

**Parcel B**

**TWO-FAMILY RESIDENTIAL DEVELOPMENT**  
Upper-Medium-Density  
(Up to 8.7 Dwelling Units per Acre)

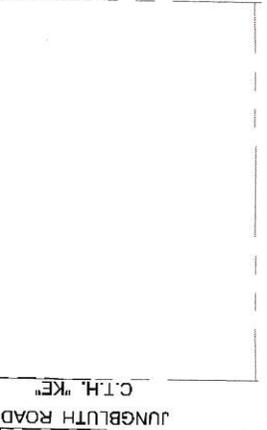
**Other Lands to be Preserved**

**Other Lands to be Preserved**

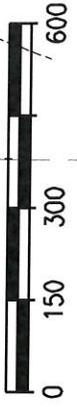
Subject Site

JUNGLUTH ROAD  
C.T.H. "KE"

LISBON ROAD (C.T.H. "K")



SCALE: 1" = 300'



DATE: 12-18-17

THIS EXHIBIT WAS PREPARED BY TRIO ENGINEERING, LLC

Exhibit B

25

EMAN ROAD

WINK

Designated Medium Low Density Cluster Development with Park and Road considerations

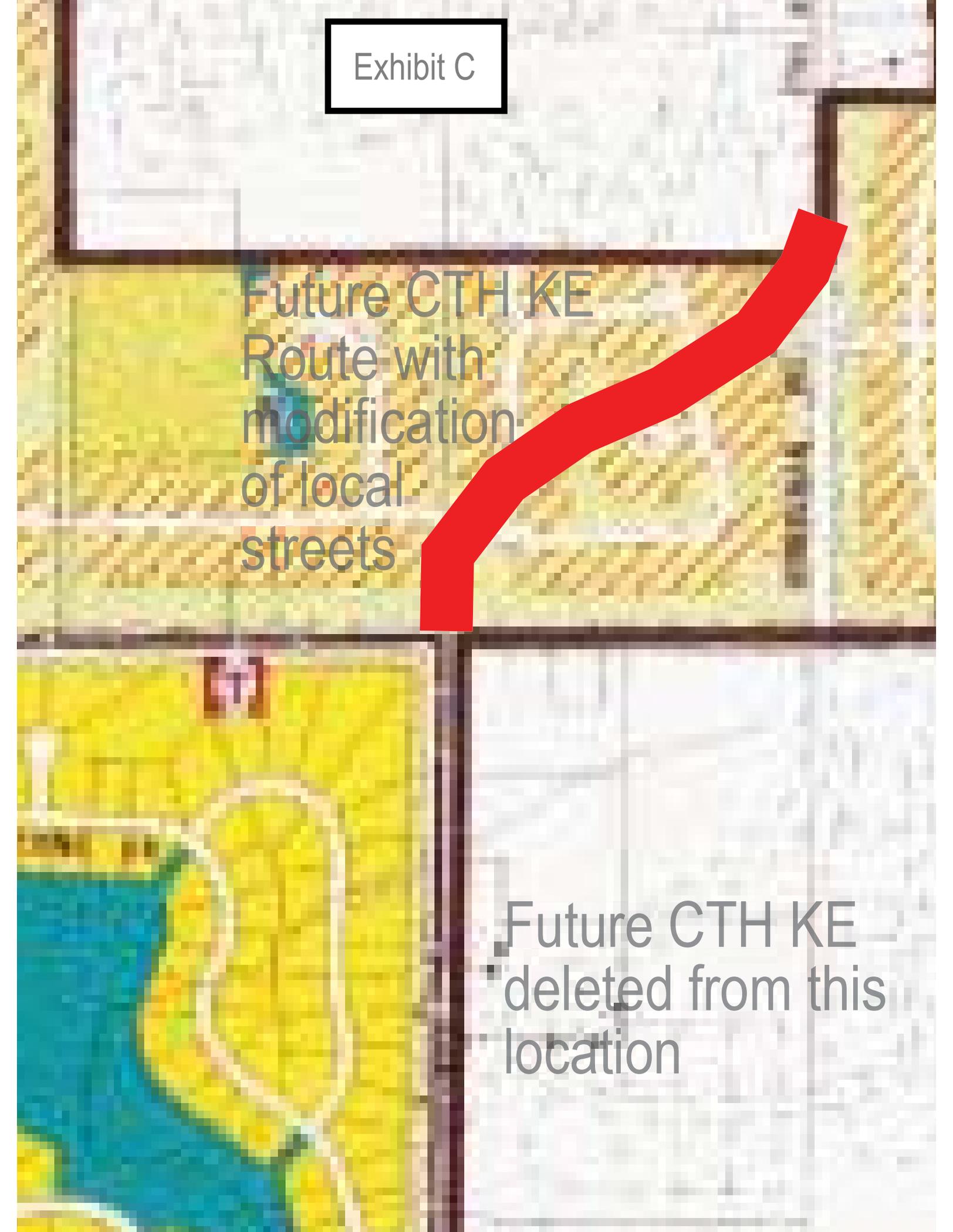
T

Future CTH KE deleted from this location

A  
De  
Lo  
Ch

Exhibit C

Future CTH KE  
Route with  
modification  
of local  
streets



Future CTH KE  
deleted from this  
location

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