

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, JUNE 18, 2018
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Roll Call

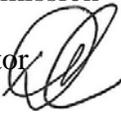
1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of May 21, 2018 and May 29, 2018.
2. Architectural Board review and consideration of signs for the Chamber of Commerce, 300 Cottonwood Avenue.
3. Architectural Board review and consideration of construction of a detached garage on the John Lange property at 757-759 Penbrook Way.
4. Architectural Board and Plan Commission review and consideration of site improvements for Bravo Company, 340 Maple Avenue including authorization for a wider drive opening.
5. Architectural Board and Plan Commission review and consideration of a request for a Conditional Use for concrete crushing and other operations for Lafarge Aggregates/Meyer Material Co., 700 W. Capitol Drive.
 - a. Preliminary consideration of plans for the proposed Conditional Use
 - b. Motion to set a Public Hearing to be held during the regular Plan Commission meeting on July 16, 2018
6. Plan Commission review and consideration of a request for a Planned Unit Development amendment for Riverwalk to allow not less than 3,000 square feet commercial space and six residential units or up to full commercial use in the mixed use building.
7. Select Plan Commission member representative to the Comprehensive Planning/CORP Update Steering Committee.
8. Adjourn

David E. Cox, Village Administrator

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

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

MEMORANDUM

TO: Architectural Board and Plan Commission
FROM: David E. Cox, Village Administrator 
DATE: June 14, 2018
SUBJECT: Agenda Information – June 18, 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 proposed signs for the Chamber of Commerce.

Background: The Architectural Board is asked to review the application of the Chamber of Commerce and the owner of the building in which the Chamber leases its office space for signage. The proposed signage includes two 24-inch wide by 19-inch tall signs mounted on the exterior of the building. One sign would be located adjacent to the door on Cottonwood and one would be located adjacent to the door from the parking lot behind the building. The Business Improvement District has reviewed the sign proposal and recommends that the sign off the parking lot be allowed but that the sign by the door on Cottonwood Avenue be denied. The building has an existing monument sign, located at the intersection of Park Avenue and Cottonwood Avenue that includes the names of all businesses in the property. Currently, no wall signs exist on the building although it appears that one or more have existed in the past. As the Architectural Board will note in the attached excerpt of the Sign Code, both wall signs and monument signs are allowed to exist and, according to the Code, two of these signs may exist on the property at one time. Further, in the case of a property with multiple businesses, the Architectural Board may determine appropriate signage. The Code does suggest, however, in the case of a business complex, an overall sign plan is appropriate. Perhaps this is a situation that a sign plan would be appropriate.

Recommendation: Consider the proposed signs and determine what will be allowed.

Item 4 Related to site improvements and wider driveway at 340 Maple.

Background: The owner/occupant of 340 Maple Avenue desires to make two changes to the site to improve security and improve access to its loading docks for truck traffic. First, the company is proposing gates across its two entrances to prevent unauthorized vehicles from accessing the property. Additionally, the improvements include expanding the existing, non-compliant south entrance to the loading dock area to accommodate truck turning movements, which have been impacted by the Quiet Zone improvements undertaken by the Village a few years ago. With regard to the fences/gates, staff suggests that the Architectural Board determine

whether it is comfortable with what is proposed. First, there seems to be two options for the south gate, which should be clarified. Further, no details are provided as to the height or appearance of the gates. While the company is likely planning for chain link fence sections, staff suggests that because the gates are for vehicles only (the entire site in not surrounded by fence), a smaller or less imposing gate could be used. With regard to the wider driveway access, Section 46-924 of the Zoning Code indicates that access driveways in non-residential districts “shall not exceed 25 feet at the street right-of-way line and 32 feet at the curb line.” The Code further indicates that a “wider opening may be approved by the plan commission, after a recommendation by the village engineer, to prevent a traffic hazard.” As the company will describe, larger delivery trucks have not been able to access the site without driving over the curb. To avoid the alternatives of requiring the trucks to mount the curb or requiring them to back up on Maple Avenue, staff recommends allowing the expanded driveway.

Recommendation: Consider the gates and approve the widened driveway.

Item 5 Related to crushing and other operations at 700 W Capitol.

Background: The owner is seeking a temporary Conditional Use Permit to crush existing remnant concrete on the site and to then be allowed to ship that material off site for use in construction. It is noted that other operations are ongoing at the property including a ready mix concrete plant and vehicle storage and office operations related to the ready mix operation and a separate utility contractor. The Commission may recall that all uses in the Q-1 Quarrying/Extractive District are Conditional Uses. It is staff’s suggestion that the proposed Conditional Use Permit address all of the current uses as well as the proposed use because no existing CUP for the other uses can be identified. Therefore, conditions would authorize not only the requested temporary permission to crush material but also the ongoing distribution of the crushed material, the existing ready mix concrete plant on the property, the existing utility contractor use and the attendant office uses. Conditions could be similar to those for the cement facility across the street and could include the following.

- Operation of the facility consistent with the applicant’s submissions and statements at public meetings
- Authorize crushing activity until May 31, 2019
- Authorize shipping of crushed material with no outside material brought to the site
- Authorize ready mix operation
- No other uses shall be authorized for the site
- Operation of the site shall be limited to not more than X truck visits per day for the purpose of shipping materials off site

- All traffic to or from the site shall access the site via W Capitol Drive directly to/from STH 83 only and no such vehicles shall approach or depart from the property east on W Capitol Drive or west on Vettelson Road
- Hours for receiving and shipping of products shall not exceed 6:00am to 10:00pm local time
- Any lighting associated with the operation shall be downcast type and shall be zero (0) foot-candles at the property line and such lighting shall be extinguished when operations for that day have ceased
- Employee parking related to the authorized use shall occur only in marked parking spaces on the site
- Noise and lighting related to the operation shall be maintained within standards identified in the Village Code
- A dust control systems and methodology shall be maintained on the site to ensure that products processed on the site and other dust from roadways or traffic areas do not become airborne
- No logos or branding nor other signage installed or modified on the site without appropriate approval from the Village
- Maintain facilities for the collection of trash and ensure that trash is contained within the site and no accumulations of trash occur on the site

Consideration of the proposed Conditional Use Permit requires two reviews of the matter with a public hearing at the same meeting as the second review. The general intent is to allow discussion of the matter and basic agreement on the conditions related to the use at the first meeting and then consideration of a draft Permit at the second meeting and hearing. A recommendation is then made to the Village Board, who may impose additional conditions. It is recommended that the public hearing be set for Monday, July 16 as part of the regular Plan Commission meeting. As the Commission will recall, recent changes to State law have addressed the ability of the Village to impose conditions that do not have a tangible bearing on the operation and further that limit the ability to consider objections to a Conditional Use to those that are substantiated by objective data.

Recommendation: Consider the proposal, provide feedback and set the public hearing.

Item 6 Related to a PUD Amendment for the Riverwalk.

Background: As indicated at the May meeting, the owner of the Riverwalk Development and its proposed tenant, Keller Williams Real Estate, are proposing an amendment to the existing Planned Unit Development Agreement for the property as the agreement relates to the building fronting on E Capitol Drive. The current agreement provides that this building be a mixed use

building with commercial uses on the first floor and three (3) residential units on the second floor. As constructed to date, the building includes a first floor residential unit and five second floor residential units but the entire building is vacant. Under the proposal to amend the PUD agreement, the language would be flexible to allow up to six residential units and not less than 3,000 square feet of commercial in the building. The intent of the proposal is to allow Keller Williams to utilize the entire building for commercial (office) purposes. As a reminder, the parcel carries underlying zoning of B-3 Central Business/Mixed Use District in which business-type uses are permitted in the entirety of all buildings and residential-type uses are accessory uses in the rear or non-ground level portions of buildings. Based on discussion at the Plan Commission's last meeting, the amendment has been drafted to address the conditions that event parking occur in the Village lots, that the agreement reflect the existing 6-units of residential situation, that full commercial use be allowed and that the second floor be returned to residential use in a defined period of time if commercial use ceases. The Commission is asked to give its second review to the proposed amendment and to make a recommendation to the Village Board. That recommendation could include changes to the proposed amendment document wording.

Recommendation: Recommend approval of the amendment to the Village Board.

Item 7 Related to selecting a Commission representative to the Steering Committee.

Background: As the Plan Commission may recall, the Village is undertaking an update to the Comprehensive Development Plan and the Comprehensive Outdoor Recreation Plan this year. As part of that effort, a Steering Committee of up to 12 residents is being created to perform reviews, provide input and help engage the community during the process. The Plan Commission is asked to select from its membership a representative to sit on that body. To date, the Park Board and the Village Board have selected a member each as well. Seven residents have also been appointed.

Recommendation: Select a volunteer member.

DC:PC Agenda Info 6-18

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

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, MAY 21, 2018
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

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

Call to Order-

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of April 16, 2018.

Motion (Hallquist /Swenson) to approve the Jt. Architectural Board/Plan Commission minutes of April 16, meeting. Carried (6-1) Wallschlager abstained.

2. Architectural Board review and consideration of a sign for CJ Nails & Spa, 523 Cottonwood Ave.

Hussinger said the sign has been approved by the BID and there are no zoning concerns. A question was asked regarding the shutoff time of the sign, Hussinger said they could put in 10pm requirement.

Motion (deCourcy-Bower/Swenson) to approve the sign for CJ Nails & Spa with the lighting shut off requirement of 10pm. Carried (7-0).

3. Architectural Board review and consideration of a partial replacement sign (electronic message board) for First Bank Financial Center, 800 Cardinal Lane.

The partial replacement sign is mainly a color change with no dimensional changes. There was discussion on time duration & no crawling messages for the sign message board.

Motion (deCourcy-Bower/Wallschlager) to approve the partial replacement sign with the condition of no crawling (rolling) messages. Carried (7-0).

4. Plan Commission and Architectural Board review and consideration of modifications and expansion of the veteran's memorial site for Flanagan-Dorn Post 294, 231 Goodwin Ave.

Financial officer Mike Steger was present to explain the modifications and expansion. The original veteran's memorial site was put up in 1953 and the red cedar from the original site is falling down. Following are the proposed changes:

1. Keep the towers, remove the red cedar and replace with a sandstone backdrop with a patriotic message
2. Install pedestal base for mounting a bronze soldiers cross.
3. Replace flag pole with 25 ft. flag pole.
4. Pour concrete base on north end of building and top with pavers.
5. Put up 2 ft. fieldstone wall at North end of building, embedded with granite military plaques. Locate plaques on front of wall directly in front of 5 20' high flags.
6. Put in a fire pit for retiring flags.
7. LED lighting on flagpoles and soldiers cross.
8. Maintain a 4' wide area the length of the north wall to be used for shrubs/plantings.
9. Install 2 granite benches for resting or mediation.

There was discussion on alternate spot for snow storage location as new memorial is location for snow storage from parking lot during the winter.

Motion (Fenner/Wenstrom) to approve modification and expansion of Veteran's memorial site for Flanagan-Dorn Post 294. Pfannerstill brought up the subject of a fire pit cover.

Pfannerstill asked to make an amendment to the motion for a fire pit cover.

Motion (Fenner/Wenstrom) to accept amendment to motion. Carried (7-0).

Motion to approve modification and expansion of veteran's memorial site of Flanagan-Dorn Post 294 with amendment of fire pit cover requirement. Carried (7-0).

5. Plan Commission and Architectural Board review and consideration of construction of a building addition for Lake Country Caring, 603 Progress Dr.

Carrie Glapinski from Lake Country Caring was present to explain the addition. Lake Country Caring purchased the building in 2005 and an addition with a flat roof was added in 2014. The proposed addition would have a pitched roof and would be replacing the old addition. The exterior and color would be the same and the parking lot would be expanded. The new addition would be for storage only as they are now accepting furniture and appliances. There was brief discussion on stormwater management and parking.

Motion (Hallquist/Wallschlager) to approve the building addition for Lake Country Caring, 603 Progress Dr. Carried (7-0).

6. Plan Commission review and consideration of a land division options for the vacant property west of the end Badger Drive and Eagle Pass (Hammer property).

Dan Hammer was present and there to explain the Hammer property and that he won't subsidize the roads to develop the property. Leon Clark owned the property in the 30's & 40's, the property then was a chicken farm, and it was sold to Mr. Hammer's parents in 1972. 20 yrs. ago when the subdivision moved in about 30 lots were developed. The developers wanted to buy the property from his mother to continue the movement of the lots west but she was adamant not to sell it. The concept that the subdivision put in 20 yrs. ago by the developer is the same that the village and this board are using to now develop properties to the west. The concept was to build roads across Lisbon Ave east and west and then join them north and south.

Hammer stated several different concepts have been brought before the board but have been rejected.

He went on to say as a trustee of the property he hired an attorney and a developer that went before the board, presented a proposal for 8 lots that would make a pie shape lots instead of continuing the road east and west, but that would connect simply as a cul de sac which was a money saving decision but the board said no. The board said the concept that was originally done, by the Plan Commission that approved the subdivisions concept, had to go thru, however that developer went bankrupt. The first plan that was presented with 8 lots was rejected with roads that moved east to west and at that time it was stated they needed to have more easements, they couldn't use the subdivision ponds and would have to use more land, so the developer backed out. Several months' back another developer came before the board again with a 4 lot concept, however it rejected again saying Mr. Hammer and the developer had to run those roads. Mr. Hammer briefly went over the cost of what it would take to develop those properties equaling \$900,000. Mr. Hammer said nothing can be done with that lot, it is a dead lot right now and no developer will ever want to develop it with the constraints that are placed on it. He said he will not sink any more money into it, they have it listed for sale but his realtor doesn't think it will sell.

Fenner commented on the property under the current comprehensive plan. He also said development should take place in a very controlled manner with maximum use of stormwater management, transportation and so on. He went on to say it doesn't make sense to develop these 4 parcels in the manner proposed when we know there is pressure to develop the properties to the west, they should be developed as a unit.

deCourcy-Bower commented value of property, access to the east and properties to the west. Pfannerstill commented on the property currently in the situation it is because of the historical decisions not because of this board. Mr. Hammer said he was not there to make a decision but to let them know he and his children would not put any more money into the property.

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

Matt Neumann was present to explain the conceptual plan for the condominium property. The current plan is just for the 40 acres also known as the north 40, where previously there was an 80 acre master plan that included the 40 acres to the north and 40 acres to the east plus it also

included a density change. The density change was going to help fund the road improvement however they removed that plan and tabled the density conversation due to a lot objections from residents in Hartland as well as Merton. The sale of the property been completed with Mr. Jungbluth and they still believe it should be in annexed to Hartland to have sewer and water. Hartland's comprehensive plan would allow 50-51 units and their plan is for 50 units of housing. The concept plan is for condominium homes and is called that because they are single family condominiums that will look and feel like a single family neighborhood. The lawns and common areas will be maintained by a condominium association. The reason the density looks denser than it really is, is because they are preserving more land on the site with a buffer along Hwy K and then northwest corner of property they are preserving 13-14 acres of wooded area that is considered natural isolated resource. There will also be walking trails thru the woods with a plan to connect to the Mary Hill walking trail. The 1st access point will be at the top of the hill on K as it meets site distance requirement code and you can see a long ways in both directions. The 2nd connection point is S. Oak Drive which they had previously talked about making it emergency access road. One of the reasons for changing that is they feel it's important to have that connection point if the County restricts the 1st access point when they develop Cty Road K, until another access point be developed after Cty Road K is developed. Mr. Neumann said they don't believe a lot of traffic will be going in out of thru Mary Hill because it is not the quickest access point to Hwy K. He also said the connection point with S. Oak has always been part of the comprehensive plan. The condominiums will range from 1600 -2200 sq. ft., all ranch style condos and larger common space. Neumann said there is a strong demand in Hartland for \$450,000-\$600,000 housing. Ann Wallschlager commented that she believes the S. Oak connection will be used more than what Mr. Neumann is saying. There was discussion on density, land development, and environmental corridor. Also if there would be a need for a change in comp plan regarding density with this plan.

Residents that commented:

1. Constantine Xykis 605 S. Oak Dr. - is opposed to the connection, is concerned about increase in cars on road, sewer capacity and concerned about safety.
2. Steve Newton 614 S. Oak Dr. - read a portions of minutes from the March 20th, 2017 Meeting regarding what Mr. Neumann said during that meeting.
3. Scott Wade 607 S. Oak Dr. – expressed concern about kids, property values and if it is really necessary to have road go thru to develop the property.
4. Susan Dryer 606 S. Oak Dr. – opposed and concerned about density, access and property values.
5. Michael Logelin 603 S. Oak Dr. - concerned with traffic
6. Peter Jungbluth Hwy K- commented how he has watched the different developments go in. Said the small percentage of people present that are against it don't represent the people of Hartland or Merton, Hartland's intent and plan has all along been to continue the road thru, said the board members are leaders for safety and welfare of Hartland and shouldn't be swayed by a few people.

Pfannerstill asked the residents present from S. Oak Dr. if they would be opposed to the development if it doesn't go thru S. Oak Dr.? The answer was no.

Matt Neumann addressed some of the questions and commented on the following things -

1. In regards to the sewer capacity- he said yes it will handle it and will not be an issue.
2. Traffic Study- He said according to industry standards is if it is over 100 homes a traffic study has to be done, and under a 100 units typically that is not the case.
3. Regarding meeting with the residents, if he said he would meet with them, he is more than willing to meet with them.
4. Substantial difference in what he was proposing before and what he is proposing now.
5. A connection to S. Oak Drive has always been in the Comprehensive Plan.
6. He believes most residents of the new development will primarily go out the 1st entrance/access.

Fenner asked what type of approvals or permits they needed to get.

Neumann said they met with the County and asked them to take a look at the access point which they did. The County said preliminary that would be the safest access point and said they would need to get a county highway permit to put an intersection in. Fenner asked about sewer capacity and Administrator Cox stated that planning accounts for development, also the costs are covered by connection fees.

Pfannerstill asked about the type of entrance for the proposed development it will be standard.

Mr. Neumann said it will be narrow which helps keep traffic speed down. deCourcy-Bower mentioned the roads Shadow Ridge Drive and Stone Ridge Drive that were also intended to connect to the east and to the west. He went on to say the roads were put in to facilitate orderly development of this area and this has been the plan for many years. There was brief discussion on private roads vs public roads.

Motion (Fenner/Swenson) to approve the concept site plan as presented for a condominium property located at and adjacent to N56 W28628 CTH K only, with the following comments- it is not to be construed as an approval of a continuation of the connection of streets, anything with those not be construed as an approval of an access immediately to Hwy K, motion is to approve in general of the density of the project as presented because it seems to be consistent with the comprehensive plan. Carried (7-0). (Conceptually to the density and the layout)

8. Plan Commission review and consideration of a Planned Unit Development amendment for Riverwalk to allow full commercial use in the mixed use building.

Ryne Hodgson from J.D. McCormick was present to explain the PUD amendment for Riverwalk. He went over the wording change. A tenant is looking to take over the entire building with minor changes to the 2nd floor. 3 of the 5 units will stay as is. There will still be apartments on 2nd floor but will be utilized as commercial space offices. The space still has kitchen and baths so the space is reversible.

Charlie Seller of Keller Williams said the plan was to keep the 3 residential units as written in the PUD and would take those units over as commercial office space but will still be framed out as apartments and still maintain the kitchens and bathrooms, so they would be reversible. They are looking at a 7 year triple net lease working with the developer on the plans.

There will be 6 full time employees, 50 agents for the total office space but not all will be at the same location at once. The 2nd floor will be for training and the space is similar in size to their office in Whitefish Bay. Hallquist asked about the allotted parking, Ann Wallschlager said she went out and counted the parking spots and the allotted parking.

Wallschlager stated the parking in the area is currently bad and there is no way to house that many people. Seller said for perspective there are 160 agents in Whitefish Bay which pretty much houses downtown Milwaukee to Mequon west to Tosa/Brookfield with 7 full time employees and has not had any issues.

deCourcy-Bower stated development was brought to Village as mixed used development to redefine and help create a vibrant downtown Hartland. The downtown revitalization plan was looked at what was wanted downtown, which was primarily retail trade with professional businesses. Village was originally told it would be residential on top, retail on the bottom and now it will be 7 people most of the time with some people coming and going, not bringing much vibrancy to the village. deCourcy-Bower stated he feels amending the PUD to allow commercial space doesn't fit with the goals of what this whole development was. Seller responded that they become very active within the community, visiting local establishments with clients and like to be part of the community.

Hussinger said the code does say for residential 2 parking spaces for every dwelling 1 must be in a garage or indoors, and there is a certain amount needed for guest parking. The village has the ability to amend that which they did; they reduced that overall parking to 1.4/1.5 parking spaces per dwelling because the applicant asked for it. They demonstrated that with other projects it was sufficient, the plan Commission approved it, the Village Board approved it and that is where we are at today. They are switching from residential units to pure commercial space with peak parking needs.

Pfannerstill said the training events should probably looked at as an event such as an event at Nixon Park, it is not needed all of the time. Brief discussion on agents not being there consistently, agents come and go, and there are 2 training events a week.

Fenner asked about the mixed use. Hussinger said originally what was approved and built were 5 residential units on the second floor and 1 residential unit on the 1st floor with the balance of the 1st floor being commercial space. He went on to say that the 1st floor residential unit must remain if there is any residential in the building at all. Fenner said in reading the original agreement it says the developer shall construct a 4000 sq. ft. building 2 story mixed use with commercial units on the ground floor and 3 residential units on the 2nd floor, and Hussinger said that is not what is there. Administrator Cox said some time ago, when the matter came up of the issue of the 1st floor

residential, which is allowed by the village code, the conversation came up about amending and changing the plan for the building to allow not only on the 1st floor but additional units on the 2nd floor as well due to the market. The concept was to go from 2 bedroom units originally designed to 1 bedroom units. The Plan Commission and he thought village board as well indicated that was acceptable to them, but they never went thru the process of amending the PUD, it was allowed to proceed based on the conversation with the Plan Commission. It was clarified that the original plan called for 3 units on 2nd floor with 1st floor being commercial, and then it changed and was approved for 5 units on the 2nd floor with 1 on the 1st floor but for some reason the change was never officially made the on the PUD.

Fenner asked if 3000 sq. ft. allowed on bottom is accepted in PUD, Cox said yes it goes according to what is allowed in the zoning.

There was discussion on amending PUD to correspond with what is there. Keller Williams was asked about their current space at the Hartland station building and they said that is just a temporary space.

Owner of Birch & Banyan commented that they not against the plan is concerned about the parking for their building.

Discussion on how to create more parking in the Riverwalk area. Fenner commented he would like to see parking spaces marked on a public street.

Motion (deCourcy-Bower/Wenstrom) to approve conceptual changes set forth for Planned Unit Development agreement to work with staff to get appropriate language and subject to Village Attorney review. Carried (6-1) Wallschlager opposed.

9. Plan Commission review and consideration of a revised site plan for MWS Warehouse on the vacant parcel east of 440 Cardinal Lane.

Robert Buchta from Oliver Construction was present with the revised site plan. MWS Warehouse previously received approval for the project but needed to revise the plan due to easement being smaller than they thought which won't allow enough space for truck access. In the revised plan a new access has been created over a new easement.

Motion (Pfannerstill/Wallschlager) to approve revised site plan for MWS Warehouse on the vacant parcel east of 440 Cardinal Lane, subject to staff recommendation on easement. Carried (7-0).

10. Adjourn

Motion (deCourcy Bower/Wallschlager) to adjourn. Carried (7-0). Meeting adjourned at 10:43 PM.

Respectfully submitted by
Recording Secretary,

Deidre Bush y, Deputy Clerk

**ARCHITECTURAL BOARD SPECIAL MEETING MINUTES
TUESDAY, MAY 29, 2018
6:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Roll Call

Present: Jeff Pfannerstill, Ann Wallschlager, Tim Hallquist, James Schneeberger, Jack Wenstrom, Tim Fenner

Others Present: Administrator Cox, Clerk Igl

1. Architectural Board review and consideration of landscape plans for Hogger's Pub, 375 Cottonwood Ave.

Applicant Jeff Anson, owner of Hogger's Pub, provided an overview of the landscape plans submitted. He stated that he had spoken to and received approval from DPW Director Einweck regarding trees that will be removed. Details regarding the decision to remove specific trees were provided including a bush marked as "E" which is overgrown causing damage to an adjacent structure, tree "H" (black walnut) which is dropping nuts onto individuals below or onto the ground causing a slipping hazard and tree "F" (silver maple) which is blocking drainage for the parking lot causing water to enter the basement. Mr. Anson stated that the whole property drains from the southwest to the northeast.

Commissioner Fenner asked what the timing would be for the work to be done and whether the plantings will be completed this year. Mr. Anson stated that he plans to remove the trees noted for removal on the plan as soon as possible and complete the new plantings this year if possible. Chairman Pfannerstill stated and Mr. Anson confirmed that most of the work on the landscape plan will be done this season but plantings would be finished next year by June 30.

Motion (Fenner/Hallquist) to approve the landscape plans for Hogger's Pub, 375 Cottonwood Ave., subject to all work to be completed by June 30, 2019. Carried (6-0).

2. Adjourn

Motion (Wenstrom/Hallquist) to adjourn at 6:11 p.m.

Respectfully submitted,

Darlene Igl
Village Clerk



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

DEPARTMENT OF BUILDING INSPECTION
 APPLICATION FOR SIGN PERMIT

PERMIT # _____

JOB LOCATION 300 COTTONWOOD AVENUE TAX KEY # _____
 OWNER HARTLAND CHAMBER OF COMMERCE PHONE 262.367.7059
 ADDRESS 300 Cottonwood Ave Ste 12 CITY Hartland STATE WI ZIP 53029
 CONTRACTOR N/A PHONE _____
 ADDRESS _____ CITY _____ STATE _____ ZIP _____

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

HARTLAND CHAMBER OF COMMERCE

OVERALL DIMENSIONS OF SIGN 24" W x 19.2" H COLOR OF BACKGROUND SILVER
 SIZE OF LETTERS IN INCHES Logo 13.938" H letters 1" H COLOR OF LETTERS BLUE

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

ALUMINUM

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ \$97 each

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

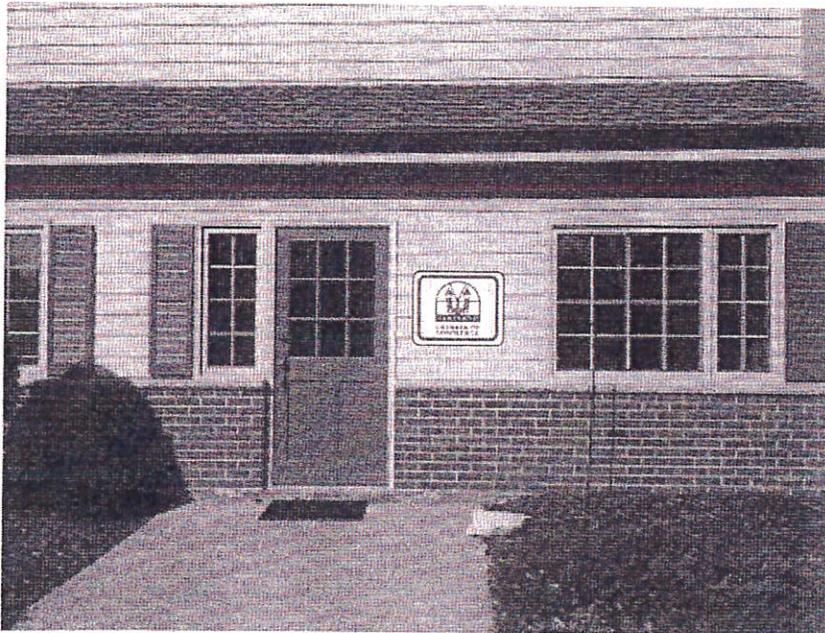
APPLICANT HARTLAND CHAMBER OF COMMERCE DATE 5.11.18
 CONTACT LYNN MINTURN (367-7059) or KARL SCHEIFE (369-5800)

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

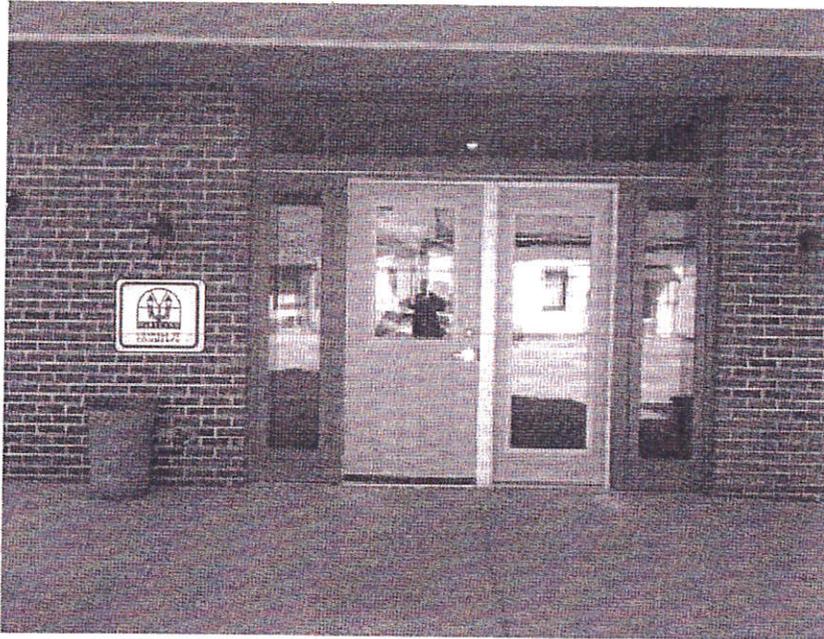
COMMENTS: _____

TOTAL FEES: \$75.00 DATE PAID 5/18/18 RECEIPT # 196348



Exterior
←
yes

- Lower level
- East entrance



West
Exterior
←
No



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

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

ELIZABETH M TOBOLT
W313N9173 HOFF RD
HARTLAND WI 53029

JACK DAHLKE PROPERTIES LLC
336 COTTONWOOD AVE
HARTLAND WI 53029

KELLY NORDBY
221 COTTONWOOD AVE
HARTLAND WI 53029

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

TERRANCE J GUNDERSON
227 GOODWIN AVE
HARTLAND WI 53029



757-759 Pembroke Way, Hartland, WI 53029

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

Job Address <u>738 Legend way</u>			
Lot	Block	Subdivision	Key No. HAV
Owner <u>John Lange</u>		Phone <u>262-853-5480</u>	
Address <u>138 Legend way</u>		City <u>Wales</u>	State <u>WI</u> Zip <u>53183</u>
Contractor <u>J D Griffiths</u>		Phone <u>414-362-7222</u>	FAX
Address <u>8401 W Calumet Rd.</u>		City <u>Milwaukee</u>	State <u>WI</u> Zip <u>53224</u>
E-Mail Address <u>sschuyler@jdgrieffits.com</u>			

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

The DEADLINE for filing is 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.

One & Two Family

- Four (4) bound sets of construction plans and application material and one (1) electronic copy of all submittals. One set of plans must be stamped "approved by the developer" if required.
- These plans may be reused to apply for the building permit. Building elevations are all that is necessary to obtain Architectural Board approval. Although it is recommended that complete construction plans along with other building permit application material be submitted in order to begin the permit process as soon as possible after the meeting.
- Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.
- Four (4) site plans. These site plans must be detailed and dimensioned and may also be reused to apply for the building permit. One set of site plans must be stamped "approved by the developer" (if applicable).
- Three (3) plats of survey are required for new dwellings at the time of building 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 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 Architectural Board Agenda based on incomplete submittals.
4. Applications shall include professional-level drawings of all elevations showing the existing and proposed conditions.
5. Four (4) sets of application materials and one (1) electronic copy (PDF) of all application materials must be submitted by the deadline.
6. 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. Street right-of-way
 - n. Miscellaneous items including, but not limited to, 100 year floodplain, wetland boundary, environmental corridor
7. Additional information may be requested by the Architectural Board or Staff.
8. The Applicant must complete and submit the required Professional Services Reimbursement Form along with any required deposit at the time of application.
9. 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

PERMIT # _____

APPLICATION FOR BUILDING PERMIT

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

JOB LOCATION 757- 759 Pembroke Way Hartland, WI 53029.
 LOT 49 BLOCK 4 SUBD Hartridge Add. No. 4 TAX KEY _____
 OWNER John Lange PHONE 262-853-5480 FAX _____
 ADDRESS 138 Legend Way CITY, STATE, ZIP Wales, WI 53183.
 CONTRACTOR J.D. Griffiths Co. PHONE 4/362-7222 FAX 4/362-7226
 ADDRESS 8401 W. Calumet Rd. CITY, STATE, ZIP Milwaukee, WI 53224.

When permit is ready notify: Contractor Owner By: Mail Phone Fax
 Project Description: Build New 22'x22' Detached garage for private residential use.

Current principal use of property Residential use.
 Proposed principal use of property Same as above
 Width 22' Length 22' Sq. Ft. 484 Height 14' ± Cu. Ft. _____
 Estimated cost of above job(s) \$ 20,000 \$ _____ \$ _____
 State Approval _____ Date _____
 Class of Construction _____ Sprinkler _____ Stories _____

TO THE BUILDING INSPECTOR: The undersigned hereby applies for a permit to do work herein described according to the plans and specifications filed herewith and located as shown on this application. The undersigned agrees that such work will be done in accordance with the said description, plans and specifications and in compliance with the Uniform Dwelling Code of Wisconsin Administrative Code, Zoning Ordinance, all other ordinances of the Village of Hartland and with all the laws and orders of the State of Wisconsin applicable to said premises.

Signature of Applicant Steve Schuyler Agent of J.D. Griffiths Co. Date 6/4/18.

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

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

_____ TOTAL FEES
 _____ Date Paid
 _____ Receipt

Meeting dates plans were approved for building permit:
 Plan Commission _____ Village Board _____ Arch Board _____

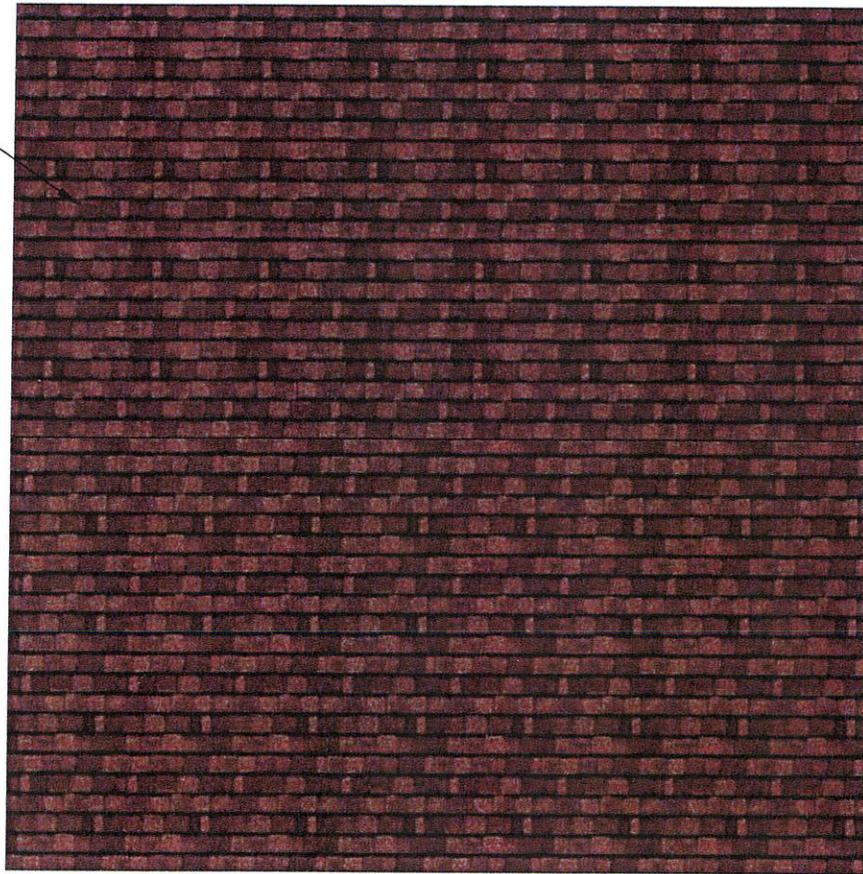
APPLICATION APPROVED ON: _____ BY: _____
 DATE BUILDING INSPECTOR

Back

24'-0"

5/12 Pitch

Left Side



24'-0"

Right Side

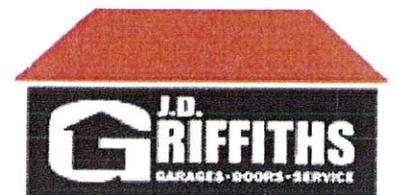
Front

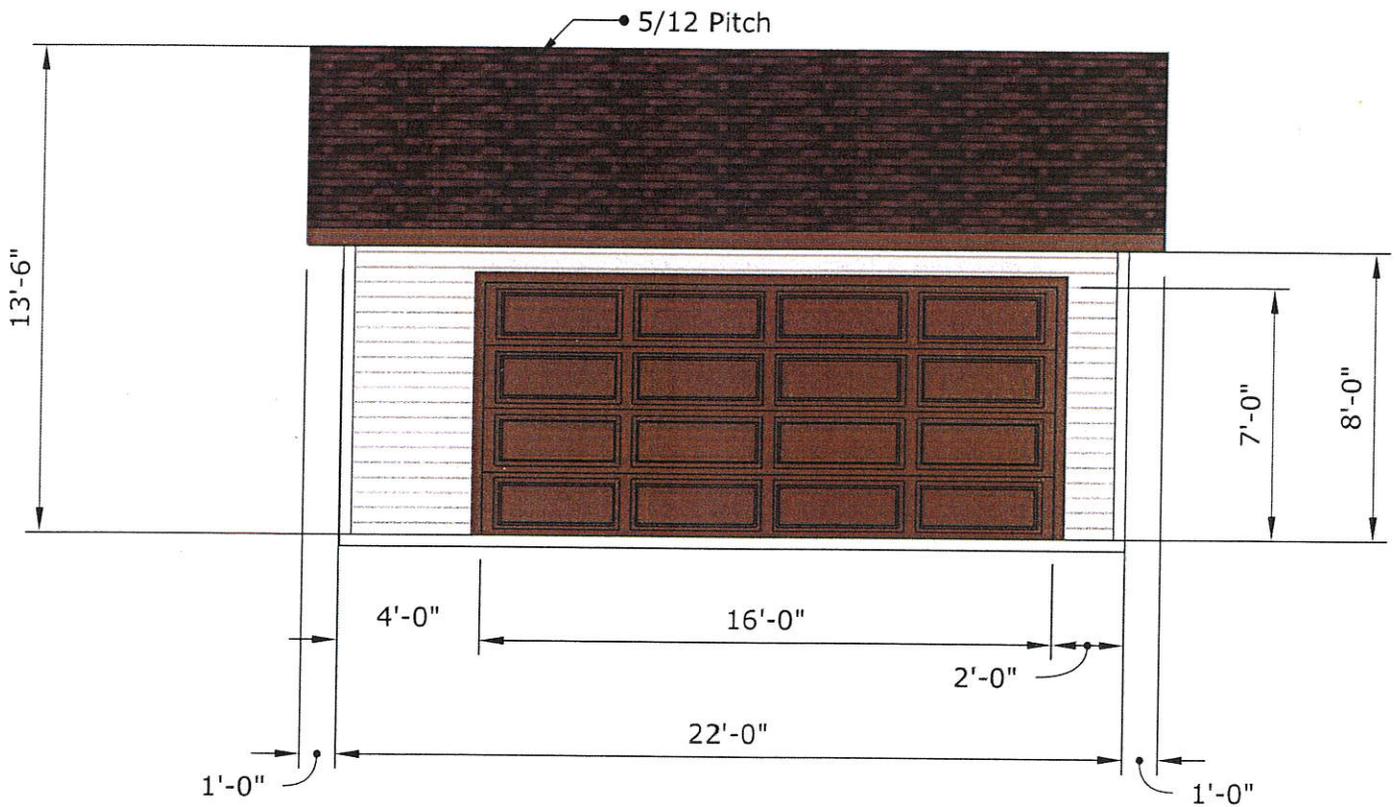
OK

VIEW : TOP

SCALE: 3/16"=1'0"

Owner:	John Lange
Address:	757-759 Pembrookway Hartland, WI 53029
Garage Size:	22x22
Garage Style:	Reverse Gable



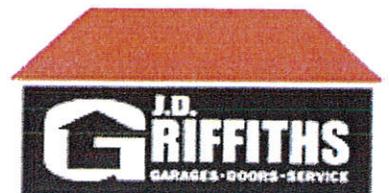


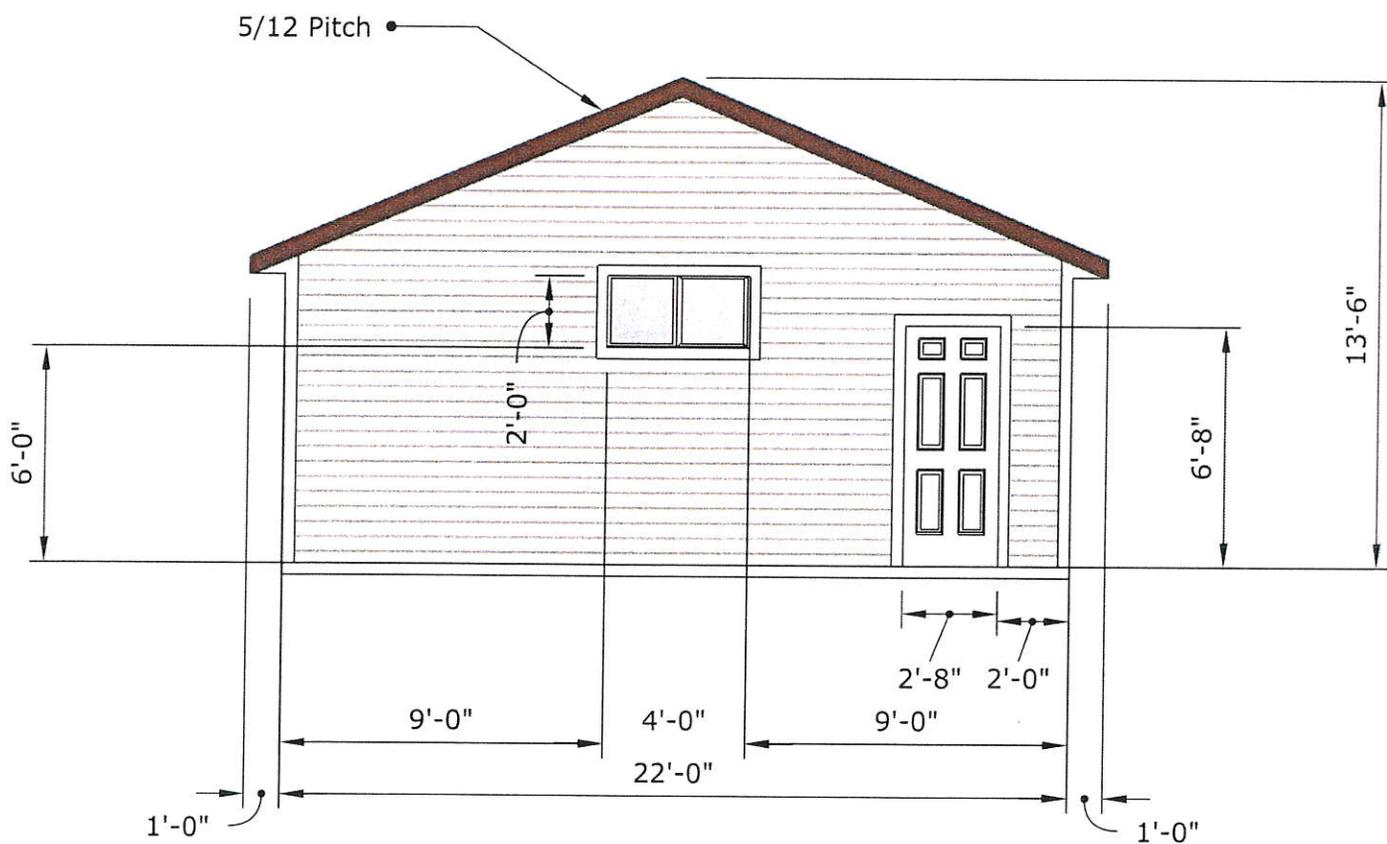
OK

VIEW : FRONT

SCALE: 3/16"=1'0"

Owner:	John Lange
Address:	757-759 Pembrookway Hartland, WI 53029
Garage Size:	22x22
Garage Style:	Reverse Gable



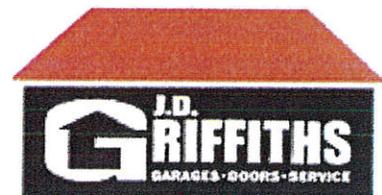


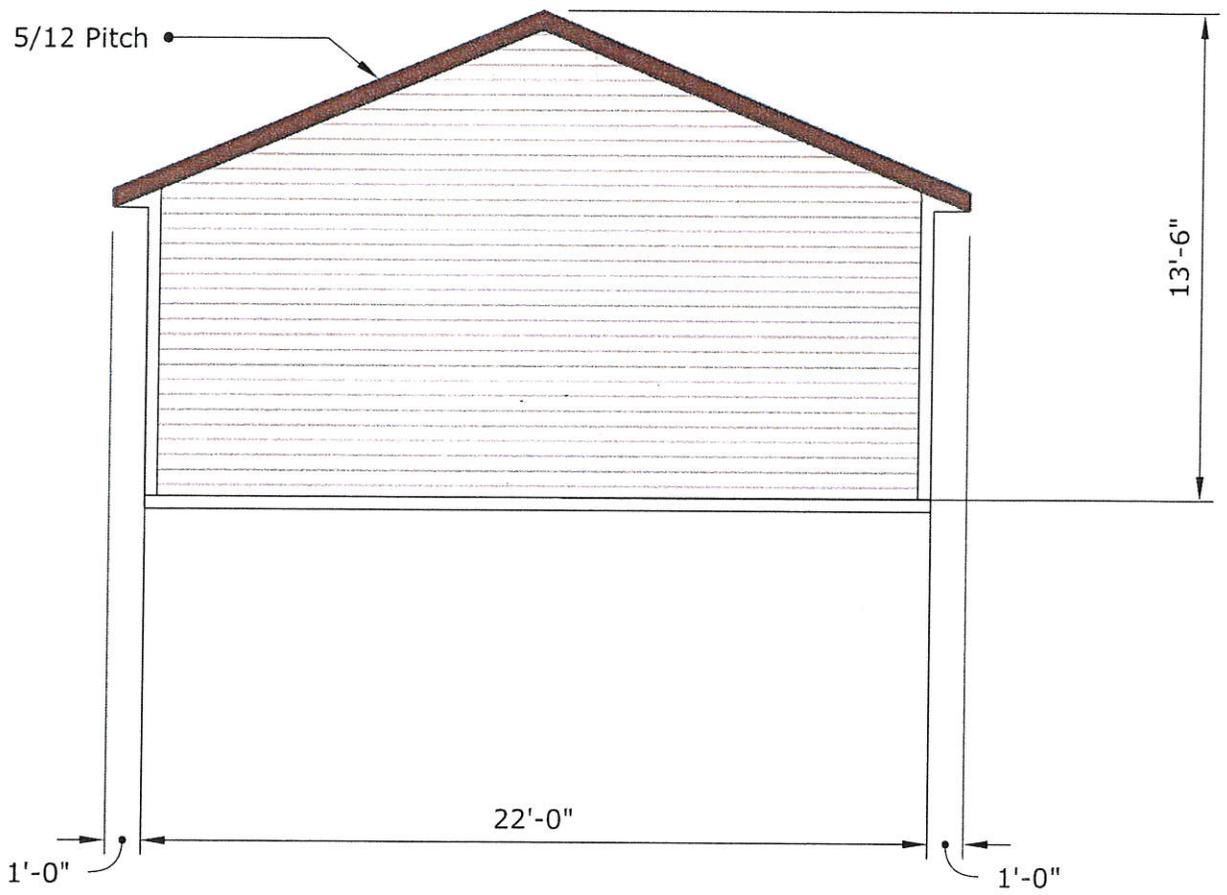
OK

VIEW : Left Side

SCALE: 3/16"=1'0"

Owner:	John Lange
Address:	757-759 Pembrookway Hartland, WI 53029
Garage Size:	22x22
Garage Style:	Reverse Gable



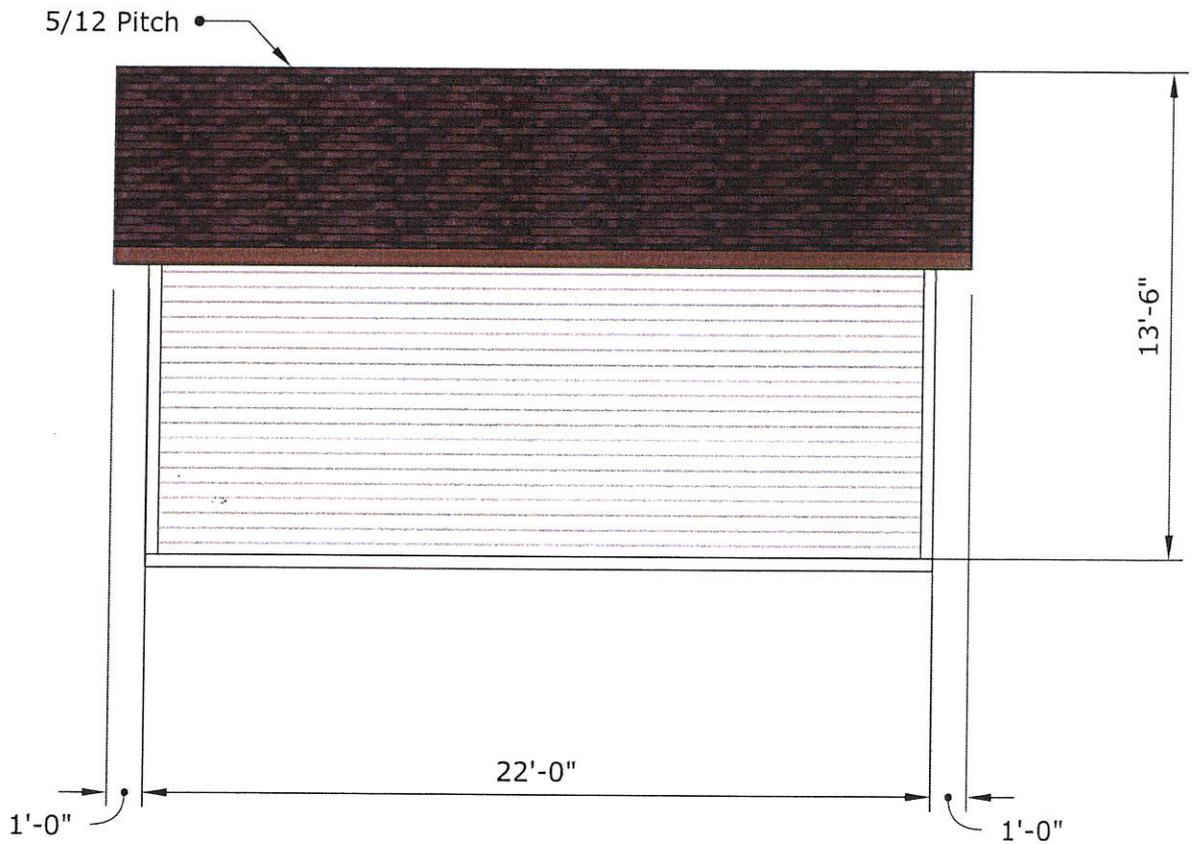


VIEW : Right Side

SCALE: 3/16"=1'0"

Owner:	John Lange
Address:	757-759 Pembrookway Hartland, WI 53029
Garage Size:	22x22
Garage Style:	Reverse Gable



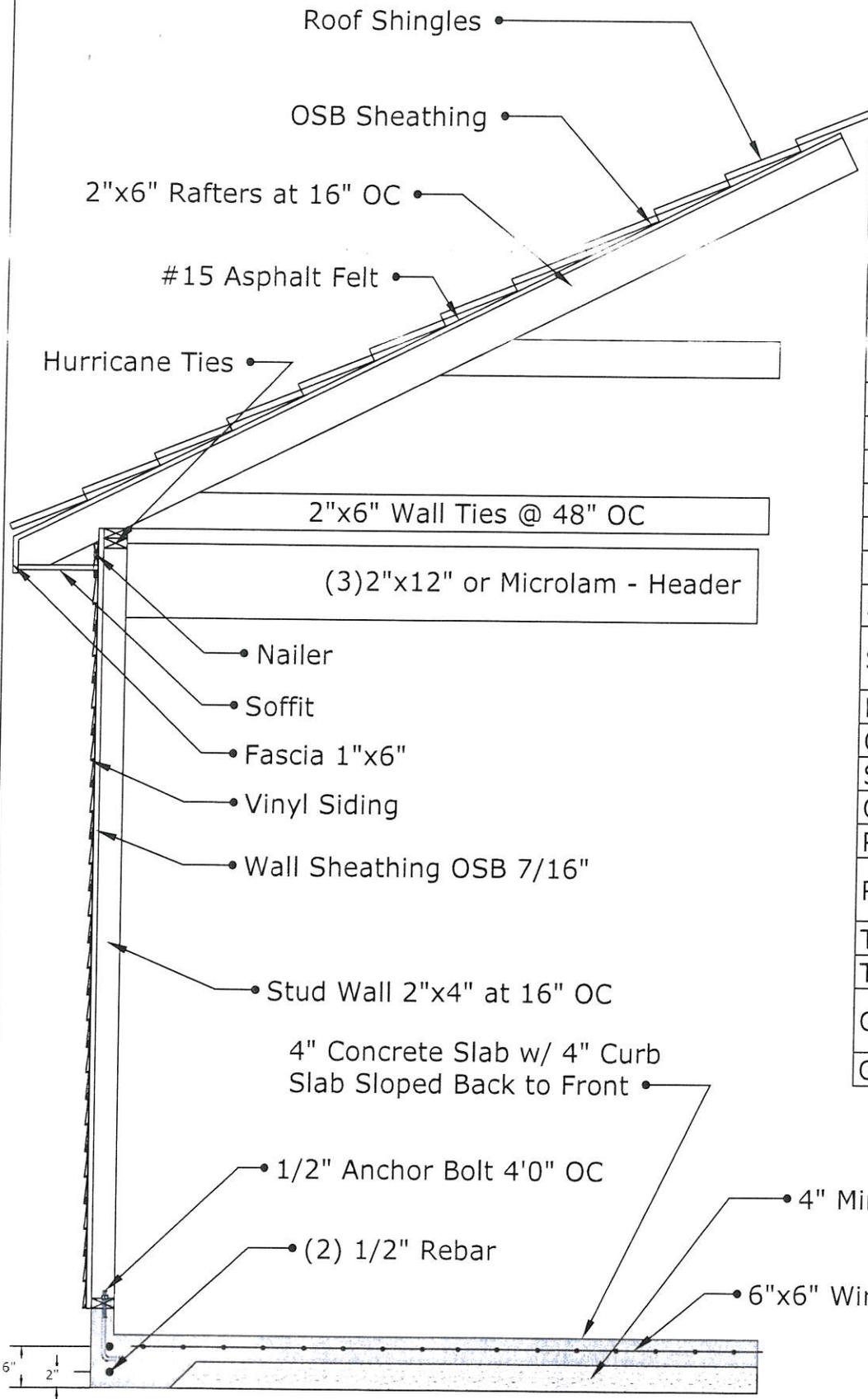


VIEW : Back

SCALE: 3/16"=1'0"

Owner:	John Lange
Address:	757-759 Pembrookway Hartland, WI 53029
Garage Size:	22x22
Garage Style:	Reverse Gable

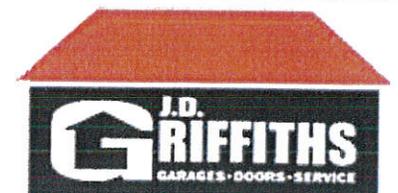




NEW GARAGE	
Date	5/21/2018
Owner	John Lange
Address	757-759 Pembroke Way
City	Hartland
Phone #	262-853-5480
Size	✓ 22x22
Style	✓ Reverse Gable
Overhang	✓ 12" ALL
Serv Door	✓ 32" 6P
Siding	✓ Norandex 4"
Siding Color	✓ Beige
Roof Pitch	✓ 5/12
OH Door	✓ CHI 4283
Size	✓ 16x7
Color	✓ Brown
Roof	Oak Pro
Roof Color	✓ Brownwood
Trim Type	✓ Aluminum
Trim Color	✓ Royal Brown
Gutters	✓ Yes
Gutter Color	✓ Royal Brown

SCALE: 1/2"=1'0"

Owner:	John Lange
Address:	757-759 Pembroke Way, Hartland
Garage Size:	22x22
Garage Style:	Reverse Gable







Plat of Survey

JAHNKE & JAHNKE ASSOCIATES INC.

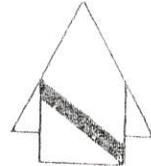
Consultants in Engineering, Planning, Subdivisions and Surveying

711 W. MORELAND BLVD. WAUKESHA, WISCONSIN 53188

TELEPHONE (262) 542-5797 FAX (262) 542-7698

FOR: JOHN LANGE

SCALE 1" = 30'



LEGAL DESCRIPTION: Lot 49, Block 4, HARTRIDGE ADD. NO. 4, being a redivision of Lots 41 & 42, and a part of Outlot 1, Block 4, Hartridge Add. No. 2, and a part of the SW 1/4 of Sec. 2 & a part of the NW 1/4 of Sec. 11, T7N, R18E, in the Village of Hartland, Waukesha County, Wisconsin.

• Iron pipes found. No pipes set as part of survey.

REFERENCE BEARING: Plat bearing to the West line of the SW 1/4 of Section 2, assumed bearing of N00°52'30"W.

NO TITLE POLICY FURNISHED THEREFORE COMPLETENESS OF LEGAL DESCRIPTION AND EASEMENTS ARE NOT WARRANTED



STATE OF WISCONSIN)
COUNTY OF WAUKESHA) SS. _____
WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOUT PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

John W. Jahnke
JOHN W. JAHNKE - Wis. Reg. No. S - 917
If this seal is not red in color, this plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

DATED THIS 30th DAY OF MAY, 2018
PLAT No. PS DELAFIELD - 1135 BOOK No. MERTON-48 PAGE No. 8
DRAWN BY: P.M. 18-05-054

771 E IMPERIAL DR LLC
W267N2929 PETERSON DR
PEWAUKEE WI 53072-4433

ANDREW D RUSS
REBECCA A RUSS
738 PENBROOK WAY
HARTLAND WI 53029

ANTHONY J WOLF
CHRISTINE A WOLF
PO BOX 255
MENOMONEE FALLS WI 53052-0255

BETTE BOLD
809 CRESCENT LN
HARTLAND WI 53029

BRIAN BAUER
IVY GUNTHER
719 PENBROOK WAY
HARTLAND WI 53029

CAROL WAMSER
747 CANTERBURY CIR
HARTLAND WI 53029

CORRINE B AIHOLZER
717 CANTERBURY CIR
HARTLAND WI 53029

DAVID MARLOW
ALICIA MARLOW
797 WINDSOR CIR
HARTLAND WI 53029

DEAN URBANOWSKI
801 CRESCENT LN
HARTLAND WI 53029

DEBOTH PROPERTIES LLC
PO BOX 1832
WAUKESHA WI 53187

DENNIS BROOKS
SHARON BROOKS
772 E IMPERIAL DR
HARTLAND WI 53029

DOUGLAS NILSON
DEBORAH NILSON
805 CRESCENT LN
HARTLAND WI 53029

ERIC A RAHMEL
788 E IMPERIAL DR
HARTLAND WI 53029

GERALD & ANNE LIGOCKI TRUST
725 CANTERBURY CIR
HARTLAND WI 53029

HAIDEMAN PROPERTIES LLC
JULIE A HAIDEMAN
N34W28477 TAYLORS WOODS RD
PEWAUKEE WI 53072

HARRY & BARBARA WIESE TRUST
N73W23281 BLAKESTONE CT
SUSSEX WI 53089

HARTLAND INVESTMENTS LLC
N27W30071 MAPLE AVE
PEWAUKEE WI 53072

HARTRIDGE HOMEOWNERS LOT
OWNERS OF HARTRIDGE ADDITION
NO 2, PO BOX 182
HARTLAND WI 53029-0182

IMPERIAL DEVELOPMENT LLC
161 W SUNSET DR STE 202
WAUKESHA WI 53189

J BRENT JOHNSON
ANN W PHILLIPS
705 CANTERBURY CIR
HARTLAND WI 53029-2606

JAKUB ARENDARCZYK
787 E IMPERIAL DR
HARTLAND WI 53029-2646

JAMES F PFEIL
PO BOX 131
ASHIPPUN WI 53003-0131

JEFFREY A HAIMA
JUSTINE M HAIMA
756 E IMPERIAL DR
HARTLAND WI 53029

JEROME KONEN JR
JULIANNE KONEN
768 WINDSOR CIR
HARTLAND WI 53029

JOHN A AND DAWN BUIKA 2016
LIVING TRUST
757 WINDSOR CIR
HARTLAND WI 53029-2625

JOHN GONZALEZ
ANN GONZALEZ
777 WINDSOR CIR
HARTLAND WI 53029

JOHN J LANGE
138 LEGEND WAY
WALES WI 53183-9541

JOHN M CONDON
HEATHER B MICHALAK-CONDON
780 E IMPERIAL DR
HARTLAND WI 53029-2647

JON A LAPAZ
728 PENBROOK WAY
HARTLAND WI 53029

JONATHAN T LOOMAN
MARIE E LOOMAN
1391 MAMEROW LN E
OCONOMOWOC WI 53066-4194

JT SCHOOL DIST NO 3
651 E IMPERIAL DR
HARTLAND WI 53029

KARL LUNOWA
M J BELL
W339S9855 RED BRAE
MUKWONAGO WI 53149

KATHLEEN M JOSTEN
N22W22263 MEADOWOOD CT
WAUKESHA WI 53186

KATRINA BERTOLAS
SCOTT SOBSTAD
779 E IMPERIAL DR
HARTLAND WI 53029

KEITH ZYLKA
232 STEEPLE POINTE CIR
DELAFIELD WI 53018

LARRY JACOBS
TERRY JACOBS
788 WINDSOR CIR
HARTLAND WI 53029

LAWRENCE KONCZAL
KATHRYN KONCZAL
804 CRESCENT LN
HARTLAND WI 53029

MARIE A GALEWSKI
798 WINDSOR CIR
HARTLAND WI 53029

MARY B VEZZETTI
N33W33210 MAPLEWOOD RD
NASHOTAH WI 53058

MARY E TOLENTINO
PO BOX 351
ELM GROVE WI 53122

MATTHEW GATCHELL
VERLA GATCHELL
735 CANTERBURY CIR
HARTLAND WI 53029

MATTHEW J LINDEE
JENNIFER L LINDEE
735 PENBROOK WAY
HARTLAND WI 53029

MICHELLE MILLER
800 CRESCENT LN
HARTLAND WI 53029

NICHOLAS A MILLER
ELISE P MILLER
548 SAXONY CT
HARTLAND WI 53029-2623

RANDALL SWENSON
KRISTINE SWENSON
709 CANTERBURY CIR
HARTLAND WI 53029

RANDY HUBERT
LEIGH HUBERT
670 ABERDEEN CIR
HARTLAND WI 53029

RER INVESTMENTS LLC
PO BOX 75
SUSSEX WI 53089-0075

RESOLUTION 723 LLC
131 E WISCONSIN AVE
PEWAUKEE WI 53072

ROBERT PHELPS
JENNIFER PHELPS
718 PENBROOK WAY
HARTLAND WI 53029

RONALD DIX
KAREN DIX
757 E IMPERIAL DR
HARTLAND WI 53029

RYAN E VOLKMAN
KELLY R VOLKMAN
764 E IMPERIAL DR
HARTLAND WI 53029-2647

STEPHEN C SCHILLING
MARY JANE SCHILLING
S47W33570 FOX HOLLOW DR
DOUSMAN WI 53118-9742

THEODORE J PETROWSKI
DIANE H LEISCHER
758 WINDSOR CIR
HARTLAND WI 53029-2625

THOMAS TRYON
DONNA TRYON
W284N5038 ROOSEVELT QUAY
PEWAUKEE WI 53072

THOMAS W THIEDE
MARY E THIEDE
1180 INDIANWOOD DR
BROOKFIELD WI 53005

TIMOTHY T BONK
JILL K BONK
N62W28550 RYBECK RD
HARTLAND WI 53029-9204

TRACY L NOLLGE
741 PENBROOK WAY
HARTLAND WI 53029

TROY L FLINTON
CONNIE M FLINTON
767 WINDSOR CIR
HARTLAND WI 53029



**APPLICATION FOR
PLAN COMMISSION**

\$300 REVIEW FEE DUE AT TIME OF APPLICATION

Project Description Curb cut for drive widening at existing business			
Proposed Use Existing business		No. of Employees 50	
Project Location 340 Maple Ave.			
Project Name Hartland Maple Properties curb cut			
Owner Hartland Maple Properties		Phone 877-272-8626	
Address 340 Maple Ave		City Hartland	State WI Zip 53029
Engineer/Architect BRS Architects		Phone 262-634-5565	FAX
Address 920 Gould St		City Racine	State WI Zip 53402
Contact Person Jim Cairns	Phone 262-637-9791	FAX	E-mail jimc@bukacek.com

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

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

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

Four (4) sets of bound 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.

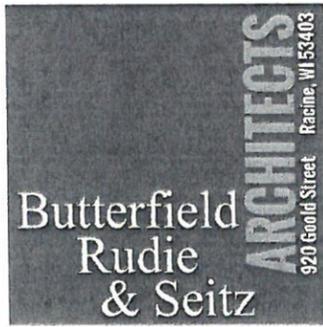
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3. All requested or required information, including the application and appropriate fees, must be received prior to the deadline in order to be placed on the agenda. Village Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.
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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
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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.

an interior office and manufacturing remodeling for:

HARTLAND MAPLE PROPERTY, LLC

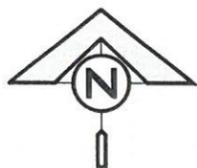
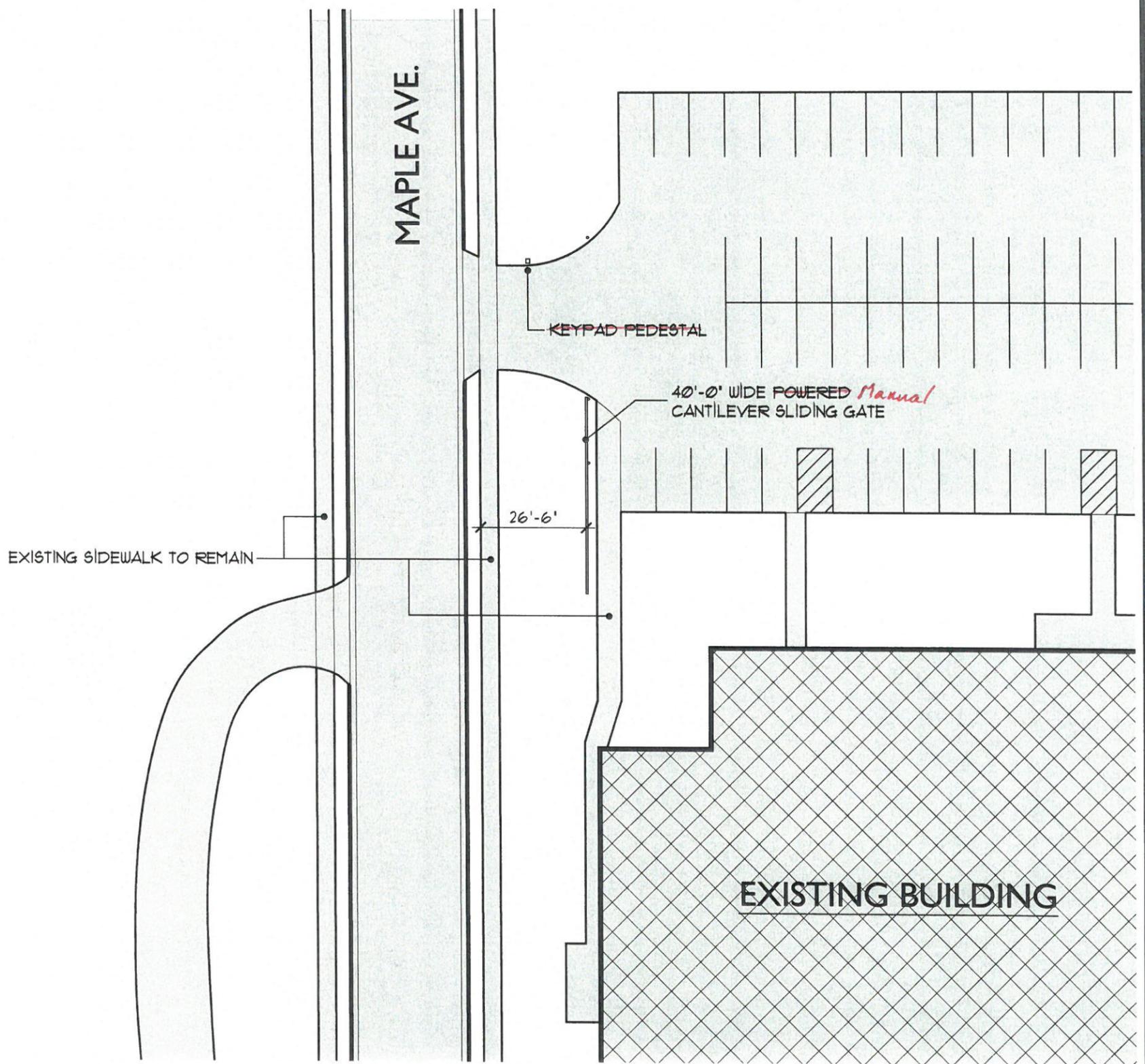
340 MAPLE AVE.

HARTLAND, WI



**BUKACEK
CONSTRUCTION**
building your vision

2429 SUMMIT AVE. ■ RACINE, WI 53402
PHONE: 262.637.9791 ■ FAX: 262.637.1493



SITE PLAN - NORTH LOT ENTRANCE

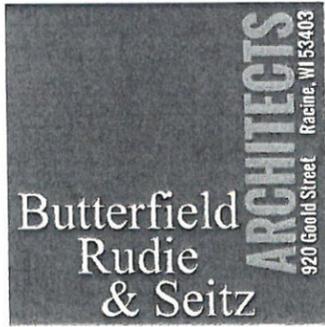
SCALE : 1" = 30'-0"

an interior office and manufacturing remodeling for:

HARTLAND MAPLE PROPERTY, LLC

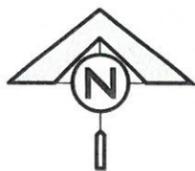
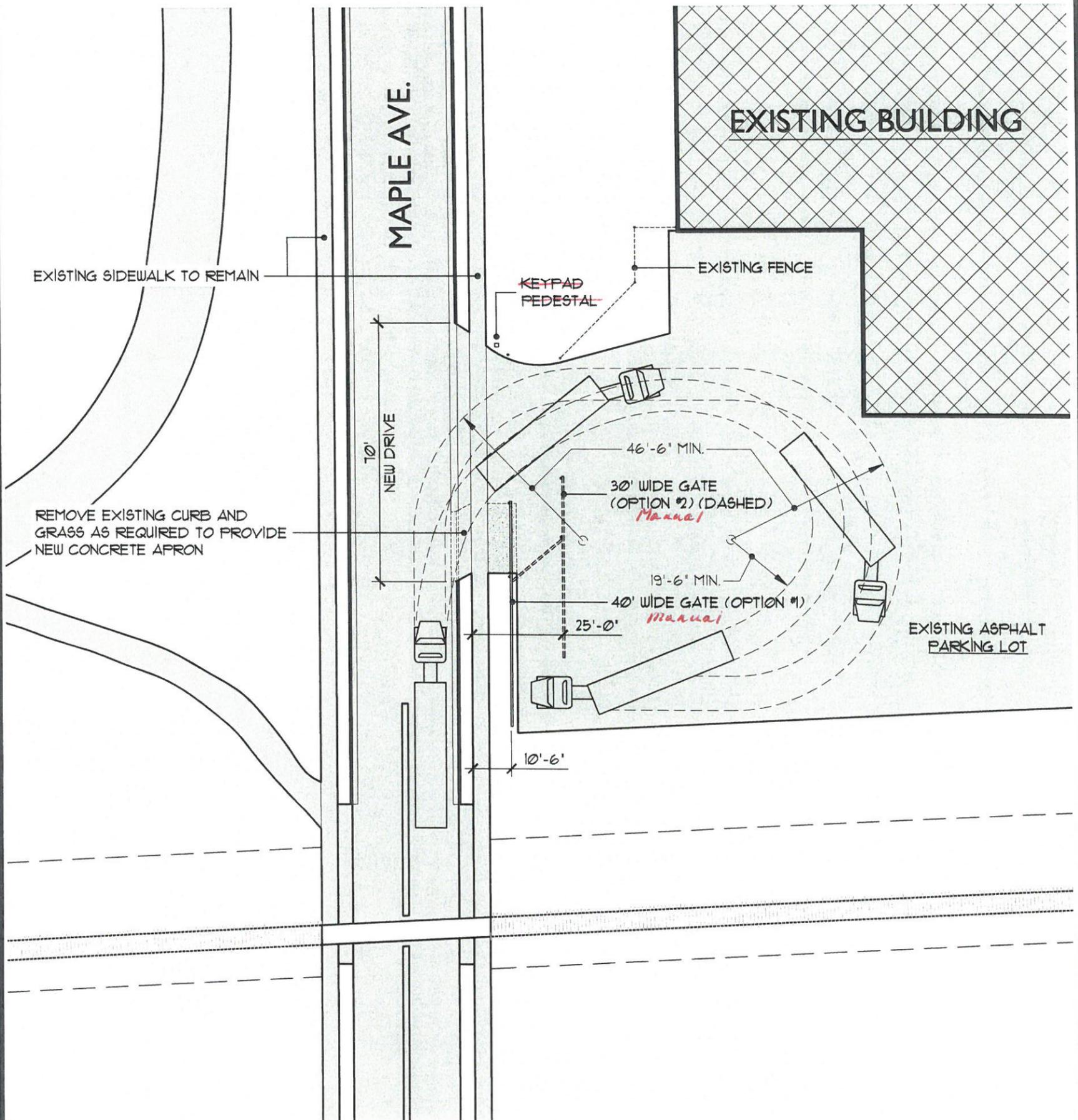
340 MAPLE AVE.

HARTLAND, WI



**BUKACEK
CONSTRUCTION**
building your vision

2429 SUMMIT AVE. ■ RACINE, WI 53402
PHONE: 262.637.9791 ■ FAX: 262.637.1493



SITE PLAN - SOUTH LOT ENTRANCE

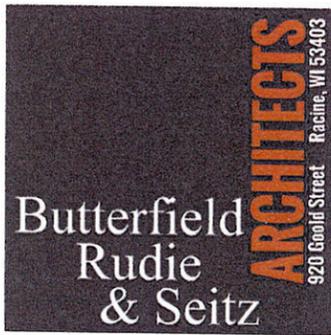
SCALE : 1" = 30'-0"

an interior office and manufacturing remodeling for:

HARTLAND MAPLE PROPERTY, LLC

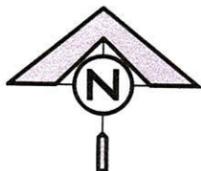
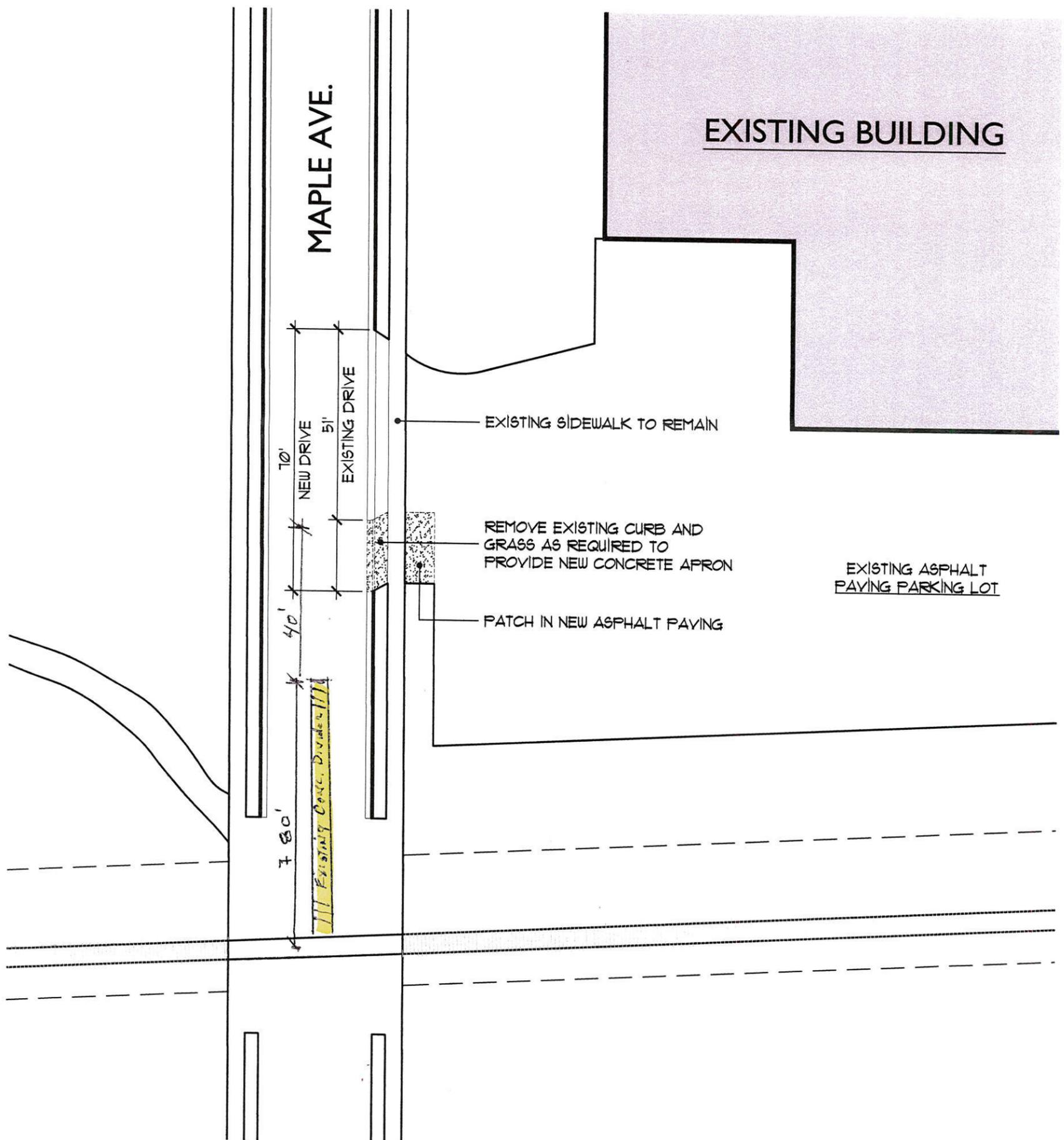
340 MAPLE AVE.

HARTLAND, WI



**BUKACEK
CONSTRUCTION**
building your vision

2429 SUMMIT AVE. ■ RACINE, WI 53402
PHONE: 262.637.9791 ■ FAX: 262.637.1493



PARTIAL SITE PLAN

SCALE : 1" = 20'-0"

ADDISON A BESTE
JESSICA J FEDENIA
478 PARK CT
HARTLAND WI 53029-3000

ANDREW J SHOAF
MEGAN N SHOAF
406 PARK CT
HARTLAND WI 53029-3000

AUDREY EIKEN
477 SUNSET TRL
HARTLAND WI 53029-2444

BETSY E SHURTE
203 MAPLE AVE
HARTLAND WI 53029

BOHACHEK FAMILY TRUST
445 SUNSET TRL
HARTLAND WI 53029-2444

BYSTRZYCKI FAMILY TRUST
C/O WAYNE & JUDITH BYSTRZYCKI
474 OAK RIDGE DR
HARTLAND WI 53029

CAMILLE PIERCE
192 E PARK AVE
HARTLAND WI 53029-2132

CANDICE BOOKER
305 MAPLE AVE
HARTLAND WI 53029-2114

CARLOS CONN
KELLY CONN
309 WOODLANDS CT
HARTLAND WI 53029

CAROL A AIROLDI 1998 REVOCABLE
TRUST
425 OAK TREE CT
HARTLAND WI 53029

CAROL M BOEHM
501 SUNSET TRL
HARTLAND WI 53029

CAROLE A CARLSON
483 SUNSET TRL
HARTLAND WI 53029-2444

CATHERINE C GUASTELLO TRUST
463 SUNSET TRL UNIT 3
HARTLAND WI 53029

CHARLES E UNGER
JENNIFER HALLER UNGER
235 MAPLE AVE
HARTLAND WI 53029

CHRISTINE SCHIMENZ
273 CARDINAL LN
HARTLAND WI 53029-2307

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

CMC HEARTLAND PARTNERS
330 N JEFFERSON ST STE 305
CHICAGO IL 60661-1319

CONNIE & WARREN HORNBURG JOINT
TRUST
213 WARREN AVE
HARTLAND WI 53029

CYNTHIA BINDRICH
483 WHITE OAK TRL
HARTLAND WI 53029

DANIEL DROUT
JOAN DROUT
499 WHITE OAK TRL
HARTLAND WI 53029-2446

DANIEL E & LUANE J BRAUN JOINT
REVOCALBE LIVING
493 SUNSET TRL
HARTLAND WI 53029

DANIEL EDWARD LUCHSINGER
TIFFANY KWAPIL LUCHSINGER
2310 BRISTERS SPRING WAY
APEX NC 27523-4829

DANIEL MCNULTY
429 PARK CT
HARTLAND WI 53029-3051

DAVID BISCHMANN
HEIDI BISCHMANN
205 WOODLANDS CT
HARTLAND WI 53029

DAVID G HERRIGES
NANCY K HERRIGES
816 KING LEON WAY
SUN CITY CENTER FL 33573-6594

DAVID J TEMPLE
BARBARA A TEMPLE
708 BRIODY ST
BURLINGTON WI 53105-1095

DEBRA L MORRIS
146 MAPLE AVE
HARTLAND WI 53029

DIANA LIRETTE
ROBERT ZIDAR
485 WHITE OAK TRL
HARTLAND WI 53029

DORIS A SENGLAUB REVOCABLE
TRUST
446 OAK TREE CT UNIT 81
HARTLAND WI 53029-2442

DOROTHY J GUTENKUNST REVOCABLE
TRUST AGREEMENT
315 OAK RIDGE DR
HARTLAND WI 53029

DUANE GRIMM
DEBRA GRIMM
311 WOODLANDS CT
HARTLAND WI 53029

DWAYNE E MOSELY
LAURA L MOSELY
301 WOODLANDS CT
HARTLAND WI 53029

EDWARD JEDINAK
MARGARET JEDINAK
499 SUNSET TRL
HARTLAND WI 53029

EDWARD MCLOONE
MARY MCLOONE
475 SUNSET TRL
HARTLAND WI 53029

ERIN BERGET
ADAM WEIL
470 PARK CT
HARTLAND WI 53029-3000

FRANK EMRATH
CHRISTIE EMRATH
PO BOX 317
HARTLAND WI 53029

GALE KLATT
THERESA KLATT
200 GRANARY CIR
HARTLAND WI 53029

GARY GREEN
REBECCA GREEN
447 SUNSET TRL
HARTLAND WI 53029

GAVIN JR & MAVIS TAYLOR TRUST
517 WHITE OAK TRL
HARTLAND WI 53029

GERALD V GOODRICH
439 SUNSET TRL UNIT 111
HARTLAND WI 53029

GORDON C KING
JAYNE S KING
761 CHEVIOT DR
PEWAUKEE WI 53072-1955

GORDON H AND CARYLN A GILL JOINT
REVOCABLE TRUST
3178 W CROWN POINTE BLVD
NAPLES FL 34112-5432

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

GREGORY R MARKWARDT
YVONNE K MARKWARDT
208 E PARK AVE
HARTLAND WI 53029

HARTLAND MAPLE PROPERTY LLC
C/O PAUL J BUFFONI
635 CARDINAL LN
HARTLAND WI 53029-2316

HENRY D DRAYER REV TRUST
492 OAK RIDGE DR
HARTLAND WI 53029

HOPE L QUENTMEYER
210 MAPLE AVE
HARTLAND WI 53029

HOWARD M UECKER
SHARON F UECKER
3097 S SMOKIN PISTOL WAY
TUCSON AZ 85713-6355

JEREMY M THIEDE
SHARON L THIEDE
209 WOODLANDS CT
HARTLAND WI 53029

JOEL S VENTO
SONYA S TRUEBLOOD
303 WOODLANDS CT
HARTLAND WI 53029

JOHN AND JUDITH FINKLER
531 WHITE OAK TRL
HARTLAND WI 53029-2447

JOHN CULLEN
LOIS CULLEN
480 OAK RIDGE DR
HARTLAND WI 53029-2438

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

JOHN R AND KATHERINE J WEEMS
459 SUNSET TRL UNIT 2
HARTLAND WI 53029-2444

JOSEPH BORDEN
CAROLYN BORDEN
216 MAPLE AVE
HARTLAND WI 53029

KAREN L SHORT
481 SUNSET TRL
HARTLAND WI 53029

KEITH W SHARER
KATHLEEN J SHARER
432 OAK TREE CT
HARTLAND WI 53029

KENNETH T & BONNIE J CZYZEWSKI
457 SUNSET TRL
HARTLAND WI 53029

KEVIN J SCHWARTZMILLER
KELLY M SCHWARTZMILLER
W361S2223 SCUPPERNONG DR
DOUSMAN WI 53118-9682

KEVIN T RIORDAN
MARTHA J JOHNSON
6060 S 92ND ST
HALES CORNERS WI 53130-2223

KIM J ERDMANN
KELLY KIELER
451 WHITE OAK TRL
HARTLAND WI 53029-2446

KYLE A SCHUMACHER
CHASITY M SCHUMACHER
210 GRANARY CIR
HARTLAND WI 53029-2456

LAUREL J FULLER
441 SUNSET TRL
HARTLAND WI 53029

LAUTERBACH SURVIVOR'S TRUST
444 OAK TREE CT
HARTLAND WI 53029

LEE BROMBERGER
TINA BROMBERGER
140 MAPLE AVE
HARTLAND WI 53029

LINDA A RADTKE
226 E PARK AVE
HARTLAND WI 53029-2116

LISA M ZIMMERMAN
220 E PARK AVE
HARTLAND WI 53029-2116

LUKO FAMILY TRUST
214 E PARK AVE
HARTLAND WI 53029

LYNNE A SCHREIBEL REVOCABLE TRUST
533 WHITE OAK TRL
HARTLAND WI 53029-2447

MARGARET C THOMPSON
JOSHUA P THOMPSON
419 PARK CT
HARTLAND WI 53029-3051

MARIE S KEPPE
428 OAK TREE CT
HARTLAND WI 53029

MARK & KRISTINE ERICKSON TRUST
305 WOODLANDS CT
HARTLAND WI 53029

MARK M BAHR
KRISTAN J BAHR
403 PARK CT
HARTLAND WI 53029-3051

MARY BETH TRENTADUE
203 GRANARY CIR
HARTLAND WI 53029

MARY KAY HAMMES
467 WHITE OAK TRL
HARTLAND WI 53029-2446

MARY V KALLENBACH 2001 TR DTD
12/28/01
465 SUNSET TRL
HARTLAND WI 53029-2444

MATTHEW J DUVAL
MARY J DUVAL
464 OAK RIDGE DR
HARTLAND WI 53029-2438

MATTHEW R WESLEY
KATRINA P WESLEY
474 PARK CT
HARTLAND WI 53029-3000

MICHAEL BRUCE
KERRY BRUCE
469 WHITE OAK TRL
HARTLAND WI 53029

MICHAEL L ZAMIATALA
319 MERTON AVE
HARTLAND WI 53029-1814

MICHAEL R & FAYE J GUNDRUM
LIVING TRUST
217 MAPLE AVE
HARTLAND WI 53029

ORDWAY FAMILY TRUST
W303N5945 MONCLAIRE RD
HARTLAND WI 53029-8718

PATRICIA M LEICHTFUSS
462 OAK RIDGE DR
HARTLAND WI 53029-2438

PATRICK SHAW
DEBORAH SHAW
206 GRANARY CIR
HARTLAND WI 53029

PAUL TESCH
LAURA TESCH
212 GRANARY CIR
HARTLAND WI 53029

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

PETER WEGMANN
BARBARA WEGMANN
453 WHITE OAK TRL
HARTLAND WI 53029

PHYLLIS J FLORY REV LIV TRUST
434 OAK TREE CT
HARTLAND WI 53029

RALPH PIEHL
SARAN PIEHL
203 WARREN AVE
HARTLAND WI 53029

RANAE ZAUTCKE STAVISH
515 WHITE OAK TRL
HARTLAND WI 53029-2447

RANDY B NEWMAN
KELLY L.M. NEWMAN
PO BOX 573
MERTON WI 53056-0573

RICHARD J GRUNKE
501 WHITE OAK TRL
HARTLAND WI 53029

RICHARD PAULLIN
SUSAN PAULLIN
236 MAPLE AVE
HARTLAND WI 53029

ROBERT A ROSENBERG
KELLY M RENZ
W243N2315 SADDLE BROOK DR #14
PEWAUKEE WI 53072-6421

ROBERT F LESTINA
469 PARK CT
HARTLAND WI 53029-3051

ROBERT J & GILLIAN B HOLLISTER
482 OAK RIDGE DR
HARTLAND WI 53029

ROBERT O FLATT
SANDRA L FLATT
458 OAK RIDGE DR
HARTLAND WI 53029

ROBERT TOTH
PEGGY TOTH
202 GRANARY CIR
HARTLAND WI 53029

RODNEY L & PATRICIA M PODSZUS
490 OAK RIDGE DR
HARTLAND WI 53029-2438

ROGER L VIEL
433 OAK TREE CT
HARTLAND WI 53029-2442

SCOTT S SAUER
SARA M SAUER
208 GRANARY CIR
HARTLAND WI 53029-2456

SONTINO R BEDOGNE
ANNE M BEDOGNE
479 PARK CT
HARTLAND WI 53029-3051

STEVE GRAIL
JANE GRAIL
457 IVY TRAILS DR
CINCINNATI OH 45244-2160

STEVEN EBERLE
CHRISTINE EBERLE
204 MAPLE AVE
HARTLAND WI 53029

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

STONEKING TRUST
476 OAK RIDGE DR #3
HARTLAND WI 53029-2438

SUSAN J HOFF
SANDRA J WORKENTINE ET AL
C/O EUGENE KRUEGER
426 OAK TREE CT

SUSANNE S RUMPF
207 WOODLANDS CT
HARTLAND WI 53029-2294

TERENCE STICKELMAIER
ANA STICKELMAIER
222 MAPLE AVE
HARTLAND WI 53029

TERRY L STELPFLUG
AMY M STELPFLUG
W289N4795 WILD ROSE CT
HARTLAND WI 53029-2289

THEODORE MCCABE
MARY MCCABE
200 E PARK AVE
HARTLAND WI 53029

THOMAS FLYNN
CYNTHIA FLYNN
498 OAK RIDGE DR
HARTLAND WI 53029

THOMAS JACOBSON
MEGAN JACOBSON
198 GRANARY CIR
HARTLAND WI 53029-2456

THOMAS STAWICKI
MARY STAWICKI
225 WARREN AVE
HARTLAND WI 53029

TIMOTHY D FENNER
PATRICIA M FENNER
313 OAK RIDGE DR
HARTLAND WI 53029-2426

TIMOTHY J OPALEWSKI
VICTORIA J OPALEWSKI
402 PARK CT
HARTLAND WI 53029-3000

TIMOTHY M ROFRITZ
TINA K SCHULTZ
228 MAPLE AVE
HARTLAND WI 53029

TRUST AGREEMENT OF STEPHEN AND
KATHLEEN WIPERT
456 OAK RIDGE DR
HARTLAND WI 53029-2438

VICTORIA WILHELM
302 MAPLE AVE
HARTLAND WI 53029

VINCENT MILLEVOLTE
MARLENE MILLEVOLTE
311 MAPLE AVE
HARTLAND WI 53029

WALTER & HELEN STENBORG TRUST
435 WHITE OAK TRL
HARTLAND WI 53029

WEIHUA HUANG
JOHN SKINNER JR
204 GRANARY CIR
HARTLAND WI 53029-2456

WENDY C DAVIS REVOCABLE TRUST
223 MAPLE AVE
HARTLAND WI 53029-2112

WILLIAM E BUDZIEN
427 OAK TREE CT UNIT 102
HARTLAND WI 53029

WILLIAM P MCDEVITT
MARY C MCDEVITT
462 PARK CT
HARTLAND WI 53029-3000

WILLIAM W ZIECHE
SUZANNE ZIECHE
431 OAK TREE CT
HARTLAND WI 53029

ZIEBELL LIVING TRUST
495 SUNSET TRL
HARTLAND WI 53029



PETITION FOR CONDITIONAL USE
 \$150 REVIEW FEE DUE AT TIME OF APPLICATION
PLUS \$300 PROFESSIONAL FEE DEPOSIT

Property Owner	LAFARGE AGGREGATES / MEYER MATERIAL Co.		
Business Name	LAFARGE AGGREGATES		
Business Owner	LAFARGE AGGREGATES ILLINOIS, INC.		
Address	1300 S. ILLINOIS RT. 31, SOUTH ELGIN, IL 60177		
Contact Person	RANDI WILLE	Phone	847/417-2658
Key No. HAV	0730 987	Email	rtwille@meymaterial.com

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

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

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

State present use of property and basic information on the intended use:

PROPERTIES SURROUNDING REQUESTED USE INCLUDE:
* READY-MIX CONCRETE BATCHING, OUTSIDE MATERIAL STORAGE, VEHICLE MAINTENANCE BY OZINGA READY-MIX CONCRETE, INC.
* OFFICE, WAREHOUSING AND EQUIPMENT STORAGE BY INTER-CON CONSTRUCTION, INC.
* REQUEST TEMPORARY USE TO CRUSH REMNANT CONCRETE PILE

Additional documents and materials must be submitted addressing the requirements described in Article IV of the Hartland Zoning Code regarding Conditional Uses.

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

Petitioner Signature	Randy Wille	
Print Name	RANDI WILLE	Date 5/25/18

OFFICE USE ONLY:

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.

AMENDED BUSINESS PLAN FOR CONDITIONAL USE APPROVAL
LAFARGE AGGREGATES - CONCRETE RECYCLING PROJECT
700 W. CAPITOL DRIVE, HARTLAND, WI

Lafarge Aggregates Illinois, Inc. dba Lafarge Aggregates (via merger with Meyer Material Company) is requesting TEMPORARY permission to crush, stockpile and load recycled concrete for sale as construction aggregate in the Hartland area. The pile of remnant (hardened) concrete dates back to Tews Co. ready-mix operation prior to Meyer Material's acquisition in 2001.

The applicant wishes to contract with Ozinga Materials to install a portable crushing plant at the gravel pit floor and feed the crushing unit well below the surrounding neighborhood. The only material to be crushed will come from the stockpile on the property – nothing will be imported.

If approved, the applicant would likely crush all the materials in a 5 to 7 month period and then ship the aggregates via truck during seasonal demand periods. Truck loading would be permitted during the same hours as concrete batching at Ozinga Ready-Mix.

Equipment needs for concrete recycling includes a KPI 4250 track crusher, 80' stacking conveyor, 5 cubic yard wheel loader and an excavator with breaker attachment. The requested Hours of Operation for the recycling equipment would be 7:00am to 4:00pm, Monday through Friday, no Saturdays or Sundays.



Crushing and stockpiling would be located at floor elevation of old gravel pit



Legend

Hartland Site Map
Concrete Recycling Operation

Approximate location of crushing equipment and recycled concrete stockpiles at former pit floor elevation

Material to be recycled for sale

Ozinga Ready-Mix Concrete Plant

Inter-Con Const. Office & Warehouse

ABIGAIL KUSH
MICHAEL G KUSH
901 HIDDEN VALLEY DR APT 12201
ROUND ROCK TX 78665-1499

ALEX LEYKIN
W188S7820 W RACINE AVE
MUSKEGO WI 53150

ALEX WAGNER
4875 EASY ST UNIT 9
HARTLAND WI 53029-1943

ALEXANDER ALLISTER
4887 EASY ST UNIT 10
HARTLAND WI 53029-1942

ALYCIA J WARD
4875 EASY ST UNIT 5
HARTLAND WI 53029-1943

AMANDA K KRIER
4821 EASY ST UNIT 11
HARTLAND WI 53029-1941

AMOL NANDKISHOR AGASHE
4887 EASY ST UNIT 2
HARTLAND WI 53029-1942

ANDREW ZIETLOW
KRISTIN ZIETLOW ET AL
4411 VETTELSON RD
HARTLAND WI 53029

ANTHONY J KLOTZ
KARRIE L KLOTZ
4887 EASY ST UNIT 14
HARTLAND WI 53029

ARLENE A MAYES
4875 EASY ST UNIT 8
HARTLAND WI 53029-1943

ASHLEY E PEIRICK
4887 EASY ST UNIT 6
HARTLAND WI 53029-1942

BADGERLAND INVESTORS LLC
PO BOX 259066
MADISON WI 53725-9066

BENJAMIN MERTENS
4835 EASY ST UNIT 14
HARTLAND WI 53029-1954

BRENT W YUNK
4821 EASY ST UNIT 14
HARTLAND WI 53029

BRIAN J BORKENHAGEN
4835 EASY ST UNIT 2
HARTLAND WI 53029-1954

BRIAN M AND PATRICIA A STIPPICH
2011 LIVING TRUST
4887 EASY ST UNIT 3
HARTLAND WI 53029-1942

BRIAN M GRAY
TINA WESTBERG
618 W CAPITOL DR
HARTLAND WI 53029-1925

BRIANA C BEAIRD
N77W22940 COLDWATER CIR
SUSSEX WI 53089

BRYAN E BAUMAN
1420 BLAZING STAR DM
OCONOMOWOC WI 53066-3552

CALVIN M AKIN
19105 W CAPITOL DR #200
BROOKFIELD WI 53045

CARRIE A SORG
W355S9330 BENNINGTON DR
EAGLE WI 53119-1609

CARRIE HAANSTAD
4863 EASY ST UNIT 3
HARTLAND WI 53029

CECELIA FAUSEL
4887 EASY ST UNIT 16
HARTLAND WI 53029-1942

CHAD D TORKEKELSON
4821 EASY ST UNIT 6
HARTLAND WI 53029

CLIFFORD R LOKER
4875 EASY ST UNIT 7
HARTLAND WI 53029-1943

COLLEEN K CONDON
4875 EASY ST UNIT 13
HARTLAND WI 53029

DAN AND KIM SCHLISE INC
269 KILLARNEY RD
HARTFORD WI 53027-9739

DANIELLE NICOLE HENRY
4875 EASY ST UNIT 6
HARTLAND WI 53029-1943

DAVID E PICKARD
LINDA S PICKARD
38317 SUNSET DR
OCONOMOWOC WI 53066-9499

DAVID G LASKA
4835 EASY ST UNIT 8
HARTLAND WI 53029

DAVID HADDIX
4887 EASY ST UNIT 9
HARTLAND WI 53029-1942

DAVID M MORRIS
MAEDLINE A MORRIS
4023 CAMPBELL TRCE
HARTLAND WI 53029

DEGROTHY TRUST DATED
SEPTEMBER 11, 2006
4835 EASY ST UNIT 15
HARTLAND WI 53029-1954

DELAFIELD STATION LLC
C/O PHILLIPS EDISON & COMPANY
11501 NORTHLAKE DR
CINCINNATI OH 45249-1669

DEREK J REINKE
STEPHANIE L REINKE
W334N6905 REYNOLDS DR
OCONOMOWOC WI 53066-1429

DONALD R PORTER
4835 EASY ST UNIT 10
HARTLAND WI 53029

DUNKER TRUST
3761 NAGAWICKA SHORE DR
HARTLAND WI 53029

EDITH M HUEVLER
818 RIDGEWAY DR
PEWAUKEE WI 53072-4607

ELLEN J UMENTUM
4863 EASY ST UNIT 2
HARTLAND WI 53029-1953

ERIN J O'BOYLE
4887 EASY ST UNIT 5
HARTLAND WI 53029

ERMINIO G DESTEFANO
ANIELLO DESTEFANO ET AL
4887 EASY ST UNIT 1
HARTLAND WI 53029

FRED SCHWEINERT
LESLIE SCHWEINERT
4835 EASY ST UNIT 16
HARTLAND WI 53029

GEOFFREY C ACKLEY
RUSSELL C ACKLEY
4863 EASY ST UNIT 6
HARTLAND WI 53029

GREGORY L WARREN
JANET E WARREN
4875 EASY ST UNIT 16
HARTLAND WI 53029-1943

HADDIX TRUST
C/O MARK HADDIX
W282N4288 SOMERSET LN
PEWAUKEE WI 53072

HAO LI
17320 BARD LN
BROOKFIELD WI 53045-1251

ILLINOIS CEMENT CO
PO BOX 442
LA SALLE IL 61301

J SWEET TOWNE LLC
2520 WITZEL AVE #226
OSHKOSH WI 54904-6436

JACOB P MAYENSCHIN
4875 EASY ST UNIT 10
HARTLAND WI 53029-1943

JEAN M LYONS
4863 EASY ST UNIT 1
HARTLAND WI 53029

JOHN TOPPING
C M TOPPING
4315 CAMPBELL TRACE
HARTLAND WI 53029

JOSHUA D DAVENPORT
ANDREA K DAVENPORT
4835 EASY ST UNIT 6
HARTLAND WI 53029

JSO PROPERTIES LLC
614 W CAPITOL DR
HARTLAND WI 53029

KAREN M WAGNER
4863 EASY ST
HARTLAND WI 53029-1953

KELLY L SCHIEBER
4821 EASY ST UNIT 4
HARTLAND WI 53029

KIMBERLY A TESSMAN
4875 EASY ST UNIT 11
HARTLAND WI 53029-1943

KINNEY PROPERTIES INC
7051 LEANNE CT
HARTLAND WI 53029

KYLE A NIGL
4821 EASY ST UNIT 10
HARTLAND WI 53029-1941

LAURIE HILL
4835 EASY ST UNIT 12
HARTLAND WI 53029-1954

LINDA C BEASTER
4835 EASY ST UNIT 5
HARTLAND WI 53029

MADLINE L DUERO
4835 EASY ST UNIT 3
HARTLAND WI 53029-1954

MATTHEW J FRANCOIS
4875 EASY ST UNIT 15
HARTLAND WI 53029

MATTHEW W KLEWER
1541 SILVERSTONE TRL APT 8
DE PERE WI 54115-8218

MELVIN L KIRSCH
ANDREW D KIRSCH
1424 WILDERNESS TRL
DELAFIELD WI 53018

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

MICHAEL H SYLVESTER
BARBARA J SYLVESTER
4821 EASY ST UNIT 8
HARTLAND WI 53029-1941

MICHAEL L SCHMIDT
4821 EASY ST UNIT 7
HARTLAND WI 53029

MYRON W COONS SR
SUSAN J COONS
4863 EASY ST UNIT 5
HARTLAND WI 53029

NATHAN LEROY
4887 EASY ST UNIT 7
HARTLAND WI 53029-1942

NATHAN T GROTH
4835 EASY ST UNIT 4
HARTLAND WI 53029

PENNY L NEULRICH
4835 EASY ST UNIT 1
HARTLAND WI 53029-1954

PREMIER HARTLAND LLC
3120 GATEWAY RD
BROOKFIELD WI 53045-5112

RICHARD D HANSON
4835 EASY ST UNIT 13
HARTLAND WI 53029

SALLY DOYLE
4875 EASY ST UNIT 4
HARTLAND WI 53029-1943

SAMANTHA R TIETGEN
4875 EASY ST UNIT 3
HARTLAND WI 53029-1943

SAMUEL EICKMEYER
4821 EASY ST UNIT 16
HARTLAND WI 53029-1941

SARAH J HANSEN
4821 EASY ST UNIT 9
HARTLAND WI 53029

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

SHARON K SIME
4887 EASY ST UNIT 8
HARTLAND WI 53029

SJOBERG COMMERCIAL PROPERTIES
LLC
535 INDUSTRIAL DR
HARTLAND WI 53029-2323

STEVEN KELLER
4821 EASY ST UNIT 13
HARTLAND WI 53029-1941

STEWART R COUILLARD
SUSAN M COUILLARD
636 W CAPITOL DR
HARTLAND WI 53029-1925

SUSAN M HUBATCH
4863 EASY ST UNIT 8
HARTLAND WI 53029-1953

COUNTRY AIRE APARTMENTS
PO BOX 180560
DELAFIELD WI 53018-0560

THOMAS D ACKERMAN
4875 EASY ST UNIT 12
HARTLAND WI 53029-1943

THOMAS J GUSTAVSON JR
4875 EASY ST UNIT 14
HARTLAND WI 53029

TRAVIS F TANNIS
4887 EASY ST UNIT 4
HARTLAND WI 53029-1942

VINOD ASHOK RAJE
4821 EASY ST UNIT 15
HARTLAND WI 53029-1941

WILLIAM J BEIMLING
4821 EASY ST UNIT 1
HARTLAND WI 53029

WILLIAM J MCWILLIAMS JR
KRYSTAL KRIENITZ
630 W CAPITOL DRIVE
HARTLAND WI 53029

MEMORANDUM

TO: Plan Commission

FROM: David E. Cox, Village Administrator 

DATE: June 14, 2018

SUBJECT: Riverwalk PUD amendment

At the meeting on Monday, June 18, the Plan Commission will give its second review and potentially make a recommendation to the Village Board regarding a request to allow the Riverwalk mixed use building to be use entirely for a commercial venture. In addition, the Commission will consider as part of the amendment allowing an increase in the total allowable residential units in the building if it is not used entirely for commercial purposes.

Based on the Plan Commission's discussion at the May regular meeting, the following changes to the original PUD have been drafted into a proposed Amendment No. 2 to the Planned Unit Development and Tax Incremental District Agreement for the Riverwalk. All other provisions of the agreement remain the same.

Section 3.1 (c) is proposed to be amended as follows:

3.1

(c) The Developer shall construct a new, ~~four thousand one hundred eighty seven square foot (4,187 ft²)~~, two-story mixed-use building ("Building #3") consisting not less than 3,000 square feet of commercial space and up to six (6) with commercial units on the ground floor and three residential apartment units on the second floor that is substantially similar to the mixed-use building plans attached hereto as Schedule 3.1(c). With the exception of one (1) residential unit not to exceed 500 square feet, which shall be allowed on the first floor provided at least one (1) residential unit exists on the second floor and said first-floor unit is required to meet accessibility requirements, the entire first floor shall be dedicated to commercial use as allowed in the underlying B-3 Central Business/Mixed Use District. Further, up to the entirety of Building #3 may be used for any commercial use as allowed in the underlying B-3 Central Business/Mixed Use District. In the event the second floor is used in part or in its entirety for a commercial use, the owner or commercial occupant shall instruct attendees at any large gathering, training or other event that takes place in the commercial portions of Building #3 to park in the Village's municipal lots and not to occupy other public or private parking in the area of Building #3. Upon cessation of the commercial use of the second floor, that area shall be returned to residential use in not more than one hundred twenty (120) days notwithstanding an agreement by the Village to vary from this requirement or to extend the time allowed to effect the conversion to residential.

Further, Section 3.1 (d) is proposed to be amended as follows:

3.1

(d) The Developer shall construct two (2) new, three-story apartment buildings with thirty-two (32) residential units ("**Building #1**") and forty-two (42) residential units ("**Building**

#2”), respectively, that are substantially similar to the residential building plans attached hereto as Schedule 3.1(d). Between the mixed-use building and the two residential buildings, the Developer shall construct a total of not less than ~~seventy-seven-four (7774)~~ residential units nor more than eighty (80) residential units, ~~fifty-six (5056)~~ of which shall be one bedroom or less units and ~~twenty-seven-four (2724)~~ of which shall be two bedroom units.

This proposed amendment anticipates two situations. First, that the Plan Commission and, ultimately, the Village Board finds allowing Building #3 to be fully commercial and, second, that if the building is partially residential, that it can consist up to six residential units. If one or both of these is not acceptable, the language can be adjusted. A decision to not allow any first floor residential, however, creates a situation in which the Village will need to rectify its original requirement for a fully commercial first floor and a second floor with three, two-bedroom units and no elevator with the finding by the State that either an elevator is required in the building or there must be a first floor residential unit.

DCPC Memo re Amendment No 2

cc: Scott Hussinger, Building and Zoning Official
Joe McCormick, Riverwalk
Rick Stallé, Keller Williams

PLANNED UNIT DEVELOPMENT
AND
TAX INCREMENTAL DISTRICT AGREEMENT
AMENDMENT NO. 2
DATED: JUNE 25, 2018

This Planned Unit Development and Tax Incremental District Agreement Amendment No. 2 dated June 25, 2018 ("Amendment No. 2") is entered into as of June 25, 2018 by and between the Village of Hartland ("Village") and Hartland Riverwalk, LLC ("Developer").

RECITALS

- A. The Village and Developer entered into that certain Planned Unit Development and Tax Incremental District Agreement effective July 14, 2015 ("Agreement"). A copy of the Agreement is attached as Exhibit A.
- B. The Village and Developer thereafter entered into Planned Unit Development and Tax Incremental District Agreement Amendment No.1 dated April 1, 2016 ("Amendment No.1") effective April 1, 2016. A copy of Amendment No. 1 is attached as Exhibit B.
- C. The Village and Developer have determined that certain further modifications to the Agreement are appropriate in light of present circumstances and wish to set forth those modifications in this Amendment No. 2.

NOW, THEREFORE, the Village and Developer in consideration of the Terms and Conditions contained in the Agreement, this Amendment No. 2 and for other good and valuable consideration, the receipt of which is hereby acknowledged, agree as follows:

Section 3.1 (c) shall be amended and restated in its entirety as follows:

3.1

(c) The Developer shall construct a new, two-story mixed-use building ("Building #3") consisting not less than 3,000 square feet of commercial space and up to six (6) residential apartment units that is substantially similar to the mixed-use building plans attached hereto as Schedule 3.1(c). With the exception of one (1) residential unit not to exceed 500 square feet, which shall be allowed on the first floor provided at least one (1) residential unit exists on the second floor and said first-floor unit is required to meet accessibility requirements, the entire first floor shall be dedicated to commercial use as allowed in the underlying B-3 Central Business/Mixed Use District. Further, up to the entirety of Building #3 may be used for any commercial use as allowed in the underlying B-3 Central Business/Mixed Use District. In the event the second floor is used in part or in its entirety for a commercial use, the owner or commercial occupant shall instruct attendees at any large gathering, training or other event that takes place in the commercial portions of Building #3 to park in the Village's municipal lots and not to occupy other public or private parking in the area of Building #3. Upon cessation of the commercial use of the second floor, that area shall be returned to residential use in not more

than one hundred twenty (120) days notwithstanding an agreement by the Village to vary from this requirement or to extend the time allowed to effect the conversion to residential.

Section 3.1 (d) shall be amended and restated in its entirety and provide as follows:

3.1

(d) The Developer shall construct two (2) new, three-story apartment buildings with thirty-two (32) residential units (“**Building #1**”) and forty-two (42) residential units (“**Building #2**”), respectively, that are substantially similar to the residential building plans attached hereto as Schedule 3.1(d). Between the mixed-use building and the two residential buildings, the Developer shall construct a total of not less than seventy-four (74) residential units nor more than eighty (80) residential units, fifty-six (56) of which shall be one bedroom or less units and twenty-four (24) of which shall be two bedroom units.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the _____ day of _____, 2018.

VILLAGE: VIILAGE OF HARTLAND

By: _____

Name: Jeffrey Pfannerstill, Village President

Attest: _____

Name: Darlene Igl, Village Clerk

DEVELOPER: HARTLAND
RIVERWALK, LLC

By: _____

Name: Joseph D. McCormick

Title: _____

[NOTARY STATEMENTS FOLLOW]



VILLAGE OF HARTLAND
PETITION FOR:



NEW PLANNED UNIT DEVELOPMENT OVERLAY PETITION
(REQUIRES 2 PLAN COMMISSION MEETINGS AND MAY INCLUDE UP TO 3 VILLAGE BOARD MEETINGS. DURING ONE OF THE VILLAGE BOARD MEETINGS A PUBLIC HEARING SHALL BE HELD)

APPROVED OR
Joe McCormick

AMENDMENT TO EXISTING PLANNED UNIT DEVELOPMENT
(REQUIRES 2 PLAN COMMISSION MEETINGS AND MAY INCLUDE UP TO 3 VILLAGE BOARD MEETINGS. DURING ONE OF THE VILLAGE BOARD MEETINGS A PUBLIC HEARING SHALL BE HELD)

FEE: \$150.00 + \$1,000 Professional Fee Deposit

Date: 5-3-18	Fee Paid: 150.00
Date Filed:	Receipt No. 196029

1. Name: Joe McCormick

Address of Owner/Agent: 411 W. Main St.
Madison, WI 53703

Phone Number of Owner/Agent: 608 575 7551

FAX No. 608 819 6038 E-mail Joe@JCMCDesign.com

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

3. State present use of property and intended use.
presently 3-2 bedroom units \$
3000 \$ commercial, propose 6 units
residential \$ 3000 \$ commercial

[Signature]
Signature of Petitioner

411 W. Main St. Madison WI 53703
Address

608 575 7551
Phone



**APPLICATION FOR
PLAN COMMISSION**

\$300 REVIEW FEE DUE AT TIME OF APPLICATION

Project Description <i>Change mixed use to commercial</i>			
Proposed Use <i>LSO0 # mixed use</i>		No. of Employees	
Project Location <i>205 E Capital Dr.</i>			
Project Name <i>Hartland Riverwalk</i>			
Owner <i>Hartland Riverwalk LLC</i>		Phone <i>608 575-7521</i>	
Address <i>414 W Main St.</i>		City <i>Madison</i>	State <i>WI</i> Zip <i>53703</i>
Engineer/Architect		Phone	FAX
Address		City	State Zip
Contact Person <i>Joe McSweeney</i>	Phone <i>608 575 7521</i>	FAX <i>608 817 6038</i>	E-mail <i>joemc@idmcc.com</i>

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

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

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

Four (4) sets of bound 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: <i>4/30/18</i>	Date of Meeting: <i>5/21/18</i>	Return Comments by:
------------------------------	---------------------------------	---------------------



**APPLICATION FOR
PLAN COMMISSION**

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

Project Description Hartland Riverwalk - Building #3			
Proposed Use "Business Use" for Keller Williams Real Estate Office		No. of Employees 6 to 7	
Project Location 200 E. Capital Drive			
Project Name Hartland Riverwalk			
Owner Joe McCormick, Hartland Riverwalk, LLC		Phone 608-575-7551	
Address 411 W. Main Street, Suite #106		City Madison	State WI Zip 53703
Engineer/Architect Raposa Design		Phone 262-751-5221	FAX
Address		City New Berlin	State WI Zip 53151
Contact Person Rus Raposa, AIA	Phone 262-751-5221	FAX	E-mail raposadesign@gmail.com

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

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

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

Four (4) sets of bound 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: 4/30/18	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.

Keller Williams Realty – Milwaukee North Shore
205 E. Silver Spring Drive | Whitefish Bay, WI 53217

By Email Delivery to:

Mr. David E. Cox
Village Administrator, Village of Hartland
210 Cottonwood Ave | Hartland, WI 53029

April 30, 2018

Application for an Amendment (#2) to an Existing Planned Unit Development
For Hartland Riverwalk PUD and the two story Mixed-use Building #3

David:

Please find the enclosed documentation to assist the Village of Hartland in your deliberations associated with this request to modify the previously issued Planned Unit Development for the Hartland Riverwalk Project.

By Hartland Riverwalk, LLC: (by email Submission on April 30, 2018)

A petition to amend the Planned Unit Development and TID Agreement as originally adopted on July 14, 2015, and subsequently revised with Amendment #1 on April 1, 2016 will be forwarded to you by the end of the business day by Joe McCormick, the Hartland Riverwalk developer.

Article III of the original PUD states:

Section 3.1c:

. . . that a 2-story mixed-use building (Building #3) of a specific size was to be constructed “with commercial units on the ground floor and three residential apartment units on the second floor that is substantially similar to the mixed-use building plans attached hereto. . . “
and

Section 3.1d:

. . . . that the developer shall construct a total of 77 residential units, 50 of which shall be one bedroom units and 27 of which shall be two bedroom units.

Request a PUD Amendment (Amendment #2) to revise the following PUD Sections:

Amendment 2-1 (Section 3.1c):

“ . . . developer shall construct a new 2-story mixed use building (Building #3) consisting of not less than 3,000 SF of commercial space, with up to 6 residential units and with the first

floor entirely dedicated to commercial use, notwithstanding an allowance to allow for one residential unit on the first floor, not to exceed 500 SF, to meet accessibility requirements.”

and

Amendment 2-2 (Section 3.1d):

“ that the developer shall construct a total of not more than 80 residential units, between Building #1, Building #2 and Building #3.”

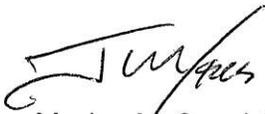
By Keller Williams Realty: (by hand Delivery on April 30, 2018)

Application for Plan Commission Review from Keller Williams Realty with \$300 review fee is attached.

Keller Williams Realty is in the process of negotiating a lease from Hartland Riverwalk, LLC to secure the entire mixed-use Riverwalk Building #3 subject to obtaining state and municipal approvals from:

- a) the state of Wisconsin for architectural plan review, and
- b) Village of Hartland for any possible municipal PUD, TID Amendments and or Conditional Use approvals.

Sincerely,



Mr. Joe McCormick, Owner
Hartland Riverwalk, LLC
411 West Main Street, Suite #106 | Madison, WI 53703

and



Rick Stallé, Managing Partner
Keller Williams Realty – Milwaukee North Shore
205 E. Silver Spring Drive, Whitefish Bay, WI 53217

Cc:

Rus Raposa, AIA, Raposa Design

Maureen Stallé, KW
Charlie Stallé, KW
Bruce Gallagher, KW
Carol Krigbaum, Krigbaum Law

From: [David Cox](#)
To: [Darlene Igl](#)
Cc: rstalle@kw.com
Subject: FW: May 21 2018 Village of Hartland Plan Commission Agenda & PUD Amendment Request.pdf
Date: Friday, June 15, 2018 12:15:03 PM
Attachments: [May 21 2018 Village of Hartland Plan Commission Agenda & PUD Amendment Request.pdf](#)
[ATT00001.htm](#)
[06-18-2018 Hartland PC Packet.pdf](#)
[ATT00002.htm](#)
[06-18-2018 Hartland PC Agenda.pdf](#)
[ATT00003.htm](#)

Darlene,

Please put the attached May 21, 2018 letter and this e-mail into the packet for the Monday meeting and redistribute it to the Plan Commission and others. Also, please note in the cover e-mail for the new distribution that the revision is related to additional material for the Riverwalk PUD amendment.

Dave

David E. Cox, Village Administrator

262-367-2714

www.villageofhartland.com

[Click here](#) to register for our electronic newsletter *Hartland Happenings*.

What is a Village Administrator? Find out more in this [video from ICMA](#).

From: Stalle Rick [mailto:rstalle@kw.com]

Sent: Friday, June 15, 2018 11:37 AM

To: David Cox <davidc@VillageofHartland.com>

Cc: ryne@jdmccormick.com; McCormick Joe <jmccorm130@aol.com>; Stallé Maureen <mstalle@kw.com>; Stalle Charlie (KW) <charlie.stalle@kw.com>; Gallagher Bruce <bruce@gallagherlakecountry.com>; Trimble Karen <ktrimble@kw.com>; Raposa Rus <raposadesign@gmail.com>; Scott Hussinger <ScottH@VillageofHartland.com>; Carol Krigbaum Law <ckrigbaum@krigbaumlaw.com>; Jeffrey Pfannerstill <jeffreyp@VillageofHartland.com>; Ann Wallschlager <annw@VillageofHartland.com>; thallquist@sbcglobal.com

Subject: Re: May 21 2018 Village of Hartland Plan Commission Agenda & PUD Amendment Request.pdf

Re:

Item #6 (Riverwalk PUD Amendment) Hartland Plan Commission Agenda set for June 18, 2018 @ 7:00 PM.

& related 65 Page supporting Packet

Mr Cox:

In review of pages #58-#59 of 65 pages of the Plan Commission packet (attached) set for this coming Monday night, I noticed that the packet may have not accurately reflected the record according to revised documents that Keller Williams and JD McCormick previously submitted to you on May 18, 2018.

Pages #58-59 of the packet pertained to an email letter submission to you dated April 30, 2018 in support of our desire to become the sole tenant for Riverwalk Building #3.

However, on May 18, 2018, we revised this letter and forwarded it to your office so that it better represented a functional write-up on what we feel would best serve as a PUD amendment. Our May 18 letter (via email delivery to you) though substantially similar to the April 30 letter in support of the PUD Amendment, was intended to supersede the April 30 letter by better conveying:

- a) what had historically been approved in the original 7/14/15 Riverwalk PUD for 3 residential units on the second floor of Bldg #3, and
- b) what we were suggesting as better modification to the PUD that would better clarify our intentions and to allow an option for Riverwalk #3 that would allow the entire second floor to become either: a) full commercial use, or b) residential use.

Therefore, we respectfully request that as a matter of public record, the Plan Commission packet for the June 18 meeting be amended to also include our May 18, 2018, letter which is again attached here. This letter was signed by myself, as Managing Partner & Owner of Keller Williams, Milwaukee North Shore, and Joe McCormick, the owner Hartland Riverwalk.

We thank you for your considerations in advance of our participation and for the Village's deliberations on this matter set for this coming Monday evening.

Rick Stallé, Managing Partner
Keller Williams Realty - Milwaukee North Shore
205 E. Silver Spring Drive, Milwaukee, WI 53217
414-397-9734 | rstalle@kw.com | www.kw.com

cc:

Keller Williams:

a) Maureen Stallé, Bruce Gallagher, Karen Trimble, Charlie Stallé, attorney Carol Krigbaum, architect Rus Raposa

Hartland Riverwalk:

Joe McCormick, Ryne Hodgson

Village of Hartland:

Scott Hussinger, Building Inspector, Jeff Pfannerstill - Plan Commission, Tim Halquist - Plan Commission, Ann Wallschlager - Plan Commission

Attachments:

1. May 18, 2018 letter from JD McCormick & Keller Williams to Village of Hartland - re Revision to April 30, 2018 letter (2 pages)
2. Hartland Plan Commission Agenda for June 18, 2018 (1 page)
3. Hartland Plan Commission Packet for June 18, 2018 (65 pages)

Keller Williams Realty – Milwaukee North Shore
205 E. Silver Spring Drive | Whitefish Bay, WI 53217

By Email Delivery to:

Mr. David E. Cox
Village Administrator, Village of Hartland
210 Cottonwood Ave | Hartland, WI 53029

May 18, 2018 (revision to original letter dated April 30, 2018)

Application for an Amendment (#2) to an Existing Planned Unit Development
For Hartland Riverwalk PUD and the two story Mixed-use Building #3
Re: Plan Commission Agenda for May 21, 2018

Mr. Cox:

Please find the enclosed documentation to assist the Village of Hartland in your deliberations associated with this request to modify the previously issued Planned Unit Development for the Hartland Riverwalk Project.

By Hartland Riverwalk, LLC: (by email Submission on April 30, 2018)

A petition to amend the Planned Unit Development and TID Agreement as originally adopted on July 14, 2015, and subsequently revised with Amendment #1 on April 1, 2016 was forwarded to you on April 30, 2018 by Joe McCormick, the Hartland Riverwalk developer.

Article III Section 3.1c of the original Riverwalk PUD dated 7/14/15 states:

“The Developer shall construct a new, four thousand one hundred eighty-seven square foot (4,187 SF) two-story mixed-use building (“**Building #3**”) with commercial units on the ground floor and three residential apartment units on the second floor that is substantially similar to the mixed-use building plans attached hereto as Schedule 3.1c .”

Proposed PUD Amendment to revise Section 3.1c to state:

*“The Developer shall construct a new 2-story mixed use building (“**Building #3**”) of not less than 4,187 SF with not less than 3,000 SF ground floor commercial space. The building may include up to five residential apartments on the second floor, with an option for the entire second floor to become full commercial use in the mixed use building; notwithstanding a provision to allow for one residential unit on the first floor, not to exceed 500 SF, as may be required to meet accessibility requirements.”*

Article III, Section 3.1d of the original Riverwalk PUD dated 7/14/15 states:

“That the Developer shall construct a total of 77 residential units, 50 of which shall be one bedroom units and 27 of which shall be two bedroom units”

Proposed PUD Amendment to revise Section 3.1d to state:

“That the Developer shall construct a total of not more than 80 residential units, between Building #1, Building #2 and Building #3.”

By Keller Williams Realty: (by hand Delivery on April 30, 2018)

Application for Plan Commission Review from Keller Williams Realty with \$300 review fee was tendered to the Village of Hartland on April 30, 2018.

Keller Williams Realty is in the process of negotiating a lease from Hartland Riverwalk, LLC to secure the entire mixed-use Riverwalk Building #3 for full commercial use subject to obtaining approvals from:

- a) the state of Wisconsin for architectural plan review, and
- b) Village of Hartland for any possible municipal PUD, TID Amendments and or Conditional Use approvals.

Sincerely,

Mr. Joe McCormick, Owner
Hartland Riverwalk, LLC
411 West Main Street, Suite #106 | Madison, WI 53703

and



Rick Stallé, Managing Partner
Keller Williams Realty – Milwaukee North Shore
205 E. Silver Spring Drive, Whitefish Bay, WI 53217

Cc:

Rus Raposa, AIA, Raposa Design

Maureen Stallé, KW
Charlie Stallé, KW
Bruce Gallagher, KW
Carol Krigbaum, Krigbaum Law

127 E CAPITOL LLC
249 PAWLING AVE
HARTLAND WI 53029

145 NORTH AVENUE, LLC
1858 N COMMERCE ST
MILWAUKEE WI 53212-3767

ALARCON TRUST
W341S9275 CORNER CT
EAGLE WI 53119-1661

ARKAD GROUP
139 E CAPITOL DR
HARTLAND WI 53029

AUGUST E & DONA J FABYAN 1998 LIVING
TRUST
115 E CAPITOL DR
HARTLAND WI 53029-2103

BENJAMIN LYONS
CANDIDA LYONS
123 CHURCH ST
HARTLAND WI 53029

BETSY E SHURTE
203 MAPLE AVE
HARTLAND WI 53029

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

BRASS INVESTMENTS LLC
151 E CAPITOL DR
HARTLAND WI 53029

BRIAN A PETERSON
ERICA E PETERSON
219 CHURCH ST
HARTLAND WI 53029

BRIANNA W BERNHARDT
300 NORTH AVE
HARTLAND WI 53029

BRICK LAWN LLC
231 LAWN ST
HARTLAND WI 53029-1705

CAITLIN B STRUCK
ERIC STRUCK
190 WARREN AVE
HARTLAND WI 53029-2118

CAPITOL MOVE LLC
163 E CAPITOL DR
HARTLAND WI 53029

CHARLES OCONNOR
C OCONNOR
331 E CAPITOL DR
HARTLAND WI 53029

CHARLES W LIPPERT
226 LAWN ST
HARTLAND WI 53029

CHERYL DEVITT
123 NORTH AVE
HARTLAND WI 53029

CHRISTINA A FUHS
209 NORTH AVE
HARTLAND WI 53029-1717

CONNIE & WARREN HORNBERG JOINT
TRUST
213 WARREN AVE
HARTLAND WI 53029

DANIEL YERKE
PAMALA YERKE
202 NORTH AVE
HARTLAND WI 53029

DONNA M GROSS
SCOTT GROSS ET AL
131 MAPLE AVE
HARTLAND WI 53029

DR K W SCHUMANN
JAMES E LIEBERT
N80W34680 PETERSEN RD
OCONOMOWOC WI 53066

EDWARD LENTZ JR
CAROLYN LENTZ
327 LAWN ST
HARTLAND WI 53029

EMANDEMCO LLC
142 E CAPITOL DR STE 300
HARTLAND WI 53029

FIRST CONG CHURCH
PO BOX 568
HARTLAND WI 53029-0568

FLANAGAN-DORN POST #294 THE
AMERICAN LEGION
DEPARTMENT OF WISCONSIN
FLANAGAN-DORN AMERICAN LEGION
POST
231 GOODWIN AVE
GH HARTLAND LLC
3150 N BROOKFIELD RD
BROOKFIELD WI 53045

GARTH BOWEN II LIVING TRUST
PO BOX 25
HARTLAND WI 53029

GD HOLDING LLC
W300N9083 E COUNTY RD E
HARTLAND WI 53029-9512

HAROLD KLEIFGEN
KATHERINE KLEIFGEN
206 NORTH AVE
HARTLAND WI 53029

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

HEARTFELT PROPERTIES LLC
N46W28654 WILLOW BROOK CT
HARTLAND WI 53029-2290

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

JACOB R ZUEHL
JENNETT M ZUEHL
306 LAWN ST
HARTLAND WI 53029-1708

JAMES D HILLIGOSS JR
JILL M SCHWEDA-HILLIGOSS
159 NORTH AVE
HARTLAND WI 53029

JAMES E AND SUSAN K BARNES
REVOCABLE LIVING TRUST
19805 INDEPENDENCE DR
BROOKFIELD WI 53045-5310

JAMES LEAHY
MARY LEAHY
702 CHASE LN
LOMBARD IL 60148-3627

JAMES MUENZENBERGER
LYNN MUENZENBERGER
182 WARREN AVE
HARTLAND WI 53029

JAMES R OEHMCKE
DBA LAKE CO PROPERTIES
W333N5426 LINDEN CIR
NASHOTAH WI 53058

JAMES WEISKOPF
KATHRYN WEISKOPF
214 WARREN AVE
HARTLAND WI 53029

JAS COFFEE LLC
150 E CAPITOL DR
HARTLAND WI 53029-2104

JASON A GRIFFIN
WENDY J GRIFFIN
217 NORTH AVE
HARTLAND WI 53029-1717

JEFFERY L HEIMSCH
LAURA J HEIMSCH
129 CHURCH ST
HARTLAND WI 53029

JJJ HARTLAND HOME LLC
W275N7859 LAKE FIVE RD
HARTLAND WI 53029-9042

JJR HOLDINGS LLC
PO BOX 630
ELM GROVE WI 53122-0630

JOAN DECKER-NOLD
120 MAPLE AVE
HARTLAND WI 53029

JOINT SCHOOL DISTRICT NO 3
651 E IMPERIAL DR
HARTLAND WI 53029-2699

JUDITH KLINK REVOCABLE TRUST
820 RENSON RD
HARTLAND WI 53029

KAY A MOEN
121 MAPLE AVE
HARTLAND WI 53029

KEVIN BROWN
SHERRY BROWN
198 WARREN AVE
HARTLAND WI 53029

KEVIN MCCLOUD
MEGAN MCCLOUD
314 LAWN ST
HARTLAND WI 53029-1708

KOECK MANAGEMENT LLC
W294N6030 RIVER GROVE LN
HARTLAND WI 53029-8211

LAKE COUNTRY PLAYERS INC
221 E CAPITOL DR
HARTLAND WI 53029

LAKE COUNTRY PROPERTIES
JUDITH KLINK REVOCABLE TRUST
820 RENSON RD
HARTLAND WI 53029

LEE BROMBERGER
TINA BROMBERGER
140 MAPLE AVE
HARTLAND WI 53029

LISA HOLMES
197 WARREN AVE
HARTLAND WI 53029-2117

LISA PELLEGRINI
191 WARREN AVE
HARTLAND WI 53029-2117

LORETTA WERNER
N3645 OLD M ROAD
WEST SALEM WI 54669-9101

LOUIS D KAISER REVOCABLE TRUST
C/O LOUIS & ANN KAISER
138 NORTH AVE
HARTLAND WI 53029

LT GROUP LLC
250 MONASTERY HILL DR
OCONOMOWOC WI 53066

LUCILLE KUSS
S88W27185 NATIONAL AVE
MUKWONAGO WI 53149-8593

LYNN EGAN
207 NORTH AVE
HARTLAND WI 53029-1717

MARGRIT MEIER
MAX MEIER FAMILY TRUST
110 COTTONWOOD AVE
HARTLAND WI 53029

MARIE CIOLEK
185 WARREN AVE
HARTLAND WI 53029-2117

MARJORIE PURGETT TRUST
ROBERT J GOETZ
16780 WILD CHERRY DR
BROOKFIELD WI 53005

MARK A GAPINSKI
323 E CAPITOL DR
HARTLAND WI 53029-2107

MARK MANSKE
CHRISTINE MANSKE
208 WARREN AVE
HARTLAND WI 53029

MARK PAPE
223 NORTH AVE
HARTLAND WI 53029

MATTHEW J WILLERT
328 LAWN ST
HARTLAND WI 53029

MICHAEL BETKER
JEANNETTE BETKER
137 MAPLE AVE
HARTLAND WI 53029

MICHAEL BOOKS
206 GOODWIN AVE
HARTLAND WI 53029

MICHAEL STOLL
SARAH STOLL
221 LAWN ST
HARTLAND WI 53029

MICHAEL ZIEMBA
128 MAPLE AVE
HARTLAND WI 53029

ORP REAL ESTATE HOLDINGS LLC
PO BOX 278
DOUSMAN WI 53118

P RADNEK
J BOWAN
128 E CAPITOL DR
HARTLAND WI 53029

PETER D GLOWINSKI
AMANDA R GLOWINSKI
230 LAWN ST
HARTLAND WI 53029

PRESCOTT F LAIRD
RAECHAL M LAIRD
214 LAWN ST
HARTLAND WI 53029-1706

RALPH PIEHL
SARAN PIEHL
203 WARREN AVE
HARTLAND WI 53029

RENEE M EVERT
170 WARREN AVE
HARTLAND WI 53029

RICHARD NOWAKOWSKI
PATRICIA NOWAKOWSKI
220 LAWN ST
HARTLAND WI 53029-1706

ROBERT F & LINDA J HAMILTON 2010
LIVING TRUST
207 E CAPITOL DR
HARTLAND WI 53029

ROBERT JEWELL III
JANET JEWELL
218 NORTH AVE
HARTLAND WI 53029

ROLAND H LOMBARD JR
WENDY A LOMBARD
201 NORTH AVE
HARTLAND WI 53029

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

SALEDAY LLC
8711 W BROWN DEER RD
MILWAUKEE WI 53224-2116

SCOTT L CURLER
134 MAPLE AVE
HARTLAND WI 53029

SCOTT LEE CROFT
210 NORTH AVE
HARTLAND WI 53029-1718

SHERPERS INC
GARY N SCHERPER AND ELIZABETH A
SCHERPER JOINT ET AL
N49W34291 ROAD P
OKAUCHEE WI 53069-9706

SSI WALKER PROPERTIES LLC
143 E CAPITOL DR
HARTLAND WI 53029

STEPHEN P & CYNTHIA A GARDNER 2010
LIVING TRUST
226 WARREN AVE
HARTLAND WI 53029

STOP-N-GO OF MADISON INC
2934 FISH HATCHERY RD
MADISON WI 53713

TERRY L STELPFLUG
AMY M STELPFLUG
W289N4795 WILD ROSE CT
HARTLAND WI 53029

THOMAS C COONS
1845 WOODFILL WAY
LOUISVILLE KY 40205-2433

THOMAS KLINK
SANDRA KLINK
318 LAWN ST
HARTLAND WI 53029

THOMAS M FLEMING
322 LAWN ST
HARTLAND WI 53029

THOMAS REIMER
JEANNE GEIGER REIMER
324 E CAPITOL DR
HARTLAND WI 53029

THOMAS STAWICKI
MARY STAWICKI
225 WARREN AVE
HARTLAND WI 53029

TIMOTHY FREY
240 NORTH AVE
HARTLAND WI 53029

WATERMARKE II LLC
301 E CAPITOL DR
HARTLAND WI 53029