

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, DECEMBER 17, 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 November 19, 2018.
2. Architectural Board review and consideration of an application for replacement of a sign for Landmark Credit Union, 801 Cardinal Lane.
3. Architectural Board review and consideration of an application to enclose existing covered storage area with painted block and white aluminum storefront windows for Biebel's True Value at 580 Hartbrook Drive.
4. Plan Commission consideration of a Preliminary Extraterritorial Plat for The Preserve at Beaver Lake for the development of 12 single family lots in the Town of Merton.
5. 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.

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

Present: Jeff Pfannerstill, Ann Wallschlager, David deCourcy-Bower, James Schneeberger, Tim Fenner, Jack Wenstrom, deCourcy-Bowe 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 October 15, 2018.

Correction to made in 1st paragraph on page 10 regarding vote totals on emergency access to be added at future date once the County provides more input. It should be 5-1 not 4-2.

Motion (Hallquist/Fenner) to approve the Jt. Architectural Board/Plan Commission minutes of October 15, 2018. Carried (6-0). With 1 abstention, deCourcy-Bower.

2. Architectural Board review and consideration of an application for an addition to the Seufert residence, 1197 Four Winds Way.

Jeff Seufert explained they would like to add a sunroom. He said it will be a partial excavation not a full excavation. He said it will add approximately 400 sq. ft. and has been approved by the HOA. The siding will be smart siding and the material will be consistent to the existing siding. Building Inspector Hussinger stated it meets all the zoning requirements.

Motion (deCourcy-Bower/Wenstrom) to approve the application for an addition to the Seufert residence, 1197 Four Winds Way. Carried (7-0).

3. Plan Commission review and consideration of actions and items related to The Glen at Overlook Trails, a condominium development on the property located at and adjacent to N56 W28628 CTH K (Lisbon Road). Actions and items include annexation, zoning of the property, Planned Unit Development and Upland Conservancy Overlays and Preliminary Plat.

Administrator Cox said at the last Village Board meeting they took some incremental steps to move the project ahead and give direction to the Plan Commission & developer as it relates to a variety of items which:

- Concurred with the Plan Commission to eliminate vehicle & pedestrian to Southern Oak Drive.
- Took action to agree that the emergency access will be off of CTH K.
- Agreed with Plan Commission that will include public roads with connectivity to the NE.
- Village Board is willing to use Eminent Domain if good faith efforts fail between the developer and property owner to acquire underground utility access easement.
- Village Board gave 1st two readings of the ordinances to be adopted for annexation and zoning.

Administrator Cox told the Plan Commission they were given a draft copy of the Planned Unit Development agreement for their consideration along with a copy of a document titled Meeting Considerations 11-19-18. He said they will need to make recommendations on the bolded items in the Meeting considerations 11-19-18 document which include:

- **Make a final recommendation that the property as described in the annexation petition should be annexed from the Town of Merton subject to any comments received from the Department of Administration.**
- **Make a final recommendation that the property should be zoned as RS-1 Single Family Residential District with a PUD overlay on the entire site and Upland Conservancy Overlay (UCO) on the northwestern INRA portion as shown in the zoning exhibit.**
 - Related to the PUD Overlay, **the Plan Commission should also make the following findings and conditions** related to the Project, based on the proposed plan as delineated in the PUD Agreement draft previously distributed.
 - Further related to the PUD, **the Commission should determine that in order to protect the INRA and allow development at acceptable densities, the Commission recommends, as it relates to this development, that Village Code section 46-235 regarding lot area and width be waived and the area devoted to residential units shall be as defined on the Condominium Plat and that section 46-237 regarding yards be waived except that residential units may not be constructed closer than fifteen (15) feet from the Right of Way nor closer than twenty (20) feet from each other.**
- **Recommend approval of Site plan.**
- **Recommend approval of a proposed Condominium Plat conditioned on the updating of the preliminary Condominium Plat to match the approved site plan and expected Rights of Way**

He said he also included 2 paragraphs at the end of the document that talk about the future. He went on to say there are some steps that will occur on this development both beyond Village Board approval in November and December that relate to the final steps of this design which all hinge on the final engineering. He said traditionally they have at this level approved a preliminary plat and then ultimately a final plat would get approved. He said in between those 2 steps is the

engineering that gets completed and the possibility exists that something might get moved a little bit between the prelim review and the final review based on the engineering. He said in this situation we will have a substitution for a final plat, a csm that would accomplish taking what is now 2 lots and turn it into some number of lots that would include the dedication of rights of way, which can be done by CSM and can't be done by final plat and would carve out 3-5 individual parcels that would constitute them the condominium. He said that CSM would serve in place of a final plat in this case. Then there will be final condominium plat that will get approved at that same time which then brings us to the last step, and the Village Board could at that point approve the Planned Unit Development because all of the pieces would be in place including the engineering. He said he wanted the Plan Commission to get a sense of what would be tonight and would be in the future. You will see this come back once engineering is done for final approval.

Pfannerstill read the first two items in bold and said they should take care of those first as they have already gone over and voted on them previously:

- **Make a final recommendation that the property as described in the annexation petition should be annexed from the Town of Merton subject to any comments received from the Department of Administration.**
- **Make a final recommendation that the property should be zoned as RS-1 Single Family Residential District with a PUD overlay on the entire site and Upland Conservancy Overlay (UCO) on the northwestern INRA portion as shown in the zoning exhibit.**

Administrator Cox asked for clarification on the INRA boundary and said they should make a final determination on the boundary line and suggested that the developers put the Upland Conservancy Overlay in its own lot. There was brief discussion on the common element. deCourcy-Bower said the bottom line is that it seems like the majority of the INRA is being preserved. Pfannerstill asked if there were any more discussion on the annexation and zoning and there were none.

Motion (Wenstrom/Fenner) recommend approval on both items of annexation and RS-1 zoning as read originally. Carried (7-0).

Pfannerstill read the next item to be addressed:

- Further related to the PUD, **the Commission should determine that in order to protect the INRA and allow development at acceptable densities, the Commission recommends, as it relates to this development, that Village Code section 46-235 regarding lot area and width be waived and the area devoted to residential units shall be as defined on the Condominium Plat and that section 46-237 regarding yards be waived except that residential units may**

not be constructed closer than fifteen (15) feet from the Right of Way nor closer than twenty (20) feet from each other.

Motion (Pfannerstill/Hallquist) as read to move forward with the determination to change to Village Code section 46-235 regarding the lot area and the widths that would be waived, so that it is possible for the lots to exist, with the standard right of ways being as wide as they are and the 20 ft. distance from each other.

deCourcy-Bower asked if they are changing the zoning code, to allow the PUD lot size.

Pfannerstill said they are making it RS-1 Zoning but they are waiving the standard setbacks because the right of way is going to be 60 ft. wide. Carried (7-0).

Pfannerstill said the next 2 items to be addressed are to recommend approval of Site Plan and recommend approval of a proposed Condominium Plat conditioned on updating of the preliminary Plat to match the approved site plan and expected rights of way.

Hussinger asked Administrator Cox why the Site Plan has a common element boundary, and why would the Village care about that if this is a condo plat. And he also asked if he is looking for strict enforcement from him, which could be problematic. Administrator Cox said no, the Site Plan is the basic plan for the site and it outlines the understanding between the parties. He said the final condo plat that will show all those details, and this particular one just happens to show the common element boundary.

Wallschlagler asked about the walking paths. Cox said the one by the street is a newer addition to the plan reacts to the Villages goal to have a continuous pathway. The topic of paved paths was brought up and Administrator Cox said the Plan Commission should talk about that and come to an agreement. He said in Windrush for example every path is paved but the environmental areas are not paved. Fenner asked what is used for paths in the environmental areas, and Administrator Cox said either chipping or nothing.

The subject of who will take care of snow removal for the paths was brought up and discussed. The developers said they are happy to comply with whatever the policy is, they just would like it to be a consistent one. However they felt the area that is utilized by the public should be maintained by the Village. Matt Neumann said if they have to maintain both paved paths that they were thinking of putting in, he said he would rather remove the path at the most southern most part and just keep the path that is closer to the homes. He said it makes more sense to keep the integrated trail rather than the Hwy K one.

It was also brought up that there is no need for a sidewalk at the entrance. Schneeberger asked how wide the paths would be and Mr. Neumann said they typically do 6 ft.

Pfannerstill asked the Plan Commission if would throw things off with the last 2 items if they gave the engineer time to give input. Administrator Cox said it is a general site plan knowing that

will be an exhibit attached to the PUD that has detailed engineering. Fenner said the approval could be done with subject to the conditions that the walkways be redone to satisfy engineering concerns.

Mr. Neumann said getting a conditional approval is meaningful to them whereas tabling it a month would have an impact on them and hurt the timeline.

Motion (Fenner/deCourcy-Bower) to approve the Site Plan as submitted conditioned on elimination of dual paths on southern portion and location of 1 path site and conditions to be determined subject to engineering input. Carried (7-0).

deCourcy-Bower asked how they as an entity handle the stub road off to the Northeast. His said his point is that he doesn't want another road that doesn't connect to a subdivision. He said he disagrees that the road doesn't go through (Southern Oak) but would like something saying the stub road in the Northeast corner would go thru. Pfannerstill said a sign, saying the road will go through at some point would let people know it will go through. Neumann said a practical suggestion after his talk with the county is to not put a stub there but Wallschlager said it should be kept there. There was discussion on what to do with the stub road, it was brought up not to have the 2 driveways there and Hussinger said they like to have the hammer head there for the trucks to plow it. Neumann said they can work with engineering to move the 2 driveways.

Next item addressed was to recommend approval of a proposed Condominium Plat conditioned on the updating of the preliminary Condominium Plat to match the approve site plan and expected Rights of Way.

Motion (Fenner/Schneeberger) to recommend approval as conditioned on the updating on the preliminary Condominium Plat and adding the condition that on the CSM they divide the site and they dedicate the right of way. Carried (7-0).

Mr. Neumann said he had a few things he wanted to talk about that weren't bolded items.

He said under H, he would like the second word stricken, and Administrator Cox said that is in the Village Code and they explained what it meant in that sentence. The other one that was briefly talked about was the overlay. He said they have storm water facilities in the INRA because that is a low point on the site and they are trying to make sure they control the water so it doesn't go to the west. They want to make sure those storm water facilities are going to be built and since they are going to have to remove some trees, he wanted to make sure it doesn't come back and say they can't be built. Pfannerstill said it is imperative that they are built.

Motion (Fenner/Wenstrom) recommend approval as presented items A-R. Carried (7-0).

8:25 a 3 minute recess was taken.

8:28 – meeting reconvened.

Wallschlager asked about item N, she feels there is a need for another full time fire person. Fenner explained item N and said the Village can currently handle providing municipal services with this addition.

Open-space along with the care & maintenance was briefly discussed. Mr. Neumann said mowing etc. will be done by the Condo association.

4. Adjourn

Motion (Wenstrom/deCourcy-Bower) to adjourn. Carried (7-0). Meeting adjourned at 8:32 PM.

Respectfully submitted by
Recording Secretary,

Deidre Bush y, Deputy Clerk



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

| | | | |
|--------------------------------|--------------------|-----------------|-----------------------------|
| Job Address | | | |
| Lot | Block | Subdivision | Key No. HAV |
| Owner Dave Pecsí / Landmark CU | | EMAIL | Phone 262-796-4500 |
| Address 5445 S. Westridge Dr. | | City New Berlin | State WI Zip 53151 |
| Contractor Sign Effectz Inc. | Phone 414-312-6973 | FAX | EMAIL ericr@signeffectz.com |
| Address 1827 W. Glendale Ln. | | City Milwaukee | State WI Zip 53209 |

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

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

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

Commercial/Industrial/Multifamily:

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

Signs:

- Four (4) color renderings of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- Four (4) site plans with dimensions. Not required for wall signs or other signs attached to the building. Four (4) sets of lighting details. Include type, location, number and photometric plan.
- Submit Sign Permit Application

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

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

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT

PERMIT # _____

JOB LOCATION 801 Cardinal Lane TAX KEY # _____
OWNER Dave Pesci - Landmark Credit Union PHONE 262-796-4500
ADDRESS 5445 S. Westridge Dr. CITY New Berlin STATE WI ZIP 53151
CONTRACTOR Sign Effectz Inc. - Eric Rohs PHONE 414-312-6973
ADDRESS 1827 W. Glendale Lane CITY Milwaukee STATE WI ZIP 53209

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Landmark Credit Union, ATAM, 801 cardinal LN. This sign also has a 19.10 Sq. Ft. EMC

OVERALL DIMENSIONS OF SIGN 3'-2" x 10'-10" 34.31 Sq. Ft. COLOR OF BACKGROUND Dk. Bronze

SIZE OF LETTERS IN INCHES 12", 10", and 6" COLOR OF LETTERS Dk. Bronze and White

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

Aluminum routed face with Acrylic letters

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 \$ 39,940.00

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

APPLICANT Eric Rohs Eric Rohs DATE 12-5-18

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____

EXISTING SIGN TO BE
REPLACED



D/F Illuminated Monument w/ EMCs
 (1) Rec'd 3/8" = 1'-0" SCALE

New Sign placed as close as possible to east of existing sign. Removal of existing sign by others.

Top Cabinet is formed from Alum Angle, .125" Thk Routed Alum Faces backed with 3/16" Thk #7328 White Acrylic, w/ 3M 3630-157 Sultan Blue overlay. Cabinet to have removable access panels to Power Supplies & switch facing building. MP Dk Bronze painted finish.

(2) S/F Daktronics G6, 15.85mm Monochrome Amber (avail in Red) Outdoor LED 40 x 175 Matrix Display. 500W per display Max Power. Units welded to existing pole using 2" x 2" 1/4" Thk Steel Angle.

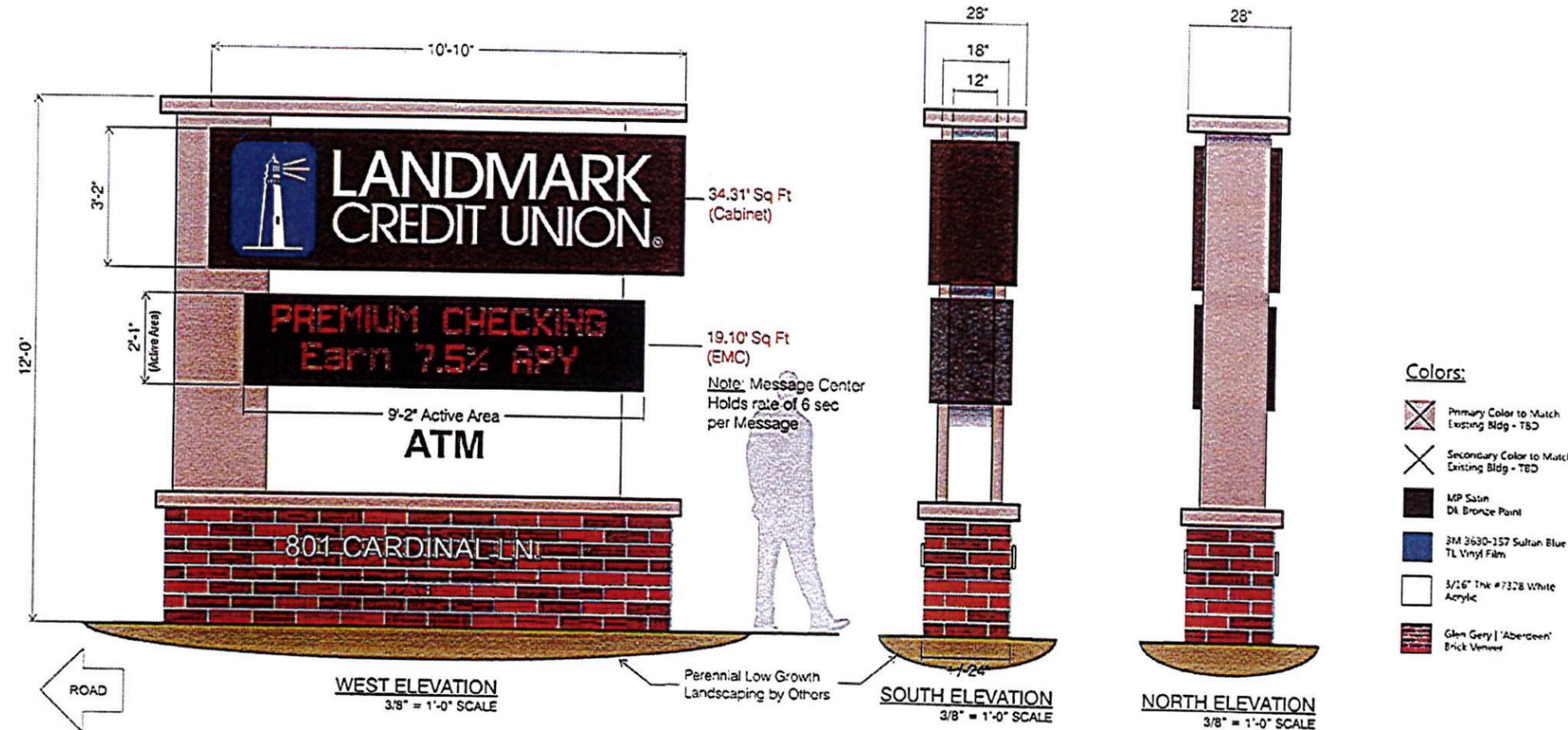
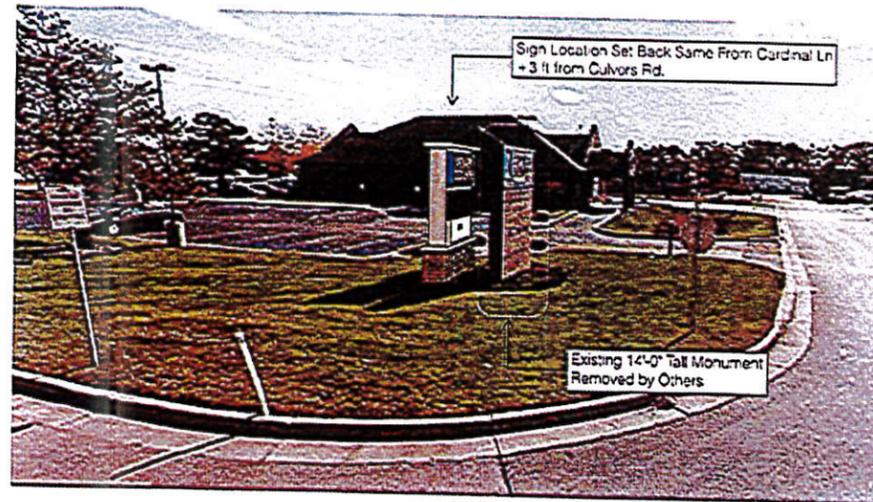
Sign Toppers, Drip edge, Vertical Side and Pole Skirts formed from Alum Angle and Alum Sheet Stock. Base formed from Brick Veneer w/ Steel Angle framework welded to (2) Sched 40 Steel poles set in 3000psi concrete footing. *verify paint colors to match building*

.125" thk Flat Cut Alum Address, painted MP Satin White, w/ studs welded to back fasten to both sides of veneer base - secured with clear silicone.

120V Primary Electrical Connection to Existing Power and Hook-up by locally licensed electrician.

**Match (2) Colors from Existing Bldg to be placed on new sign.

North Elevation - Proposed Location of New Sign



SignEffectz, Inc.
 SIGN / LIGHTING
 www.signeffectz.com
 1427 W. GLENDALE AVE., MENAUNEE, WI 53229
 PH: 414.264.5544 FX: 414.264.5544

Project:
 Landmark CU - Hartland

Project Location:
 801 Cardinal Ln,
 Hartland, WI 53029

Billing Location:
 5445 S. Westridge Dr.,
 New Berlin, WI 53151

PERMIT PROPOSAL

Sales Rep: M/D Date: 08/15/18
 Design: AAE

D/F Illum Monument Sign w/ EMC
 Displays and Veneer base

Disclaimer:
 THIS IS AN ORIGINAL DESIGN CREATED BY SIGN EFFECTZ. THE SUBMITTED DESIGN PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES. YOU AGREE NOT TO COPY, REPRODUCE, MIRROR, OR SIMILAR CITY OR BORROW ANY OF THE FOREGOING HELD BY YOU WITH ANY OTHER PARTY NOR WILL YOU PERMIT ANY THIRD PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF SIGN EFFECTZ.

THIS DESIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER ENGINEERING AND HOLOGING OF THE SIGN.

Notes
 Verify (2) Colors from building to match paint finish on cladding.

REVISIONS:

| Rev | Description | By | Date |
|-------|-------------|----|------|
| Rev A | | | |
| Rev B | | | |
| Rev C | | | |
| Rev D | | | |
| Rev E | | | |
| Rev F | | | |

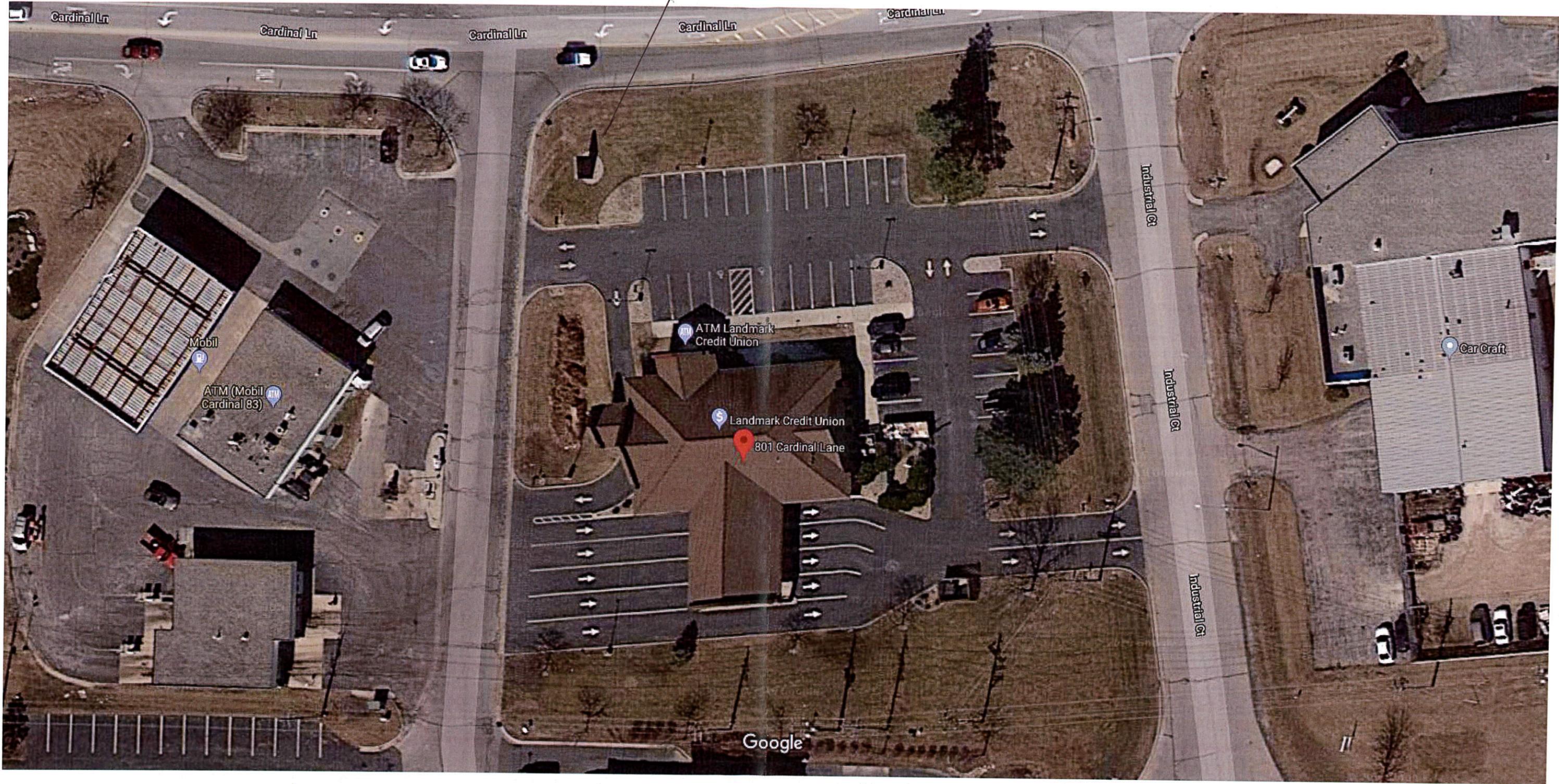
Scale: 3/8" = 1'-0"
 Original Page Size: 11" x 17"

19435494 P_01 R1
 BHS - PROJ. NO. SHEET NO. REV.

2 PRODUCTION PKG. NO.
 10776 ESTIMATE NO.

Work Order #: 11283

EXISTING SIGN



1994 HOLDINGS LLC
W262N2814 COACHMAN DR
PEWAUKEE WI 53072-4589

CBS PROPERTIES LLC
805 CARDINAL LN
HARTLAND WI 53029-2319

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

FIRST BANK FINANCIAL CENTRE
155 W WISCONSIN AVE
OCONOMOWOC WI 53066

G HOWE LAKE COUNTRY LLC
W305N1587 SILVERWOOD LN
DELAFIELD WI 53018

GALE L KELLY
PO BOX 314
HARTLAND WI 53029-0314

LANDMARK CREDIT UNION
PO BOX 510870
NEW BERLIN WI 53151-0870

NETNEL LLC
602 INDUSTRIAL CT
HARTLAND WI 53029-2312



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

| | | | |
|----------------------------------|-------|---------------------------|-------------------------|
| Job Address <u>58 Hartbrook</u> | | | |
| Lot | Block | Subdivision | Key No. HAV |
| Owner <u>Tom Biebel</u> | | | Phone |
| Address <u>580 Hartbrook dr.</u> | | City | State Zip |
| Contractor <u>Michael Moen</u> | | Phone <u>262-510-1096</u> | FAX E-Mail Address |
| Address | | City | State Zip |

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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.

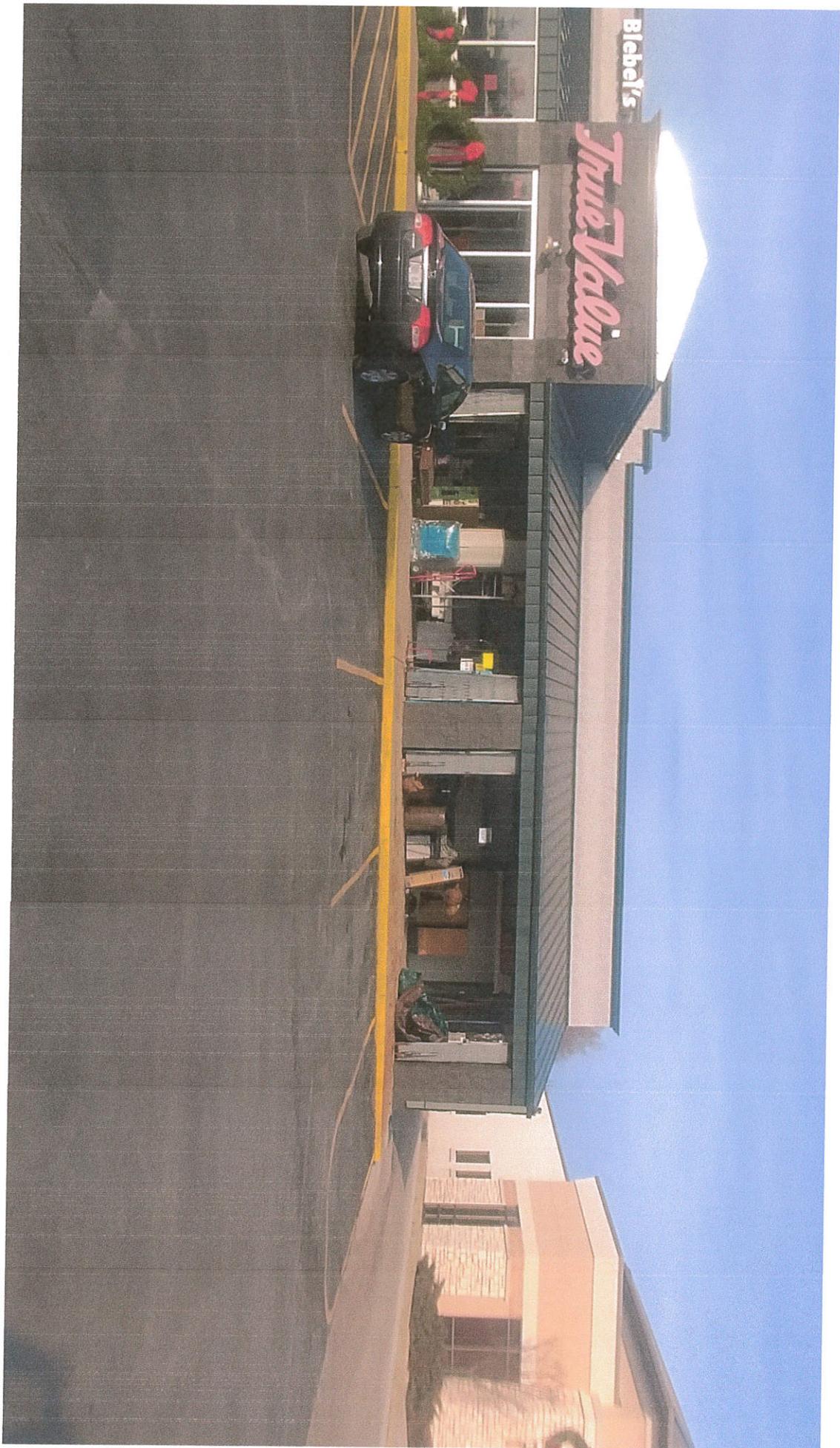
NOTE: Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

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.

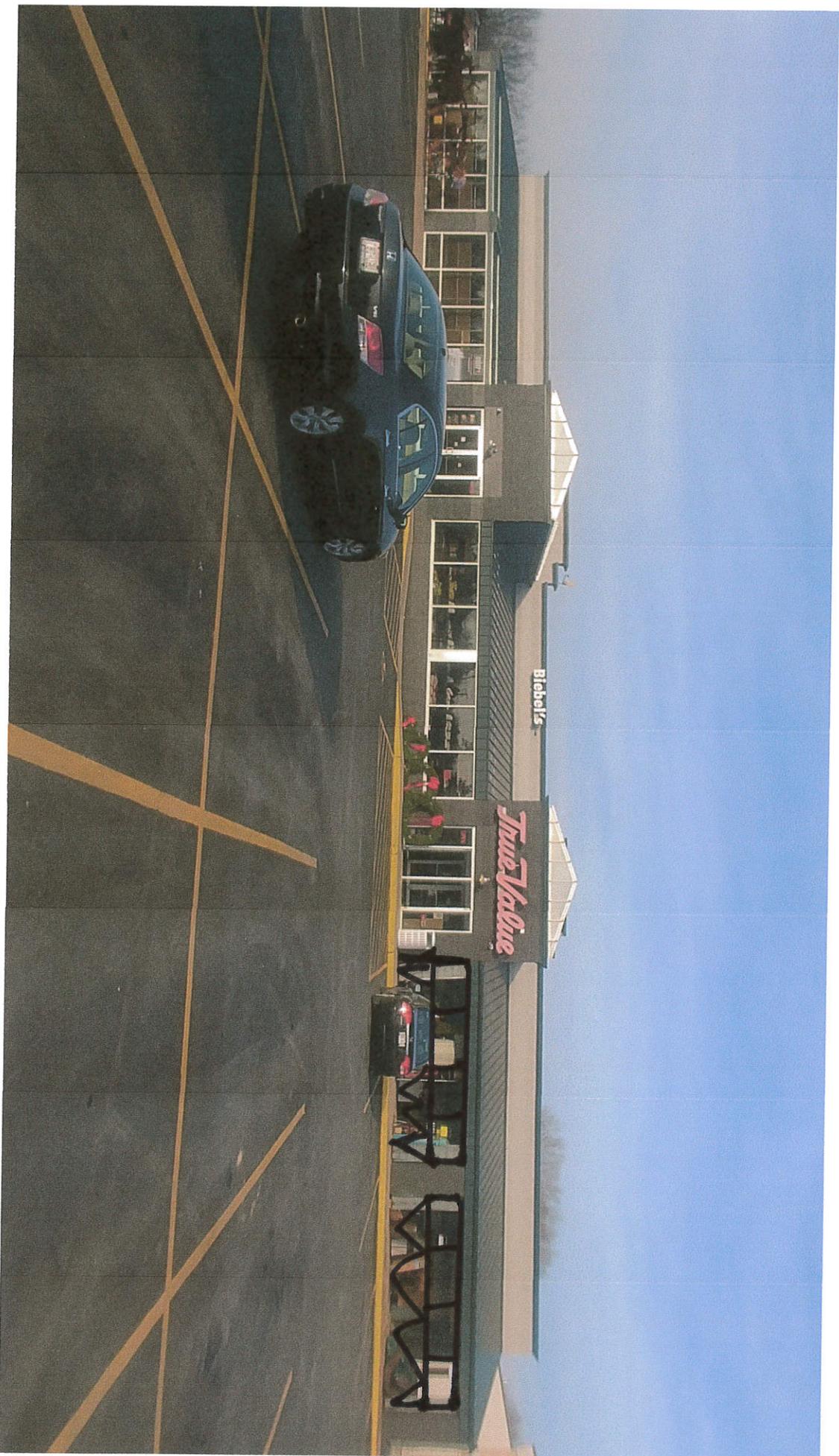




Rock Face Block

INSTALL white
ALUM STORE FRONS
TO MATCH EXISTING

Match Rockface Block and paint match



488 SUNNYSLOPE LLC
19125 ALTA VISTA DR
BROOKFIELD WI 53045

504 SUNNYSLOPE LLC
19125 ALTA VISTA DR
BROOKFIELD WI 53045

PINE & WHINALL LLP
6980 INDUSTRIAL LOOP PO BOX 196
GREENDALE WI 53129

TMPN HARTLAND LLC AND HARTLAND
PLAZA LLC
11518 N PORT WASHINGTON RD
MEQUON WI 53092

WAUKESHA STATE BANK
151 E SAINT PAUL AVE
WAUKESHA WI 53188-3701

WHPC-BREEZEWOOD II LLC
2 E MIFFLIN ST STE 801
MADISON WI 53703-2862

WHPC-DOMINIUM LLC
2 E MIFFLIN ST STE 801
MADISON WI 53703-2862

MEMORANDUM

TO: Plan Commission

FROM: David E. Cox, Village Administrator



DATE: December 12, 2018

SUBJECT: Preserve at Beaver Lake – Extraterritorial Plat

Waukesha County and the Town of Merton have forwarded to Hartland the Preliminary Plat for the Preserve at Beaver Lake for our approval. The plat location is within the Village's extraterritorial plat approval jurisdiction, which, as a reminder, extends 1.5 miles outside the Hartland corporate limits or equidistant to the nearest incorporated municipality. In the case of the Preserve, the parcel is nearly equally divided between Chenequa's and Hartland's jurisdiction.

The Plan Commission is asked to determine whether the Village has any comment regarding the proposed plat or if it simply wants to acknowledge its approval. The proposed subdivision is located north of Beaver Lake about ½ mile from the current Village limits as shown on the location map included in the packet. The parcel is not within the Village's current Sanitary Sewer Service Area nor has the Village undertaken any utility planning for that area. It is assumed that storm water that leaves the site will drain to Beaver Lake.

DCPreserve at Beaver Lake

cc: President and Village Board

ck# 3833
11/27/2018

VILLAGE OF HARTLAND
PETITION FOR LAND DIVISION:

EXTRATERRITORIAL PLAT REVIEW - \$100

- CSM (Certified Survey Map) + \$300 Professional Fee Deposit
or
- PRELIMINARY PLAT REVIEW + \$1,000 Professional Fee Deposit

Up to Five Parcels - \$150.00
 Six to Fourteen Parcels - \$300.00
 Fifteen or More Parcels - \$500.00

Reapplication for Approval of Any Preliminary
 Plat Requiring Review \$50.00 (Minimum)
 Reapplication for Previously Reviewed Plat \$10.00

FINAL PLAT REVIEW

\$10.00 Plus \$1.00 for Each Parcel Within the Final Plat
 \$10.00 for Reapplication of Any Final Plat Previously Reviewed

| | |
|----------------|--------------|
| Date: 11-27-18 | Fee Paid: |
| Date Filed: | Receipt No.: |

- Name: Jon Speers
 Address of Owner/Agent: 125 E. Wisconsin Ave. Suite A
Oconomowoc, Wis. 53066
 Phone Number of Owner/Agent: 262-490-5558 (cell)
- Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").
- State present use of property and intended use.
Pasture/farm land planned for
12 single family lots

Signature of Petitioner: Jon Speers
 Address: 125 E. Wisconsin Ave. Suite A - Oconomowoc, Wis. 53066
 Phone: 262-490-5558 (cell)



PRELIMINARY PLAT THE PRESERVE AT BEAVER LAKE

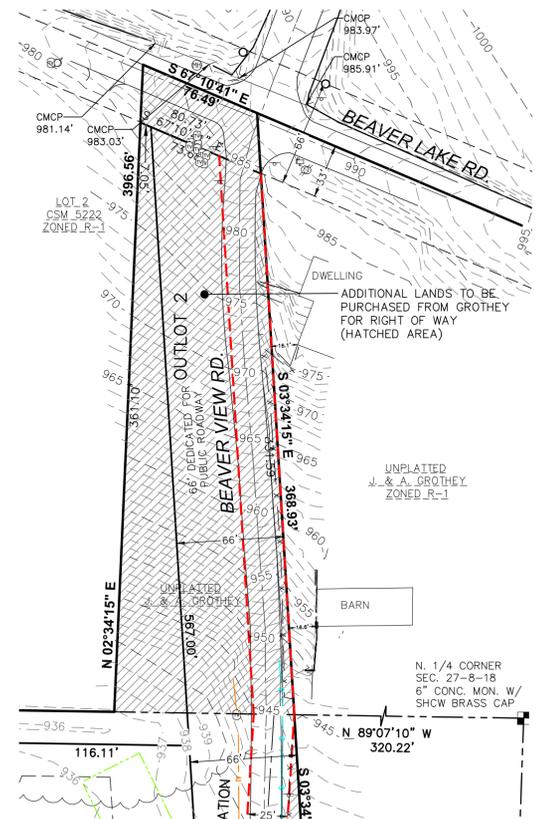
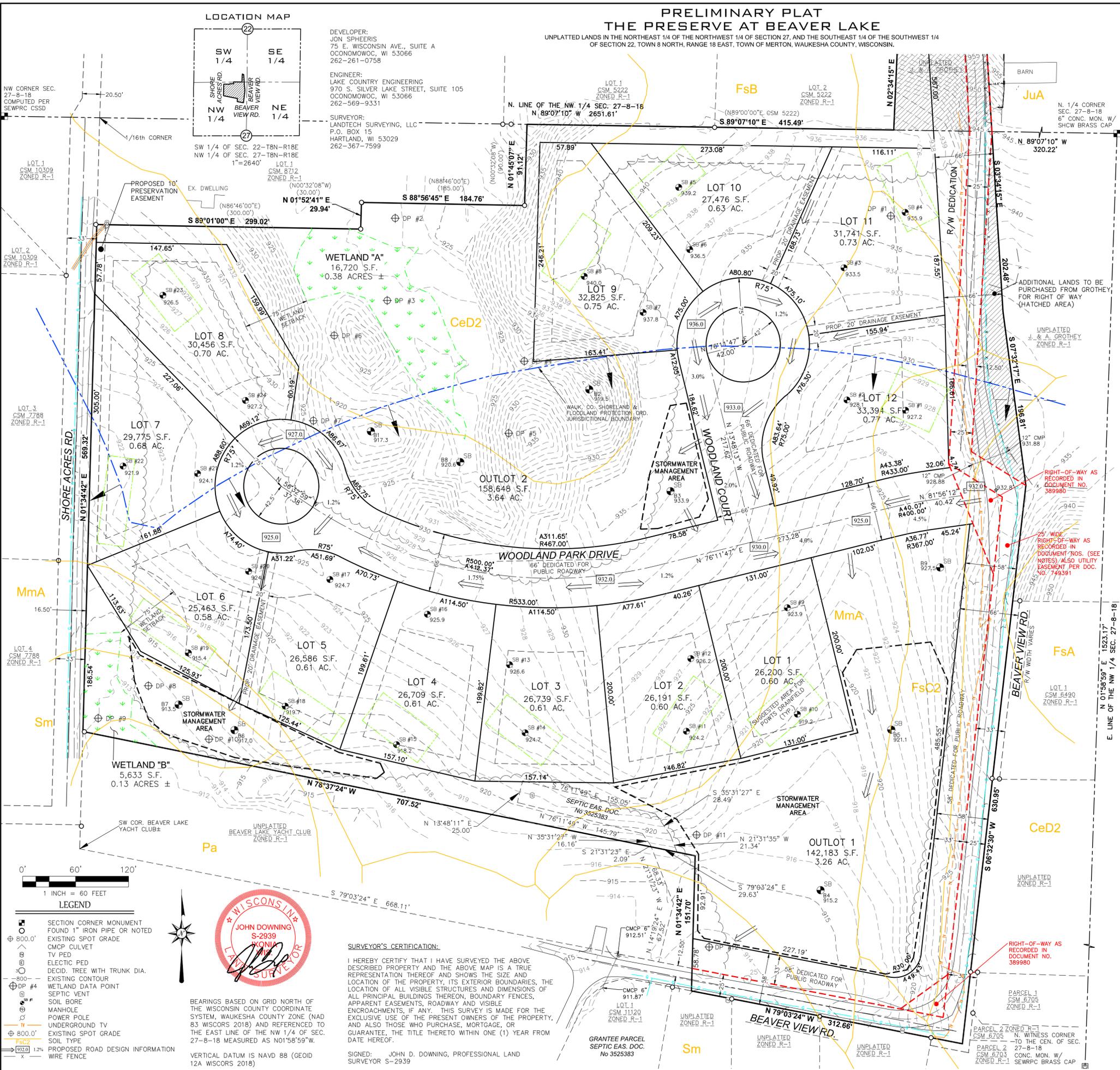
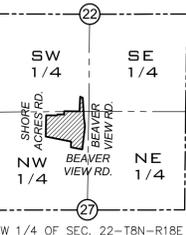
UNPLATTED LANDS IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, AND THE SOUTHWEST 1/4 OF SECTION 22, TOWN 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN.

DEVELOPER:
JON SPHEERIS
75 E. WISCONSIN AVE., SUITE A
OCONOMOWOC, WI 53066
262-261-0758

ENGINEER:
LAKE COUNTRY ENGINEERING
970 S. SILVER LAKE STREET, SUITE 105
OCONOMOWOC, WI 53066
262-569-9331

SURVEYOR:
LANDTECH SURVEYING, LLC
P.O. BOX 15
HARTLAND, WI 53029
262-367-7599

LOCATION MAP



- NOTES:**
- 25' RIGHT OF WAY AS SHOWN IS PER DOCUMENTS: V. 101, P. 351, 58965, 832589, 629951, 729649, 1079207, 1669381, 1922743, 2419099, WHICH ARE ALL EXCEPTIONS LISTED IN THE LEGAL DESCRIPTION IN THE POLICY PREPARED BY US TITLE AND CLOSING SERVICES, LLC DATED AUGUST 28, 2018, COMM. NO. 86967 DJR.
 - WETLANDS WERE DELINEATED BY WETLANDS & WATERWAY CONSULTING, LLC ON 7-6-2018, AND FIELD LOCATED BY LAND TECH SURVEYING, LLC ON 7-11-18.
 - OUTLOTS 1 AND 2 SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION. PORTIONS OF OUTLOTS 1 AND 2 SHALL BE USED FOR STORM WATER MANAGEMENT FACILITIES.
 - EXISTING CONTOUR INFORMATION WAS FIELD SURVEYED BY LANDTECH SURVEYING LLC.
 - THIS DEVELOPMENT WILL BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
 - ALL LOTS HAVE AT LEAST A 120' MINIMUM AVERAGE WIDTH.
 - THERE WAS NO OBSERVED EVIDENCE OF ANY ARCHAEOLOGICAL FEATURES ON THIS PROPERTY.
 - THERE SHALL BE NO VEHICULAR ACCESS ALLOWED FROM ANY LOT OR OUTLOT TO BEAVER VIEW ROAD OR SHORE ACRES ROAD.
 - LANDS IN THIS DEVELOPMENT MAY BE SUBJECT TO HIGH GROUNDWATER.
 - SEE LOT 1 FOR TYPICAL SUGGESTED AREA FOR POWTS DRAINFIELD.

TOTAL PARCEL AREA
INCLUDING BEAVER VIEW & BEAVER LAKE RD R.O.W.=19.35 AC. (842,688 S.F.)
LESS BEAVER VIEW RD R.O.W.=16.93 ACRES (737,327 S.F.)

TOTAL OPEN SPACE
OUTLOT 1: 3.26 AC. (142,183 S.F.)
OUTLOT 2: 3.64 AC. (158,648 S.F.)
TOTAL: 6.91 AC. (300,831 S.F.)
CALCULATION: 300,831 / 737,327 = 40.8% OPEN SPACE

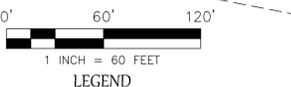
ZONING
PARCEL IS CURRENTLY ZONED R-1 RESIDENTIAL DISTRICT;
PROPOSED RESIDENTIAL PUD REQUIREMENTS:

- MINIMUM COMMON OPEN SPACE**
- 40% OF PROJECT AREA
- BUILDING LOCATION**
- SETBACK: 50'
 - OFFSET: 20'
- LOT SIZE**
- MINIMUM AREA: 20,000 S.F.
 - MINIMUM AVERAGE WIDTH: 120 FT.
- REVIEWING AUTHORITIES:**
- TOWN OF MERTON
 - WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
 - WI DEPARTMENT OF ADMINISTRATION



SURVEYORS DESCRIPTION
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 27-8-18 THENCE N 89°07'10" W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 SECTION 27-8-18, 320.22 FEET, TO THE POINT OF BEGINNING;
THENCE S 03°34'15" E, 202.48 FEET; THENCE S 07°32'17" E, 196.81 FEET TO THE EASTERLY LINE OF AN EXISTING 25 FOOT WIDE RIGHT OF WAY; THENCE S 06°32'30" W, ALONG SAID EASTERLY LINE, 630.95 FEET TO THE SOUTHERLY LINE OF SAID 25 FOOT WIDE RIGHT OF WAY;
THENCE N 79°03'24" W, ALONG SAID SOUTHERLY LINE, 312.66 FEET;
THENCE N 01°34'42" E, 151.70 FEET; THENCE N 78°37'24" W, 707.52 FEET TO THE EAST RIGHT OF WAY OF SHORE ACRES ROAD; THENCE N 01°34'42" E, ALONG SAID EAST RIGHT OF WAY OF SHORE ACRES ROAD, 569.32 FEET TO THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NO. 8712;
THENCE S 09°01'00" E, ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NO. 8712, 299.02 FEET; THENCE N 01°52'41" E, ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NO. 8712, 29.94 FEET; THENCE S 88°56'45" E, ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NO. 8712, 184.76 FEET TO THE EAST LINE OF SAID CERTIFIED SURVEY MAP NO. 8712;
THENCE N 01°45'07" E, ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP NO. 8712, 91.12 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27;
THENCE S 89°07'10" E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4, 415.49 FEET TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 5222;
THENCE N 02°34'15" E, ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP NO. 5222 AND ITS EXTENSION, 396.56 FEET TO THE CENTERLINE OF BEAVER LAKE ROAD;
THENCE S 67°11'10" E, ALONG THE CENTERLINE OF BEAVER LAKE ROAD, 76.49 FEET;
THENCE S 03°34'15" E, 368.93 FEET;
TO THE POINT OF BEGINNING,
SAID LANDS AS DESCRIBED HAVING AN AREA OF 842,688 SQUARE FEET OR 19.345 ACRES.

DATE: 11/16/18
PROJ. NO: 18111
SHEET 1 OF 1



- LEGEND**
- SECTION CORNER MONUMENT FOUND 1" IRON PIPE OR NOTED
 - EXISTING SPOT GRADE
 - CMCP CULVERT
 - TV PED
 - ELECTRIC PED
 - DECID. TREE WITH TRUNK DIA.
 - EXISTING CONTOUR
 - WETLAND DATA POINT
 - SEPTIC VENT
 - SOIL BORE
 - MANHOLE
 - POWER POLE
 - UNDERGROUND TV
 - EXISTING SPOT GRADE
 - SOIL TYPE
 - PROPOSED ROAD DESIGN INFORMATION
 - WIRE FENCE



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCONS 2018) AND REFERENCED TO THE EAST LINE OF THE NW 1/4 OF SEC. 27-8-18 MEASURED AS N01°58'59" W.

VERTICAL DATUM IS NAVD 88 (GEOID 12A WISCONS 2018)

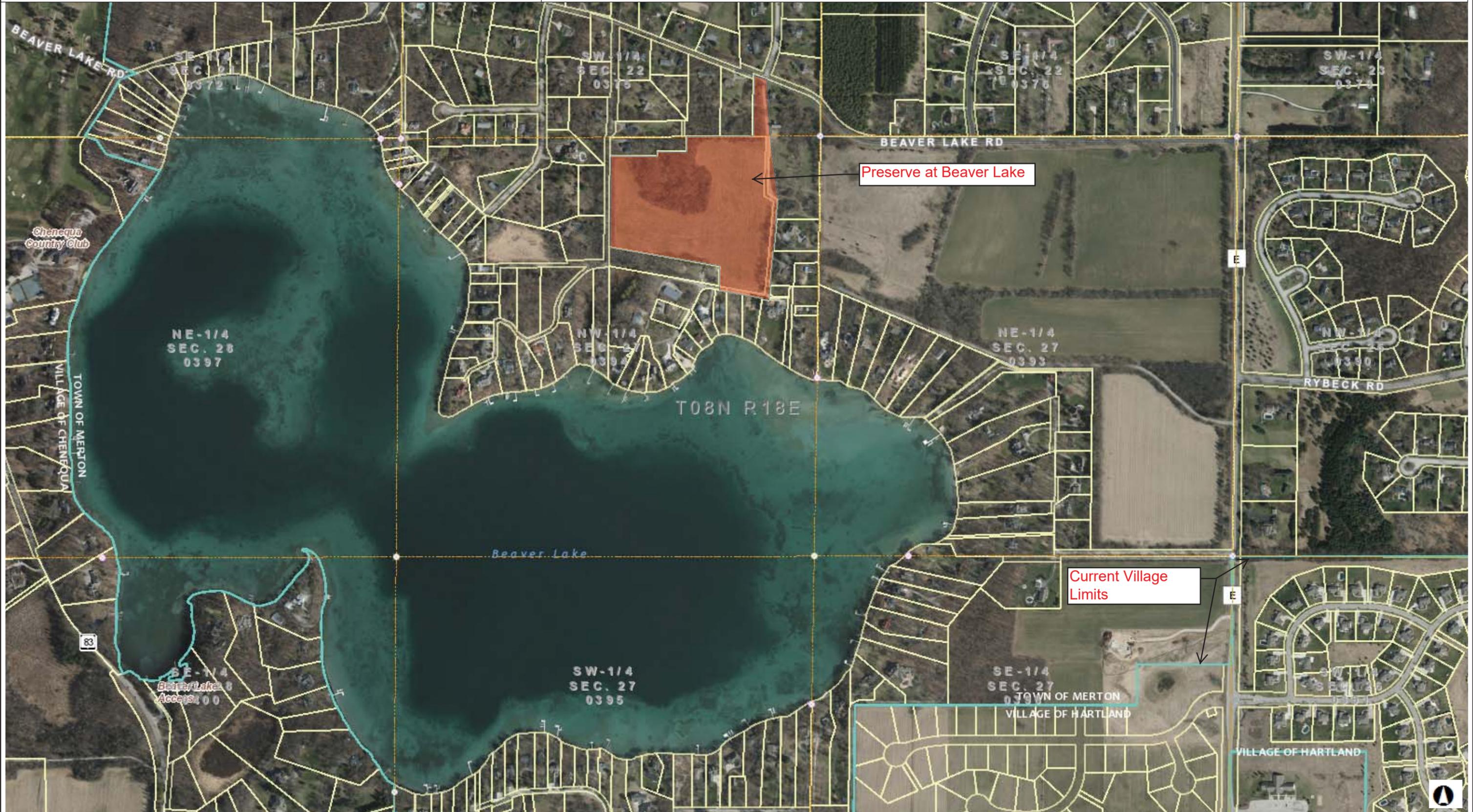
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S-2939

GRANTEE PARCEL SEPTIC EAS. DOC. No 3525383

PARCEL 1 ZONED R-1 CSM 6705 ZONED R-1
PARCEL 2 ZONED R-1 CSM 6705 ZONED R-1
PARCEL 2 ZONED R-1 CSM 6705 ZONED R-1



ALLEN J SCHMITZ AND MICHELLE M
SCHMITZ
N62W30595 BEAVER VIEW RD
HARTLAND WI 53029-9222

BEAVER LAKE YACHT CLUB
PO BOX 213
HARTLAND WI 53029

C WILLIAM FRIEDRICHS AND SANDRA
FRIEDRICHS
W309N6329 CINDY LN
HARTLAND WI 53029

CHRIS PINAHS AND BARBARA PINAHS
W307N6402 SHORE ACRES RD
HARTLAND WI 53029-9224

DAVID J MICHAELIS AND CARMEN
MICHAELIS
W307N6295 SHORE ACRES RD
HARTLAND WI 53029

DAWN M ADAMS
W307N6380 SHORE ACRES RD
HARTLAND WI 53029-9224

E JERRY MORRISON AND LINDA Z
MORRISON
W307N6411 SHORE ACRES RD
HARTLAND WI 53029

GERALD GROTHEY AND JAMES
GROTHEY
N64W30539 BEAVER LAKE RD
HARTLAND WI 53029

JAMES A GROTHEY AND ANDRAH L
GROTHEY
N64W30539 BEAVER LAKE RD
HARTLAND WI 53029-9793

JAMES G DOYLE AND MARY ANNE
DOYLE
W305N6250 BEAVER VIEW RD
HARTLAND WI 53029-9221

JEFFREY FARNHAM AND BARBRA
FARNHAM
N62W30575 BEAVER VIEW RD
HARTLAND WI 53029

JEFFREY LUELLWITZ AND MARY JO
LUELLWITZ
N62W30625 BEAVER VIEW RD
HARTLAND WI 53029

JEFFREY S DUBOFSKY AND ANGELA M
DUBOFSKY
W305N6300 BEAVER VIEW RD
HARTLAND WI 53029

MARY A DOYLE
W305N6250 BEAVER VIEW RD
HARTLAND WI 53029

MATTHEW R BONG AND SUZANNAH M
BONG
N61W30697 BEAVER VIEW RD
HARTLAND WI 53029

MICHAEL STOLZMAN AND EMILY
STOLZMAN
N62W30615 BEAVER VIEW RD
HARTLAND WI 53029-9222

MICHAEL W MARETT AND TRACI T
MARETT
N64W30605 BEAVER LAKE RD
HARTLAND WI 53029

PATRICIA CALVY LIVING TRUST
1105 LONE TREE RD
ELM GROVE WI 53122

PAUL HUNT AND JULIE HUNT
W308N6358 CINDY LN
HARTLAND WI 53029-9228

WATERS TRUST
N64W30639 BEAVER LAKE RD
HARTLAND WI 53029

DONNA HANN, CLERK
TOWN OF MERTON
PO BOX 128
NORTH LAKE WI 53064