

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, JUNE 17, 2019
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 20, 2019.
2. Architectural Board review and consideration of an application for an addition on the Matz residence, 176 E Park Ave.
3. Architectural Board review and consideration of an application for a sign for Tailor Made, 725 Industrial Court.
4. Architectural Board review and consideration of an application for façade maintenance and improvements for Bravo Company, 635 Cardinal Lane.
5. Architectural Board and Plan Commission review and consideration of a request for a Conditional Use for the operation of a daycare at Hartland South, 651 E. Imperial Drive.
 - a. **PUBLIC HEARING** to hear comments on the request for a Conditional Use
 - b. Consideration of plans for the proposed Conditional Use in the I-1 District.
 - c. Consideration of plans for a parking lot extension for Hartland South, 651 E. Imperial Drive.
6. Architectural Board and Plan Commission review and consideration of a Corridor Compact Review of site, building and business plans for a new accessory building at 2215 Hwy 83 in the City of Delafield.
7. Plan Commission review and consideration of a Certified Survey Map to divide the Zion Evangelical Lutheran Church property located at 415 W. Capitol Drive into two parcels and to consider a petition to rezone the property to the RS-5 Single-Family Residential Estate District.
8. Adjourn

Ryan Bailey, Interim 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, MAY 20, 2019
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Jeff Pfannerstill, David deCourcy-Bower, Ann Wallschlager, Tim Fenner, Tim Hallquist, and Jeff Bierman.

Others Present: Interim Administrator Bailey, Building Inspector Hussinger, Ryan Antmann and Deputy Clerk Bush y.

Excused: James Schneeberger

Call to Order-

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of April 15, 2019.

Motion (deCourcy-Bower/Hallquist) to approve the Jt. Architectural Board/Plan Commission minutes for April 15, 2019. Carried (6-0).

2. Architectural Board review and consideration review of fa ade improvements for Heartfelt Properties, LLC, 111 E. Capitol Drive.

Wallschlager asked if the owner of the business Tabi's also owned the building and Hussinger said he didn't know if they owned the property. He said BID did approve of the fa ade improvements. Wallschlager asked if they planned on painting the area above the windows and Pfannerstill said he didn't know.

Motion (deCourcy-Bower/Hallquist) to approve the fa ade improvements for Heartfelt Properties, LLC, 111 E. Capitol Drive. Carried (6-0).

3. Architectural Board review and consideration of an application for signs for Keller Williams Realty, 200 E. Capitol Drive.

Hussinger said the BID have reviewed and approved the signs for Keller Williams Realty.

Motion (deCourcy-Bower/Fenner) to approve the application for signs for Keller Williams Realty, 200 E. Capitol Drive. Carried (6-0).

4. Architectural Board and Plan Commission review and consideration of a plan for an expanded entertainment area in Bristlecone Pines.

Hussinger said they have asked to be withdrawn from the agenda at this time. He said they plan on bringing it back next month as they might submit slightly different material. There was discussion on whether to table it.

Motion (Pfannerstill/Hallquist) to withdraw this item from the agenda. Carried (6-0).

5. Architectural Board and Plan Commission review and consideration of a request for a Conditional Use for the operation of a daycare at Harland South, 651 E. Imperial Drive.

a. Preliminary consideration of plans for the proposed Conditional Use in the I-1 district.

Steve Hogan from Hartland South was present and explained they would like to offer the community and staff quality daycare. He said it would approximately 40 children with up to 16 of them being staff's children. They are asking for 4500 sq. feet of the school to be approved for daycare. Hussinger said the zoning is I1 and a daycare in I1 is only allowed as a Conditional Use. Fenner asked if they are just taking an existing area in the school and converting it into a daycare and Mr. Hogan said yes.

b. Motion to set a Public Hearing to be held during the regular Plan Commission meeting on June 17, 2019.

Motion (Fenner/deCourcy-Bower) to hold a Public Hearing during the regular Plan Commission meeting on June 17, 2019. Carried (6-0).

c. Consideration of plans for a parking lot expansion for Hartland South, 651 E. Imperial Drive.

Hussinger asked if they just adding on to the existing asphalt, and Mr. Hogan said they are looking to create some new spaces by the Daycare entrance, along with adding some LED lights as the daycare will be operating from 6am-6pm.

Pfannerstill questioned about cars being able to turn around in the area they want to add 7 parking spaces. Mr. Hogan said there is more room there than it appears and the cars could do Y turns to turn around. deCourcy-Bower said it seems like a nightmare for 7 spaces.

Fenner said the traffic flow is a concern. Pfannerstill asked more questions about parents dropping children off & walking in the area that cars would be turning around in. Interim Administrator Bailey asked if the new proposed parking spaces marked in blue would be for staff, and Mr. Hogan said no.

Fenner felt that the dead-end with the turnaround is going to create gridlock. Pfannerstill asked if there would be problems if they just went with the added spaces marked in red and Mr. Hogan said per state code the daycare has to have a separate entrance along with the doors being locked.

Pfannerstill asked the reason was that they want the 4 new stalls marked in blue and Mr. Hogan said for convenience. Mr. Hogan said they will leave it as it is and focus on the proposed spots marked in red. Wallschlager asked if there would be any handicap parking there and Hussinger said they may need to have a handicap spot for the daycare.

Motion (Pfannerstill/Wallschlager) to table the parking lot expansion until next month for an updated site plan review. Carried (6-0).

6. Plan Commission review and consideration of a Certified Survey Map to divide the Zion Evangelical Lutheran Church property located at 415 W. Capitol Drive into two parcels and to consider a petition to rezone the property to the RS-5 Single Family Residential Estate District.

Dave Van Slett was present and explained that after 2 yrs. of long discussion that in 2018 the church decided to sell the building on 415 W. Capitol along with the parsonage. He said they are going to relocate everything to the school. He said they had various clients come through over the last 7 months and it became apparent to them that the best way to dispose of the property is to divide the property and sell off the residence since most churches these day don't provide a residence for their clergy. Fenner asked it is currently 1 property now, and Mr. Van Slett said yes.

Hussinger said there are utilities issues with this property. He said part of the water supply going to the church is coming from the house service. He said they are going to abandon and reinstall some sewer and water utilities.

Mr. Van Slett read from Mr. Antmanns letter regarding the water issue. Hussinger said they are going to have to reroute the water service and cap off the existing water service. While they are doing that we are encouraging them to do the same with their sanitary sewer if possible that way they can eliminate that easement. Hussinger said they decided to play it by ear to make sure the depth of the sewer. Pfannerstill said if they can do it with the easements in place however they are working with the village if they end up capping it off and routing it in a more appropriate fashion, the easement stays in place until that's done. Hussinger said it is important that these utilities get rerouted and addressed.

There was discussion on how they could resolve the issue. Hussinger said once they are split each property will have 1 water and 1 sewer. There was discussion on easements.

Motion (deCourcy-Bower/Hallquist) to approve the Certified Survey Map, the preference being that the sanitary sewer easement will be eliminated. Carried (6-0).

7. Plan Commission consideration of an Extraterritorial Certified Survey Map to combine seven parcels in the Town of Delafield on Franciscan Road and Oakwood Grove Road into one parcel.

John Sommers Jr was present and said he brought some copies of final home designs that will fit on that lot. They would like to fix the 6 cottage homes on the property, his customer bought all the properties and the homes on the properties are in dire distress of coming down. He said his customer is in the process of having the homes looked at for hazmat before they do the demolition.

deCourcy-Bower asked if the easements and right of way would remain the same. He said 20 ft row has been there for about 100 yrs., and it will be maintained.

Pfannerstill asked if they were any part of Harland as he wanted it for the record and Hussinger said no it is not. Pfannerstill briefly explained about the extraterritorial rights. Hussinger said sometimes it is important because for example on Merton there are some parcels in the town that the likely hood is that it could become part of Hartland but not in this case as it is pretty far away. Fenner asked if Delafield approved of it yet, and Mr. Sommers said yes. Fenner then asked what about Waukesha County and Mr. Sommers said he can't answer that.

Dean Dahlman the owner of an adjacent property commented on the easement.

Tony Kozich of W296 N3004 Franciscan Road commented that he spoke to someone at the Town and was told that their meeting will be on June 4th.

Motion (Fenner/Pfannerstill) to give approval for the Certified Survey Map for combining of 7 parcels into one in the Town of Delafield on Franciscan Road and Oakwood Grove Road.

Carried (6-0).

8. Adjourn

Motion (Bierman/Wallschlager) to adjourn. Carried (6-0). Meeting adjourned at 8:07 PM.

Respectfully submitted by
Recording Secretary,

Deidre Bushéy, Deputy Clerk



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

Job Address 176 E Park Ave Hartland WI 53029			
Lot 19	Block 8	Subdivision	Key No. HAV 0729063
Owner Dave Matz and Carolyn Horn-Matz		Phone (262) 397-7181	
Address 176 E Park Ave		City Hartland	State WI Zip 53029
Contractor Turn Key Homes		Phone 262 662 5570	E-Mail Address judy.kreger@turnkeyhome.com
Address 7402 Poplar Cir		City Waterford	State WI Zip 53185

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: 5.30.19 Date of Meeting: 6.17.19 Item No. _____



Department of Building Inspection

PERMIT # _____

APPLICATION FOR BUILDING PERMIT

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

JOB LOCATION 176 E. PARK AVE.

LOT 19 BLOCK 8 SUBD _____ TAX KEY HAV 0729063

OWNER CAROLYN & DAVE HORN-MATZ PHONE 262-397-7181 FAX _____

ADDRESS 176 E. PARK AVE. CITY, STATE, ZIP HARTLAND, WI 53029

CONTRACTOR TurnKeyHome.com PHONE 262-662-5570 FAX _____

ADDRESS 7402 Poplar Cir. CITY, STATE, ZIP Waterford, WI 53185

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

Project Description: ENCLOSE PORCH - REMODEL of 1st floor.

Current principal use of property PERMANENT RESIDENCE

Proposed principal use of property PERMANENT RESIDENCE

Width _____ Length _____ Sq. Ft. _____ Height _____ Cu. Ft. _____

Estimated cost of above job(s) \$ 62,218 \$ _____ \$ _____

State Approval _____ Date _____

Class of Construction _____ Sprinkler _____ Stories _____

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

Signature of Applicant _____ Date _____

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

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

_____ TOTAL FEES

_____ Date Paid

_____ Receipt

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

APPLICATION APPROVED ON: _____ DATE BY: _____ BUILDING INSPECTOR

PLAT OF SURVEY

PROPERTY DESCRIPTION: (Per Document No.:3620561)

Lot Nineteen (19) Block "B" of RIVERSIDE PLAT, Village of Hartland, Waukesha County, Wisconsin, being a part of the North East Quarter of Section Three (3), Town Seven (7) North of Range Eighteen (18) East, as recorded in Vol.8 of Plats on page 50. on July 17, 1923.

NOTE: Title Policy

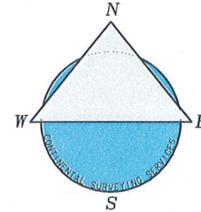
As of the date of this survey, no title policy was provided, therefore this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in a title search or current Title Policy.

For questions regarding underground utilities please contact:

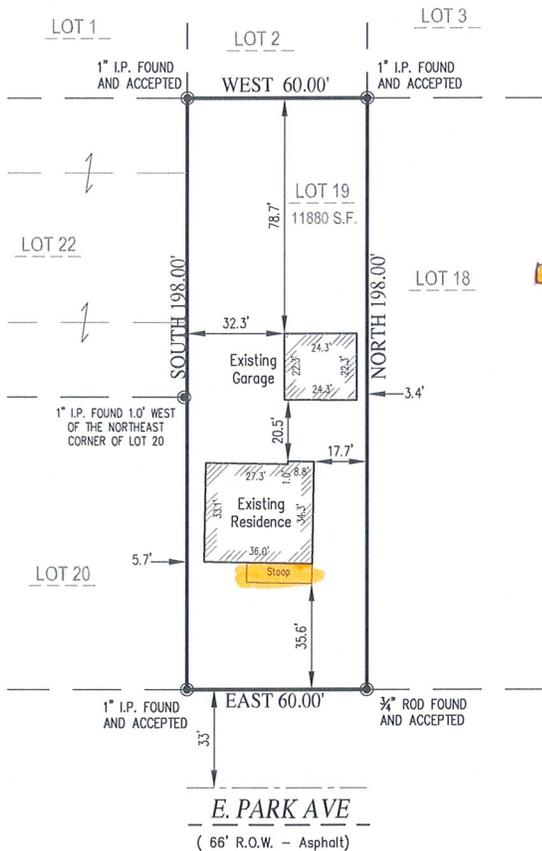
DIGGERS HOTLINE
PHONE: Wisconsin 1 Call center 1 (800) 242-8511

NOTE: Underground Utilities

Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.



SCALE:
1"=40'



enclose existing stoop

Conversion to Inches	
0.083'	= 1"
0.166'	= 2"
0.250'	= 3"
0.333'	= 4"
0.416'	= 5"
0.500'	= 6"
0.583'	= 7"
0.666'	= 8"
0.750'	= 9"
0.833'	= 10"
0.916'	= 11"
1.000'	= 1 Foot

This map was drafted by: RDR

LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP, CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

CONTINENTAL SURVEYING SERVICES LLC



Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

CLIENT:
David Matz
176 E Park Ave
Hartland, WI. 53029

PROPERTY ADDRESS:
176 E Park Ave
Hartland
Wisconsin 53029

PARCEL INFO:
TAX KEY NUMBER: HAV 0729063
PROJECT NO.: 20190325_MTG0001
SERVICE PERFORMED: MTG

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

Dated this 10th Day of APRIL, 2019.



By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services







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

CAMILLE PIERCE
192 E PARK AVE
HARTLAND WI 53029-2132

CAROLYN A HORN
176 E PARK AVE
HARTLAND WI 53029

COLLIN R SEUBERT AND SHAYLAN M
REARDON
179 WARREN AVE
HARTLAND WI 53029-2117

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

FLANAGAN-DORN POST #294 THE
AMERICAN LEGION AND FLANAGAN-
DORN AMERICAN LEGION POST
231 GOODWIN AVE
HARTLAND WI 53029

HARVEY H MILLER
221 GOODWIN AVE
HARTLAND WI 53029-2108

JACOB A NEIGUM
208 E PARK AVE
HARTLAND WI 53029-2116

JACOB G KNEUSEL AND MADELINE R
PRANGE
200 E PARK AVE
HARTLAND WI 53029-2116

JAMES MUENZENBERGER AND LYNN
MUENZENBERGER
182 WARREN AVE
HARTLAND WI 53029

JILL S HAZOD
186 E PARK AVE
HARTLAND WI 53029-2132

KATIE L GRUBA
180 E PARK AVE
HARTLAND WI 53029-2132

KEVIN BROWN AND SHERRY BROWN
198 WARREN AVE
HARTLAND WI 53029

LAWRENCE KROLL AND DEBRA KROLL
172 E PARK AVE
HARTLAND WI 53029

LISA HOLMES
N61W28917 PARKSIDE PL
HARTLAND WI 53029-8222

LISA PELLEGRINI
191 WARREN AVE
HARTLAND WI 53029-2117

LUKO FAMILY TRUST
214 E PARK AVE
HARTLAND WI 53029

MARIE CIOLEK
185 WARREN AVE
HARTLAND WI 53029-2117

MICHAEL BOOKS
206 GOODWIN AVE
HARTLAND WI 53029

RALPH PIEHL AND SARAN PIEHL
203 WARREN AVE
HARTLAND WI 53029

RENEE M EVERT
170 WARREN AVE
HARTLAND WI 53029

ROBERT & FLORENCE DRAEGER TRUST
222 GOODWIN AVE
HARTLAND WI 53029

TERRANCE J GUNDERSON
227 GOODWIN AVE
HARTLAND WI 53029

TIMOTHY J WILLIAMS & DIANE E
WILLIAMS FAMILY TRUST
232 GOODWIN AVE
HARTLAND WI 53029

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT

PERMIT # _____

JOB LOCATION 725 Industrial Ct. Hartland TAX KEY # _____
OWNER Tailor made PHONE 262-560-2200
ADDRESS 725 Industrial Ct. CITY Hartland STATE WI ZIP 53029
CONTRACTOR EXECU Print PHONE 262-367-0390
ADDRESS 597 Progress Dr. CITY Hartland STATE WI ZIP 53029

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Sample Attached

2-signs

OVERALL DIMENSIONS OF SIGN 120" x 40" / 96" x 32" COLOR OF BACKGROUND pms 283 Blue

SIZE OF LETTERS IN INCHES 17" Tallest 10" Smallest COLOR OF LETTERS White

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

Aluminum Composite

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 \$ _____

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 [Signature] DATE 5-24-19

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____



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

Job Address			
Lot	Block	Subdivision	Key No. HAV
Owner <i>Tailormade</i>		EMAIL	Phone
Address <i>725 Industrial Ct.</i>		City <i>Hartland</i>	State <i>WI</i> Zip <i>53029</i>
Contractor <i>EXECU Print</i>		Phone <i>262-367-0390</i>	FAX <i>---</i> EMAIL <i>Signs@EXECU-Print.com</i>
Address <i>597 Progress Dr.</i>		City <i>Hartland</i>	State <i>WI</i> Zip <i>53029</i>

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. _____

*Design is billed on a per hour basis at a rate of \$75.00 per hour even if a final design decision is not reached.
Design time will be billed to the person who placed the order after 30 days of non-action.*

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



Building Rendering, side facing culvers.

NOTICE

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

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Building Rendering, side facing HW83.

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TAILORMADE
products

The sign facing HW83 would be 120" X 40", on aluminum composite boards
vinyl - colors: PMS 283C & White
Text size: T M - 17", AILOR ADE - 12.5", products - 10"

The sign facing Culvers would be 96" X 32", on aluminum composite boards
vinyl - colors: PMS 283C & White
Text size: T M - 14", AILOR ADE - 11", products - 8"

Signs will be bolted flat to the side of the building in both locations using lag bolts and anchors into the block.

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1994 HOLDINGS LLC
PO BOX 695
PEWAUKEE WI 53072-0695

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

CBS PROPERTIES LLC
805 CARDINAL LN
HARTLAND WI 53029-2319

MSI GENERAL CORP
PO BOX 7
OCONOMOWOC WI 53066-0007

G HOWE LAKE COUNTRY LLC
W305N1587 SILVERWOOD LN
DELAFIELD WI 53018

SCHAEFER PROPERTIES LLP
1615 NOTRE DAME BLVD
ELM GROVE WI 53122-1754



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

Job Address <u>635 Cardinal Lane</u>			
Lot	Block	Subdivision	Key No. HAV <u>0731994003</u>
Owner <u>Cardinal 635 LLC</u>		EMAIL <u>tmews@bravocompanyusa.com</u>	Phone <u>414-801-7341</u>
Address <u>PO BOX 341</u>		City <u>Hartland</u>	State <u>WI</u> Zip <u>53029</u>
Contractor <u>BANK Butacek Construction</u>	Phone <u>262-637-9791</u>	FAX <u>262-637-1493</u>	EMAIL <u>JimC@butacek.com</u>
Address <u>2429 Summit Ave</u>		City <u>Racine</u>	State <u>WI</u> Zip <u>53404</u>

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- N/A 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: 5-30-19 Date of Meeting: 6-17-19 Item No. _____

Bravo Company USA, Inc.
340 maple Ave.
Hartland, WI. 53029

Village of Hartland
Attn: Scott Hunzinger
210 Cottonwood Ave.
Hartland, WI. 53029

5-31-19

RE: 635 Cardinal Lane Maintenance Work

On our weekly walk through of the property it was discovered that that plaster was falling off features of our building

Our maintenance foremen was dispatched to investigate this and discovered that the plaster was delaminating from our building and was caused by poor workmanship/ installation

Upon further investigation it was discovered that the non-load bearing columns were unsafely deteriorated.

Our general contractor was called in to remove material to determine the root cause of our water infiltration.

It was determined that the coping and the drip edge on underside of siding was deficiently installed and allowed water to enter masonry and deteriorate the same.

In this investigation process the metal siding was removed from just the office north and west elevations.

Our intent is to tuck-point any and all deficient load bearing masonry to preserve and for long term use.

On the southwest corner of office we will tooth in chip faced block to match surrounding existing block.

Then to paint as original from top of windows down in white waterproof paint and in the areas above windows to paint the block with waterproof paint the same color as the previous metal that occupied these areas.

None of our proposed maintenance work is structural work and the final result will look almost identical to previous.

Our intent is to preserve the building and maintain in good working condition for many years to come.

Feel free to call me at any time if you questions # 414-801-7341.

Thank you,



Troy T. Mews
Operations Manger







635

PRIVATE
PROPERTY
NO
PARKING
UNAUTHORIZED
VEHICLES WILL BE
TICKETED/TOWED AT
OWNERS EXPENSE

Replace coping

Paint to match metal
siding

Replace coping

Paint to match metal
siding



Paint to match metal siding

Paint to match metal siding

PRIVATE PROPERTY
NO PARKING
UNAUTHORIZED VEHICLES WILL BE TICKETED/TOWED AT OWNERS EXPENSE

635





CARDINAL 635 LLC
PO BOX 341
HARTLAND WI 53029-0341

GALE L KELLY
PO BOX 314
HARTLAND WI 53029-0314

JAMES GOFF AND PHOEBE GOFF
W2960 LAFOLLETTE RD
NEOSHO WI 53059-9712

LAKE COUNTRY CARING INC
603 PROGRESS DR PO BOX 591
HARTLAND WI 53029

LAUDERMILK 710 LLC
710 CARDINAL LN
HARTLAND WI 53029

MEGAL DEVELOPMENT CORP
12650 W LISBON RD
BROOKFIELD WI 53005-1825

MESCHING PROPERTIES LLC
PO BOX 379
HARTLAND WI 53029-0379

NETNEL LLC
602 INDUSTRIAL CT
HARTLAND WI 53029-2312

SJAMB LLC AND PSI HOLDINGS LLC
535 S INDUSTRIAL DR
HARTLAND WI 53029-2323

STONEWOOD STORAGE
720 INDUSTRIAL CT PO BOX 145
HARTLAND WI 53029

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

pd 5/15/19
rcpt 206735



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

Property Owner	HARTLAND LAKESIDE SCHOOLS		
Business Name	LAKESIDE EARLY LEARNING Academy		
Business Owner	HARTLAND LAKESIDE SCHOOLS		
Address	651 E. Imperial Dr		
Contact Person	Stephen J. Hogan	Phone	262-369-6740
Key No. HAV		Email	shogan@hartlake.org

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:

Present use: Education
Intended Use: DAYCARE

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	
Print Name	Date

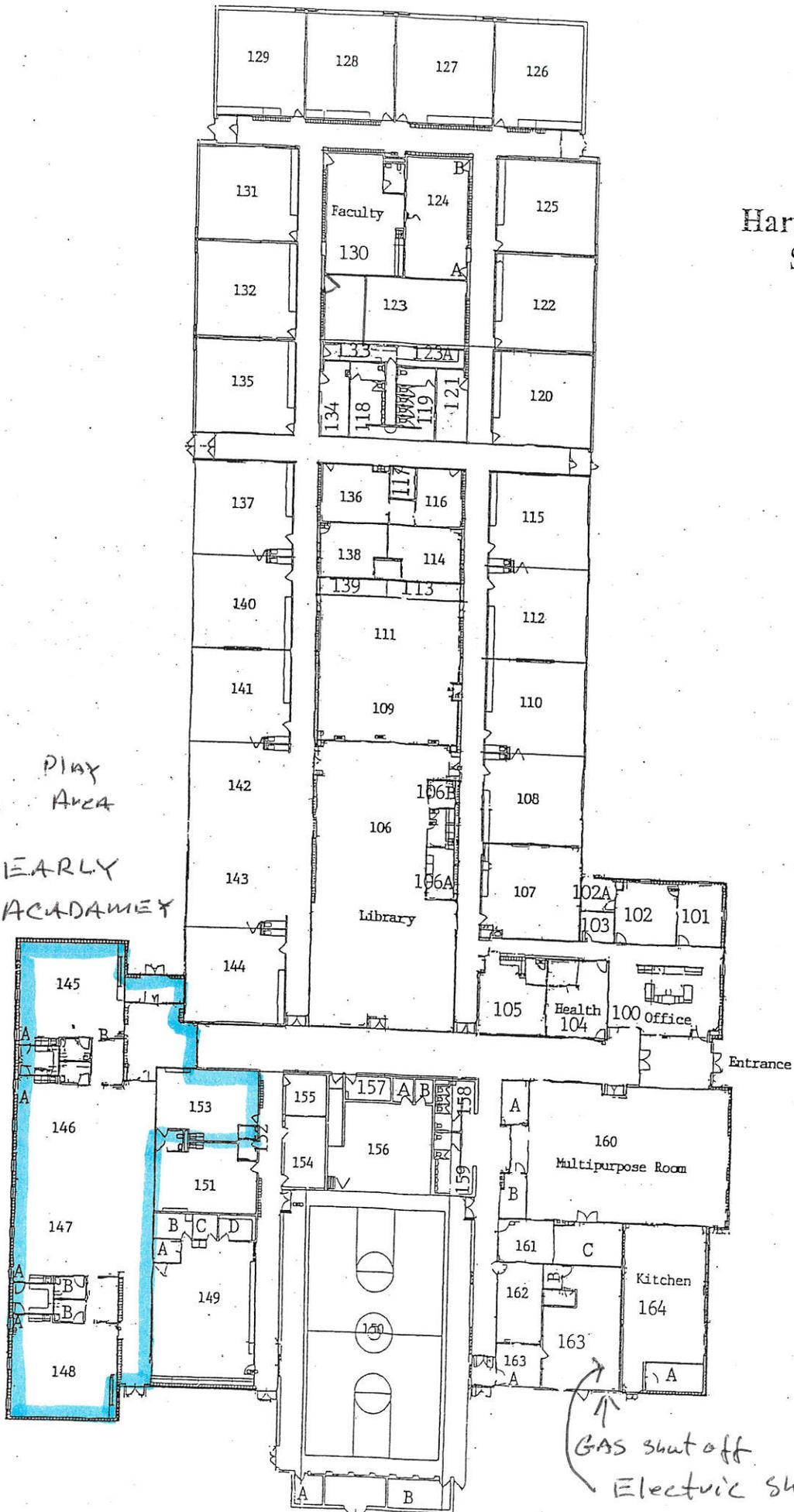
OFFICE USE ONLY:

Date Applied:	Date of Meeting:	Return Comments by:
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Hartland South School Map

LAKESIDE EARLY LEARNING ACADEMY

Play Area



Permit Fee:	\$75
Refundable Occupancy Deposit:	\$500
(Refundable Deposit Returned Upon Release by Building Inspector)	
Total Due:	\$575
Date Paid:	_____
Receipt No.:	_____

VILLAGE OF HARTLAND
BUSINESS OCCUPANCY
PERMIT APPLICATION

- Please Note that operation of business is not allowed until occupancy permit application has been approved.
- Allow approximately 5 working days for review.

After an occupancy permit application has been received and an occupancy inspection has been completed by the building inspection department, an occupancy letter will be sent to the applicant listing all violations. **An occupancy permit will be issued when all violations have been corrected.**

A conditional occupancy permit can be requested by the prospective occupant, if no life-safety violations exist as determined by the building inspection department.

If the conditional occupancy permit is issued, the applicant agrees to have all violations corrected within forty five (45) days. A reinspection will be scheduled after 45 days to check for compliance. If any violations exist, a penalty of \$25.00 per day will be assessed until all violations are corrected.

The \$500 Refundable Occupancy Deposit will be returned upon release by the Building Inspector.

VILLAGE OF HARTLAND
BUSINESS OCCUPANCY
PERMIT APPLICATION
PAGE 2

BUSINESS:

Name: LAKE SIDE EARLY LEARNING ACADEMY
Address: 651 E. IMPERIAL DR. Unit/Suite No. —
Phone No: 262-369-6700 FAX No. 262-369-6755

BUSINESS OWNER:

Name: HARTLAND LAKE SIDE SCHOOLS
Address: 800 E. NORTH SHORE DR. 262
Day Phone: 262-369-6700 Evening Phone: 262-490-6700 Emergency Phone: 490-6700

BUILDING OWNER:

Name: H. Same As Above
Address: _____
Day Phone: _____ Evening Phone: _____ Emergency Phone: _____

2ND EMERGENCY CONTACT:

Name: Steve Hogan
Address: _____
Emergency Phone: 262-490-6700

CONTACT FOR FIRE DEPARTMENT TO MAKE ARRANGEMENT FOR INSPECTION:

Name: Steve Hogan Phone: 262-369-6740

DETAILED DESCRIPTION OF BUSINESS OPERATION: Day Care for children
6 months - 4 year old

Hours and days of operation: M-F 6am - 6pm

Number of full and part time employees on site during each shift (count working owner as an employee): 10-15

Estimated max. total of customers/clients/visitors on site at one time: 50

Number of total off-street parking stalls provided on site: 100

Number of above parking stalls dedicated for use by this business: 18

Describe anticipated method and frequency of deliveries to/from the site, and location on site where loading/unloading/parking of shipping vehicle is to occur: School Loading Dock

Describe any activities that may occur outside the building but still on-site such as dumpster, outside storage, equipment, accessory buildings, etc. (Please attach site plan showing these items): Play Area

Detailed description of any equipment, operation, device, or process that may emit noise, vibration, or odors from the site: N/A

BUSINESS OCCUPANCY
PERMIT APPLICATION
PAGE 3

The names and amounts of any noxious or hazardous substances or fumes that may be created, stored, or used on the site: NONE

Describe or sketch area for storage of above substances and any other high fire hazard areas: NA

Fire extinguisher size, type, and quantity: 4 ABC 10#

Is there a fire sprinkler system: NO

Is there an alarm system: YES

Heating type and location: Roof top gas and electric reheat

Describe or sketch gas shut off location: Near Dumpsters

Describe or sketch electric shut off location: Castellon Room 163

Describe or sketch fire sprinkler shut off location: NA

Attach a sketch of the area of the building to be used for this business unless all of building is to be used.

Please note that operation of a business is not allowed until the occupancy permit application has been approved.

You may need to attach additional pages to this application.

If you have questions call Building Inspector at 262-367-4744.

Incomplete applications will not be approved.

Applicant's

Signature: Stephan Hoza

Date: _____

FOR OFFICE USE ONLY

ZONING DEPARTMENT/BUILDING INSPECTION DEPARTMENT

Zoning Classification:

Zoning Approved:

By:

Application Approved:

Permit Number:

Notes/Conditions:

FIRE DEPARTMENT

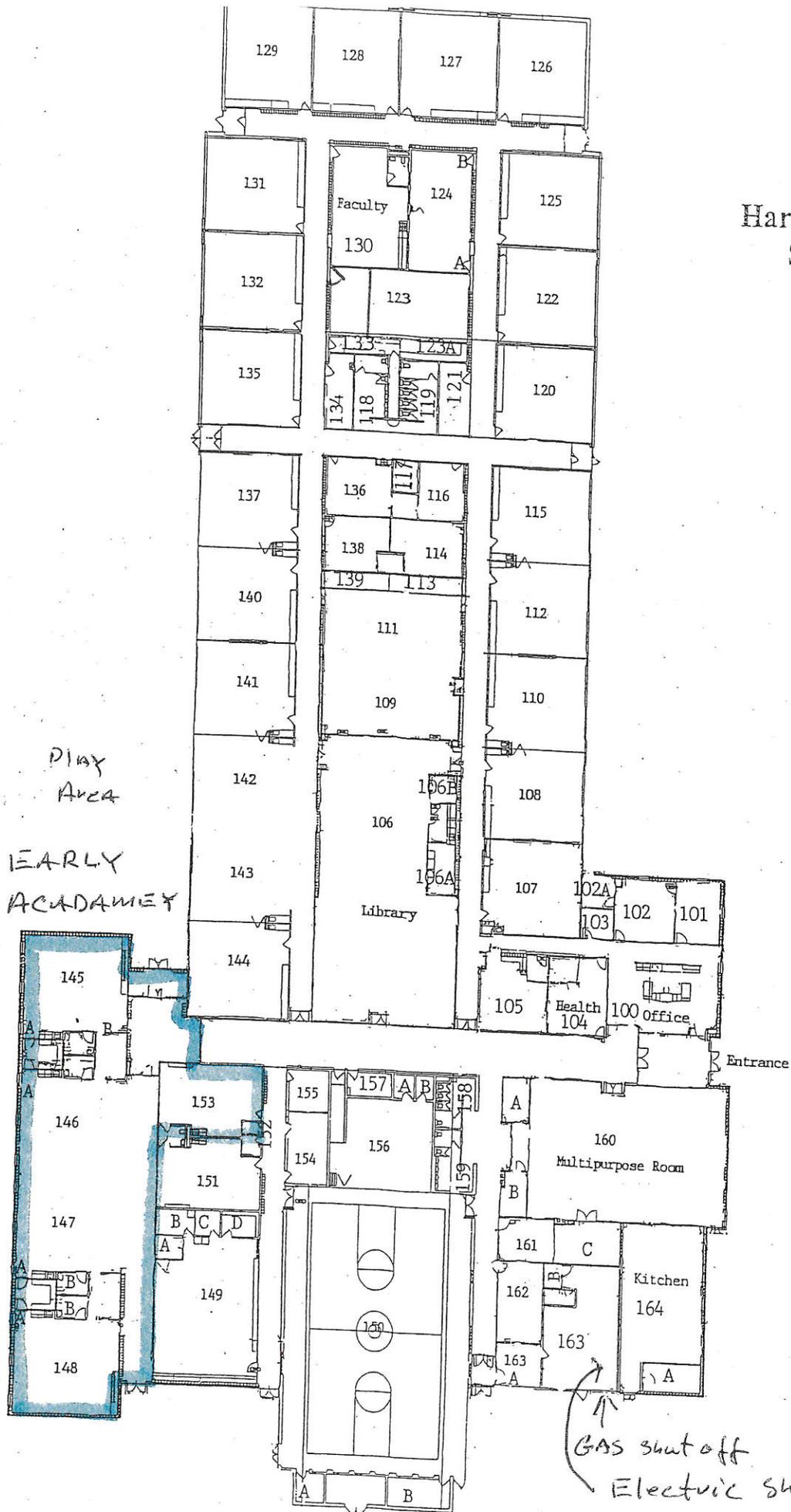
Site Approved:

By:

Notes/Conditions:

Hartland South
School Map

Play
Area
LAKESIDE EARLY
LEARNING ACADEMY





**APPLICATION FOR
PLAN COMMISSION**

\$300 REVIEW FEE DUE AT TIME OF APPLICATION

Project Description <i>Expansion of Parking spaces</i>			
Proposed Use <i>Parking</i>		No. of Employees	
Project Location <i>Hartland South 651 E Imperial Dr.</i>			
Project Name <i>Parking Hartland South</i>			
Owner <i>Hartland Lakeside Schools</i>		Phone <i>262-369-6740</i>	
Address <i>800 E. NORTH SHORE DR.</i>		City <i>Hartland</i>	State <i>WI</i> Zip <i>53025</i>
Engineer/Architect <i>N/A</i>		Phone	FAX
Address		City	State Zip
Contact Person <i>Steve Hogan</i>	Phone <i>262-369-6740</i>	FAX <i>262-369-6766</i>	E-mail <i>shogan@hartlake.org</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.

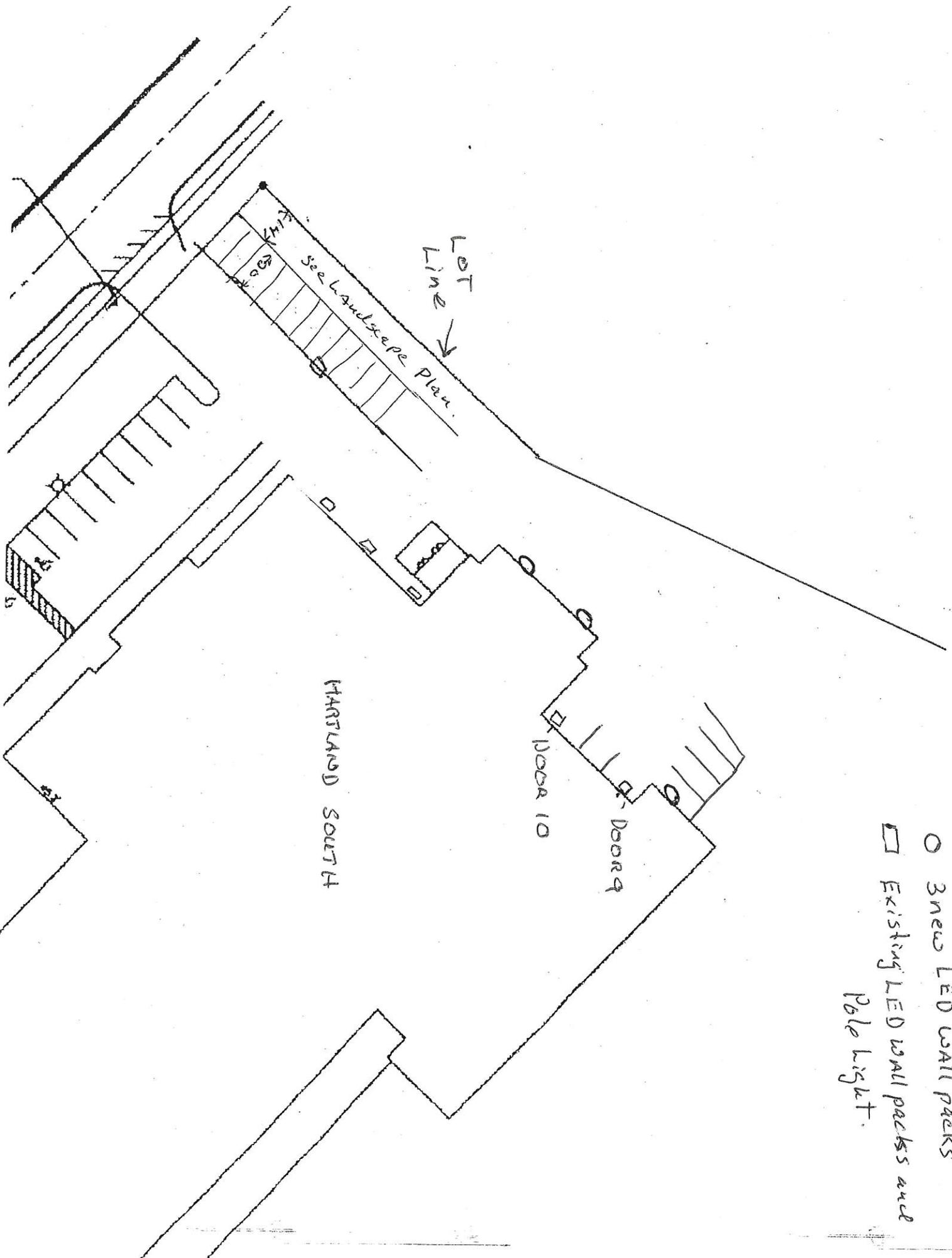
Applications that include site plans must depict the following existing and proposed information:

- 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>5-3-19</i>	Date of Meeting: <i>5-20-19</i>	Return Comments by: <i>5-10-19</i>
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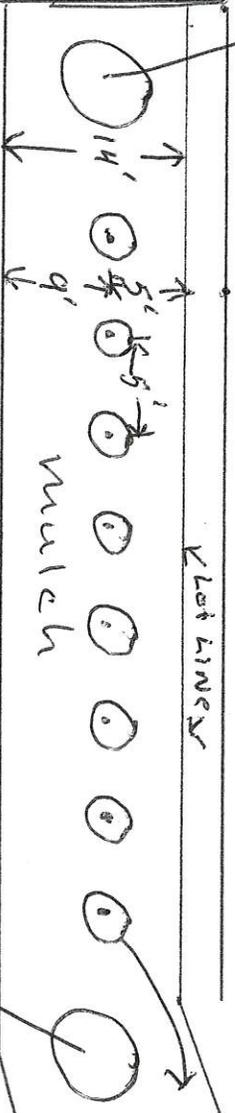
- New LED wall packs
- Existing LED wall packs and Pale light.

4 Plex
Windows

1 1/2" Quaking Aspen

Driveway

Plantings



11 parking stalls 1 1/2" Flame Maple

1 1/2" Quaking Aspen



NORTH

Hartland South
651 E. Imperial

NOT TO SCALE.

ANDREW BYSHENK AND SUSAN KAY
BYSHENK
N39W29393 BURNING TREE CT
PEWAUKEE WI 53072

ANDREW MAHLKUCH-ROMAGNA AND
CHRISTINE MAHLKUCH-ROMAGNA
S89W34670 EAGLE TER
EAGLE WI 53119

ANGELA M OCONNELL
1515 PUMPKIN PATH
OCONOMOWOC WI 53066

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

ARNE A ERICKSEN
733 S IMPERIAL DR
HARTLAND WI 53029

ARTON CERKINI AND ILIRE CERKINI
621 HARTRIDGE DR
HARTLAND WI 53029-2626

BARRY S ARNOLD
654 DUNDEE LN
HARTLAND WI 53029

BEAR PASS LLC
1601 E RACINE AVE STE 200
WAUKESHA WI 53187-6800

BETTE BOLD
809 CRESCENT LN
HARTLAND WI 53029

CAROL J HENDREN
804 S IMPERIAL DR
HARTLAND WI 53029

CHRISTLE REAL ESTATE LLC
PO BOX 180682
DELAFIELD WI 53018-0682

DALE A HACKBARTH
608 HARTRIDGE DR
HARTLAND WI 53029-2631

DAVID A HORNING AND JACKIE A
HORNING
N37W29414 OLD SCHOOL HOUSE RD
PEWAUKEE WI 53072

DAWN SCHAEFER
N37W29348 OLD SCHOOL HOUSE RD
PEWAUKEE WI 53072-3169

DEAN URBANOWSKI
801 CRESCENT LN
HARTLAND WI 53029

DEBOTH PROPERTIES LLC
PO BOX 1832
WAUKESHA WI 53187-1832

DOUGLAS NILSON AND DEBORAH
NILSON
805 CRESCENT LN
HARTLAND WI 53029

EMERSON MUELLER
621 DUNDEE LN
HARTLAND WI 53029

FREDDY ALFREDO MENDOZA AND
LAURA FIGUEROA
627 DUNDEE LN
HARTLAND WI 53029-2722

GREGORY A KOPULOS AND VALERIA V
KOPULOS
N39W29371 BURNING TREE CT
PEWAUKEE WI 53072

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

HARRY & BARBARA WIESE REVOCABLE
TRUST
N73W23281 BLACKSTONE CT
SUSSEX WI 53089

HARTLAND INVESTMENTS LLC
N27W30071 MAPLE AVE
PEWAUKEE WI 53072

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

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

J&J ASSOCIATES HOLDINGS LLP
2105 BRIDLE CT
ST CHARLES IL 60174

JAMES HEIN AND MICHELE HEIN
N39W29368 BURNING TREE CT
PEWAUKEE WI 53072

JASON L BACHMANN
801 S IMPERIAL DR
HARTLAND WI 53029-2731

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

JOHN BOSTROM AND VALERIE
BOSTROM
6609 RIVERSIDE RD
WATERFORD WI 53185

JOHN HANUS
611 DUNDEE LN
HARTLAND WI 53029

JOHN J LANGE
138 LEGEND WAY
WALES WI 53183-9541

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

JOSE G TUAZON AND ARMINDA F
TUAZON
625 DUNDEE LN
HARTLAND WI 53029

JUDITH E MALONE
731 S IMPERIAL DR
HARTLAND WI 53029-2700

KARL LUNOWA AND M J BELL
W339S9855 RED BRAE
MUKWONAGO WI 53149

KEITH ZYLKA
232 STEEPLE POINTE CIR
DELAFIELD WI 53018

KENNETH L FISCHER
PO BOX 407
HARTLAND WI 53029

LAURIE A JENSON
652 DUNDEE LN
HARTLAND WI 53029-2740

LISA D TURNACLIFF
650 DUNDEE LN
HARTLAND WI 53029

LYNETTE KRAJEWSKI
605 DUNDEE LN
HARTLAND WI 53029-2722

MADONNA J ORCHOLSKI
737 S IMPERIAL DR UNIT #C
HARTLAND WI 53029

MARK C PHELPS AND JESSICA C PHELPS
N39W29397 BURNING TREE CT
PEWAUKEE WI 53072

MARY B VEZZETTI
N33W33210 MAPLEWOOD RD
NASHOTAH WI 53058

MELISSA PLOTZ
656 DUNDEE LN UNIT# G
HARTLAND WI 53029

MICHAEL E SCHICK
811 S IMPERIAL DR
HARTLAND WI 53029-2731

MICHAEL J ALDRIDGE
735 S IMPERIAL DR
HARTLAND WI 53029-2700

MICHELLE V TURCHIK AND CARLTON L
MILLER
170 DEBBIE DR
WAUKESHA WI 53189-7611

NANCY H BETENZ
803 S IMPERIAL DR
HARTLAND WI 53029

NATALIE F MUSTAPICH
627 HARTRIDGE DR - UNIT D
HARTLAND WI 53029

PAMELA M WERNER
609 DUNDEE LN
HARTLAND WI 53029

PAULA R KEENE
809 S IMPERIAL DR
HARTLAND WI 53029

RANDALL C AND PAMELA J BRZEZINSKI
LIVING TRUST
N37W29422 OLD SCHOOL HOUSE RD
PEWAUKEE WI 53072-3167

RANDY HUBERT AND LEIGH HUBERT
670 ABERDEEN CIR
HARTLAND WI 53029

RAYMOND WERSEL
3515 MOUNTAIN DR
BROOKFIELD WI 53045-1443

RER INVESTMENTS LLC
PO BOX 75
SUSSEX WI 53089-0075

RESOLUTION 723 LLC
131 E WISCONSIN AVE
PEWAUKEE WI 53072

ROBERT HEINECK AND JAYME HEINECK
820-824 S IMPERIAL DR
HARTLAND WI 53029

RONALD DIX AND KAREN DIX
757 E IMPERIAL DR
HARTLAND WI 53029

ROSEMARIE KOEHLER
607 DUNDEE LN
HARTLAND WI 53029

ROSS MILLER AND BETH E MILLER
623 DUNDEE LN
HARTLAND WI 53029

SHK PROPERTIES LLC
S79W16389 WOODS RD
MUSKEGO WI 53150-8615

STEPHEN HARTMANN
1901 TALLGRASS CIR
WAUKESHA WI 53188-2654

STEVEN JOHANNES AND MARY
JOHANNES
560 SAXONY CT
HARTLAND WI 53029

THOMAS A GUEVARA
625 HARTRIDGE DR
HARTLAND WI 53029-2626

THOMAS TRYON AND DONNA TRYON
W284N5038 ROOSEVELTS QUAY
PEWAUKEE WI 53072-1771

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

TIMOTHY AND RENEE DASSOW TRUST
N37W29386 OLD SCHOOL HOUSE RD
PEWAUKEE WI 53072-3169

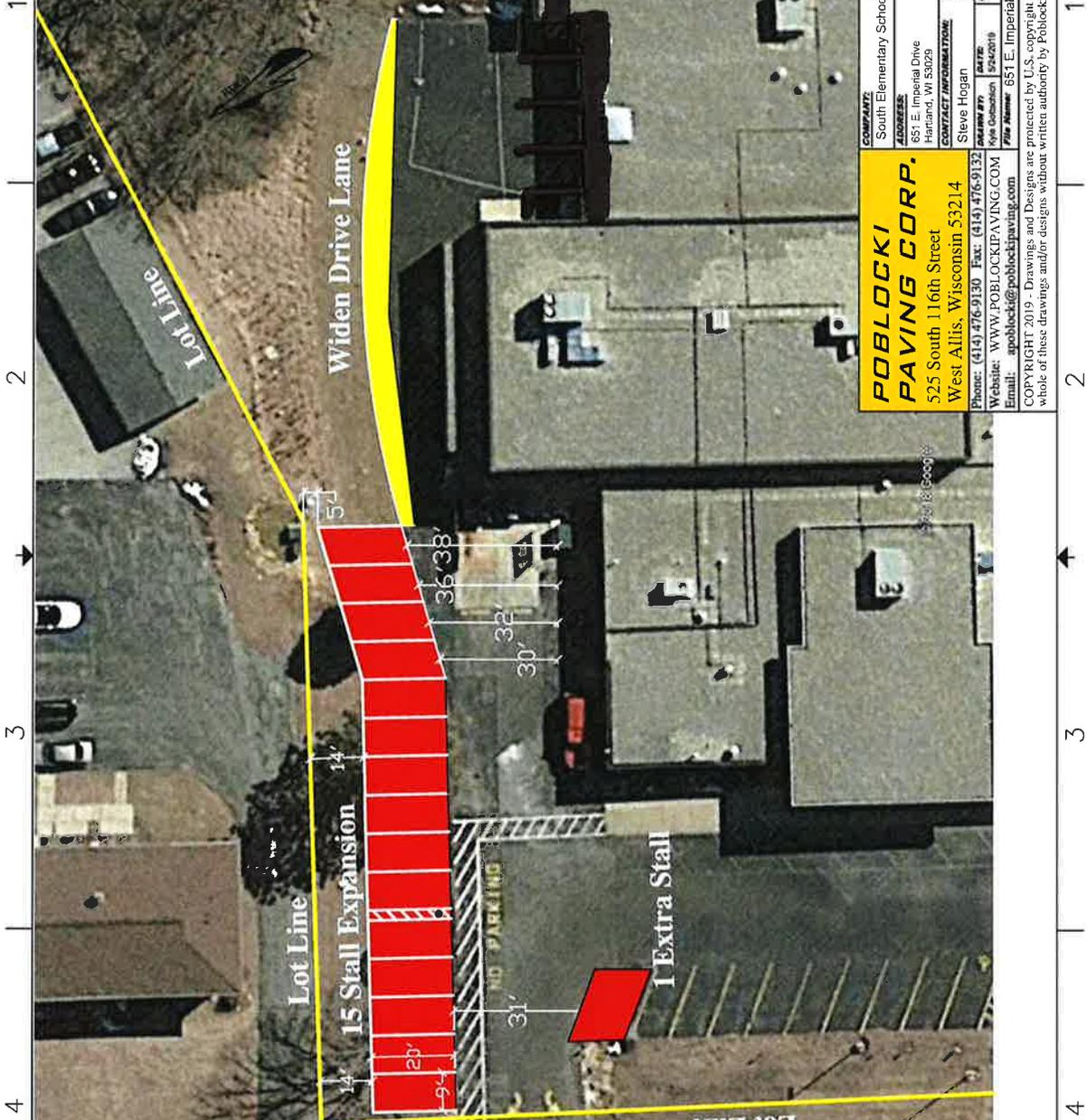
TIMOTHY T BONK AND JILL K BONK
N62W28550 RYBECK RD
HARTLAND WI 53029-9204

TRACY L NOLLGE
741 PENBROOK WAY
HARTLAND WI 53029

WARREN GIBBS
623 HARTRIDGE DR
HARTLAND WI 53029

WENDY BROWN
W315N7677 STATE ROAD 83 UNIT 6
HARTLAND WI 53029-9784

WILLIAM NOWICKI AND MICHELLE
NOWICKI
825 S IMPERIAL DR
HARTLAND WI 53029-2708



POBLOCKI PAVING CORP.
 525 South 116th Street
 West Allis, Wisconsin 53214
 Phone: (414) 476-9130 Fax: (414) 476-9132
 Website: WWW.POBLOCKIPAVING.COM
 Email: apoblocki@poblockipaving.com

COMPANY: South Elementary School
ADDRESS: 651 E. Imperial Drive
 Ferdinand, WI 53025
CONTACT INFORMATION: Phone: 7627-2827/905
 Email: shogan@hardiwe.org
DESIGNER #1: Steve Hogan
DATE: 5/24/2019
SCALE: 1 of 1
DESIGNER: SALZEMAN
 Adam Poblocki

File Name: 651 E. Imperial Drive

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500 Genesee Street, Delafield WI 53018

June 6, 2019

Scott Hussinger
Village of Hartland
210 Cottonwood Avenue
Hartland, WI 53029

via email: ScottH@villageofhartland.com

Re: Clay Werks
DELC 0781.996.013, 2215 Hwy 83.

Dear Scott:

In compliance with the procedures established in the Hwy 83 Corridor Compact the accompanying information is provided for the Village of Hartland's review and comment.

The owner of the subject property has approached the City with a development proposal to erect a new accessory building to meet the demands of his growing business.

The property is governed by a Conditional Use Permit for a Home Business that predates the Corridor Compact. However, stipulations in the inter-municipal agreement require review by the neighboring municipality for any site plan or business plan amendments.

Please contact me directly with any concerns or questions.

Sincerely,

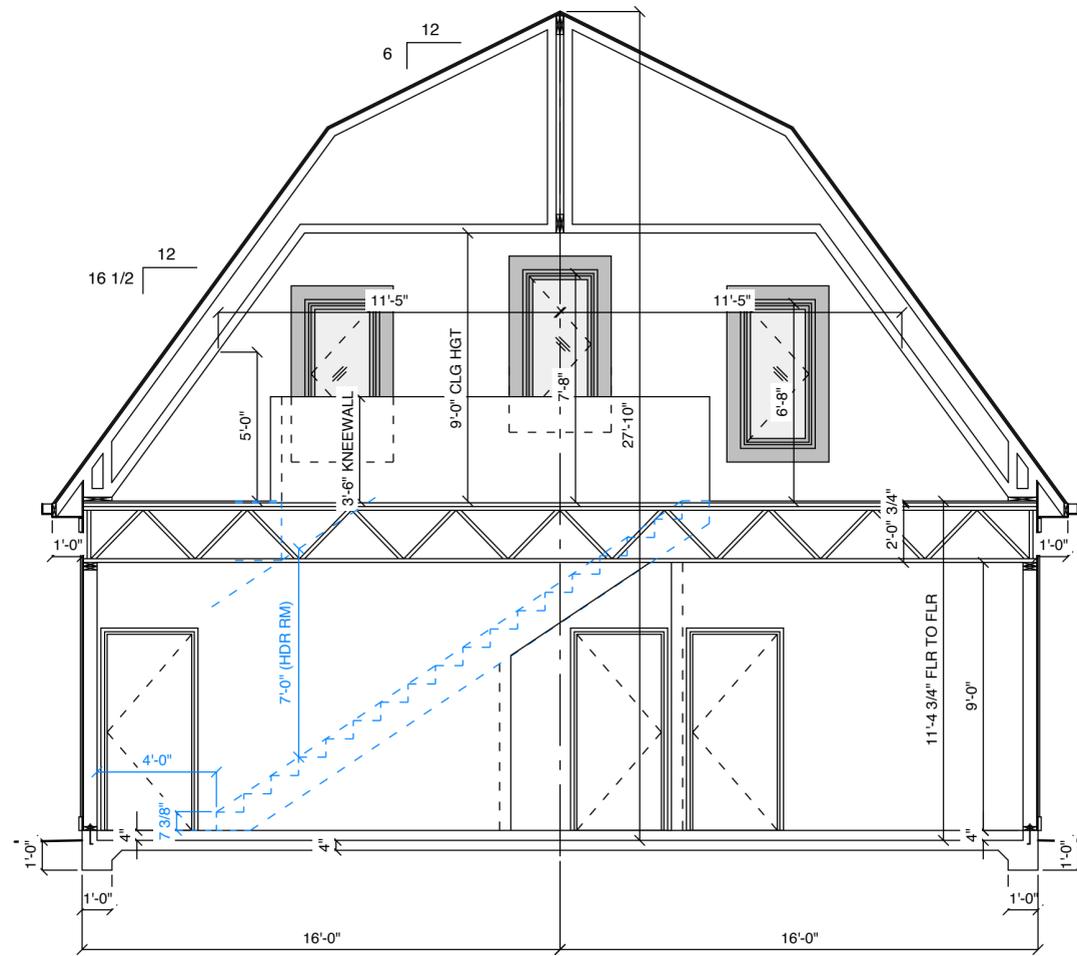
Roger T. Dupler, AICP, ASLA
Delafield City Planner

What do I want ?

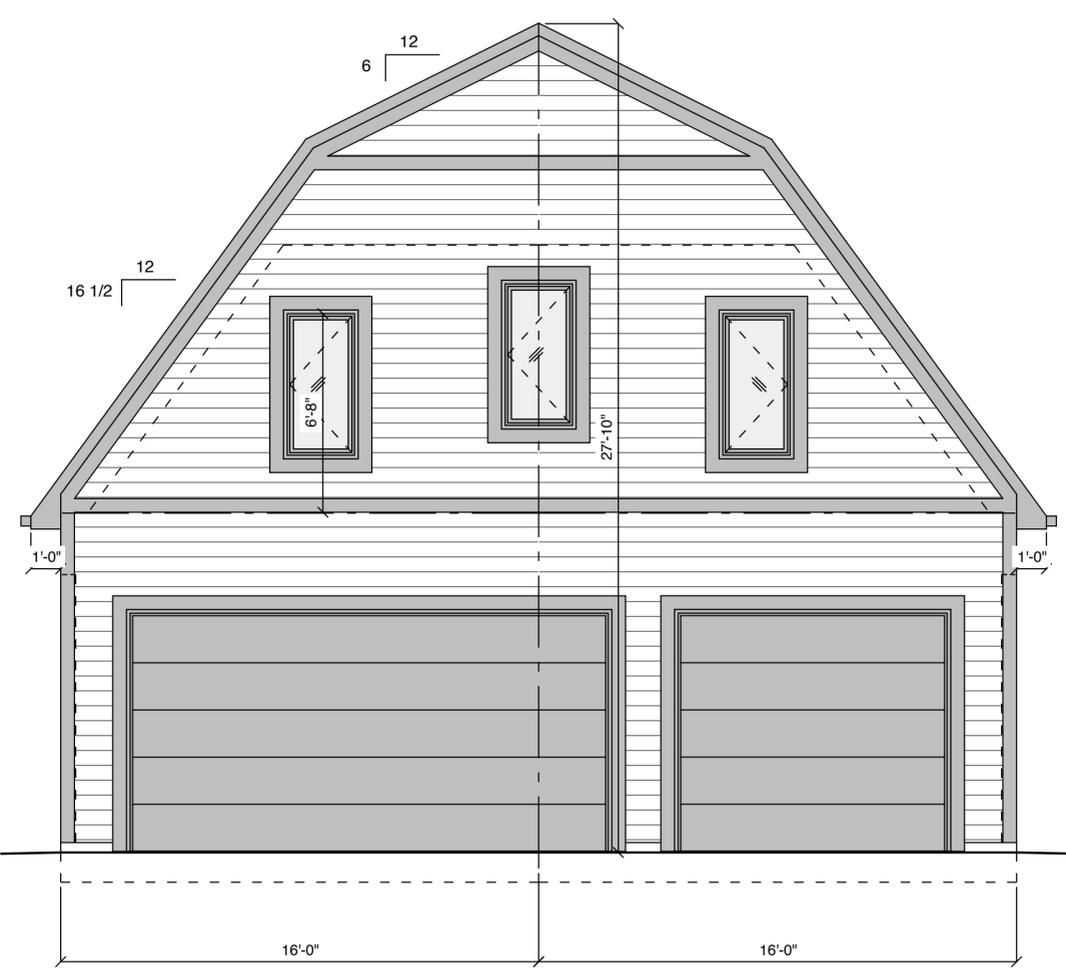
Bryan Becker is requesting approval to construct a 32' x 48' ancillary building for business / personal vehicle support. Additionally an equal square footage for business storage on the loft level. The structure will allow much needed storage for the operation of my home business established in 1998 through the conditional use process.

PRELIMINARY
NOT FOR CONSTRUCTION

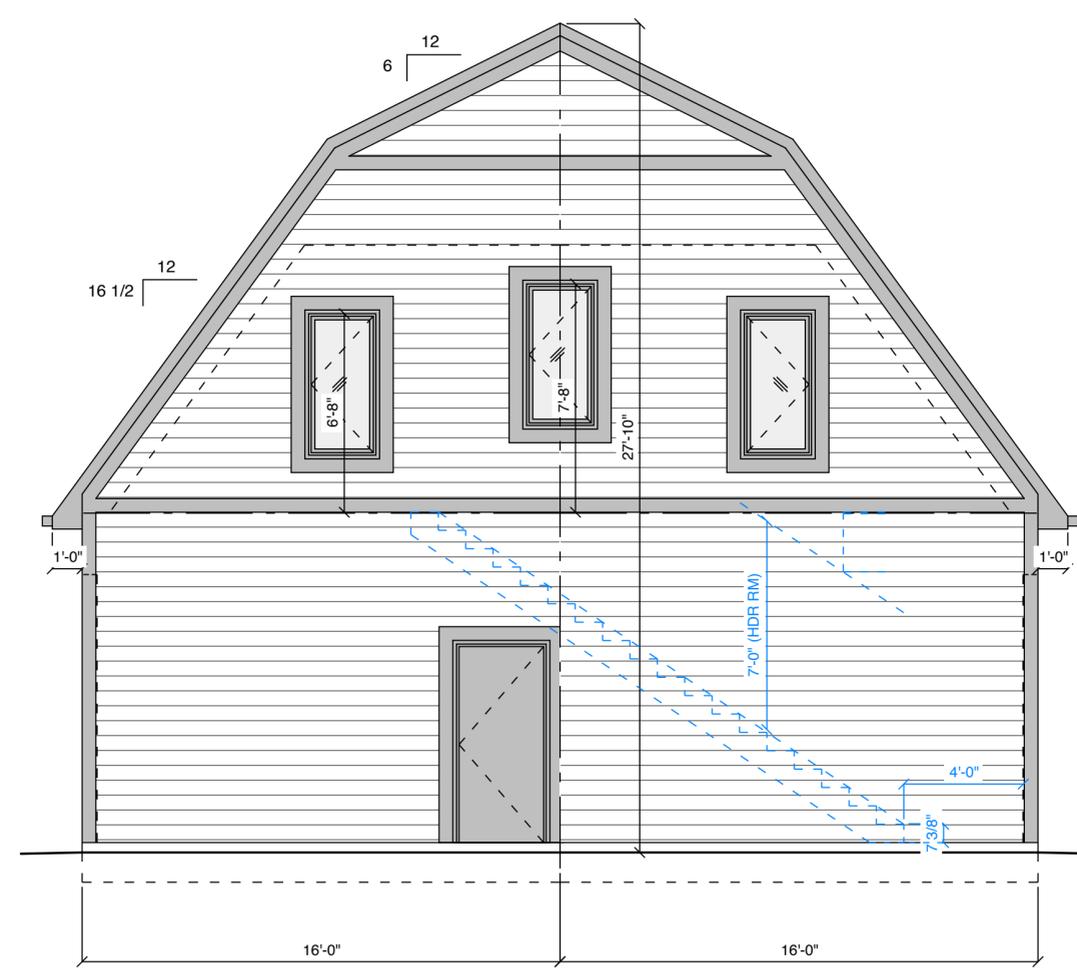
NOTE
THESE DRAWINGS AND DESIGN THEREIN ARE THE EXCLUSIVE PROPERTY OF ARCHITECTURAL DESIGNS, INC.. ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF ARCHITECTURAL DESIGNS, INC. WILL RESULT IN LEGAL ACTION ALL CONTRACTORS SHALL BE RESPONSIBLE FOR MEETING STATE AND LOCAL CODES. IF ANY VARIATIONS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



1 PROPOSED EAST TO WEST BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



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

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE

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

Revisions



1
A2

PROPOSED WEST EXTERIOR ELEVATION

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



2
A2

PROPOSED EAST EXTERIOR ELEVATION

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



ARCHITECTURAL DESIGNS, INC.
BRYAN BECKER CLAY WERKS INC
DETACHED GARAGE
2215 N. HWY 83
HARTLAND (C. OF DELAFIELD), WI 53029
ARCHITECTURAL DESIGNS, INC. 7429 Roosevelt Rd. Town of Erin, WI 53027 p. 414-315-4156 email: gene@architecturaldesignsinc.com website: architecturaldesignsinc.com

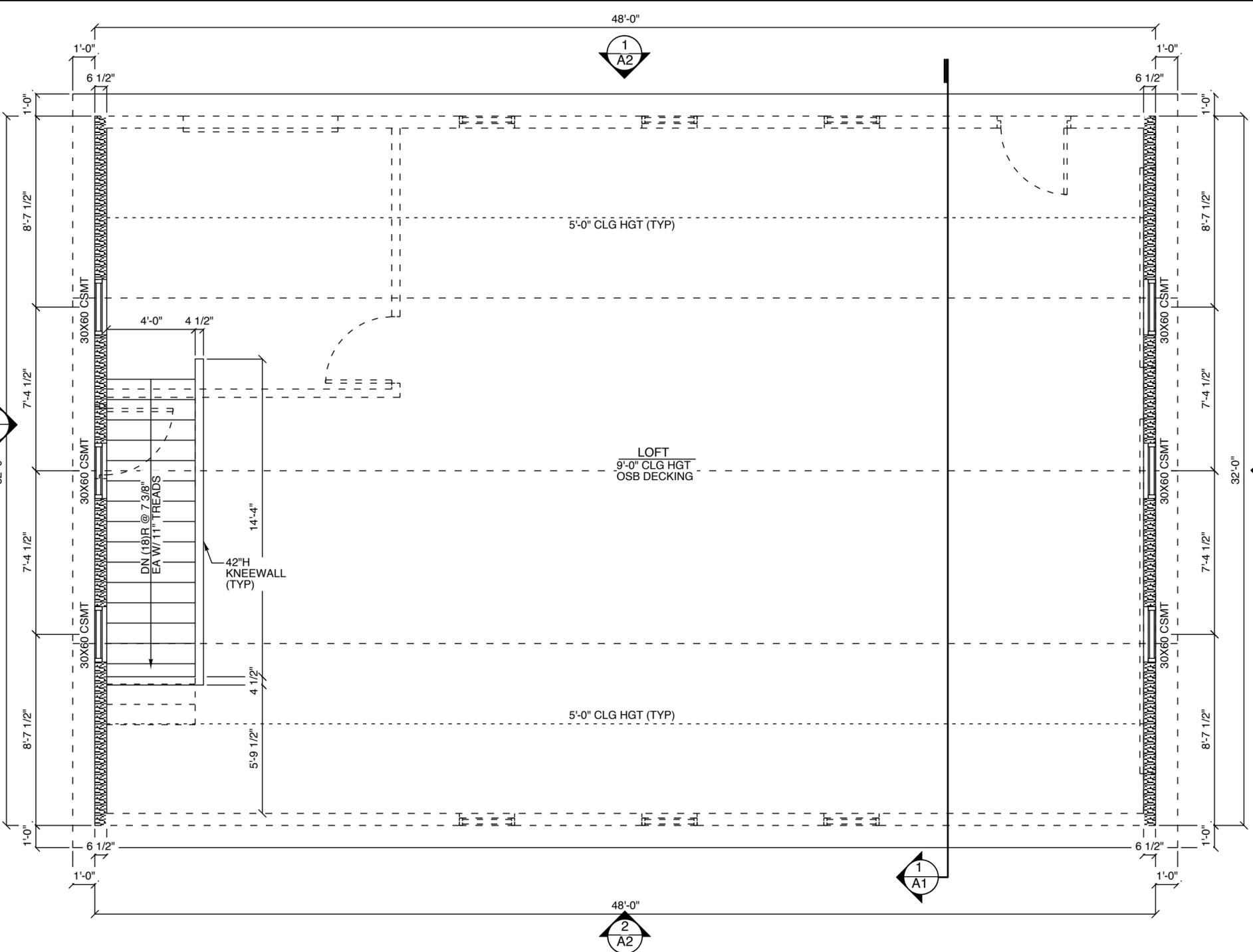
Sheet Title
EXISTING/ PROPOSED SITE PLAN, PROPOSED EAST & WEST EXTERIOR ELEVATIONS
Drawn
GE
Checked
GE
Date
28 MARCH 2019
Job Number
2019.14
Sheet
A2
OF

Why Do I Want it ?

Since its relocation to Delafield over 20 years ago, Clay Werks has experienced notable growth. Clay Werks has become more efficient in making and selling its pottery products. Studio Space and workshops have reached all practical limits of its original space within the 1928 barn currently in operation.

The proposed building will allow much needed storage for the business thereby expanding its existing work space. Additionally, the garage level of the proposed structure will provide much needed space for business / personal vehicles, trailers, etc.

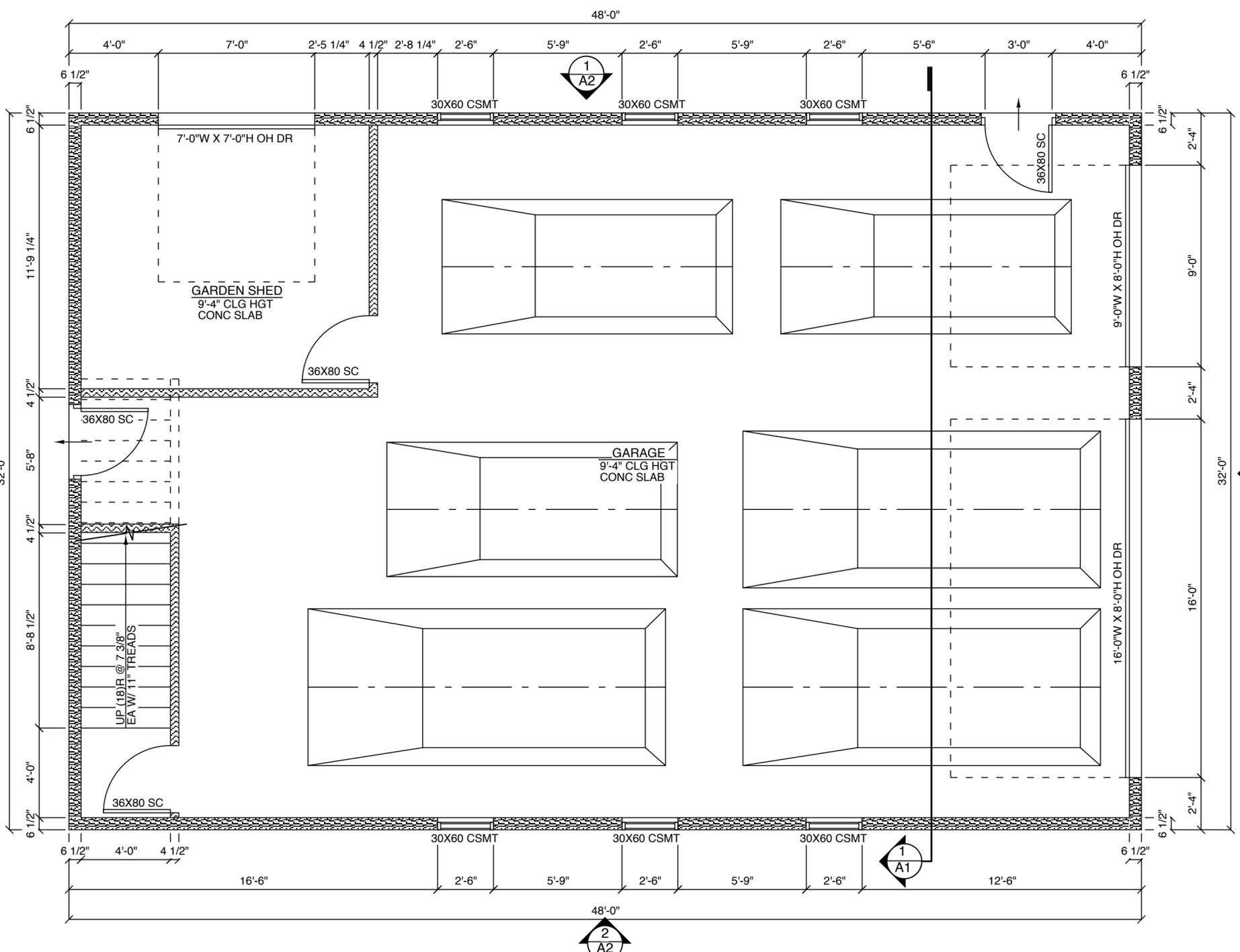
See attachments



PROPOSED LOFT FLOOR PLAN

1,536 SQUARE FEET

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



PROPOSED FIRST FLOOR PLAN

1,536 SQUARE FEET

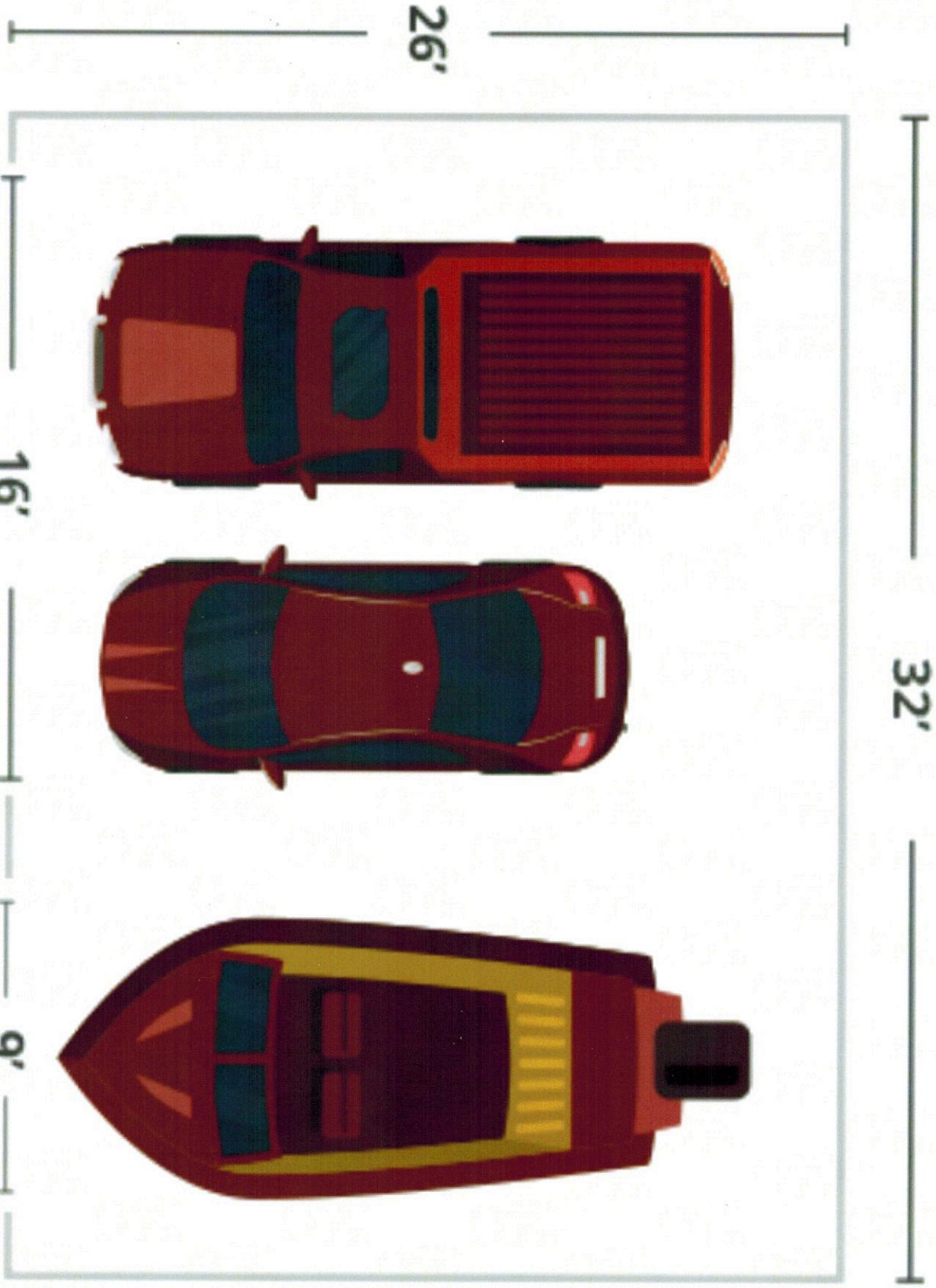
SCALE: 1/4" = 1'-0"

**1st Level Storage
(Garage Level 1500 SQ FT)**

- 1 Work truck
- 1 Car
- 1 Work trailer
- 1 Boat
- Garden Shed/ Bicycles/ ETC

**2nd Level
(Loft Level 1500 SQ FT)**

- Trade show displays
- Used equipment not in use, potters wheels, kiln parts, ETC
- Excess building materials, paint, counters, shelving, in-store displays, lighting
- Packing materials, bulk boxes, bio peanuts, bubble wrap
- Fixtures & excess inventory
- Furniture & tables



3 1/2 CAR
30'x24'

How Has Clay Werks Changed 1998-2019

1998	2019
<p style="text-align: center;">Derived Revenue</p> <p>Brick and Mortar Retail:50% Wholesale: 25% Classes/open studio: 25%</p>	<p style="text-align: center;">Derived Revenue</p> <p>Brick and Mortar Retail: 5% Internet Retail: 20% Wholesale: 75%</p>
<p style="text-align: center;">Employees</p> <p>Myself 1 employee</p>	<p style="text-align: center;">Employees</p> <p>Myself 2 Full time employees (daughters) 1 part time</p>
<p style="text-align: center;">Hours of operation</p> <p>Monday -Friday 10am - 5pm Saturday & Sunday 10am - 2pm Tuesday & Thursday Classes 6pm - 9pm</p>	<p style="text-align: center;">Hours of operation</p> <p>Monday - Friday 10am - 5pm Saturday 10am - 2pm</p>
<p style="text-align: center;">Signage</p> <p>None 2001-2004? Permitted sign hanging from tree - limb broke Sign replaced</p>	<p style="text-align: center;">Signage</p> <p>Wood sign frame planted in its place. Same location Same size Same Messages</p>
<p style="text-align: center;">Donations Anual</p> <p>10-20 merchandise for auction/raffle</p>	<p style="text-align: center;">Donations Anual</p> <p>20-50 Merchandise</p>
<p style="text-align: center;">Traffic in driveway</p> <p>Traffic 7 day/ week 40-100 per week</p>	<p style="text-align: center;">Traffic in driveway</p> <p>Today less than 1/2</p>

1998	2019
<p data-bbox="391 596 753 636" style="text-align: center;">Square Footage Use</p> <p data-bbox="298 674 777 758">1500 sq ft Showroom/Studio/ Storage</p>	<p data-bbox="964 596 1326 636" style="text-align: center;">Square Footage Use</p> <p data-bbox="868 674 1411 804">4000 sq ft Showroom/ Studio/ Workshops/ Shipping/ Storage/Garbage cans</p>
<p data-bbox="485 833 660 873" style="text-align: center;">Deliveries</p> <p data-bbox="298 911 808 995">1-2 Deliveries per week FedEx or UPS</p>	<p data-bbox="1057 833 1232 873" style="text-align: center;">Deliveries</p> <p data-bbox="868 911 1378 995">2-4 Deliveries per week FedEx or UPS</p>
<p data-bbox="440 1022 706 1062" style="text-align: center;">Fire inspection</p> <p data-bbox="298 1100 532 1140">2 times a year</p>	<p data-bbox="1011 1022 1278 1062" style="text-align: center;">Fire inspection</p> <p data-bbox="1081 1100 1205 1140" style="text-align: center;">(Same)</p>
<p data-bbox="326 1236 823 1276" style="text-align: center;">Fire extinguisher inspection</p> <p data-bbox="298 1314 826 1354">1 time per year X 1 extinguisher</p>	<p data-bbox="898 1236 1395 1276" style="text-align: center;">Fire extinguisher inspection</p> <p data-bbox="868 1314 1411 1354">1 time per year X 2 extinguishers</p>
<p data-bbox="363 1383 784 1423" style="text-align: center;">Outside Visible Storage</p> <p data-bbox="526 1461 618 1501" style="text-align: center;">None</p>	<p data-bbox="935 1383 1356 1423" style="text-align: center;">Outside Visible Storage</p> <p data-bbox="1097 1461 1190 1501" style="text-align: center;">None</p>

Where is it going?

The proposed building will be 60' - 70' south of the existing "Clay Werks" barn.

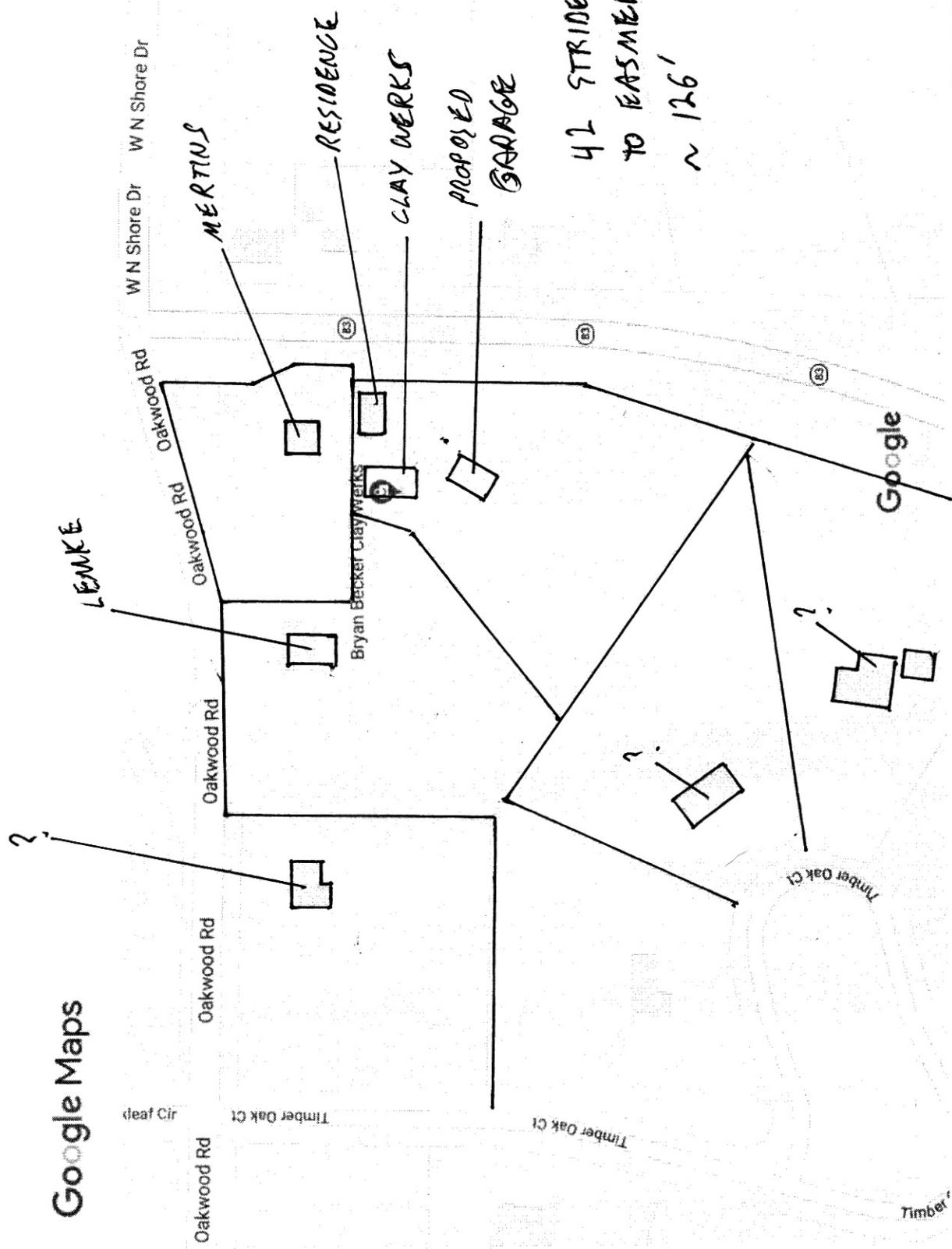
See attached site plan

The location will have little to no impact on the following:

- Not visible to 3 of 4 adjacent neighbors sharing lot line boundaries.
- Within lot boundaries and easements.
- Close proximity to electrical power.
- No paving of driveway needed.
- No removal of mature trees or shrubs.
- No interference with delivery or service vehicles.
- No parking spaces added or removed.
- No fill needed or removed
- Will resemble existing (Clay Werks) barn in look and construction materials , or as advised

Oakwood Rd
Timber Oak Ct
Timber Oak Ct
Timber Oak Ct

Oakwood Rd
W N Shore Dr
W N Shore Dr



Map data ©2019 Google 100 ft



Pottery, Gifts & Gallery
 2215 N. Hwy 83 • Hartland, WI 53029
 www.bryanbeckerclaywerks.com
 262-367-7211 • bryanbeckerclaywerks@gmail.com

TAX KEY #
0781 996 013

TAX RECEIPT

BE SURE THIS RECEIPT DESCRIBES YOUR PROPERTY

PAMELA REEVES
WAUKESHA COUNTY TREASURER
515 W MORELAND BLVD, ROOM 148
WAUKESHA, WI 53188
262-548-7029

2215 HIGHWAY 83
LOT 1 CERT SURV 5646 VOL 45/397 3 AC EX R1966/265 PT NE1/4SEC 16
T7N R18E R2564/596

TYPE : LOCAL
RECEIPT# : 1420640 - 2008555604
TRANSACTION DATE : 01/02/2019 9:49:22AM
POSTMARK DATE : 12/28/2018
INIT : TS/33

TAXING DISTRICT: CITY OF DELAFIELD

Tax Year : 2018 Key No : DELC0781996013

Balance Owing
Plus Accrued Interest & Penalty
Less This Payment
Balance Due
Plus Accrued Interest & Penalty

TAX	INTEREST	PENALTY	OTHER CHARGES	OVER PAYMENT	TOTAL
2,977.90	0.00	0.00	0.00	0.00	2,977.90
2,977.90	0.00	0.00	0.00	0.00	2,977.90
0.00	0.00	0.00	0.00	0.00	PAID IN FULL

BRYAN M BECKER
2215 HIGHWAY 83
HARTLAND WI 53029-9318

PAID BY CoreLogic
CASH 0.00
CHECK 2,977.90
OTHER 0.00
MULT 0.00
TOTAL 2,977.90

BALANCE DUE IS THROUGH PAYMENT MONTH
ADDITIONAL INTEREST AND PENALTY MAY BE OWING ON PAYMENTS MADE AT LATER DATES

IF PAID BY CHECK, THIS RECEIPT IS NOT VALID
UNTIL CHECK HAS BEEN CLEARED BY ALL BANKS

078,1 999

0781 997 001

5646
0781 996 013

0781 996 011

5984

83

Z

N

Z



9



83

2215 Wisconsin 83

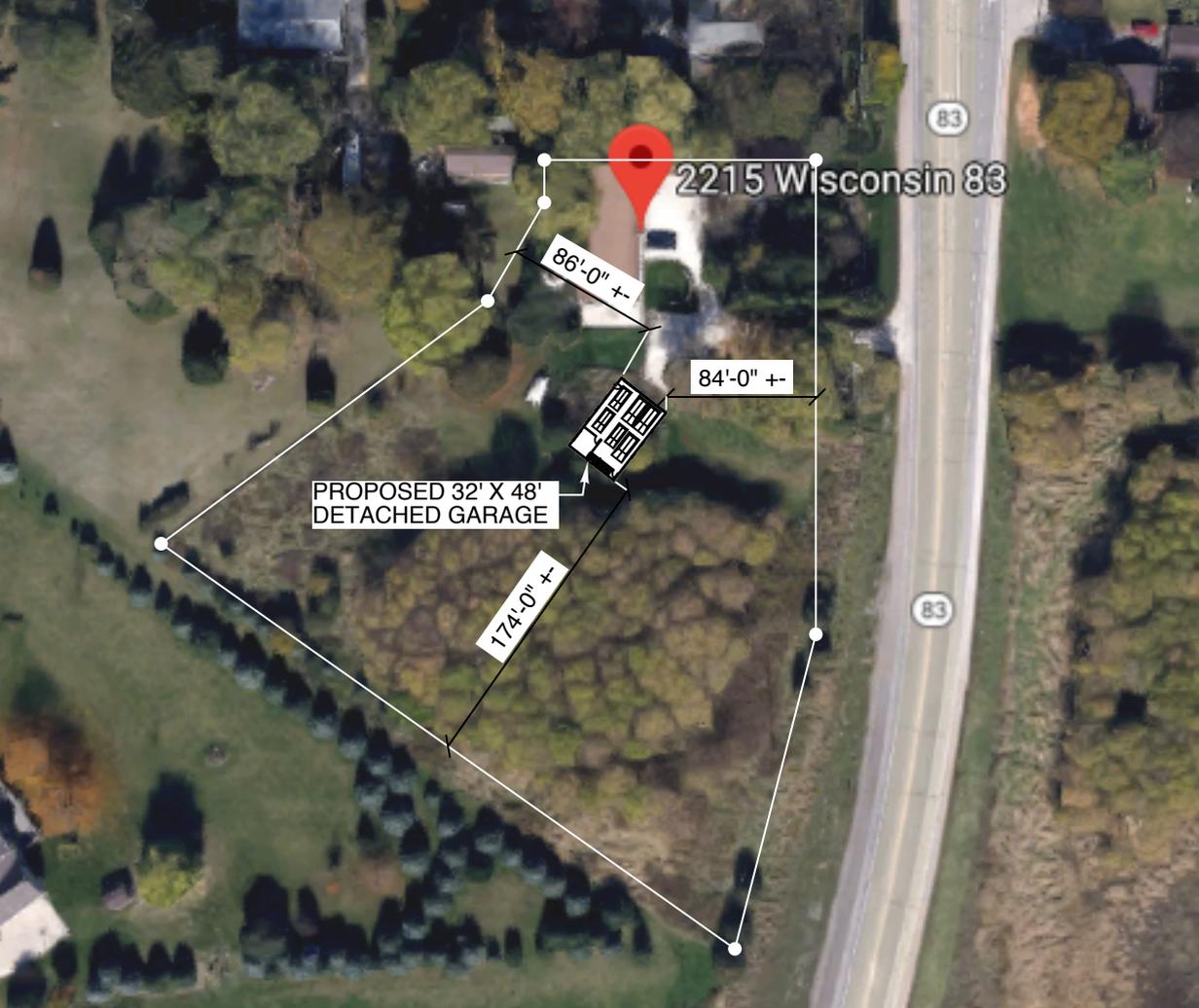
86'-0" +-

84'-0" +-

PROPOSED 32' X 48'
DETACHED GARAGE

174'-0" +-

83



North / East /South / West

Views

From proposed building

NORTH

CLAYWERKS

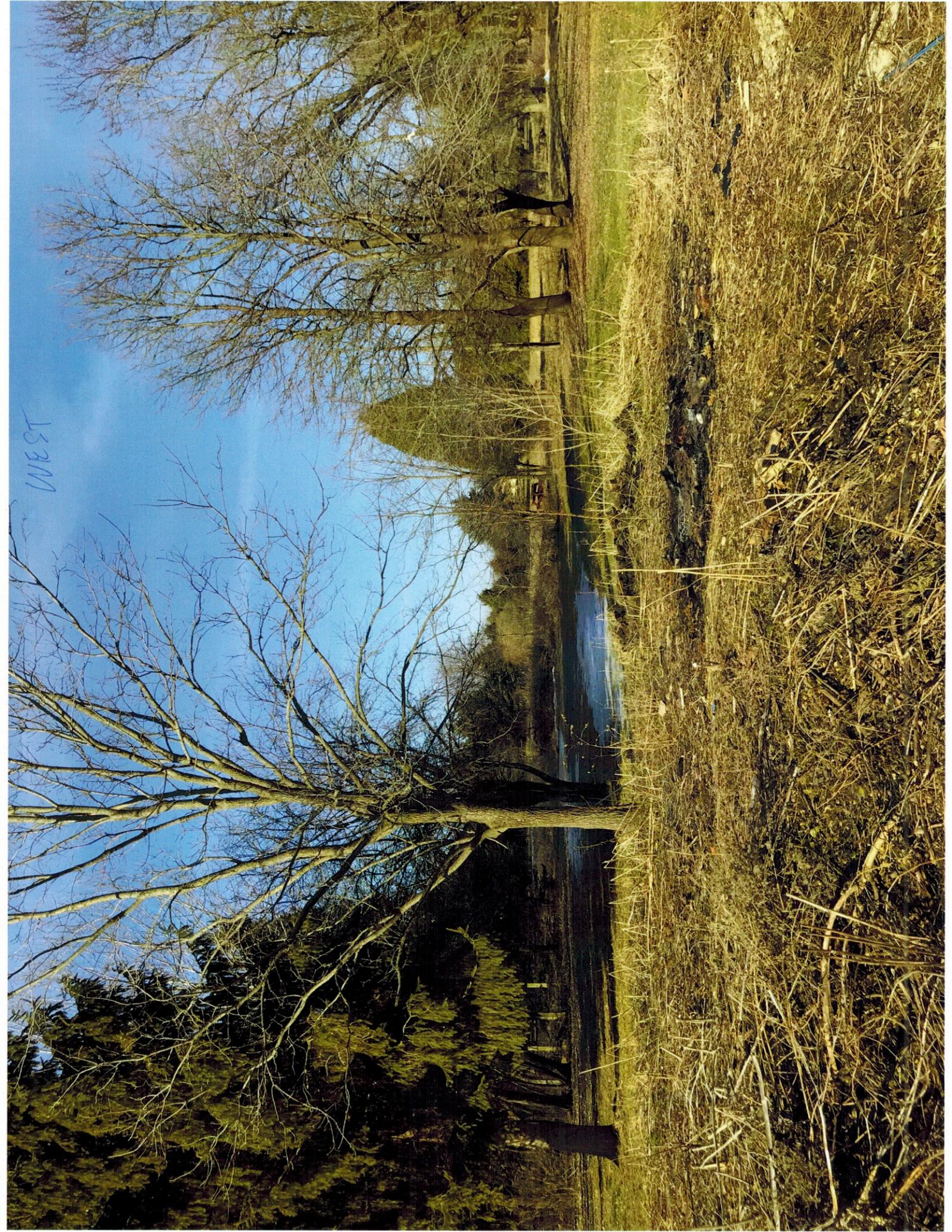




EAST



SOUTH



WEST



VILLAGE OF HARTLAND
PETITION FOR:



REZONING

ZONING CODE AMENDMENT

(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: \$400.00 + \$200 Professional Fee Deposit

Date Filed: <u>April 30, 2019</u>	Fee Paid:
Date of Meeting:	Receipt No.

1. Name: DAVE VAN SLETT
 Address of Owner/Agent: 415 W. Capitol Drive (owner location)
W305 N6280 Beaver View Rd. Hartland WI 53029 (agent address)
 Phone Number of Owner/Agent: 262-336-4140
 FAX No. _____ E-mail: slettdt@gmail.com
2. State zoning change desired. (Example: From RS-1 (Single Family) to B-1 (Neighborhood Business))
From Institutional to R55 Single Family
3. Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").
4. State present use of property and intended use. Single Family to
Single Family
5. State present language change code section and proposed language (use additional paper if necessary).
No language change needed, just change in code from
Institutional to R55



**APPLICATION FOR
PLAN COMMISSION**

\$300 REVIEW FEE DUE AT TIME OF APPLICATION

Project Description Minor land separation			
Proposed Use Church and single family home			No. of Employees
Project Location 415 W. Capital Dr.			
Project Name			
Owner Zion Ev. Lutheran Church		Phone 262-367-3617	
Address 415 W. Capital Dr.		City Hartland	State Wi. Zip 53029
Engineer/Architect		Phone	FAX
Address		City	State Zip
Contact Person Dave Van Slett	Phone 262-336-4140	FAX	E-mail slettdt@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:	Date of Meeting:	Return Comments by:
---------------	------------------	---------------------

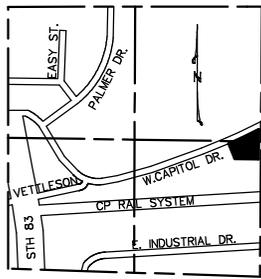
CERTIFIED SURVEY MAP NO. _____

A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3,
TOWNSHIP 7 NORTH RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

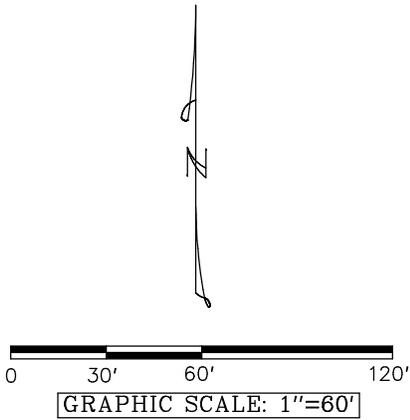
LEGEND

- - INDICATES 1-INCH DIA. IRON PIPE FOUND
- - INDICATES 1-INCH DIA. IRON PIPE SET 1.13 LBS/LIN.FT 18" LENGTH
- ▲ - INDICATES PARKER-KALON NAIL FOUND

LOCATION MAP

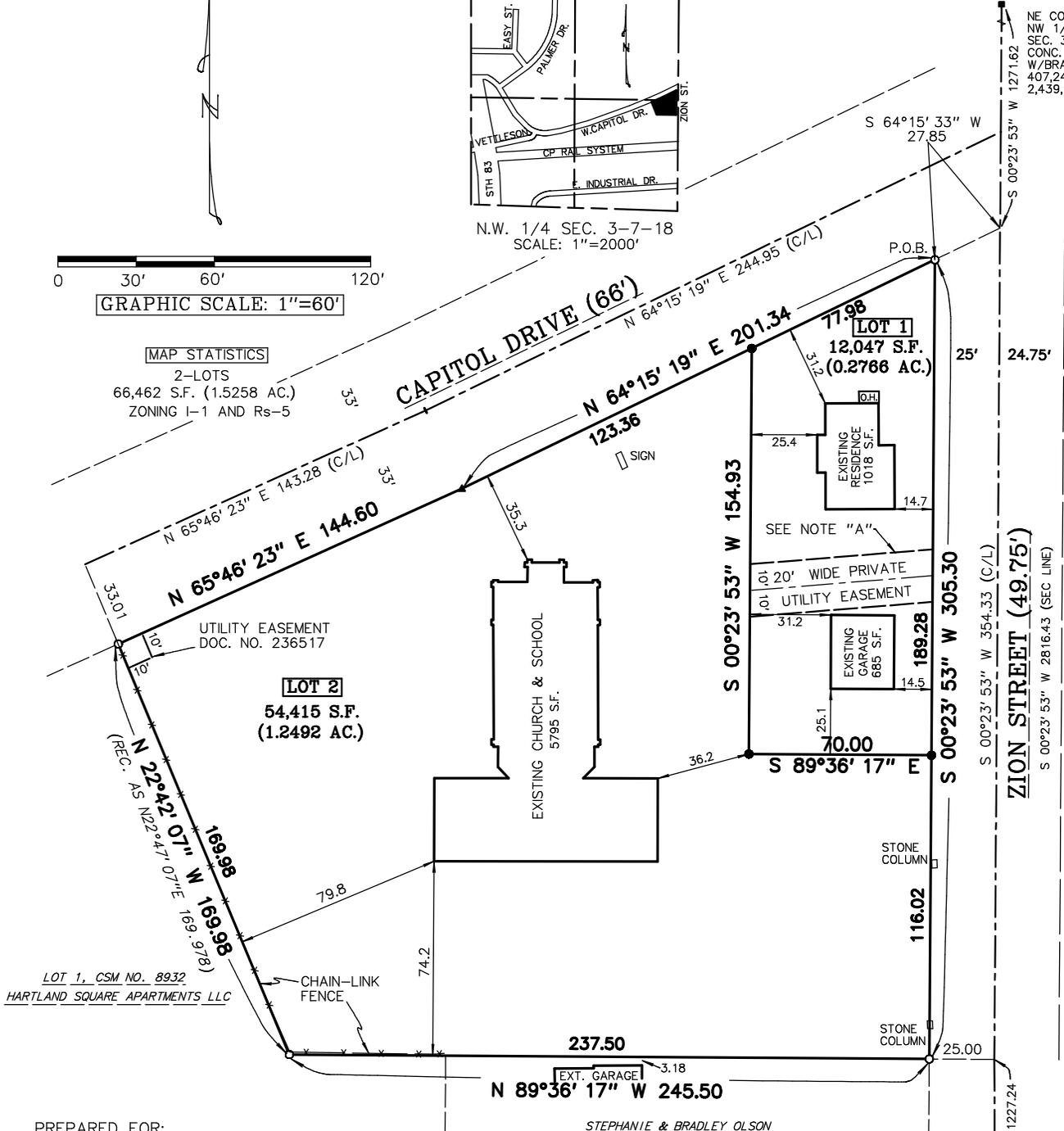


N.W. 1/4 SEC. 3-7-18
SCALE: 1"=2000'



MAP STATISTICS

2-LOTS
66,462 S.F. (1.5258 AC.)
ZONING I-1 AND Rs-5



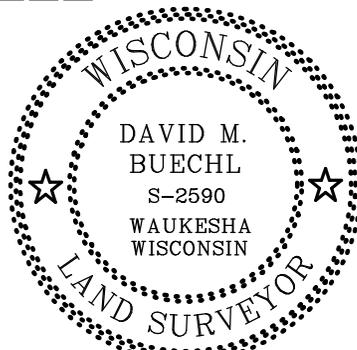
PREPARED FOR:
ZION EVANGELICAL CHURCH
C/O DENNIS RASMUSSEN
415 W. CAPITOL DR.
HARTLAND, WI 53029

PREPARED BY:
MICHAEL W. BUECHL, INC.
233 OAKTON AVENUE
PEWAUKEE, WI 53072
262-691-4444
mbuechl@ameritech.net

ZONING

LOT 1 RS-5 (PROPOSED)
STREET: 30 FEET
REAR: 25 FEET
SIDE: SUM 25 FEET (NOT LESS THAN 10 FEET)
LOT 2 I-1 (EXISTING)
STREET: 30 FEET
REAR: 25 FEET
SIDE: SUM 25 FEET (NOT LESS THAN 10 FEET)

STEPHANIE & BRADLEY OLSON
UNPLATTED LANDS



NOTE "A"

BEARINGS REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 3-7-18 HAVING AN ASSUMED BEARING OF SOUTH 00°23' 53" WEST PER THE WISCONSIN STATE PLANE COORDINATE SYSTEM NAD 1927 (SOUTH ZONE)

A 20 FOOT WIDE PRIVATE UTILITY EASEMENT ACROSS LOT 1 FOR THE BENEFIT OF LOT 2 (BY SEPARATE INSTRUMENT)

CERTIFIED SURVEY MAP NO. _____

A PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

SURVEYORS CERTIFICATION

(State of Wisconsin

: ss

Waukesha County)

I, David M. Buechl, a professional land surveyor, do hereby certify: That I have surveyed, divided and mapped a part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 3, Township 7 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Northwest corner of Section 3; thence South 00°23'53" West, along the East line of said Northwest 1/4, 1271.82 feet; thence South 64°15'23" West, 27.85 feet to the West line of Zion Street and the place of beginning of the lands to be described; thence South 00°23'53" West, along said West line, 305.30 feet; thence North 89°36'17" West 245.50 feet to a point on the Easterly line of Certified Survey Map No. 8932; thence North 22°42'07" West, along said Easterly line, 169.98 feet to the Southerly line of Capitol Drive; thence North 65°46'23" East, along said Southerly line, 144.60 feet to an angle point; thence North 64°15'19" East, along said Southerly line, 201.34 feet to the place of beginning.

Containing 66,462 square feet (1.5258 acres) more or less.

That I have made this survey, land division and map by the direction of the owners of said land. That such map is a correct representation of all exterior boundaries of the land surveyed and the division thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Certified Survey Map Ordinance of the Village of Hartland in surveying, dividing and mapping the same.

Date

David M. Buechl, Professional Land Surveyor (S-2590)

OWNER'S CERTIFICATE

We, as duly elected officers of the Zion Evangelical Lutheran Church, hereby certify that we have caused the land described in this document to be surveyed, divided, and mapped as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes pertaining to Certified Survey Maps (Section 236.34) and shall be submitted to the Village of Hartland for approval or objection.

David Van Slett, President

Dennis Rasmussen, Vice President

Tim Toepel, Treasurer

Mark Hahm, Recording Secretary

WITNESS the hand and seal of said owner this ____ day of _____, 2019.

(State of Wisconsin

: ss

Waukesha County)

PERSONALLY came before me this ____ day of _____, 2019, to me known to be the persons who executed the Owner's Certificate and acknowledged the same.

Notary Public:

My commission expires:

CERTIFIED SURVEY MAP NO. _____

A PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the Village of Hartland this _____ day of _____, 2019

Jeffrey Pfannerstill, Chairman

Darlene Igl, Village Clerk

VILLAGE BOARD APPROVAL:

Approved by the Village Board, Village of Hartland, this _____ day of _____, 2019

Jeffrey Pfannerstill, President

Darlene Igl, Village Clerk

492 PARTNERS LLC
492 RIVERSIDE DR
PRINCETON NJ 08540-5421

ANDREW J SALOMONE
337 PROSPECT AVE
HARTLAND WI 53029-2022

CAROLINE B JOYCE
526 W CAPITOL DR
HARTLAND WI 53029

DANIEL G ANDERSON AND SALLY J
ANDERSON
315 W CAPITOL DR
HARTLAND WI 53029

DANIEL R SMITH JR
248 PAWLING AVE
HARTLAND WI 53029

DAVE HYLAND AND DAWN HYLAND
440 W CAPITOL DR
HARTLAND WI 53029

DAVID CATANIA AND JEAN CATANIA
328 PROSPECT AVE
HARTLAND WI 53029-2023

DAVID JAMBRETZ AND SUSAN
JAMBRETZ
338 PROSPECT AVE
HARTLAND WI 53029

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

DONALD G LUND 2013 LIVING TRUST
432 W CAPITOL DR
HARTLAND WI 53029

DOWNING BROTHERS BUILDERS INC
W267S3742 VELMA CT
WAUKESHA WI 53188-6609

EDWIN & ANNETTE MILLER TRUST
354 PROSPECT AVE
HARTLAND WI 53029

ELIZABETH ANN CONLEY
320 ZION ST
HARTLAND WI 53029-1929

ELMORE MACHINERY CORP
403 EAST AVE
EAGLE WI 53119-2109

GEORGE G GARNEAU JR
330 ZION ST
HARTLAND WI 53029

HARMANN RENTALS LLC
W320N9189 HIGHWAY 83
HARTLAND WI 53029-9737

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

HARTLAND PROPERTIES LLC
N5915 N WILLOW GLEN RD
SULLIVAN WI 53178-9727

HARTLAND SELF STORAGE LLC
392 ROYAL ST GEORGE ST
VERNON HILLS IL 60061-4527

HARTLAND SQUARE APARTMENTS LLC
W312S9003 MOCCASIN TRL
MUKWONAGO WI 53149

HARTLAND STATION LLC
249 PAWLING AVE
HARTLAND WI 53029-2052

JARED KELLER
608 W CAPITOL DR
HARTLAND WI 53029-1925

JENNIFER L MOHR-WHITMAN
448 W CAPITOL DR
HARTLAND WI 53029-1921

JSO PROPERTIES LLC
614 W CAPITOL DR
HARTLAND WI 53029

KOEPEL HOLDINGS LLC
PO BOX 46
OCONOMOWOC WI 53066-0046

LEAF INVESTMENTS LLC
512 INDUSTRIAL DR
HARTLAND WI 53029-2310

LESLIE A MOATS
N8331 CARDINAL PASS
IXONIA WI 53036-9451

MAC HOLDINGS LLC
PO BOX 602
HARTLAND WI 53029

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

MICHELE H ANDRAE
256 W CAPITOL DR
HARTLAND WI 53029

NORTHPOINT COMMUNITY CHURCH
400 W CAPITOL DR
HARTLAND WI 53029-1921

PAMELA FILO
344 PROSPECT AVE
HARTLAND WI 53029

PREMIER HARTLAND LLC
3120 GATEWAY RD
BROOKFIELD WI 53045-5112

ROBERT F KALKE JR
370 PROSPECT AVE
HARTLAND WI 53029

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

SARAH J SAUER
360 PROSPECT AVE
HARTLAND WI 53029

SHAWN M HOPPE
320 PROSPECT AVE
HARTLAND WI 53029-2023

STEPHANIE OLSON AND BRADLEY A
OLSON
341 ZION ST
HARTLAND WI 53029-1928

STONEWOOD STORAGE ASSOCIATES
LIMITED PARTNERSHIP
PO BOX 145
HARTLAND WI 53029

SUPERIOR OF WISCONSIN INC
559 PROGRESS DR PO BOX 168
HARTLAND WI 53029-0168

THOMAS CANTRELL AND DIONNE
CANTRELL
359 PROSPECT AVE
HARTLAND WI 53029-2022

THOMAS H BEAUMONT
310 ZION ST
HARTLAND WI 53029

THOMAS H DALY
247 W PARK AVE
HARTLAND WI 53029-2020

TIMOTHY E MUELLER
330 PROSPECT AVE
HARTLAND WI 53029-2023

WISCONSIN ELEC POWER CO
231 W MICHIGAN AVE
MILWAUKEE WI 53203

ZION EVANGELICAL CHURCH
415 W CAPITOL DR
HARTLAND WI 53029

From: [Amtmann, Ryan](#)
To: slettdt@gmail.com
Cc: [Scott Hussinger](#); [Dave Felkner](#); [Darlene Igl](#); [Mike Gerszewski](#)
Subject: 415 W. Capitol Drive - Rezoning/CSM Item
Date: Monday, May 13, 2019 10:18:44 AM
Attachments: [image395402.png](#)
[image157922.png](#)
[image375754.png](#)
[image808000.png](#)
[image945057.png](#)
[image415299.png](#)
[image971983.png](#)
[image394890.png](#)
[image891602.png](#)

Hello Dave –

Village staff reviewed your request for a CSM to split off the residence from the church/school property.

We have the following comments:

1. On the Property Survey/Proposed Land Division Exhibit
 - a. The existing water services from the residence to the church shall be abandoned, cap end. Requires inspection by Village.
 - b. The church shall be serviced with water, with a connection/extension from the existing water service line that services the school. A meter shall be installed including 2 valves and a meter horn.
 - c. Village staff recommend that the sewer lateral that currently serves the church, be relocated along the new water service line. This will allow for the existing sewer lateral that runs through the new residential property to be abandoned. Doing this provides for flexibility for the future home owner to be able to expand the house or garage and not be impeded by a sewer lateral in an easement through the middle of the property.
 - d. The sewer lateral would need to be capped at the west end and near the right-of-way. The sewer lateral and abandonment requires inspection by Village.

2. CSM
 - a. The distance from the NE corner of the NW $\frac{1}{4}$ of 3-7-18 is listed as 1271.62' on Page 1, and is listed as 1271.82' in the Surveyor's Certificate. This should be corrected.

If you have any questions please feel free to call me.

Ryan

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

Vice President



 262-953-3002
 414-840-3296



VILLAGE OF HARTLAND

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF HARTLAND**

WHEREAS, The Village of Hartland has received a request to consider the rezoning of the property located at 415 W. Capitol Drive from I-1 Institutional District to RS-5 Single Family Residential Estate District in order to use of the property as a single family home; and

WHEREAS, The Village of Hartland Plan Commission has considered the request and has recommended approval of the request and finds that it is proper and desirable to establish the zoning of this property as noted above; and

WHEREAS, The Village Board of Trustees conducted a Public Hearing regarding this proposed change on June 24, 2019.

NOW THEREFORE, THE VILLAGE BOARD OF THE VILLAGE OF HARTLAND DO ORDAIN AS FOLLOWS:

Section 1: The Village of Hartland Zoning Map is hereby amended to rezone the following property located as indicated above: 415 W. Capitol Drive from I-1 Institutional District to RS-5 Single Family Residential Estate District as shown on the attached Exhibit 1 to this Zoning Map Ordinance.

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

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

Adopted this _____ day of _____, 2019.

VILLAGE OF HARTLAND

ATTEST:

By: _____
Jeffrey Pfannerstill, Village President

Darlene Igl, MMC, WCPC, Village Clerk



Village of Hartland GIS



Village of Hartland

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

DISCLAIMER:

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

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



SCALE: 1 = 42'

Print Date: 5/22/2019