

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, AUGUST 19, 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 July 15, 2019.
2. Architectural Board review and consideration of an application for façade improvements for GD Holding, LLC, 107 E. Capitol Drive.
3. Architectural Board and Plan Commission review and consideration of actions related to The Glen at Overlook Trails.
 - a. Review and consideration of resubmittal of “House B” plans
 - b. Review and consideration of a Certified Survey Map
 - c. Review and consideration of an updated grading plan
4. Architectural Board and Plan Commission review and consideration of plans for a 15,000 square foot addition to Sjoberg Tool, 620 Cardinal Lane.
5. Plan Commission review and consideration of a concept Planned Unit Development and plans for an addition to Sendik’s Food Market, 600 Hartbrook Drive.
6. Discussion and possible consideration of the final draft of the Village of Hartland Comprehensive Outdoor Recreation Plan.
7. Discussion and possible action related to INRA boundary with SEWRPC and possible letter sent on behalf of Village.
8. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.
9. 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, JULY 15, 2019
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Jeff Pfannerstill, David deCourcy-Bower, Ann Wallschlager, James Schneeberger and Jeff Bierman.

Others Present: Interim Administrator Bailey, Building Inspector Hussinger, Bob Rosch, Bryan Lindgren, Matt Neumann, Casey Masterson and Clerk Igl.

Excused: Tim Hallquist and Tim Fenner.

Call to Order-

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of June 17, 2019.

Motion (Biermann/Schneeberger) to approve the Jt. Architectural Board/Plan Commission minutes for June 17, 2019. Carried (5-0).

2. Architectural Board review and consideration of an application for façade improvements on the west side of the building for O’Creative, 301 Pawling Ave.

Matt Koeppel one of the owners of O’Creative was present and said the current façade is wooden filler. They will be using the same shape and the plan is to replace the current filler that is there with a door and it will become the main entrance. They will be adding scones on the sides of existing lights and signage will be illuminated by a light above it, it is not a sensor and the light will be on 24/7.

Motion (Biermann/Schneeberger) to approve the façade improvements at 301 Pawling Ave for O’Creative. Carried (5-0).

3. Architectural Board review and consideration of an application for a single family condominium plans, elevations and materials for Overlook Trails.

Bryan Lindgren explained the materials which included the color schemes, five separate single family ranch styles, and multiple elevations are also available. Mr. Lindgren also noted the owners will not be able to have identical styles adjacent to each other. Schneeberger said in previous discussions it was stated that the garages were not to protrude in front of the rest of the structure but he said some are on the plan as such. There was discussion on the garage position. Schneeberger said he is also concerned with house A & B related to the garaged placement.

Bierman asked if stone/brick were only in limited areas, and Mr. Lindgren said masonry will only be used as an accent. Bierman commented it would look odd if the garages are too far forward particularly in front loading garages. Masterson said the market will dictate. Mr. Neumann said they can't do courtyards if a garage is embedded in footprint of structure. He said it makes the structure appear more boxy. He said they are trying to create diversity in the neighborhood. Pfannerstill commented his main concern is with house B, and Schneeberger said he can accept house A. Pfannerstill asked if they could rework house B. Neumann said they can limit them and asked how many of them are allowed? Pfannerstill commented that if the approval were to exclude option B could they come back with another option? Neumann said this would eliminate any courtyard entries in the entire development. Bierman asked if the setbacks will be uniform and Mr. Neumann said yes, typically minimum setback. He went on to say that there are 12 side load garages in the plan and they would like to get out to market as soon as possible: as there are many interested parties that have contacted them.

Wallschlager commented that there had been discussion on having more stone work to look "richer". Mr. Masterson said he guessed they will have considerably more masonry based on the customer desires. Bierman said he sees Wallschlagers point. He went on to say that area of Hartland has at least a beltline on almost every home, quite a few in the Village have more than one pillar and that more masonry would make the development fit better in the community.

DeCourcy-Bower said he is less concerned about the stone/brick quality.

Schneeberger asked if the driveways will be installed immediately. Neumann said yes, drives and landscaping will be installed after construction is complete for each unit. He went on to say that maintenance packages for owners will include snow removal and grass cutting and that the exterior maintenance of the structures will be the responsibility of the owners. He also said the Home Owners Association could take control in a situation in which maintenance is not being done by the homeowner. Bierman asked about clustered mailboxes and Mr. Neumann said USPS makes that determination and currently in clusters of 16. Bierman asked about the topography and what percent of grade that they will maintain away from the house. Mr. Neumann said there is no reason to force any look outs or walk outs on this property as the topography allows this throughout.

Motion (deCourcy-Bower/Pfannerstill) to approve the application for single family condominium plans, elevations and materials for Overlook Trails with the exception of house plan B.

Carried (5-0).

4. Architectural Board and Plan Commission review and consideration of a sunroom addition to the William Peche residence, 301 Hill St.

The property owner was not present. Building Inspector Hussinger said the addition is straight forward and off the rear of the house and that he recommends approval.

Motion (deCourcy-Bower/Schneeberger) to approve the sunroom addition to the William Peche residence, 301 Hill St. Carried (5-0).

Recess at 7:41 pm

Reconvened at 7:47 pm

5. Plan Commission review and consideration for a concept site plan for development of lands on Campus Drive east of Lake Country Lutheran.

Mr. Neumann said they have been in discussion with Lake Country Lutheran for approx. a year. The property is 53 acres, nearly all wooded, with a lot of topography. They said it's a beautiful property and want to find a way to preserve the walking trails through out. They said some of the property is isolated natural resource area. They went on to keep single family on the north side of cut through road to mesh in with the existing single family area. Mr. Neumann said that it will have smaller home sites, single family condo pads, and they plan to keep the density towards the football field and track. He said south of the cut through road it will be more dense use similar to what is across the highway and the market rate rentals along the highway.

Mr. Neumann said the concept created a substantial buffer between apartments and nearest existing homes. He said along Campus Drive there will be commercial/retail on the corner which will include a convenience store such as a Kwik Trip and the other 2 spots are for other office/mixed use buildings. The main question was connectivity and Mr. Neumann said he doesn't know the right answer to this question. He said there is a short section on connection for emergency use only. Mr. Neumann went on to say they are not including connectivity in the concept but could make argument that connection is in the Village's master plan to connect. He said if the Village of Hartland neighbors believe the roadway should connect then Neumann Development would include it in their project. The project has 47 single family homes, 150 market rate apartments, mostly 2-3 bedroom rentals in range of \$1200-\$2000+. The office/convenience space will be the decision of Lake Country Lutheran and likely not right away. He said the homes and apartments may be done in phases based on market demands. Pfannerstill said the public could make comments at that time and asked the speakers to announce their name and address plus keep it to 3 minutes or less if possible.

The following people made comments:

1. Sue Mihojevich N52 W30555 Moraine Drive- has back yard being developed and is concerned that they would lose a lot of existing trees on the 53 acres.
2. Bob Rosch- AHS School Board- had 2 comments, 1- if road goes through, are there plans for a road on the shelf to connect Arrowhead Drive to Campus Drive, then that road needs to be part of discussion because AHA does not want high school traffic cutting through Willow Drive. If the Village does not force connection (emergency only), AHS would like to have a conversation to look at putting "WarHawk Way" in.
3. Lisa Weatherby- 226 Willow Drive- single mom with 4 kids, the reason she chose her house was the neighborhood was quiet and the thought of opening the road is scary. Traffic would increase, speed concerns, not safe. Said please do not open the road through the neighborhood.

De-Courcy-Bower said perhaps let public comments go first, then the board can discuss/comment.

4. Stephanie Smith 240 Willow Ct- has 2 young children, it's quiet, not a lot of traffic, it will create additional traffic making short cuts, it will be a safety issue for kids, would like to see it not connected, would prefer to keep road closed for safety of kids.
5. Joann Nelson 225 Willow Drive – the road is not made for increase in traffic, questions is that area being developed one way or another. Response- no that's what we are going to be deciding.
6. Melanie Crock 291 Willow Drive – the neighborhood is safe, they picked the house because it's a dead end street, and would like to see the road not go through.

Bierman said he observed Hwy 16 getting off on North Ave ramp was dangerous- cars backed up. For that reason he believes people would try to cut through in Willow Drive, he also said it's important for AHS to connect the road to avoid having traffic dumped onto Willow Drive, for not connecting these roads AHS connect to Campus Road. Wallschlager commented that adding housing units will make traffic worse.

deCourcy-Bower said the comp plan currently in place shows Willow Drive was intended to go through to a windy road in that area, not a straight shot. He said it also shows that property stays as institutional, and the draft of the update shows it as open space. He said the proposal doesn't fit with either of the Village's comp plans.

De Courcy-Bower said the main question to him which needs to be considered is the isolated natural resource area. He said it should be verified and before they consider this, they should determine exact extent of natural resource area because that could fundamentally change what the plan uses of it in the future. He said this is a major question that needs to be answered and it is a requirement in code to verify natural resource area. He said beyond that concern and as a concept, this type of proposal could fit nicely in area.

Neumann said they can do research to determine the natural resource area, he also said the Village has jurisdiction over this not SEWRPC as to whether the property can be developed.

deCourcy-Bower commented that the Village has very clear density requirements in the code.

Wallschlager said she does not think the Village should add apartments: more crime/drug dealing, potential for area to go downhill.

A citizen asked someone to define isolated natural resource area. deCourcy-Bower said an area designed as isolated resource area woodlands is considered to be of value, but typically disconnected from larger linear features; it could also have limitations on development.

Mr. Neumann said the other road plan referenced by AHS he had heard of but hadn't seen the plan for that road. He also said that perhaps the meaningful tax increment created by development could assist in funding "Warhawk Way" connector road. He said the infrastructure is already in place for the development of this property.

Pfannerstill said as there are 2 Plan Commissioners missing tonight there are 3 options:

1. Motion to approve concept plan
2. Motion to deny concept plan
3. Motion to table until next month for full board and additional information

Schneeberger asked if a month is long enough to identify a natural resource area, and Mr. Neumann said yes. Wallschlager asked could the Village get more reasonable housing in this area. Mr. Neumann said with the current zoning and regulations, the best they can do is \$350,000 based on high construction costs. Wallschlager commented that people take better care of their property if they own them, not rent them. Mr. Neumann said with this size of apartment complex as investor has millions of dollars invested so they will take good care of the property. He said it will have many amenities and full-time onsite staffing.

deCourcy-Bower said that condos vs apartments he doesn't feel like the Riverwalk and W. Capitol Drive apartments are becoming crime centers. He said that they have to consider the needs in the Village, and that new apartments with amenities make sense for what the Village will need moving forward. He said overall this part of the Village with mixed uses and higher density could work and can infrastructure support this development.

Pfannerstill said if we move forward with the conceptual plan, further research to determine the natural resource area. He said the condos will be 2 story, geared toward younger families and will have a different demographic than Overlook Trails.

Motion (Schneeberger/Wallschlager) to table this item until the next month.

6. Announcements-

Ann - asked for information on AHS road discussed by Rosch be supplied.

Bower - commented that the Plan Commission needs to review draft comprehensive plan.

7. Adjourn-

Motion (Bierman/Schneeberger) to adjourn. Carried (5-0). Meeting adjourned at 8:53 PM.

Respectfully submitted by
Recording Secretary,

Deidre Bush y, Deputy Clerk



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

Job Address			
Lot 43 & 45	Block	Subdivision	Key No. HAV 0729987
Owner GD Holding, LLC		EMAIL Lars@GDProcessDesign.com	Phone 262-613-5901
Address W300N9083 CTR E		City Hartland	State WI Zip 53209
Contractor GD Process Design, LLC	Phone 262-361-4080	FAX	EMAIL Lars@GDProcessDesign.com
Address N76 W30500 CTR VV		City Hartland	State WI Zip 53029

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

The DEADLINE for filing is 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. _____



June 11, 2019

Lars Nielsen
107 E. Capitol Drive
Hartland, WI 53029

Dear Lars,

Thank you for submitting your application for the Hartland BID Facade Grant Program. On June 4, 2019, the BID Design Committee reviewed your grant application and on June 11, 2019, the BID Board approved the facade grant as submitted as follows:

107 E. Capitol Drive - The project includes replacement of two windows on the front/north side of the building and installation of an inswing French door and platform where center windows currently exist. Project cost is \$13,185. The grant amount is 50% of the cost of the project equal to \$6,592.50

BID approved façade grant is \$6,592.50

You have 90 days from the date of this letter to begin work on your project, unless written approval for an extension is approved by the BID. You have one year from the start of your project to complete all the work. Please contact the Village of Hartland building inspector for all necessary permits.

When the work is completed, please contact the BID office so we can inspect the project for compliance with this grant. Upon project completion, submit the paid receipts to the BID office along with a completed W-9 for grant award payment. The awarded grant will then be made payable to you. Feel free to contact me at 262-367-6560.

Sincerely,

Cindy Gardner

Cindy Gardner
BID Director



Re-paint the façade of building.

Replace existing entrance door with new metal door. Color match to building.

Replace existing windows with Anderson French Doors model FWHID60611 And a Romeo+Juliet Balcony (see photo)

Replace existing windows with Anderson model TCLDH2860

Replace existing windows with Anderson model TCLDH2860



Replace existing window with Anderson model TCLDH2846

Re-establish existing window with Anderson model TCLDH2860. Old window has been covered by siding.



127 E CAPITOL LLC
249 PAWLING AVE
HARTLAND WI 53029

ANTHONY & PHYLLIS BRUNO TRUST
1615 CRICHETWOOD CIR
RENO NV 89523

ARKAD GROUP
139 E CAPITOL DR
HARTLAND WI 53029

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

BEHREND PROPERTY LLC
220 E CAPITOL DR
HARTLAND WI 53029-2106

BMO HARRIS BANK NA
111 W MONROE ST
CHICAGO IL 60603-4096

BRASS INVESTMENTS LLC
151 E CAPITOL DR
HARTLAND WI 53029

CARL W ZEUTZIUS AND CHRISTINE A
ZEUTZIUS
N68W30836 CLUB CIR E
HARTLAND WI 53029

CHERYL DEVITT
123 NORTH AVE
HARTLAND WI 53029

COTTONWOOD INVESTMENTS INC
724 WINSTON WAY
HARTLAND WI 53029-2538

DBA LAKE CO PROPERTIES
W333N5426 LINDEN CIR
NASHOTAH WI 53058

FLANAGAN-DORN POST #294
231 GOODWIN AVE
HARTLAND WI 53029

EMANDEMCO LLC
142 E CAPITOL DR STE 300
HARTLAND WI 53029

EPPLER ENTERPRISES LLC
502 W 5TH ST
OCONOMOWOC WI 53066

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

HARVEY H MILLER
221 GOODWIN AVE
HARTLAND WI 53029-2108

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

HL SALONS LLC
140 COTTONWOOD AVE
HARTLAND WI 53029

JUDITH KLINK REVOCABLE LIVING
TRUST
357 COTTONWOOD AVE APT 213
HARTLAND WI 53029-2031

LAKE COUNTRY PROPERTIES AND
JUDITH KLINK REVOCABLE TRUST
357 COTTONWOOD AVE APT 213
HARTLAND WI 53029-2031

LT GROUP LLC
250 MONASTERY HILL DR
OCONOMOWOC WI 53066

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

MARILYN SUE SNYDER 2017 LIVING
TRUST
118 HILL ST
HARTLAND WI 53029-2045

MAUREEN SLATTERY AND THOMAS
SLATTERY
128 COTTONWOOD AVE
HARTLAND WI 53029-2015

P RADNEK AND J BOWAN
128 E CAPITOL DR
HARTLAND WI 53029

PREMIER HOLDINGS LLC
134 COTTONWOOD AVE
HARTLAND WI 53029

RENEE M EVERT
170 WARREN AVE
HARTLAND WI 53029

ROBERT S BEHREND
142 W MAIN ST
WALES WI 53183-9400

SSI WALKER PROPERTIES LLC
143 E CAPITOL DR
HARTLAND WI 53029

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



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

Job Address			
Lot	Block	Subdivision Overlook Trails	Key No. HAV
Owner Neumann Developments, Inc.			Phone 262-542-9200
Address N27 W24025 Paul Court, St 100		City Pewaukee	State WI Zip 53072
Contractor Halen Homes, LLC	Phone 414-219-0740	FAX 800-918-3603	E-Mail Address cmasterson@halenhomes.com
Address N27 W24025 Paul Court, St 200		City Pewaukee	State WI Zip 53072

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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.



Re-submittal of "House B".

One & Two Family

All site plans, materials, and color packages remain the same as approved in previous submittal.

- 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: 7/22/2019 Date of Meeting: 8/19/2019 Item No. _____



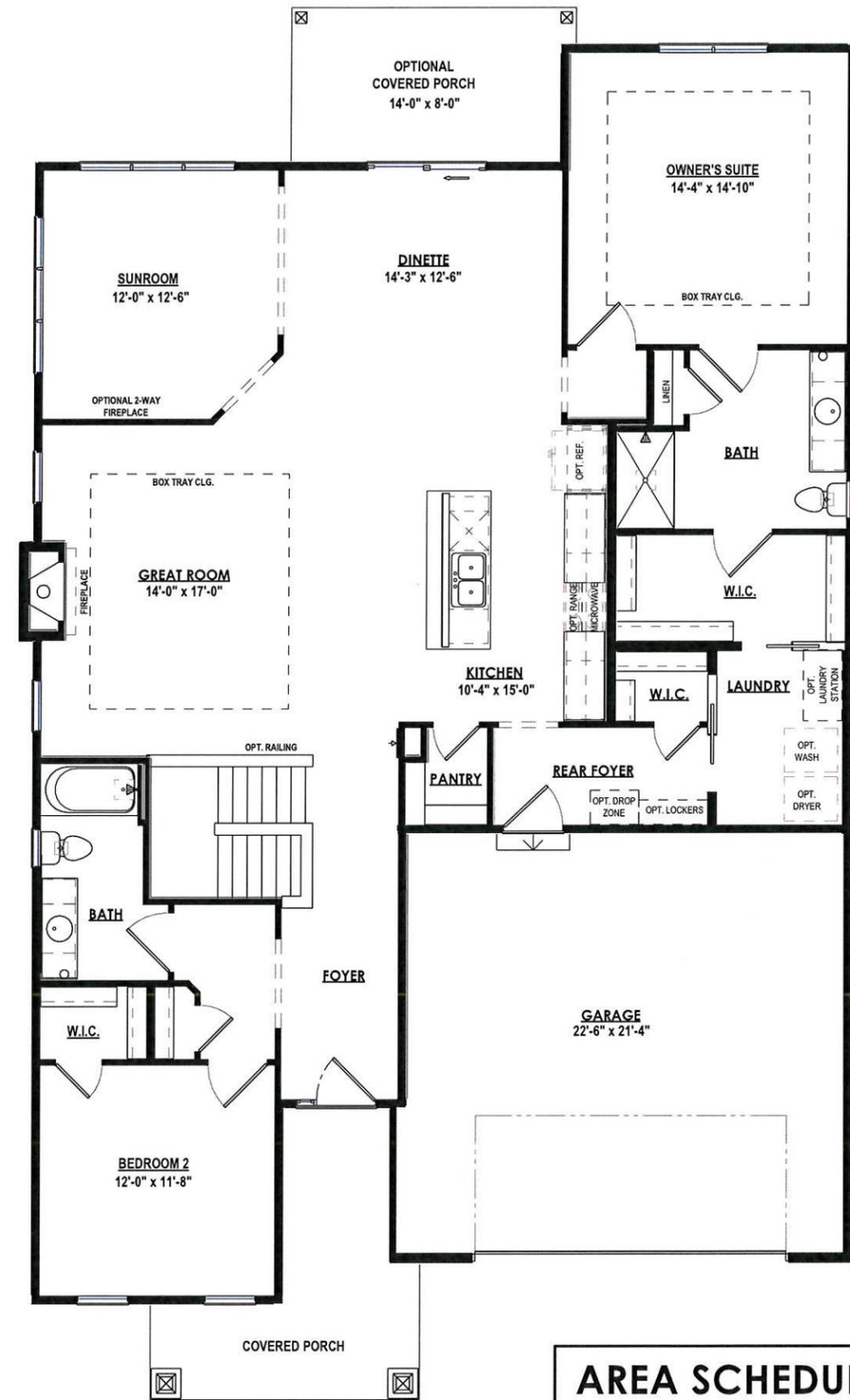
CRAFTSMAN ELEVATION



FARMHOUSE ELEVATION



FRENCH COUNTRY ELEVATION



FIRST FLOOR PLAN

AREA SCHEDULE

Livable Area
First Floor Livable 1911 SF

HOUSE B (REVISED)

CLIENT NAME
PROJECT ADDRESS

SHEET NAME

COVER

DATE
07/17/19

DRAWN BY
Author

JOB NUMBER
Project Number

SHEET NUMBER

A-0.0





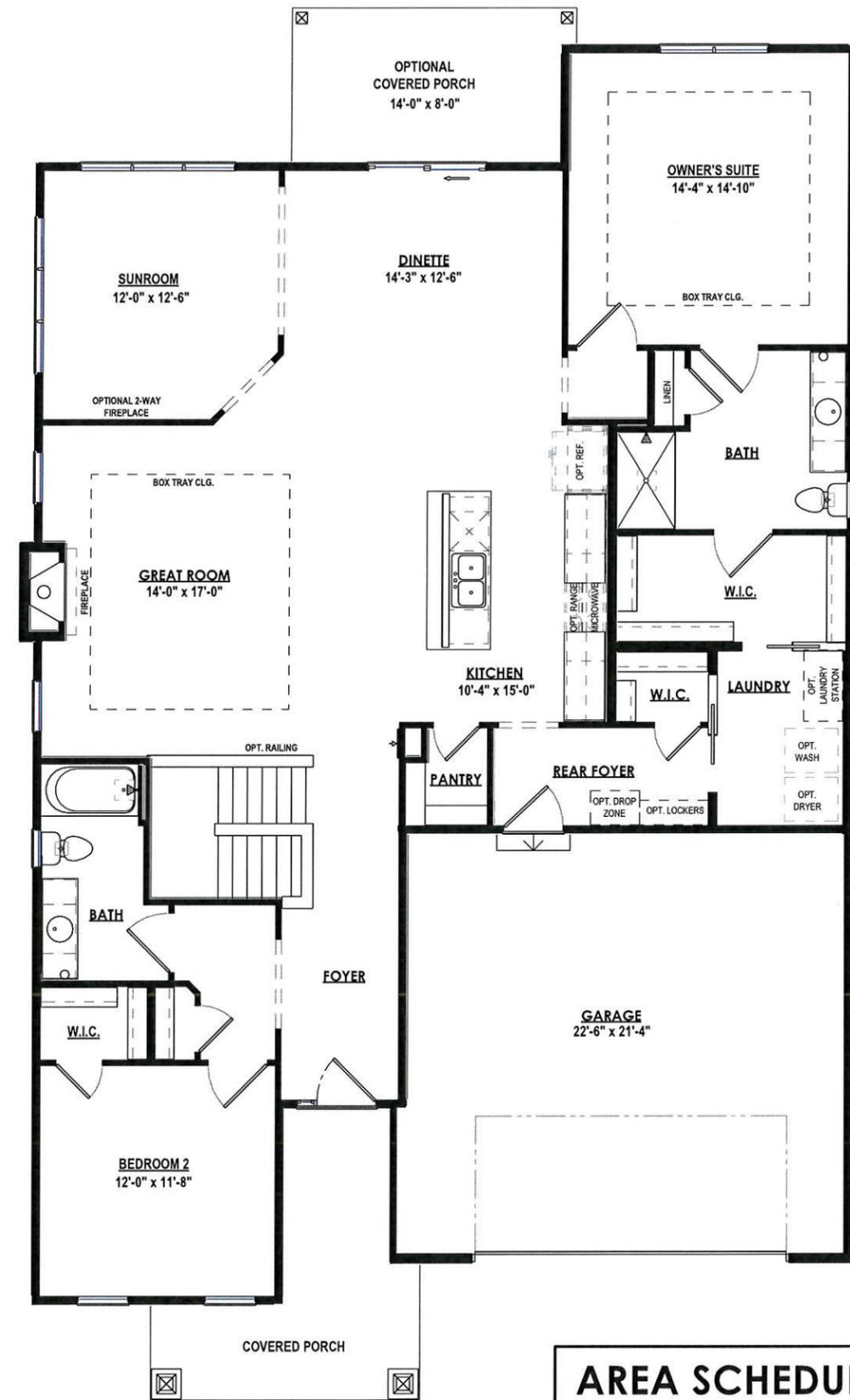
CRAFTSMAN ELEVATION



FARMHOUSE ELEVATION



FRENCH COUNTRY ELEVATION



FIRST FLOOR PLAN

AREA SCHEDULE	
Livable Area	
First Floor Livable	1911 SF



HOUSE B (REVISED)

CLIENT NAME
PROJECT ADDRESS

SHEET NAME

COVER

DATE 07/17/19	DRAWN BY Author
JOB NUMBER Project Number	
SHEET NUMBER A-0.0	



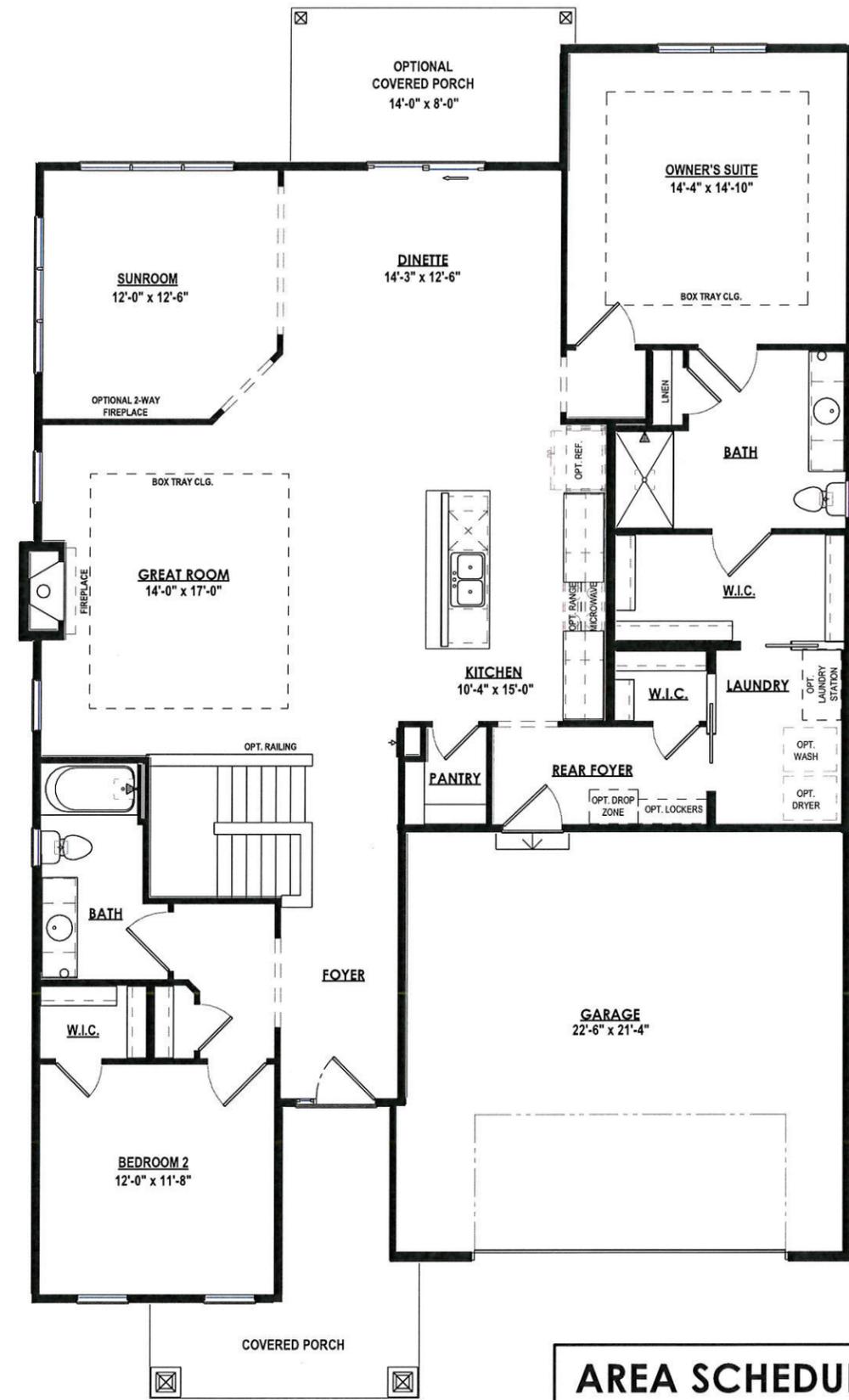
CRAFTSMAN ELEVATION



FARMHOUSE ELEVATION



FRENCH COUNTRY ELEVATION



FIRST FLOOR PLAN

AREA SCHEDULE	
Livable Area	
First Floor Livable	1911 SF



HOUSE B (REVISED)

CLIENT NAME
PROJECT ADDRESS

SHEET NAME

COVER

DATE 07/17/19	DRAWN BY Author
JOB NUMBER Project Number	
SHEET NUMBER A-0.0	



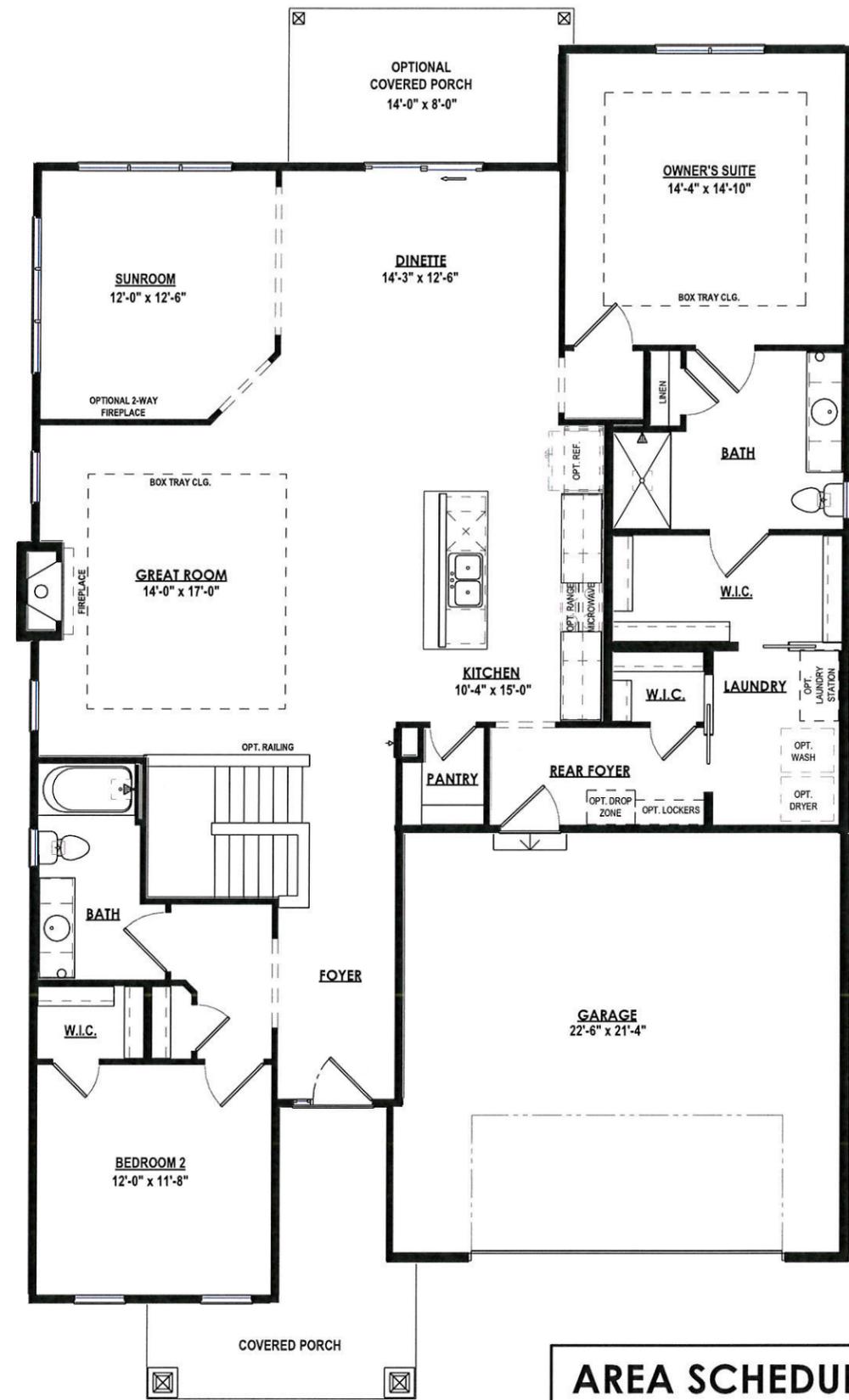
CRAFTSMAN ELEVATION



FARMHOUSE ELEVATION



FRENCH COUNTRY ELEVATION



FIRST FLOOR PLAN

AREA SCHEDULE	
Livable Area	
First Floor Livable	1911 SF



HOUSE B (REVISED)

CLIENT NAME
PROJECT ADDRESS

SHEET NAME

COVER

DATE 07/17/19	DRAWN BY Author
JOB NUMBER Project Number	
SHEET NUMBER A-0.0	

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

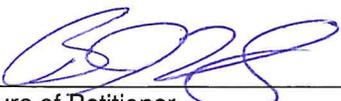
Reapplication for Approval of Any Preliminary
Plat Requiring Review \$50.00 (Minimum)
Reapplication for Previously Reviewed Plat \$10.00

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: 7-25-19	Fee Paid:
Date Filed:	Receipt No.:

- Name: Overlook Trails, LLC
Address of Owner/Agent: N27W24025 Paul Ct., Suite 100
Pewaukee, WI 53072
Phone Number of Owner/Agent: 262-542-9200
- 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.
Property under development as Overlook Trails Condominium. CSM needed to
dedicate ROW & Public Access & Utility Easements


Signature of Petitioner

N27W24025 Paul Ct, Suite 100, Pewaukee, WI 53072
Address

262-542-9200
Phone



NOTE:

- a. Include a Plat Map in triplicate, drawn to a scale of not less than 100 ft. to the inch, showing the land in question, its location, the length and direction of each boundary thereof.
- b. Include fee payable to **The Village of Hartland**

CSM fees + \$300 Professional Fee Deposit
Or
Preliminary Plat Review Fees + \$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 Fees:

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

- c. Mail or deliver request, in triplicate, to:

Village of Hartland
Village Clerk
210 Cottonwood Avenue
Hartland, WI 53029

- d. **Extraterritorial Plat Review Fee: \$100**

Submit plat and \$100 fee to:

Village of Hartland
Village Clerk
210 Cottonwood Avenue
Hartland, WI 53029

CERTIFIED SURVEY MAP NO. _____

BEING A REDVISION OF LANDS BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

LOT 1 & LOT 2 DETAIL

ISOLATED NATURAL RESOURCE AREA
BOUNDARY SHOWN HEREON IS PER SEWRPC
2010 GIS DATA AND/OR DELINEATION BY
WETLAND & WATERWAY CONSULTING (DAVE
MEYER) ON 7/22/18

LOT 3
1,082,445 S.F.
24.8495 Ac.

60' WIDE RIGHT-OF-WAY DEDICATED
TO THE VILLAGE OF HARTLAND FOR
PUBLIC STREET PURPOSES

LOT 2
150,719 S.F.
3.4601 Ac.

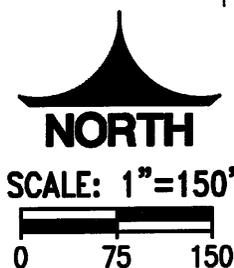
LOT 1
208,034 S.F.
4.7758 Ac.

50' WIDE RIGHT-OF-WAY DEDICATED
TO THE COUNTY OF WAUKESHA FOR
PUBLIC STREET PURPOSES
N89°09'28"E 579.69

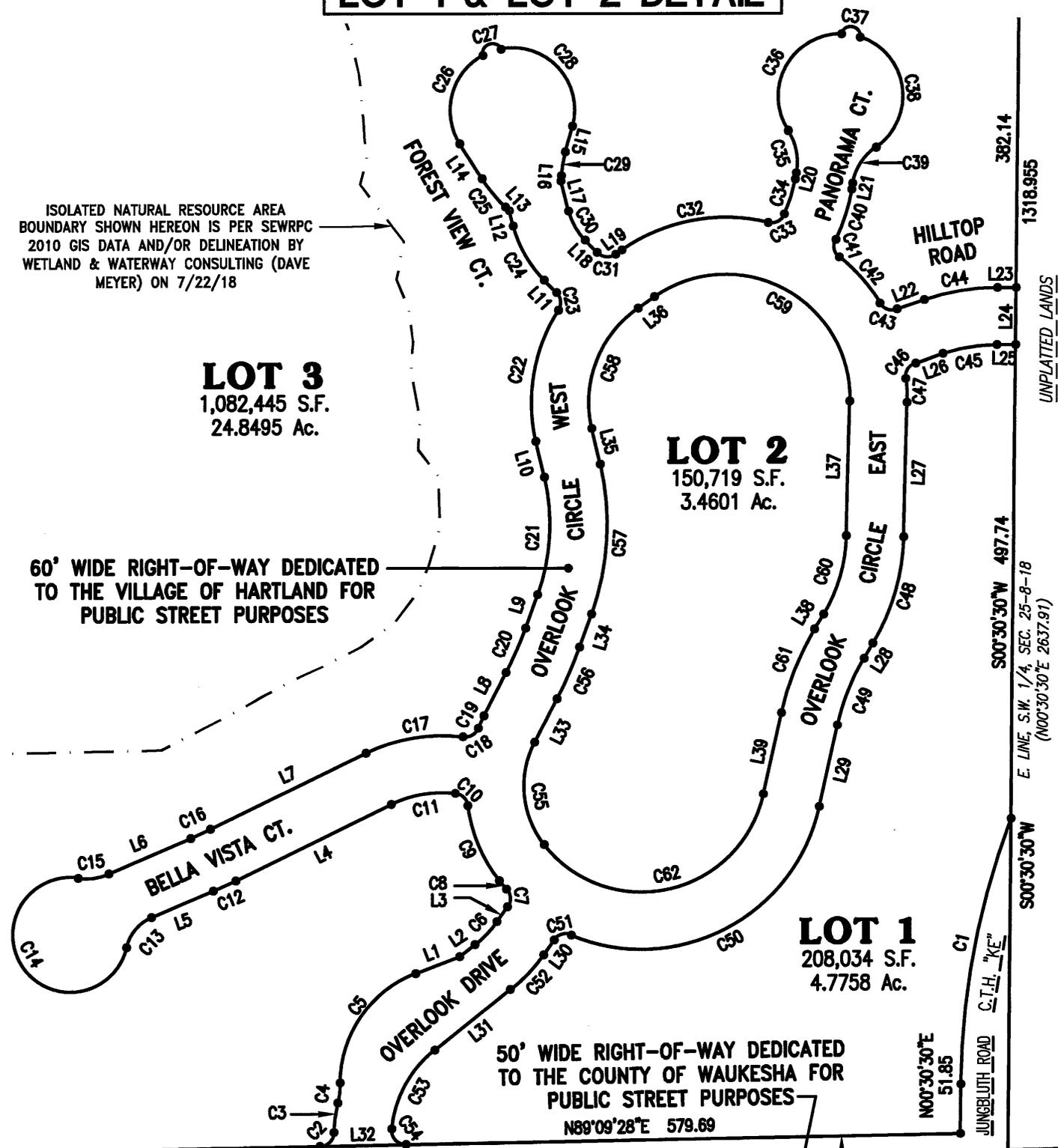
50' S. LINE, S.W. 1/4, SEC. 25-8-18

(100' WIDE PUBLIC R.O.W.)

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



- LEGEND:**
- - INDICATES Section Corner (See Plan for Details)
 - - INDICATES "Set" 0.750" O.D. X 18" long reinforcing bar weighing 1.502 lbs. per lineal foot.
 - - INDICATES "Found" 1" iron pipe, unless noted otherwise.



UNPLATTED LANDS

S00°30'30"W 497.74'
E. LINE, S.W. 1/4, SEC. 25-8-18
(N00°30'30"E 2637.91')

S00°30'30"W

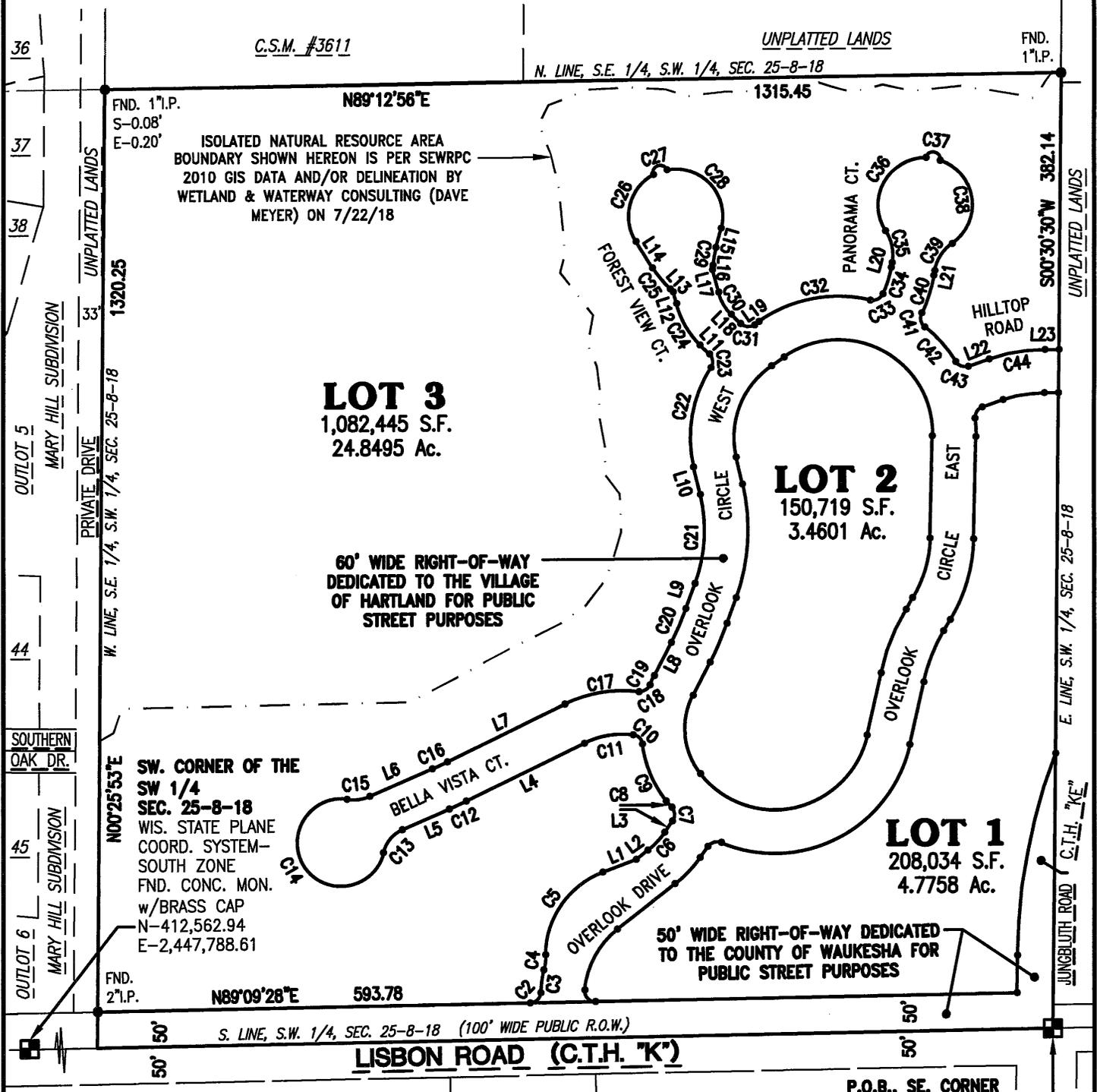
N00°30'30"E 51.85'
JUNGBLUTH ROAD C.T.H. "KE"

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CERTIFIED SURVEY MAP NO. _____

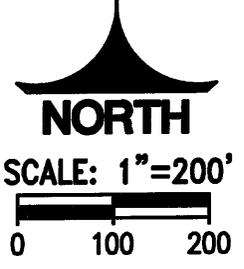
BEING A REDMISION OF LANDS BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

LOT 3 DETAIL



LEGEND:

- - INDICATES Section Corner (See Plan for Details)
- - INDICATES "Set" 0.750" O.D. X 18" long reinforcing bar weighing 1.502 lbs. per lineal foot.
- - INDICATES "Found" 1" iron pipe, unless noted otherwise.



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DRAFTED THIS 24TH DAY OF JULY, 2019
THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132

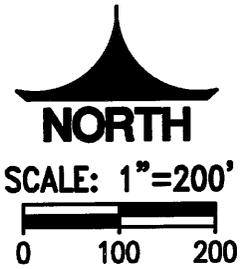
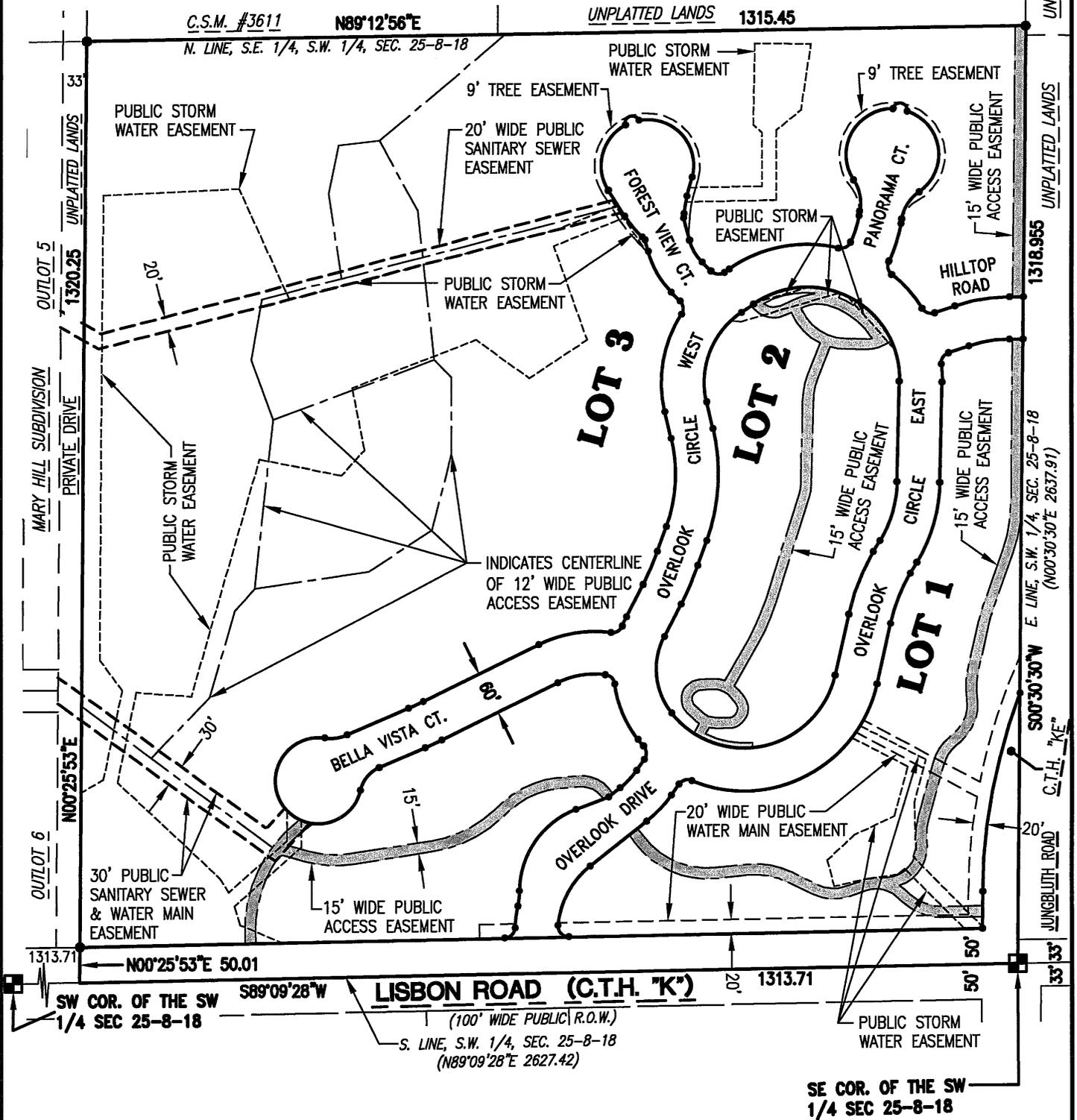
JOB NO. 17-005-953-01
SHEET 3 OF 11

CERTIFIED SURVEY MAP NO. _____

BEING A REDVISION OF LANDS BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

EASEMENTS DETAIL

NOTE: ALL EASEMENTS WILL BE DESCRIBED AND RECORDED BY SEPARATE DOCUMENTS



LEGEND:	
	- INDICATES Section Corner (See Plan for Details)
	- INDICATES "Set" 0.750" O.D. X 18" long reinforcing bar weighing 1.502 lbs. per lineal foot.
	- INDICATES "Found" 1" iron pipe, unless noted otherwise.

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DRAFTED THIS 24TH DAY OF JULY, 2019
THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132

JOB NO. 17-005-953-01
SHEET 4 OF 11

CERTIFIED SURVEY MAP NO. _____

BEING A REDVISION OF LANDS BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	800.00	20°21'51"	284.34	282.84	N10°41'25.5"E	S20°52'21"W	S00°30'30"W
C2	15.00	86°35'51"	22.67	20.57	N45°51'32.5"E	N89°09'28"E	N02°33'37"E
C3	180.00	9°55'48"	31.20	31.16	N07°31'31"E	S12°29'25"W	S02°33'37"W
C4	100.00	12°09'46"	21.23	21.19	N06°24'32"E	N12°29'25"E	N00°19'39"E
C5	122.50	68°53'15"	147.28	138.57	N34°46'16.5"E	S69°12'54"W	S00°19'39"W
C6	120.00	16°03'02"	33.62	33.51	N43°37'54"E	N51°39'25"E	N35°36'23"E
C7	15.00	77°19'11"	20.24	18.74	N03°03'12.5"W	N35°36'23"E	N41°42'48"W
C8	190.00	3°34'05"	11.83	11.83	N39°55'45.5"W	S38°08'43"E	S41°42'48"E
C9	160.00	30°43'27"	85.80	84.77	N22°46'59.5"W	S07°25'16"E	S38°08'43"E
C10	15.00	75°32'54"	19.78	18.38	N45°11'43"W	N07°25'16"W	N82°58'10"W
C11	120.00	32°58'15"	69.05	68.11	S80°32'42.5"W	N82°58'10"W	S64°03'35"W
C12	530.00	2°46'06"	25.61	25.61	S65°26'38"W	N66°49'41"E	N64°03'35"E
C13	45.00	53°47'48"	42.25	40.72	S39°55'47"W	S66°49'41"W	S13°01'53"W
C14	60.00	264°41'02"	277.18	88.70	N34°37'36"W	N82°17'05"W	N13°01'53"E
C15	60.00	30°53'14"	32.35	31.95	N82°16'18"E	S82°17'05"E	N66°49'41"E
C16	470.00	2°46'06"	22.71	22.71	N65°26'38"E	N66°49'41"E	N64°03'35"E
C17	180.00	33°10'41"	104.23	102.78	N80°38'55.5"E	N82°45'44"W	S64°03'35"W
C18	15.00	74°51'26"	19.60	18.23	N59°48'33"E	S82°45'44"E	N22°22'50"E
C19	160.00	5°01'41"	14.04	14.04	N24°53'40.5"E	S27°24'31"W	S22°22'50"W
C20	370.00	7°49'44"	50.56	50.52	N23°29'39"E	N27°24'31"E	N19°34'47"E
C21	220.00	32°40'05"	125.44	123.74	N03°14'44.5"E	N19°34'47"E	N13°05'18"W
C22	180.00	45°29'09"	142.90	139.18	N09°39'16.5"E	S32°23'51"W	S13°05'18"E
C23	15.00	76°39'28"	20.07	18.61	N05°55'53"W	N32°23'51"E	N44°15'37"W
C24	130.00	29°19'19"	66.53	65.81	N29°35'56.5"W	S14°56'17"E	S44°15'36"E
C25	157.00	14°07'25"	38.70	38.60	N39°35'25.5"W	S32°31'43"E	S46°39'08"E
C26	65.00	94°10'34"	106.84	95.21	N14°33'33"E	S61°38'50"W	S32°31'44"E
C27	10.00	171°37'26"	29.95	19.95	N70°28'24"E	N23°42'53"W	S15°20'19"E
C28	65.00	115°46'10"	131.34	110.11	S42°48'57"E	N15°04'08"E	S79°17'58"W
C29	143.00	10°07'55"	25.29	25.25	S10°00'11"W	S15°04'08"W	S04°56'13"W
C30	70.00	29°19'19"	35.82	35.43	S29°35'56.5"E	S14°56'17"E	S44°15'36"E
C31	15.00	80°27'01"	21.06	19.37	S84°29'06.5"E	S44°15'36"E	N55°17'23"E

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CERTIFIED SURVEY MAP NO. _____

BEING A REDMISION OF LANDS BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C32	190.00	48°15'45"	160.04	155.35	N79°25'15.5"E	N76°26'52"W	S55°17'23"W
C33	15.00	79°47'23"	20.89	19.24	N63°39'26.5"E	S76°26'52"E	N23°45'45"E
C34	170.00	13°03'12"	38.73	38.65	N17°14'09"E	N23°45'45"E	N10°42'33"E
C35	60.00	43°56'44"	46.02	44.90	N11°15'49"W	N10°42'33"E	N33°14'11"W
C36	65.00	124°15'01"	140.96	114.92	N28°53'19.5"E	N88°59'10"W	S33°14'11"E
C37	10.00	171°37'26"	29.95	19.95	S80°09'36"E	N05°39'07"E	S14°01'41"W
C38	65.00	125°59'19"	142.93	115.83	S08°20'22.5"E	N54°39'17"E	N71°20'02"W
C39	60.00	43°56'44"	46.02	44.90	S32°40'55"W	S54°39'17"W	S10°42'33"W
C40	230.00	13°42'54"	55.06	54.92	S17°34'00"W	N24°25'27"E	N10°42'33"E
C41	15.00	75°29'42"	19.76	18.37	S13°19'25"E	S24°25'26"W	S51°04'16"E
C42	190.00	19°27'31"	64.53	64.22	S41°20'30.5"E	N31°36'45"W	N51°04'16"W
C43	15.00	77°19'11"	20.24	18.74	S70°16'20.5"E	S31°36'45"E	N71°04'04"E
C44	230.00	19°26'26"	78.04	77.67	N80°47'17"E	N89°29'30"W	S71°04'04"W
C45	170.00	19°26'26"	57.68	57.40	S80°47'17"W	N89°29'30"W	S71°04'04"W
C46	15.00	77°19'10"	20.24	18.74	S32°24'29"W	S71°04'04"W	S06°15'06"E
C47	190.00	7°34'22"	25.11	25.09	S02°27'55"E	N01°19'16"E	N06°15'06"W
C48	230.00	29°17'34"	117.59	116.31	S15°58'03"W	N30°36'50"E	N01°19'16"E
C49	240.00	18°00'32"	75.43	75.12	S21°36'34"W	S30°36'50"W	S12°36'18"W
C50	190.00	100°19'15"	332.68	291.78	S62°45'55.5"W	S67°04'27"E	N12°36'18"E
C51	15.00	77°19'10"	20.24	18.74	S74°15'58"W	N67°04'27"W	S35°36'23"W
C52	180.00	16°03'02"	50.42	50.26	S43°37'54"W	N51°39'25"E	N35°36'23"E
C53	120.00	46°10'16"	96.70	94.11	S28°34'17"W	S51°39'25"W	S05°29'09"W
C54	15.00	96°19'41"	25.22	22.35	S42°40'41.5"E	S05°29'09"W	N89°09'28"E
C55	100.00	65°33'14"	114.41	108.27	N05°22'06"W	S27°24'31"W	S38°08'43"E
C56	430.00	7°49'44"	58.76	58.71	N23°29'39"E	N27°24'31"E	N19°34'47"E
C57	280.00	32°40'05"	159.65	157.49	N03°14'44.5"E	N19°34'47"E	N13°05'18"W
C58	120.00	68°22'41"	143.21	134.86	N21°06'02.5"E	S55°17'23"W	S13°05'18"E
C59	130.00	126°01'53"	285.96	231.69	S61°41'40.5"E	N01°19'16"E	S55°17'23"W
C60	170.00	29°17'34"	86.91	85.97	S15°58'03"W	N30°36'50"E	N01°19'16"E
C61	300.00	18°00'32"	94.29	93.91	S21°36'34"W	S30°36'50"W	S12°36'18"W
C62	130.00	129°14'59"	293.26	234.92	S77°13'47.5"W	S38°08'43"E	N12°36'18"E

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CERTIFIED SURVEY MAP NO. _____

BEING A REDVISION OF LANDS BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

LINE TABLE:

Line #	BEARING	LENGTH
L1	N69°12'54"E	49.23'
L2	N51°39'25"E	20.23'
L3	N35°36'23"E	18.84'
L4	S64°03'35"W	180.53'
L5	S66°49'41"W	70.07'
L6	N66°49'41"E	93.19'
L7	N64°03'35"E	180.53'
L8	N27°24'31"E	50.99'
L9	N19°34'47"E	37.01'
L10	N13°05'18"W	38.64'
L11	N44°15'36"W	18.32'
L12	N14°56'17"W	16.49'
L13	N46°39'08"W	5.47'
L14	N32°31'43"W	42.96'
L15	S15°04'08"W	27.46'
L16	S04°56'13"W	5.61'
L17	S14°56'17"E	32.37'
L18	S44°15'36"E	17.89'
L19	N55°17'23"E	8.00'
L20	N10°42'33"E	6.47'

LINE TABLE:

Line #	BEARING	LENGTH
L21	S10°42'33"W	6.47'
L22	N71°04'04"E	30.26'
L23	S89°29'30"E	19.22'
L24	S00°30'30"W	60.00'
L25	N89°29'30"W	19.22'
L26	S71°04'04"W	30.26'
L27	S01°19'16"W	141.35'
L28	S30°36'50"W	18.11'
L29	S12°36'18"W	87.80'
L30	S35°36'23"W	18.84'
L31	S51°39'25"W	101.00'
L32	S89°09'28"W	90.30'
L33	N27°24'31"E	50.99'
L34	N19°34'47"E	37.01'
L35	N13°05'18"W	38.64'
L36	N55°17'23"E	20.83'
L37	S01°19'16"W	141.35'
L38	S30°36'50"W	18.11'
L39	S12°36'18"W	87.80'

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LANDS BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 8 NORTH, RANGE 25 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

OVERLOOK TRAILS, LLC, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Hartland, this _____ day of _____, 20 ____.

OVERLOOK TRAILS, LLC

Steve DeCleene, President
Neumann Developments Inc., sole member

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, Steve DeCleene, President of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LANDS BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 8 NORTH, RANGE 25 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE:

PARK BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above certificate of OVERLOOK TRAILS, LLC, owner, this _____ day of _____, 20 ____.

PARK BANK

David Werner, President

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20 ____, David Werner, President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

CONSENT OF MORTGAGEE:

I, PETER JUNGBLUTH, mortgagee of the above described land, do hereby consent to the surveying, dividing, mapping and dedication of the land described on this map, and I do hereby consent to the above certificate of OVERLOOK TRAILS, LLC, owner, this ___ day of _____, 20 ____.

Peter Jungbluth

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally, came before me this _____ day of _____, 20 ____, Peter Jungbluth, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LANDS BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 8 NORTH, RANGE 25 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

VILLAGE BOARD APPROVAL:

Approved, that the Certified Survey Map, in the Village of Hartland, Overlook Trails, LLC, owner, is hereby approved by the Village Board.

All conditions have been met as of this _____ day of _____, 20_____.

Jeffrey Pfannerstill, President

Darlene Igl, Village Clerk

VILLAGE PLAN COMMISSION APPROVAL:

Approved, that the Certified Survey Map, in the Village of Hartland, Overlook Trails, LLC, owner, is hereby approved by the Village Plan Commission.

Approved as of this _____ day of _____, 20_____.

Jeffrey Pfannerstill, Chairperson

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Plan Commission of the Village of Hartland.

Date: _____

Darlene Igl, Village Clerk

Legal Description for CSM "Exhibit A"

BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 8 NORTH,
RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

C.S.M. #3611

UNPLATTED LANDS

UNPLATTED LANDS

N89°12'56"E 1315.45
N. LINE, S.E. 1/4, S.W. 1/4, SEC. 25-8-18

W. LINE, S.E. 1/4, S.W. 1/4, SEC. 25-8-18

E. LINE, S.W. 1/4, SEC. 25-8-18
(N00°30'30"E 2637.91)

LANDS TO
BE REZONED
TO "RS-1" (PUD)

1,734,293 S.F.
39.8139 Ac.
(INCLUDES R.O.W.)

1,690,939 S.F.
38.8186 Ac.
(EXCLUDES R.O.W.)

N00°25'53"E

1320.25

1287.24

1318.955

1285.945

S00°30'30"W

UNPLATTED LANDS

SOUTHERN
OAK DR.

MARY HILL SUBDIVISION

33.01

S. LINE, S.W. 1/4, SEC. 25-8-18
(N89°09'28"E 2627.42)

S89°09'28"W

1313.76

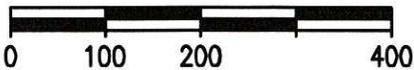
S89°09'28"W

1313.71

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

(P.O.B.)
S. 1/4 CORNER,
SEC. 25-8-18

NORTH
SCALE: 1" = 200'



TRIO ENGINEERING, LLC
12660 W. North Ave. Bldg. "D"
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

THIS EXHIBIT WAS PREPARED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATE: 8/27/18

Legal Description for CSM "Exhibit A"

LEGAL DESCRIPTION:

All that part of the Southeast 1/4 of the Southwest 1/4 of Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the South 1/4 Corner of said Section 25; said point being the place of beginning of lands hereinafter described;

Thence South 89°09'28" West and along the South line of the said Southwest 1/4 Section and the centerline of "Lisbon Road" (C.T.H. "K"), 1313.71 feet to a point; Thence North 00°25'53" East and along the West line of the said Southeast 1/4 of the said Southwest 1/4 Section, 1320.25 feet to a point; Thence North 89°12'56" East and along the North line of the said Southeast 1/4 of the said Southwest 1/4 Section, 1315.45 feet to a point on the East line of the said Southwest 1/4 Section; Thence South 00°30'30" West and along the said East line of the said Southwest 1/4 Section, 1318.955 feet to the point of beginning of this description.

Said Parcel contains 1,734,293 Square Feet (or 39.8139 Acres) of land, more or less.

Date: 8-27-18



A handwritten signature in cursive script that reads "Grady L. Gosser".

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

ANTHONY J SIKORSKI
JILL B SIKORSKI
1702 E BRISTLECONE DR
HARTLAND WI 53029

BADER REVOCABLE TRUST
1156 MARY HILL CIR
HARTLAND WI 53029

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

BRISTLECONE PINES COMMUNITY
ASSOCIATION INC
C/O DON TUSHAUS
1209 SWEETBRIAR LN
HARTLAND WI 53029-8635

CHARLES A JUNGBLUTH
CAROL M JUNGBLUTH
W282N5811 WINKELMAN RD
HARTLAND WI 53029-9105

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

CHRISTOPHER M KILIAN
KARA E KILIAN
1187 MARY HILL CIR
HARTLAND WI 53029-8009

CHRISTOPHER MCNEAL
DANIELLE MCNEAL
1600 E BRISTLECONE DR
HARTLAND WI 53029-8677

CONSTANTINE XYKIS
KATHERINE XYKIS
605 SOUTHERN OAK
HARTLAND WI 53029

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

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

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

DAVID MANN
SUSAN MANN
W284N5500 JUNGBLUTH RD
HARTLAND WI 53029

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

DENNIS B ENGEL
ELLEN R ENGEL
1196 MARY HILL CIR
HARTLAND WI 53029-8009

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

ERIC J & TRACY R EGENHOEFER LIVING
TRUST
DATED APRIL 28, 2006
1152 MARY HILL CIR
HARTLAND WI 53029

GEORGE J JUNGBLUTH 1999 REVOCABLE
TRUST
C/O PETER JUNGBLUTH
N55W28945 COUNTY ROAD K
HARTLAND WI 53029

GERARD LIVING TRUST
606 SOUTHERN OAK DR
HARTLAND WI 53029

GORDON GEIGER
KRISTINE KILE
N55W28903 COUNTY ROAD K
HARTLAND WI 53029-8615

HENRY LEFEVER
CAROL LEFEVER
1700 E BRISTLECONE DR
HARTLAND WI 53029

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

J MICHAEL MOONEY
MARILYN A MOONEY
1007 N BLUESPRUCE CIR
HARTLAND WI 53029-8681

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

JOHN MUTSCHELKNAUS
JOAN MUTSCHELKNAUS
1003 N BLUESPRUCE CIR
HARTLAND WI 53029

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

JOSEPH JUDD
CARMEN JUDD
1004 N CYPRESS CT
HARTLAND WI 53029

KORY K WEGNER
1005 N BLUESPRUCE CIR
HARTLAND WI 53029

KRAUSE TRUST
C/O DAVID & KAREN KRAUSE
N56W28748 COUNTY ROAD K
HARTLAND WI 53029-9108

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

LONGMEADOW DEVELOPMENT LLC
W240N1221 PEWAUKEE RD
WAUKESHA WI 53188

LOT OWNERS OF MARY HILL
C/O MARY HILL HOMEOWNERS
ASSOCIATION
6255 UNIVERSITY AVE STE 101
MIDDLETON WI 53562

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

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

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

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

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

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

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

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

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

SCOTT KRAHN
DAWN KRAHN
1143 MARY HILL CIR
HARTLAND WI 53029

SCOTT WADE
607 SOUTHERN OAK DR
HARTLAND WI 53029-8008

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

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

THE ROGER R GRUHLE AND BARBARA J
GRUHLE
REVOCABLE TRUST OF 2008
1174 MARY HILL CIR
HARTLAND WI 53029-8009

THOMAS TAFT
DELPHINE TAFT
1602 E BRISTLECONE DR
HARTLAND WI 53029

WALTER ROGERS
1175 MARY HILL CIR
HARTLAND WI 53029-8009

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

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



Design Build
Since 1957

July 25, 2019

Mr. Scott Hussinger, Building Inspector
Village of Hartland
210 Cottonwood Avenue
Hartland, WI 53029

RE: Sjoberg Tool
Cardinal Lane Expansion

Dear Scott:

Please see the applications for Architectural Review Board, Plan Commission as well as the signed reimbursement document for the proposed 15,000 square foot addition to Sjoberg Tool's facility on Cardinal Lane.

As you will see by the attached documents and plans, Sjoberg is planning on adding 15,000 square feet of masonry construction warehouse and machine shop space to their current facility. Based on previous meetings and have coordinated around the various building ordinances, codes and feedback from Ruckert & Mielke. We trust these plans will be consistent with what we have shared to this point and incorporated the final details needed to gain approval.

We request that this item be placed on the August 19th Architectural Review Board and Plan Commission Agenda. We ask that if there are any items that you feel are missing from this submission or additional information needed, to reach out to us as soon as possible so we can provide that to you. It is important to be at that meeting and gain approval in order to allow for construction to commence this fall for Mr. Sjoberg.

Please note that we have included photographs of the existing building which shows the colors, materials and we will be bringing a colored elevation with block coursing details to the meeting to share with the Architectural Review Board and Plan Commission.

We appreciate your time and effort in this project so far and look forward to another successful project in Hartland, Wisconsin.

Most sincerely,

MSI GENERAL CORPORATION

A handwritten signature in black ink, appearing to read 'Eric J. Neumann', written over the printed name.

Eric J. Neumann
Vice President – Sr. Project Executive

MSI General

Corporation

P.O. Box 7

Oconomowoc

Wisconsin

53066

262.367.3661

Fax 262.367.7390

www.msigeneral.com

EJN:kf

Encls.

c: Jim Sjoberg
Brian Kneser

pd 7/27/19
rept 208126



**APPLICATION FOR
PLAN COMMISSION**

■ \$300 REVIEW FEE DUE AT TIME OF APPLICATION

Project Description Sjoberg Tool Warehouse Addition			
Proposed Use Warehouse & Machine Shop Expansion		No. of Employees 5-10	
Project Location 620 Cardinal Lane, Hartland WI			
Project Name Sjoberg Tool Expansion			
Owner Jim Sjoberg		Phone 262-367-4469	
Address 535 S. Industrial Drive		City Hartland	State WI Zip 53029
Engineer/Architect MSI General Corp.		Phone 262-367-3661	FAX 262-367-7390
Address PO Box 7		City Oconomowoc	State WI Zip 53066
Contact Person Eric J Neumann	Phone 414-333-6800	FAX	E-mail eric@msigeneral.com

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

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

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

Four (4) sets of bound application materials and one (1) electronic copy of all materials must be submitted.

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

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

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

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

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

**Hartland Plan Commission
Application Review Policies**

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

1. The deadline for filing any application is a minimum of fifteen (15) working days before the meeting.
2. All applicants are encouraged to communicate with or meet with either the Building and Zoning Official or the Village Administrator prior to submission of an application.
3. All requested or required information, including the application and appropriate fees, must be received prior to the deadline in order to be placed on the agenda. Village Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.
4. Four (4) sets of bound site plans or application materials and one (1) electronic copy (PDF) of all application materials must be submitted by the deadline.
5. Applications that include site plans must depict the following existing and proposed information plus other information as appropriate or as requested:
 - a. Complete dimensions (lot, building, setbacks, parking, drives, etc.)
 - b. Scale and north arrow
 - c. All structures (include building elevations and height)
 - d. Drainage and grades (include design calculations for drainage)
 - e. Storm Water Management Plan
 - f. Utilities and easements (sewer, water, storm etc.)
 - g. Calculation of lot coverage
 - h. Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
 - i. Grading and erosion control
 - j. Landscaping, including a Tree Protection Plan
 - k. Exterior lighting details
 - l. Exterior HVAC equipment location
 - m. Dumpster location (screening required)
 - n. Street right-of-way
 - o. Miscellaneous items including, but not limited to, 100 year floodplain, wetland boundary, environmental corridor
6. Additional information may be requested by the Plan Commission or Staff.
7. The Applicant must complete and submit the required Professional Services Reimbursement Form along with any required deposit at the time of application.
8. The Applicant or a representative of Applicant able to make representations on behalf of the Applicant shall attend the meeting at which the matter will be discussed. Failure to have representation will result in tabling of the request to the next meeting.



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

Job Address <i>620 Cardinal Lane</i>			
Lot	Block	Subdivision	Key No. HAV
Owner <i>Jim Sjoberg</i>		EMAIL <i>JIMS@SJOBERGTOOL.COM</i>	Phone <i>262-367-4469</i>
Address <i>535 S Industrial Drive</i>		City <i>Hartland</i>	State <i>WI</i> Zip <i>53029</i>
Contractor <i>MSI General, Eric Neumann</i>		Phone <i>414-333-6800</i> FAX	EMAIL <i>eric@msigeneral.com</i>
Address <i>PO Box 7</i>		City <i>Oconomowoc</i>	State <i>WI</i> Zip <i>53066</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. _____

**Hartland Architectural Board
Application Review Policies**

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

1. The deadline for filing any application is a minimum of fifteen (15) working days before the meeting.
2. All applicants for building renovations are encouraged to communicate with or meet with the Building and Zoning Official and the Village Administrator prior to submission of an application.
3. Applications for signs within the boundaries of the Hartland Downtown Business Improvement District (BID) must be reviewed by the BID prior to the meeting with the Architectural Board.
4. All requested or required information, including the application and appropriate fees, must be received prior to the deadline in order to be placed on the agenda. Village Staff has been directed to delay placement on the Architectural Board Agenda based on incomplete submittals.
5. Applications shall include professional-level drawings of all elevations impacted by the proposed project showing the proposed conditions including location and depiction of requested signage.
6. Applications for signage on existing buildings should include a scale depiction of the sign on a current photograph of the existing building.
7. Four (4) sets of application materials and one (1) electronic copy (PDF) of all application materials must be submitted by the deadline.
8. Applications that include site plans must depict the following existing and proposed information plus other information as appropriate or as requested:
 - a. Complete dimensions (lot, building, setbacks, parking, drives, etc.)
 - b. Scale and north arrow
 - c. All structures (include building elevations and height)
 - d. Drainage and grades (include design calculations for drainage)
 - e. Storm Water Management Plan
 - f. Utilities and easements (sewer, water, storm etc.)
 - g. Calculation of lot coverage
 - h. Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
 - i. Grading and erosion control
 - j. Landscaping, including a Tree Protection Plan
 - k. Exterior lighting details
 - l. Exterior HVAC equipment location
 - m. Dumpster location (screening required)
 - n. Street right-of-way
 - o. Miscellaneous items including, but not limited to, 100 year floodplain, wetland boundary, environmental corridor
9. Additional information may be requested by the Architectural Board or Staff.
10. The Applicant must complete and submit the required Professional Services Reimbursement Form along with any required deposit at the time of application.
11. The Applicant or a representative of Applicant able to make representations on behalf of the Applicant shall attend the meeting at which the matter will be discussed. Failure to have representation will result in tabling of the request to the next meeting.

**Village of Hartland
Professional Services Reimbursement Form**

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

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

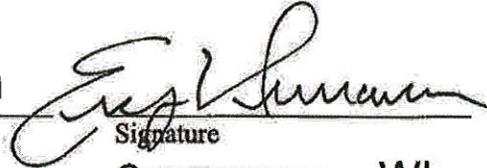
Project Name: Sjoberg Tool - Cardinal Lane - Addition

Submit invoices to: Responsible Party Property Owner

Responsible Party:

Eric J. Neumann

Printed Name



Signature

7/23/19

Date

PO Box 7

Street Address

Oconomowoc

City

WI

State

53066

Zip

Phone 414-333-6800

Phone

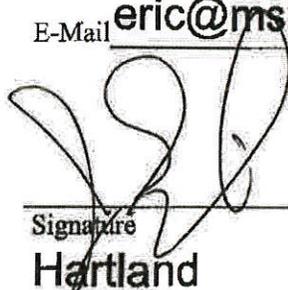
E-Mail eric@msigeneral.com

E-Mail

Property Owner Name:

Jim Sjoberg

Printed Name



Signature

7/23/19

Date

535 S Industrial Drive

Street Address

Hartland

City

WI

State

53029

Zip

Phone 262-367-4469

Phone

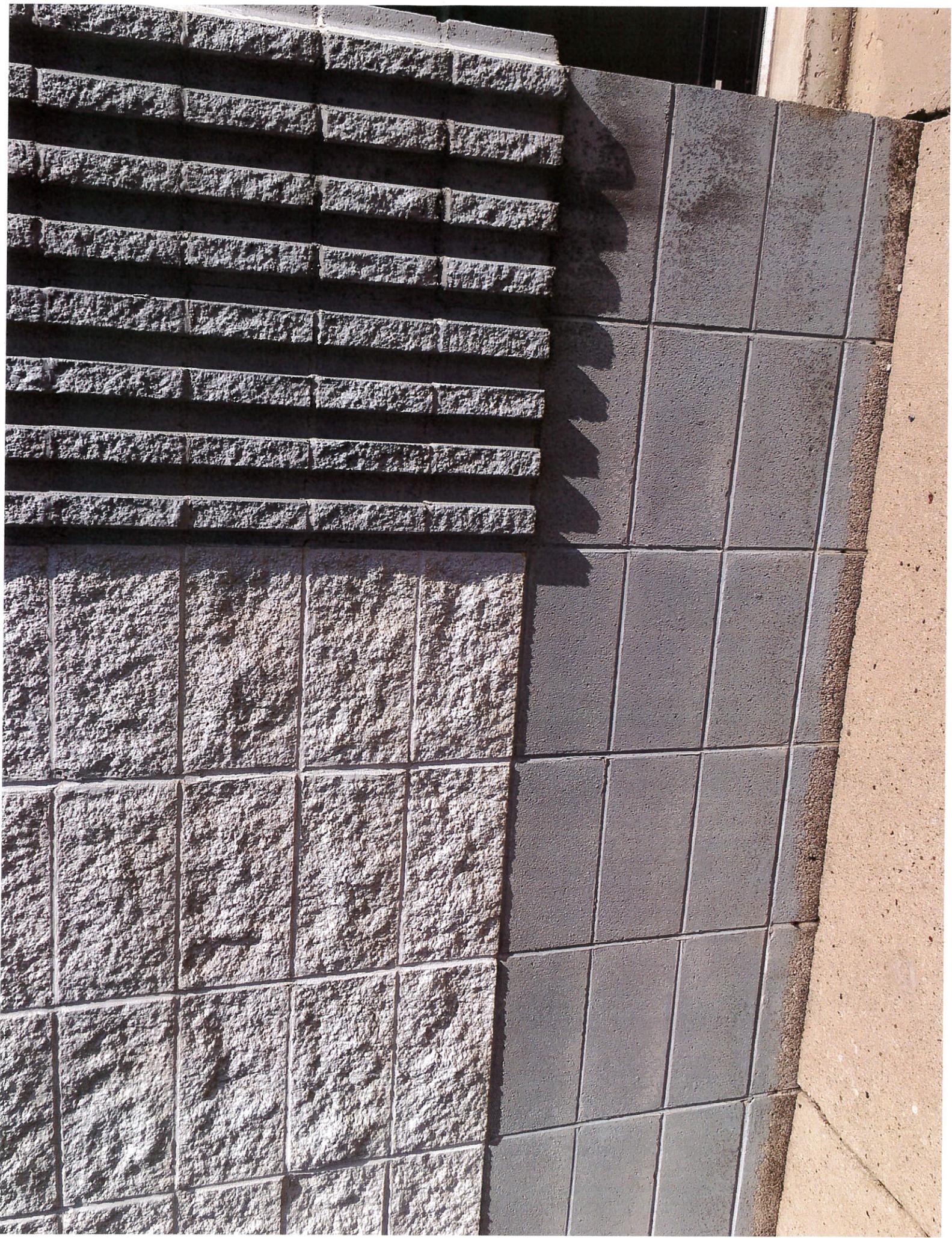
E-Mail jims@sjobergtool.com

E-Mail

INTERNAL USE ONLY

Amount Due: \$ _____ Check #: _____ Date Paid: ___/___/___ Rec'd By: _____





STORMWATER MANAGEMENT PLAN

Sjoberg Tool

Hartland, Wisconsin

PEG Project Number: 1707.00-WI

July 17, 2019



PINNACLE ENGINEERING GROUP

15850 W. Bluemound Road | Suite 210 | Brookfield, WI 53005

www.pinnacle-engr.com

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APPENDICIES

APPENDIX 1 – MAPS

- Vicinity Map

APPENDIX 2 – POST-DEVELOPMENT CONDITIONS (WATER QUALITY)

- WinSLAMM Modeling Input Data & Output Computations

Questions and comments can be directed to:

Aaron E. Koch, P.E.
Sr. Project Manager | Director of Engineering
Phone: 262.754.8888 | Fax: 262.754.8850
aaron.koch@pinnacle-engr.com



PINNACLE ENGINEERING GROUP
15850 W. Bluemound Road | Suite 210
Brookfield, WI 53005
www.pinnacle-engr.com

INTRODUCTION

The proposed project consists of a 15,000 square foot building addition and driveway modifications to an existing parking lot located on Cardinal Lane in the City of Hartland, Waukesha County, Wisconsin. The City of Hartland have jurisdiction on the site with regards to stormwater goals. The site is disturbing less than one acre. PEG has prepared a plan which will meet these goals.

DESIGN CRITERIA

City of Hartland *Chapter 76*

Peak Flow: The City is not requiring any peak flow attenuation for this site.

Water Quality: The City recommendation is to remove as much of the total suspended solids (TSS) load on an average annual basis from the runoff from the site as is reasonable with the current and proposed conditions. The code suggests 60% TSS removal and 30% phosphorus removal for redevelopments.

EXISTING CONDITIONS

The site is currently a large parking lot. The site currently drains to the southwest corner of the site. All of the drainage is ultimately tributary to Nagawicka Lake via the Bark River. This is part of the Mississippi River basin. USDA maps indicate Fox silt loam, which is classified as group B soils.

POST-DEVELOPMENT CONDITIONS

It is proposed to construct a 15,000 square foot building addition and slightly modify the existing parking lot and driveways. Drainage from the site will be directed to a grass swale located on the west side of the site. Peak flow attenuation is not required for this site per the City; however, two controlled flow roof heads will be installed to reduce peak flows. Water quality will be achieved by converting half of the parking lot to clean roof water and adding a grass swale to the west side of the site.

ANALYSIS METHODS

TSS reduction characteristics for the proposed water quality facilities were determined using WinSLAMM® (Version 10.1) Source Loading and Management Model.

SUMMARY OF RESULTS

Runoff Water Quality

Post-development water quality will be obtained in the grass swale.

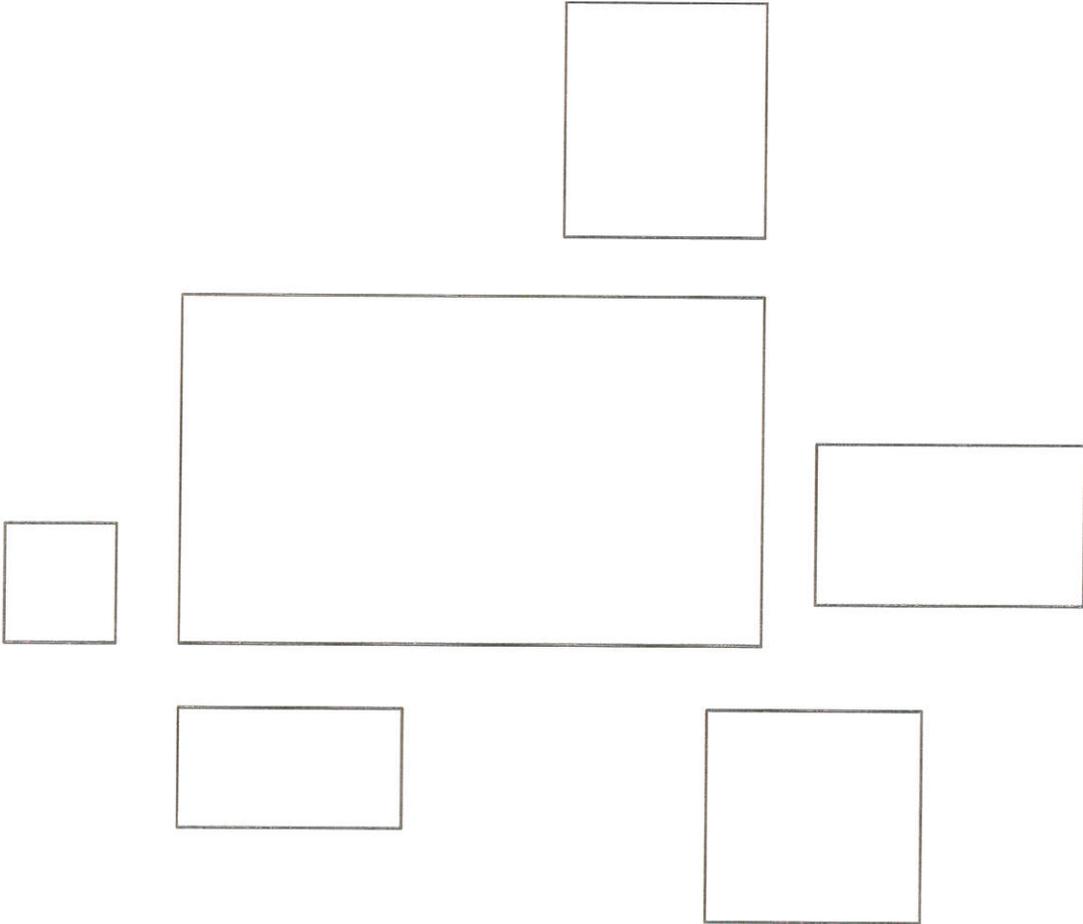
Water Quality Summary

Area/Pond	Ponds of TSS Generated	Pounds of TSS Remaining	Percent Removal
Total Site	463.9	315.7	32.87%

CONCLUSION

The stormwater management features for the development have been designed to comply with the City's water quality recommendations. Maintenance is expected to occur on a regular basis. An agreement with the City of Hartland will be executed to ensure this occurs.

MAPS





Surface Water Data Viewer Map



Legend

- Wetland Identifications and Confirmations
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
- Filled Points
- Wetland Class Areas
 - Wetland
 - Upland
- Filled Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
- Filled Points
- Wetland Class Areas
 - Wetland
 - Upland
- Filled Areas
- NRCS Wetspots
- Maximum Extent Wetland Indicators
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads

Notes

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

0.0 0.02 0.0 Miles



NAD_1983_HARN_Wisconsin_TM

1: 990

Soil Map—Milwaukee and Waukesha Counties, Wisconsin



Soil Map may not be valid at this scale.

88° 21' 29" W



Map Scale: 1:638 if printed on A portrait (8.5" x 11") sheet.

0 5 10 20 30 Meters

0 30 60 120 180 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

88° 21' 25" W



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/17/2019
Page 1 of 3

MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Milwaukee and Waukesha Counties, Wisconsin
 Survey Area Data: Version 14, Sep 12, 2018

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

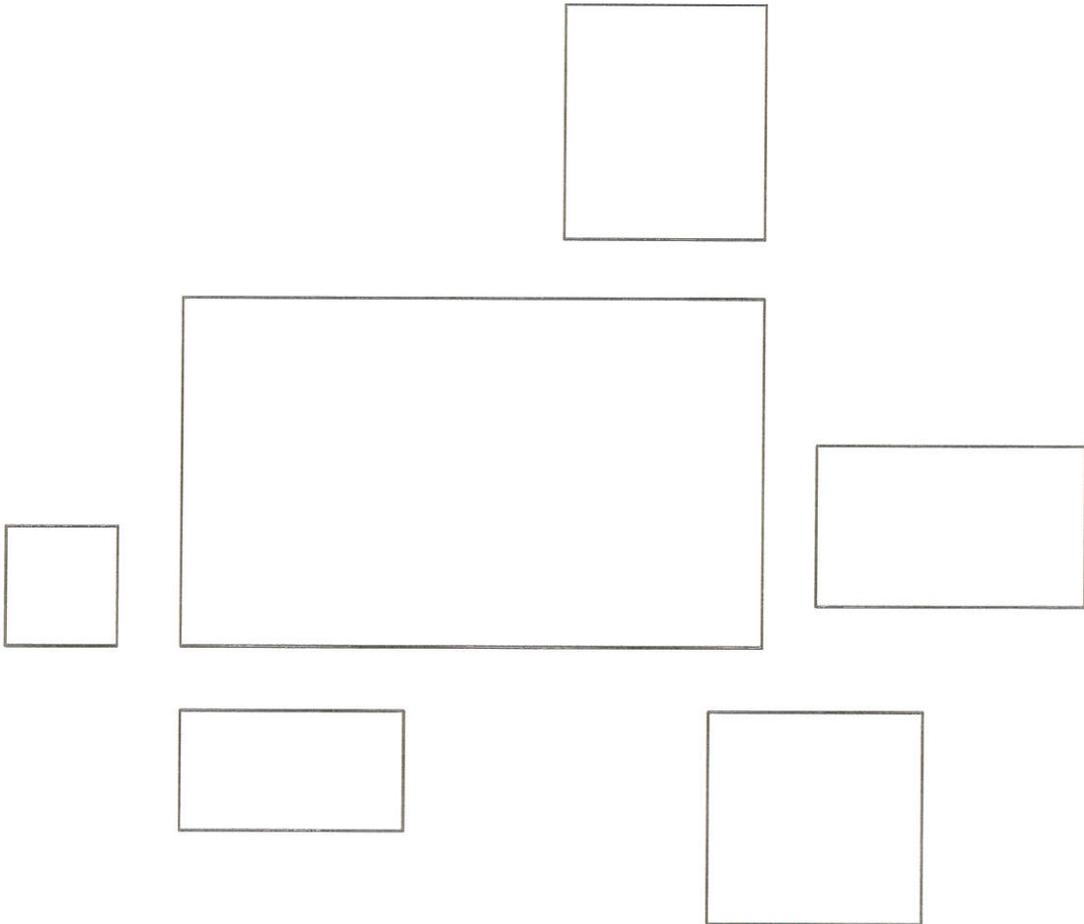
Date(s) aerial images were photographed: Data not available.

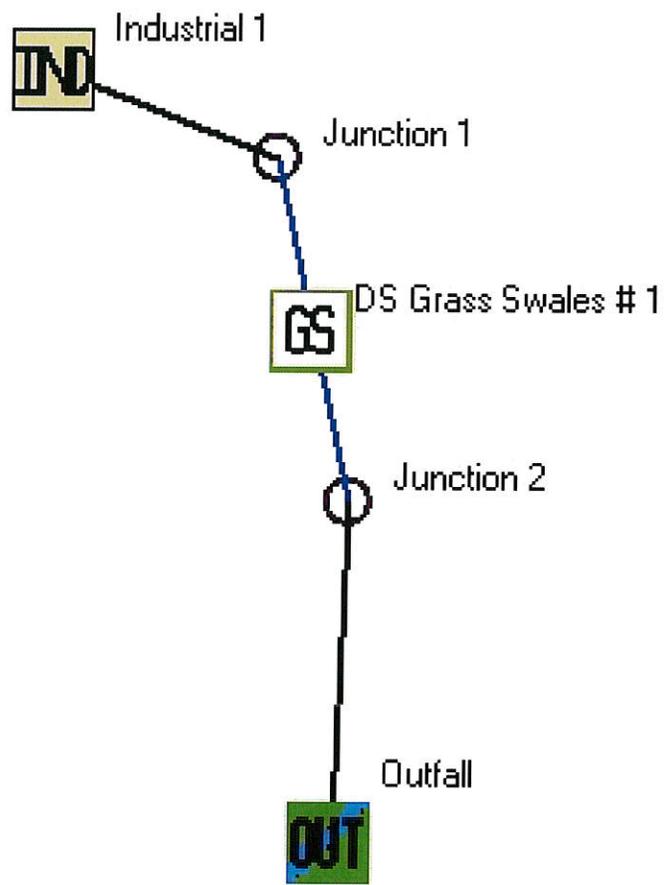
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FsA	Fox silt loam, 0 to 2 percent slopes	1.6	100.0%
Totals for Area of Interest		1.6	100.0%

WATER QUALITY





Sjoberg - InputData

Data file name: C:\Users\bholterman\Desktop\1707.00 - Sjoberg\SWMP\Sjoberg.mdb
WinSLAMM Version 10.2.1
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppd
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/06 End of Winter Season: 03/28
Date: 07-17-2019 Time: 15:42:00
Site information:

LU# 1 - Industrial: Industrial 1 Total area (ac): 0.890
1 - Roofs 1: 0.340 ac. Flat Connected Source Area PSD File:
C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.330 ac. Connected Source Area PSD File:
C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.220 ac. Normal Silty Source Area PSD
File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Grass Swale CP# 1 (DS) - DS Grass Swales # 1
Total drainage area (acres)= 0.890
Fraction of drainage area served by swales (ac) = 1.00
Swale density (ft/ac) = 0.00
Total swale length (ft) = 420
Average swale length to outlet (ft)= 313
Typical bottom width (ft) = 4.0
Typical swale side slope (_H:1V) = 4.0
Typical longitudinal slope (ft.H/ft.V) = 0.090

Sjoberg - InputData

Swale retardance factor: D

Typical grass height (in) = 6.0

Swale dynamic infiltration rate (in/hr)= 0.150

Typical swale depth (ft) for cost analysis (optional) = 0.0

Particle size distribution file name: Not needed - calculated by program

Use total swale length instead of swale density for infiltration

calculations: True

Sjoberg - Output Summary

SLAMM for Windows Version 10.2.1

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Data file name: C:\Users\bholterman\Desktop\1707.00 - Sjoberg\SMMP\Sjoberg.mdb
 Data file description:
 Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
 Particulate Solids Concentration file name: C:\WinSLAMM Files\VI0.1 WI_AVG01.pscx
 Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
 Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
 Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
 Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
 Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
 Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
 Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
 Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
 Start of Winter Season: 12/06
 Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69
 Date of run: 07-17-2019 Time of run: 15:41:49
 Total Area Modeled (acres): 0.890
 Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids		Particulate Solids		Percent Particulate Solids Reduction
			Conc. (mg/L)	Yield (lbs)	Yield (lbs)	Reduction	
Total of all Land Uses without Controls:	54198	-	137.1	463.9			-
Outfall Total with Controls:	43549	19.65%	114.5	311.4			32.87%
Annualized Total After Outfall Controls:	44154			315.7			

LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY - WISCONSIN TITLE SERVICE COMPANY COMMITMENT FILE NUMBER 1703A0166 WITH AN EFFECTIVE DATE OF MAY 12, 2017.

All of CERTIFIED SURVEY MAP NO. 2894, located in the Northeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Three (3), Township Seven (7) North, Range Eighteen (18) East, Village of Hartland, County of Waukesha, State of Wisconsin, recorded in the Office of the Register of Deeds for Waukesha County on April 8, 1977 in Volume 21 of Certified Survey Maps at pages 219 to 221 inclusive as Document No. 990931.

Tax Key No.: HAV 0730.858.001
Address: 620 Cardinal Lane



GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

Bearings are referenced to the north line of the Southwest 1/4 of Section 3, Township 7 North, Range 18 East which has an assumed bearing of S88°36'46"E

NOTES CORRESPONDING TO SCHEDULE B-II

- 1 - 2, 6 - 8, 12 NOT SURVEY RELATED
3 - 5 VISIBLE EVIDENCE SHOWN IF ANY
9. Covenants, conditions and restrictions set forth in Declaration, recorded as Documents No. 671511 as modified by Resolution recorded Document 737931 and Resolution recorded as Document No. 737932 and Waiver of Setback recorded as Document No. 1151712. Matters affecting subject property that cannot be plotted. Street building setback requirement of 30 feet, a combined side yard setback totaling 30 feet and a rear yard setback of 25 feet (waived by Document 1151712). Street building setback line graphically shown on survey.
10. Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 1065832. Easement for poles and wires as graphically shown on survey.
11. Distribution Easement Underground Gas and other matters contained in the instrument recorded August 24, 2015 as Document No. 4162160. 10' Easement for underground gas facilities as graphically shown on survey.

TABLE A

- 1. Monuments placed at all corners of the subject property boundary.
2. Address (as disclosed in title commitment): 620 Cardinal Lane.
3. Flood Zone Classification: The property lies in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0176H with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Gross Land Area: 86,889 Square Feet (1.9947 Acres).
5. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the northeast corner of the Southwest 1/4 Section 3, Town 7 North, Range 18 East. Elevation = 927.64.
6. Letter / Zoning Report not supplied by client at time of survey.
7. (a) The exterior dimensions of all buildings at ground level graphically shown on survey.
(c) Measured height of buildings graphically shown on survey.
8. Substantial features observed in the process of conducting the survey graphically shown on survey.
9. There are no designated parking spaces on the subject property.
11. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20192407346 with a clear date of JUNE 14, 2019. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
13. Names of adjoining owners according to current public records: Shown on Survey.
16. No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
17. No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
18. No wetlands were delineated or observed in the process of conducting the fieldwork.
19. No offsite easements.
20. Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

CERTIFICATION

To: First American Title Insurance Company; Wisconsin Title Service Company, Inc.; SJAMB, LLC;

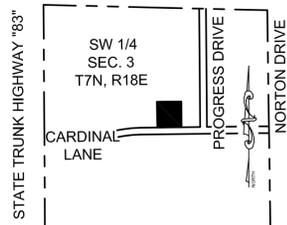
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(c), 8, 9, 11, 13, 16, 17, 18, 19 & 20 of Table A thereof. The fieldwork was completed on JUNE 26, 2019.

John P. Konopacki, PLS
License No. S-2461



Date of Plat or Map: July 2, 2019
PINNACLE ENGINEERING GROUP, LLC.
15850 West Bluemound Road Suite 210
Brookfield, WI 53005
Phone: 262-754-8888
Fax: 262-754-8850

VICINITY MAP
SCALE 1"=1000'



LEGEND OF SYMBOLS & ABBREVIATIONS

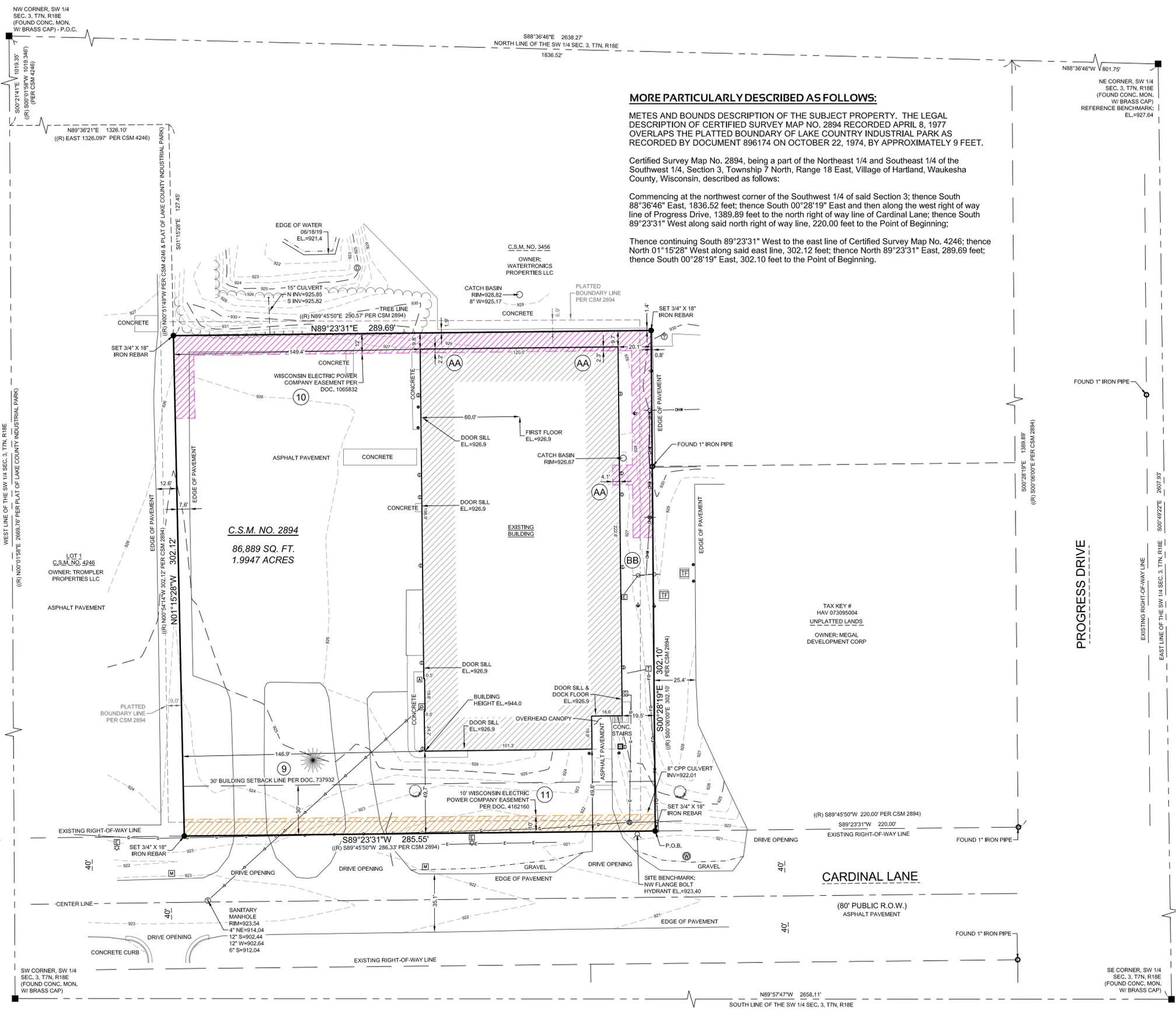
Table with 3 columns of symbols and their corresponding descriptions: SANITARY MANHOLE, STORM MANHOLE, STORM INLET, CLEANDOUT, CATCH BASIN, LATERAL, UNKNOWN MANHOLE, MONITORING WELL, HYDRANT, WATER VALVE, DOWN SPOUT, SPRINKLER VALVE, WATER SHUT OFF, STANDPIPE, WATER MANHOLE, FLOOD LIGHT, LIGHT POLE, TRAFFIC SIGNAL, UTILITY POLE, GUY WIRE, FIBER OPTIC MARKER, FIBER OPTIC MANHOLE/VAULT, TELEPHONE PEDESTAL, TELEPHONE MANHOLE/VAULT, TELEPHONE MARKER, TRANSFORMER, ELECTRIC METER/PEDESTAL, ELECTRIC MANHOLE/VAULT, CABLE TV RISER/BOX, CABLE TV MANHOLE/VAULT, GAS VALVE, GAS METER, GAS MARKER, AIR CONDITIONING UNIT, VENT, DIRECTIONAL ARROW, DUMPSTER, HANDICAP STALL, SPOT ELEVATION, SIGN, MAIL BOX, FLAG POLE, BASKETBALL HOOP, BOLLARD, CROSS CUT, IRON PIPE, IRON REBAR/ROD, MAG NAIL, SECTION MONUMENT, BENCH MARK, CONIFER TREE, DECIDUOUS TREE, BUSH, WETLAND SYMBOL, -CENTERLINE, =CONCRETE, =ELEVATION, =EXISTING, =INVERT, =MONUMENT, =POINT OF BEGINNING, =POINT OF COMMENCEMENT, =RIGHT OF WAY, =SECTION, =SQUARE FEET, =WITH, =RECORDED AS, =DEEDED AS

STATEMENT OF ENCROACHMENTS

- AA - Building located 2.3' & 4.1' within Electric Easement.
BB - Utilities not located within Easement.

GENERAL NOTES

- 1. Right of Way widths and locations are based on surveys on record.
2. The property depicted on the survey has direct physical ingress and egress via Cardinal Lane, a publicly dedicated right of way.



MORE PARTICULARLY DESCRIBED AS FOLLOWS:

METES AND BOUNDS DESCRIPTION OF THE SUBJECT PROPERTY. THE LEGAL DESCRIPTION OF CERTIFIED SURVEY MAP NO. 2894 RECORDED APRIL 8, 1977 OVERLAPS THE PLATTED BOUNDARY OF LAKE COUNTRY INDUSTRIAL PARK AS RECORDED BY DOCUMENT 896174 ON OCTOBER 22, 1974, BY APPROXIMATELY 9 FEET.

Certified Survey Map No. 2894, being a part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4, Section 3, Township 7 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 3; thence South 88°36'46" East, 1836.52 feet; thence South 00°28'19" East and then along the west right of way line of Progress Drive, 1389.89 feet to the north right of way line of Cardinal Lane; thence South 89°23'31" West along said north right of way line, 220.00 feet to the Point of Beginning;

Thence continuing South 89°23'31" West to the east line of Certified Survey Map No. 4246; thence North 01°15'28" West along said east line, 302.12 feet; thence North 89°23'31" East, 289.69 feet; thence South 00°28'19" East, 302.10 feet to the Point of Beginning.

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
WISCONSIN OFFICE: 15850 W. BLUEMOUND ROAD, BROOKFIELD, WI 53005, (262) 754-8888

620 CARDINAL LANE
C.S.M. NO. 2894, IN THE NE 1/4 OF THE SW 1/4 SEC. 3, T7N, R18E, VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

Table with 2 columns: REVISIONS, SHEET. Includes revision dates and sheet numbers.

REG. JOB No. 1707.00
DATE 07/02/19
SCALE 1"=300'
SHEET 1 of 1
SURVEY



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

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:
Owner Review: 6.14.2019
Plan Commission: 7.29.2019

Proposal:
Bid:
State Submittal / Permit:
As-Built:

REVISIONS table with columns for revision number and description.

PROJECT ADDRESS:

PROJECT NAME
Sjoberg Tool Building Addition
STREET ADDRESS
620 Cardinal Ln.
CITY / STATE / ZIP
Hartland, WI 53029

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



Designer information table with fields for TDL, Date, Scale, Drawing No., and Summary.

Architect: BGK
Engineer: ---
Reviewed By: BJB

LIGHTING CUTSHEETS

Sheet Number:
C-106
Project Number:
P12129

SLIM12

RAB Outdoor



Project, Type, Prepared By, Date, Driver Info, LED Info form.

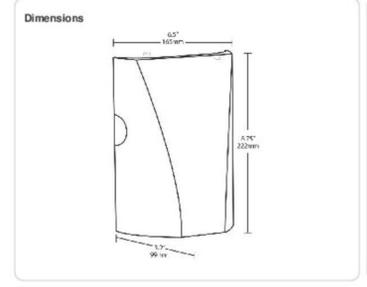
Technical Specifications, Listings, UL Listing, ADA Compliant, IESNA LM-79 & LM-80 Testing, DLC Listed, Construction, IP Rating, Cold Weather Starting, Maximum Ambient Temperature.

Green Technology, LED Characteristics, Lifespan, Color Consistency, Color Stability, Gaskets, Finish.

SLIM12

RAB Outdoor

Technical Specifications (continued), LED Characteristics, Warranty, Electrical, Other, Patents, HID Replacement Range, Bug Rating.



Features: Full cutoff, fully shielded LED wall pack. Can be used as a downlight or uplight.

Ordering Matrix table with columns for Family, Wattage, Color Temp, Finish, Driver, Options.

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com

SLIMFC37

RAB Outdoor



Project, Type, Prepared By, Date, Driver Info, LED Info form.

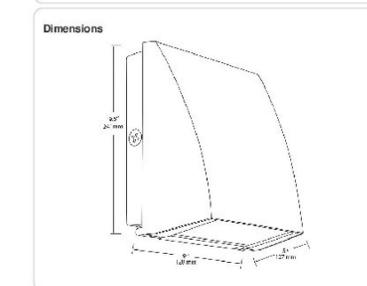
Technical Specifications, Listings, UL Listing, IESNA LM-79 & LM-80 Testing, Construction, Footprint, IP Rating, Cold Weather Starting, Maximum Ambient Temperature, Housing.

Green Technology, LED Characteristics, Lifespan, Color Consistency, Color Stability, Gaskets, Finish.

SLIMFC37

RAB Outdoor

Technical Specifications (continued), Other, Accessories, Patents, HID Replacement Range, Bug Rating.



Features: Covers footprint of most traditional wall packs. Easy installation with hinged access.

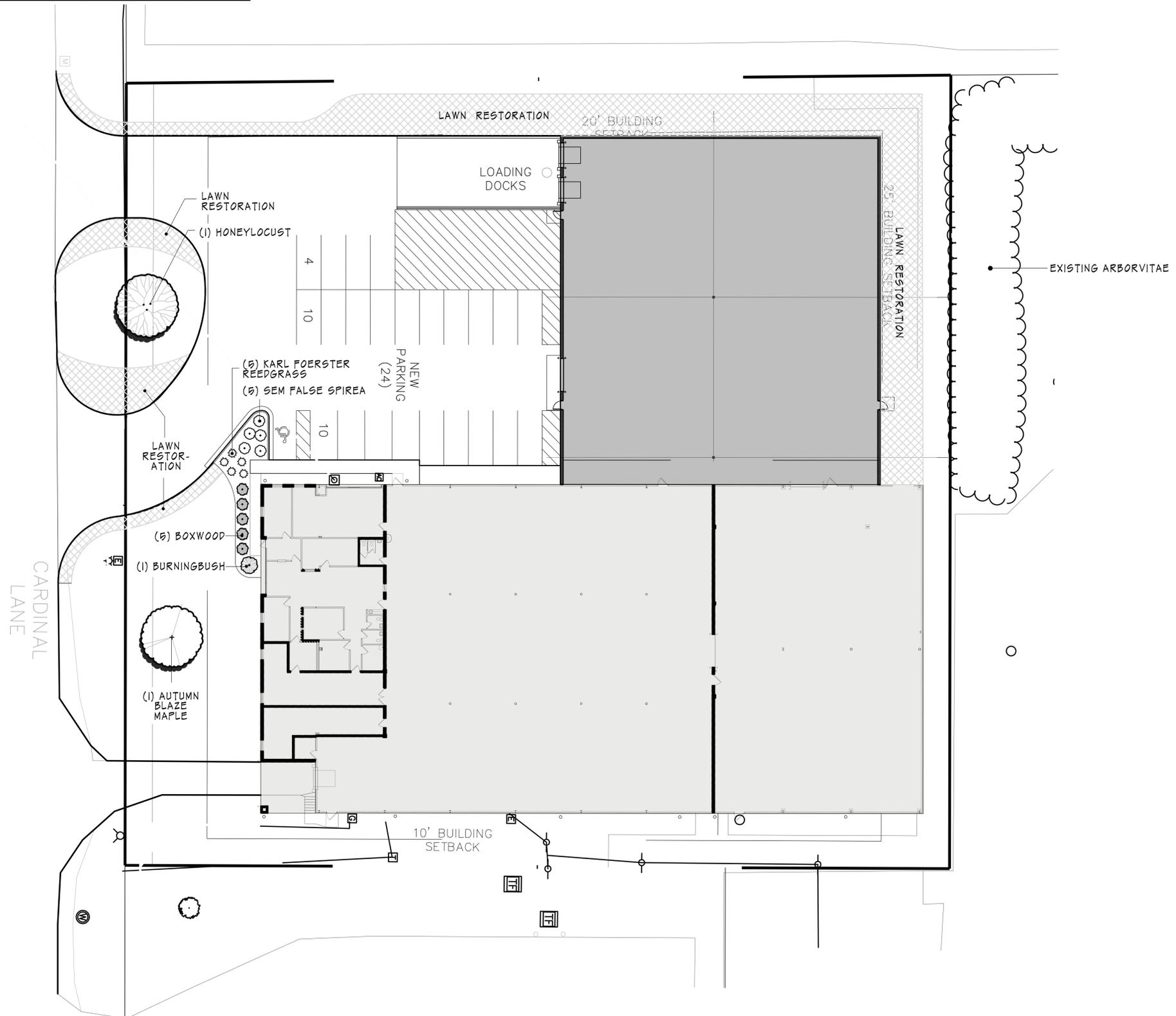
Ordering Matrix table with columns for Family, Cutoff, Wattage, Color Temp, Finish, Driver Options, Options, Other Options.

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com

SITE LIGHTING CUTSHEETS

PLANT SCHEDULE				
QUANTITY	COMMON NAME	BOTANICAL NAME	TYPE	INSTALLED SIZE
1	HONEYLOCUST - SKYLINE	<i>Gleditsia triacanthos 'Skyline'</i>	Deciduous Tree	2.5'
1	MAPLE - AUTUMN BLAZE	<i>Acer x freemanii 'Jeffersred'</i>	Deciduous Tree	2.5'
5	BOXWOOD - GREEN MOUNTAIN	<i>Buxus x 'Green Mountain'</i>	Evergreen Shrub	24-30"
1	BURNINGBUSH	<i>Euonymus alatus 'Compacta'</i>	Deciduous Shrub	24-30"
5	FALSE SPIREA - SEM	<i>Sorbaria sorbifolia 'Sem'</i>	Deciduous Shrub	18"
5	KARL FOERSTER REEDGRASS	<i>Calamagrostis scutiflora 'Karl Foerster'</i>	Ornamental Grass	1 Gallon



- LANDSCAPE ARCHITECTURE
- DESIGN & CONSTRUCTION
- LANDSCAPE MAINTENANCE
- TREE CARE & REMOVAL

12217 W. Watertown Plank Rd.
Wauwatosa, WI 53226

Phone: 414-258-5525
Fax: 414-258-9739

hawkslandscape.com
info@hawkslandscape.com

Sjoberg Tool
 620 Cardinal Lane - Hartland, WI 53029

This plan is the property of Hawks Landscape and cannot be used without written permission.

ALEX MATHISON

Designed By

7/26/19

Date

1" = 20'

Scale

Revisions:

Date: By: Description:

Sheet #: C-107 of _____

Project: _____

596 PROGRESS DRIVE LLC
596 PROGRESS DR
HARTLAND WI 53029-2304

CARDINAL 635 LLC
635 CARDINAL LN
HARTLAND WI 53029

FIRST BANK FINANCIAL CENTRE
155 W WISCONSIN AVE
OCONOMOWOC WI 53066

GALE L KELLY
PO BOX 314
HARTLAND WI 53029-0314

HM INVESTMENT PARTNERS LLC
581 S INDUSTRIAL DR
HARTLAND WI 53029

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

JAMES ORDWAY AND KRISTIN ORDWAY
N45W29221 FORSETH DR
HARTLAND WI 53029

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

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

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

LAUDERMILK 710 LLC
710 CARDINAL LN
HARTLAND WI 53029

LINDSAY REAL ESTATE HOLDINGS LLC
2222 N 111TH ST
OMAHA NE 68164-3817

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

PROGRESS AVENUE LLC
604 PROGRESS DR
HARTLAND WI 53029-2306

PROGRESS ENTERPRISES LLC
590B PROGRESS DR
HARTLAND WI 53029

S&M RABAY LLC
550 PROGRESS DR
HARTLAND WI 53029-2304

SCI INVESTMENT HOLDINGS LLC
540 PROGRESS DR
HARTLAND WI 53029-2304

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

SUPERIOR OF WISCONSIN INC AND
EXPERT DISPOSAL SERVICE INC
PO BOX 168
HARTLAND WI 53029-0168

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



VILLAGE OF HARTLAND
PETITION FOR:



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

OR

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

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

Date: <u>7/26/19</u>	Fee Paid:
Date Filed:	Receipt No.

1. Name: TMPN HARTLAND & HARTLAND PLAZA LLC.
 Address of Owner/Agent: 11518 N. Port Washington Rd.
Mequon, WI 53092
 Phone Number of Owner/Agent: 262.240.1500, 414.716.5500
 FAX No. _____ E-mail GID@DEVOFFICES.COM
TED@SENDIKSMARKET.COM

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

3. State present use of property and intended use.
THE BUILDING IS CURRENTLY OPERATING AS A
SENDIKS FOOD MARKET. THE ADDITION TO THE BACK
OF THE STORE WILL ALLOW FOR BETTER STORAGE,
WORKFLOW, SHIPPING RECEIVING, AND INTERIOR REMODEL OF DELI, BAKERY,
& MEAT DEPARTMENT.

[Signature]
 Signature of Petitioner
700 W. Virginia Street, MILWAUKEE, WI 53204
 Address

414.277-8000 Ex 303
 Phone



**APPLICATION FOR
PLAN COMMISSION**

\$300 REVIEW FEE DUE AT TIME OF APPLICATION

Project Description SENDIKS FOOD MARKET ADDITION			
Proposed Use MERCHANTILE		No. of Employees	
Project Location 600 HARTBROOK DRIVE			
Project Name SENDIKS FOOD MARKET ADDITION			
Owner TOWN OF HARTLAND & HARTLAND PARK LLC		Phone 262.240.1500	
Address 11518 N. POPE WASHINGTON DR		City McQUON	State WI Zip 53092
Engineer/Architect MAISEN MATHER ARCHITECT		Phone 414.277.8000	FAX
Address 700 N. VIRGINIA ST. SYMBIONE		City MILWAUKEE	State WI Zip 53204
Contact Person RYAN THOMAS	Phone X303	FAX	E-mail RYAN@MAISENMATHER.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:
---------------	------------------	---------------------

**Village of Hartland
Professional Services Reimbursement Form**

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

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

Project Name: SENDAKS FOOD MARKET ADDITION

Submit invoices to: Responsible Party Property Owner

Responsible Party:

<u>SENDAKS HARTLAND LLC.</u>	<u>Ted Balint</u>	<u>7/23/19</u>
Printed Name	Signature	Date
<u>7225 N. MARCIA RD.</u>	<u>MILWAUKEE</u>	<u>WI</u>
Street Address	City	State
		<u>53223</u>
		Zip
Phone <u>414.716.5500</u>	E-Mail <u>NKKE SENDAKS.COM</u>	

Property Owner Name:

<u>TMPN HARTLAND & HARTLAND PLAZA LLC.</u>	<u>Ted Balint</u>	<u>7/23/19</u>
Printed Name	Signature	Date
<u>11518 N. POOT WASHINGTON RD.</u>	<u>Megon</u>	<u>WI</u>
Street Address	City	State
		<u>53092</u>
		Zip
Phone <u>262.240.1500</u>	E-Mail <u>SIDE.DEV@OFFICES.COM</u>	

INTERNAL USE ONLY

Amount Due: \$ _____ Check #: _____ Date Paid: ___/___/___ Rec'd By: _____

ALTA/NSPS LAND TITLE SURVEY

Known as 580 Hartbrook Drive, 600 Hartbrook Drive, and 700 Hartbrook Drive, in the Village of Hartland, Waukesha County, Wisconsin.

Parcel I

Lot 1 of Certified Survey Map No. 9808 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin, on July 8, 2004 in Volume 91 of Certified Survey Maps, at Pages 34-37 as Document No. 3182970, being a revision of Parcel 1 and 2 of Certified Survey Map No. 4282, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

Parcel II

Lot 1 of Certified Survey Map No. 9905 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin, on November 3, 2004 in Volume 92 of Certified Survey Maps, at Pages 142-144 as Document No. 3219518, being a division of Lot 2 of Certified Survey Map No. 9808, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

Parcel III

That part of the Southwest 1/4 of Section 35, Town 8 North, Range 18 East, bounded and described as follows: Commencing at the Northeast corner of the Southwest 1/4, thence South 00° 51' 25" West 729.09 feet, thence North 89° 08' 35" West 50 feet to the point of beginning, thence South 45° 40' 48" West 129.48 feet, thence South 83° 58' 36" West 105 feet, thence South 06° 40' 48" East 5 feet, thence North 83° 58' 36" East 106.74 feet, thence North 45° 40' 48" East 126.19 feet, thence North 00° 51' 25" East 7.09 feet to the point of beginning. Said land being in the Village of Hartland, Waukesha County, Wisconsin.

Parcel IV

Non-exclusive easement for the benefit of Parcel II dated April 28, 2005, recorded May 6, 2005 as Document No. 3273705.

Total Area of all Parcels:
398,102 square feet or 9.1392 acres

Prepared for: Hartland Plaza, LLC

Survey No. 165907-RMK

A. Basis of Bearings

Bearings are based on the East line of the Southwest 1/4 of Section 35-8-18, which is assumed to bear South 00°51'25" West.

B. Title Commitment

This survey was prepared based on Knight Barry Title, Inc. an agent for Chicago Title Insurance Company title commitment number 956935, effective date of April 9, 2018, Last Revised 4/25/18, which lists the following easements and/or restrictions from schedule B-II:

001, 005-008, 200. **Visible evidence shown, if any.**

002-004, 100-101, 400-409, 500-501. **Not survey related.**

201. Easement to Wisconsin Electric Power Company and Wisconsin Telephone Company and other matters contained in the instrument recorded September 1, 1972 as Document No. 827819. **Affects site by location - shown.**

202. Access limitations and restrictions and other matters contained in the instrument recorded June 28, 1973 as Document No. 855187. **Access restriction does not affect site by location - subject property does not abut State Trunk highway "16", shown.**

203. Mutual Easement Agreement and other matters contained in the instrument recorded May 23, 1975 as Document No. 911617. **Affects site by location - general in nature, cannot be plotted.**

204. Reciprocal Easement Agreement and other matters contained in the instrument recorded March 7, 1983 as Document No. 1206049. **Affects site by location - general in nature, easement covers entirety of property.**

205. Access restrictions, sign/billboard restrictions, reservation of easements, covenants, conditions and other matters contained in the Quit Claim Deed recorded May 16, 1988 as Document No. 1479361. (Affects Parcel III). And also set forth in the Quit Claim Deed recorded March 19, 2001 as Document No. 2633838. **Affects site by location - shown.**

206. Easement to Wisconsin Electric Power Company and other matters contained in the instrument recorded July 7, 1989 as Document No. 1543890. **Affects site by location - shown.**

207. Storm Sewer Easement to the Village of Hartland and other matters contained in the instrument recorded July 27, 1989 as Document No. 1547164. **Affects site by location - shown.**

208. Declaration of Easements, Covenants, Conditions and Restrictions and other matters contained in the instrument recorded July 8, 2004 as Document No. 3182969. First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions and other matters contained in the instrument recorded May 9, 2005 as Document No. 3274355. **Affects site by location - general in nature, cannot be plotted. Drainage Easement in 3.03 covers entirety of Parcel II.**

209. Easements, restrictions and other matters shown on Certified Survey Map 9808 recorded July 8, 2004 as Document No. 3182970. **Affects site by location - shown.**

210. Easements, restrictions and other matters shown on Certified Survey Map 9905 recorded November 3, 2004 as Document No. 3219518. **Affects site by location - shown.**

211. Reciprocal Easement Agreement, use restrictions and other matters contained in the instrument recorded May 6, 2005 as Document No. 3273705. **Affects site by location - shown.**

212. Stormwater Retention/Detention Easement Agreement and other matters contained in the instrument recorded May 6, 2005 as Document No. 3273706. **Affects site by location - shown.**

213. Storm Water Management Practice Agreement and other matters contained in the instrument recorded March 21, 2014 as Document No. 4071002. **Affects site by location - area covered not defined, cannot be plotted.**

C. Flood Note

According to flood insurance rate map of the Village of Hartland, community panel number 55133C0177F, effective date of November 11, 2008, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

D. Parking Spaces

There are 49 regular and 2 handicapped parking spaces marked on Parcel I and 290 regular and 10 handicapped parking spaces marked on Parcel II. There are also 14 regular parking spaces in HOL parking easement Doc. No. 3273705

E. Municipal Zoning

(Zoning Compliance Report acquired from American Zoning Services, Preliminary Report Date: April 26, 2018, Revision Date: May 10, 2018)
Zoning Designation: B-2, Community Business District
Setback requirements:
Front - 30 feet
Side - 10 feet
Rear - 25 feet
Maximum Building Height: 45 feet
Lot Area requirements:
Minimum Lot Size - 20,000 square feet
Minimum Lot Width - 100 feet
Maximum Floor Area: 30%
Number of Required Parking Spaces: 365 total parking spaces

F. Notes

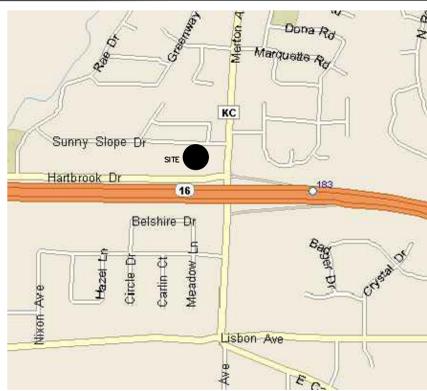
There are no party walls on this site.

There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

There is no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction observed in the process of conducting the fieldwork.

There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

There is no evidence of wetland flags on the site observed in the process of conducting the fieldwork.



LOCALITY MAP
NOT TO SCALE



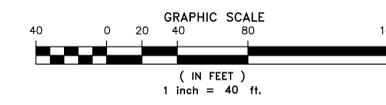
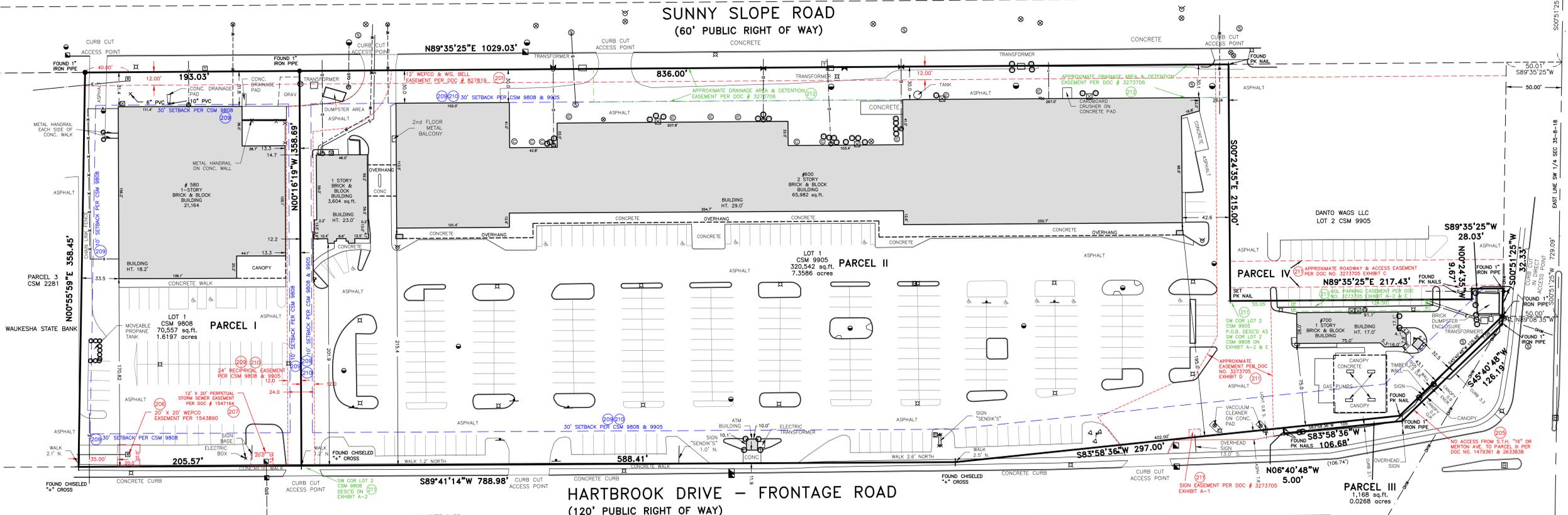
LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FO MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING
- CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE #203-45-05115

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.



To: TMFN Hartland LLC, a Wisconsin limited liability company, Hartland Plaza LLC, a Wisconsin limited liability company, Knight Barry Title, Inc., Nationwide Life Insurance Company, its successors and/or assigns, Knight Barry Title, Inc., an Ohio Corporation and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on April 25, 2018.

Date of Plat or Map: May 1 2018
Date of Revision: May 11, 2018

Stephan G. Southwell

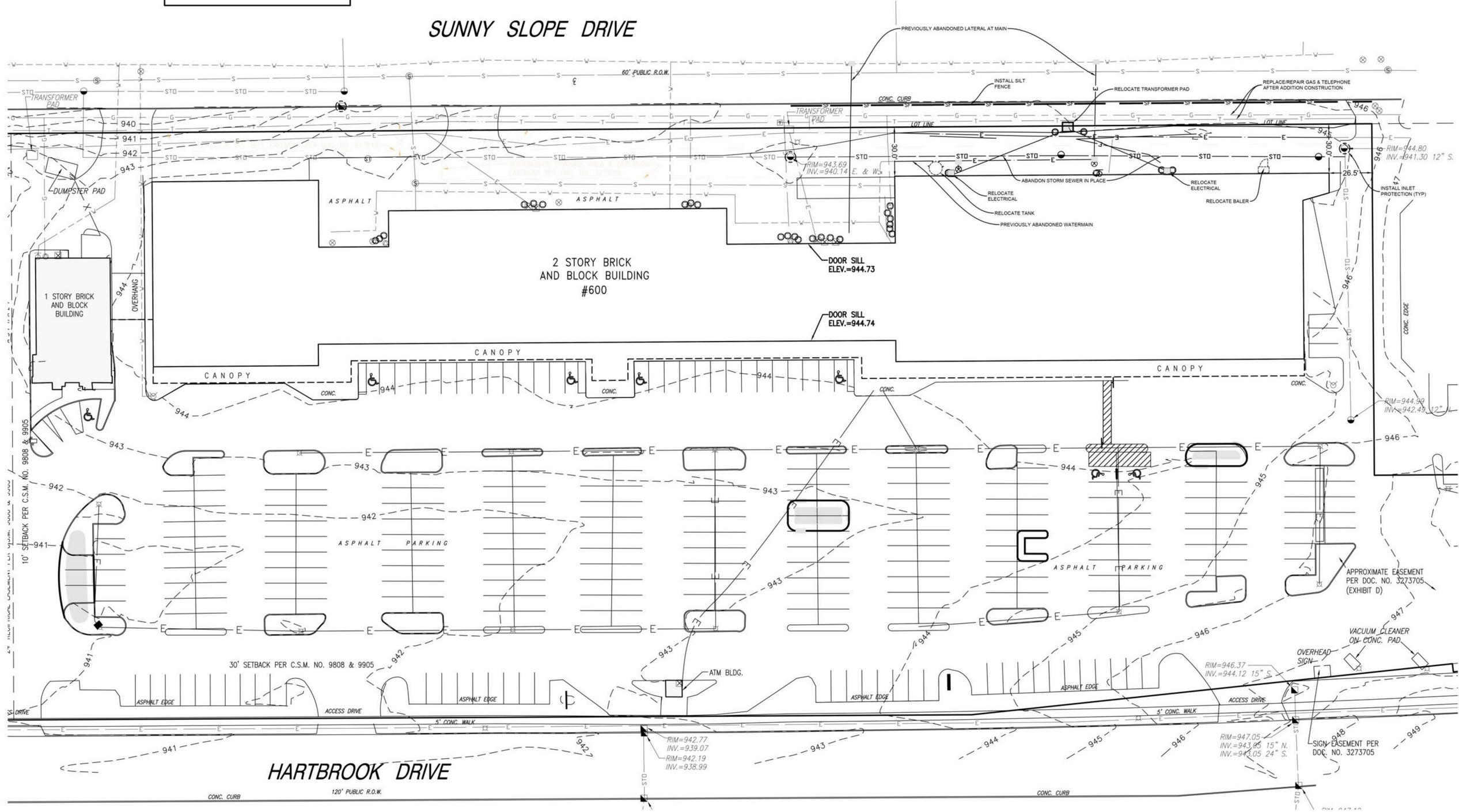
Stephan G. Southwell
Professional Land Surveyor
Registration Number 1939
steve.southwell@rasmith.com



16745 W. Bluemound Road
Brookfield, WI 53005-9398
(262) 781-1000
rasmith.com

LEGEND	
	INLET PROTECTION
	PROPOSED SILT FENCE
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING ELECTRIC
	EXISTING GAS
	EXISTING TELEPHONE

SUNNY SLOPE DRIVE



HARTBROOK DRIVE



ARCHITECTS
 700 W. VIRGINIA STREET, SUITE 604
 MILWAUKEE, WI 53204
 P: 414.277.8000
 MADISENMAHER.COM

PROPOSED ADDITION TO: SENDIK'S FOOD MARKETS

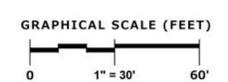
600 HARTBROOK DRIVE
 HARTLAND, WI 53029

CLIENT
 NICHOLAS BALISTRERI
 7225 WEST MARCIA ROAD
 MILWAUKEE, WI 53223

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF MADISEN MAHER ARCHITECTS. WHETHER THE WORK FOR WHICH THEY ARE MADE BE EXECUTED OR NOT AND ARE NOT TO BE USED OR COPIED ON OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH MADISEN MAHER ARCHITECTS.

DATE	REV	ISSUE
07/01/19	#	VILLAGE SUBMITTAL

PROJECT NUMBER	19-004
START DATE	04/10/2019
DRAWN BY	BLH
CHECKED BY	AEK
SCALE	1" = 30'-0"



NOT FOR CONSTRUCTION

DEMO & EROSION CONTROL PLAN

C1.00



ARCHITECTS
 700 W. VIRGINIA STREET, SUITE 604
 MILWAUKEE, WI 53204
 P: 414.277.8000
 MADISENMAHER.COM

PROPOSED ADDITION TO:
SENDIK'S FOOD MARKETS

600 HARTBROOK DRIVE
 HARTLAND, WI 53029



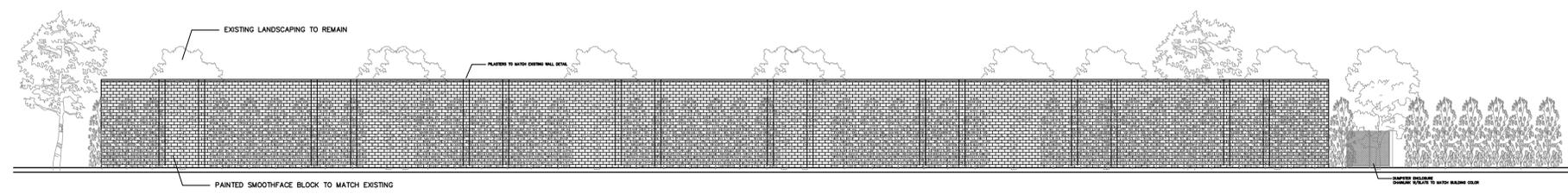
CLIENT
 NICHOLAS BALISTRERI
 7225 WEST MARCIA ROAD
 MILWAUKEE, WI 53223

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF MADISEN MAHER ARCHITECTS. WHETHER THE WORK FOR WHICH THEY ARE MADE BE EXECUTED OR NOT AND ARE NOT TO BE USED OR COPIED ON OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH MADISEN MAHER ARCHITECTS.

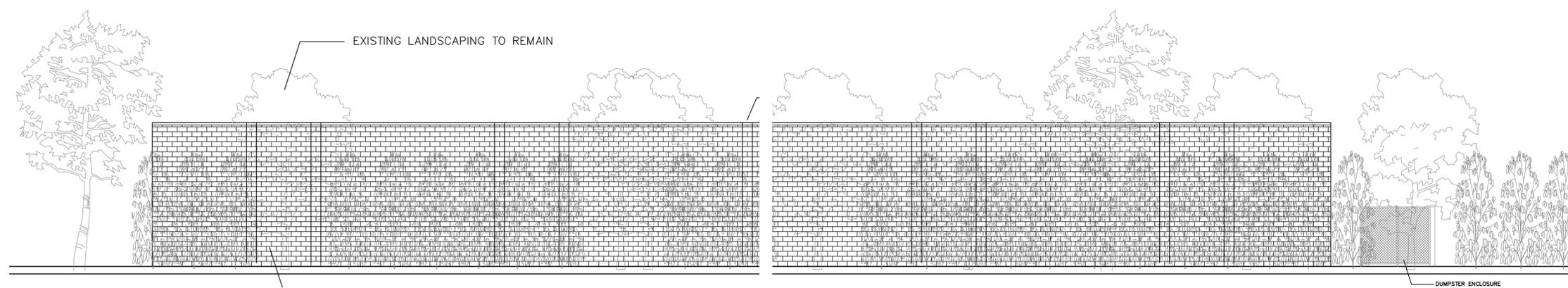
DATE	REV	ISSUE
07/26/19	-	VILLAGE SUBMITAL

PROJECT NUMBER	19-004
START DATE	04/10/2019
DRAWN BY	RRT
CHECKED BY	RRT
SCALE	1/8" = 1'-0"

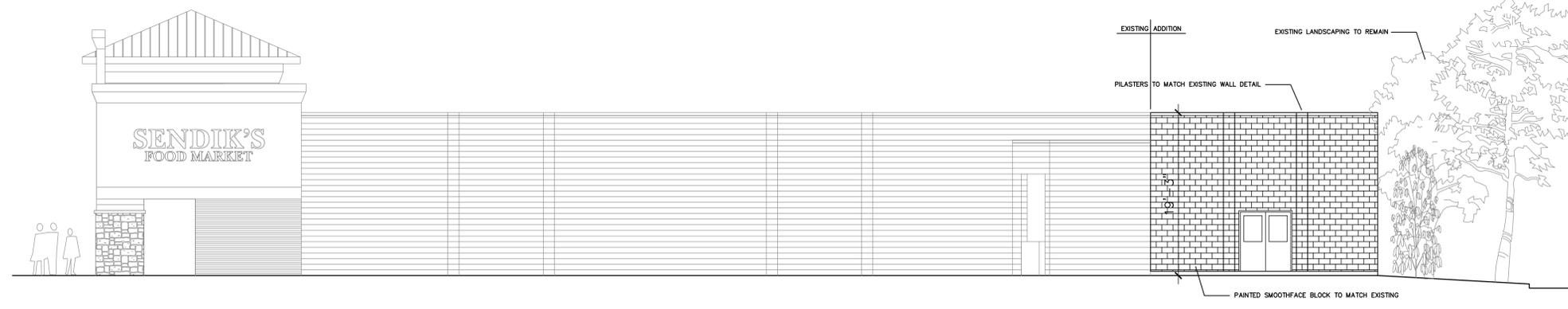
EXTERIOR ELEVATIONS
A2.00



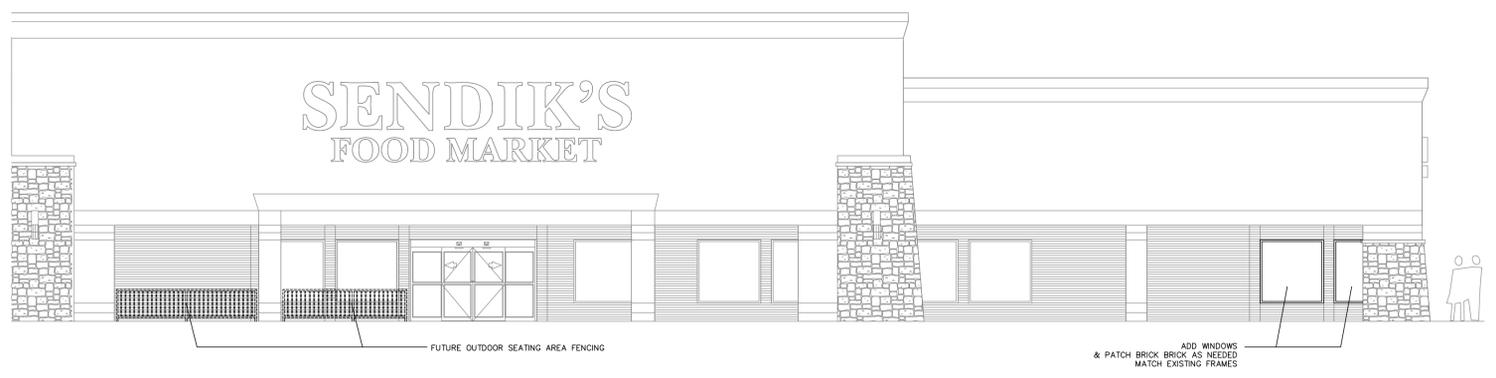
⑤ OVERALL NORTH ELEVATION
 1/16" = 1'-0"



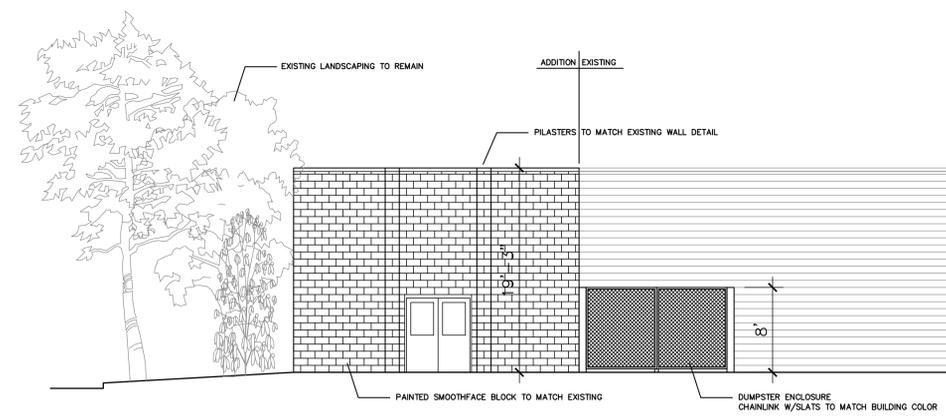
④ NORTH ELEVATION
 1/8" = 1'-0"



③ EAST ELEVATION
 1/8" = 1'-0"



② SOUTH ELEVATION
 1/8" = 1'-0"



① WEST ELEVATION
 1/8" = 1'-0"

NOT FOR CONSTRUCTION



700 W. VIRGINIA STREET, SUITE 604
MILWAUKEE, WI 53204
P: 414.277.8000
MADISENMAHER.COM

PROPOSED ADDITION TO:
SENDIK'S FOOD MARKETS

600 HARTBROOK DRIVE
HARTLAND, WI 53029



CLIENT
NICHOLAS BALISTRERI
7225 WEST MARCIA ROAD
MILWAUKEE, WI 53223

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DATE	REV	ISSUE
07/26/19	-	VILLAGE SUBMITAL

PROJECT NUMBER	19-004
START DATE	04/10/2019
DRAWN BY	RRT
CHECKED BY	RRT
SCALE	1/8" = 1'-0"

EXISTING PERSPECTIVES

A2.01

NOT FOR CONSTRUCTION



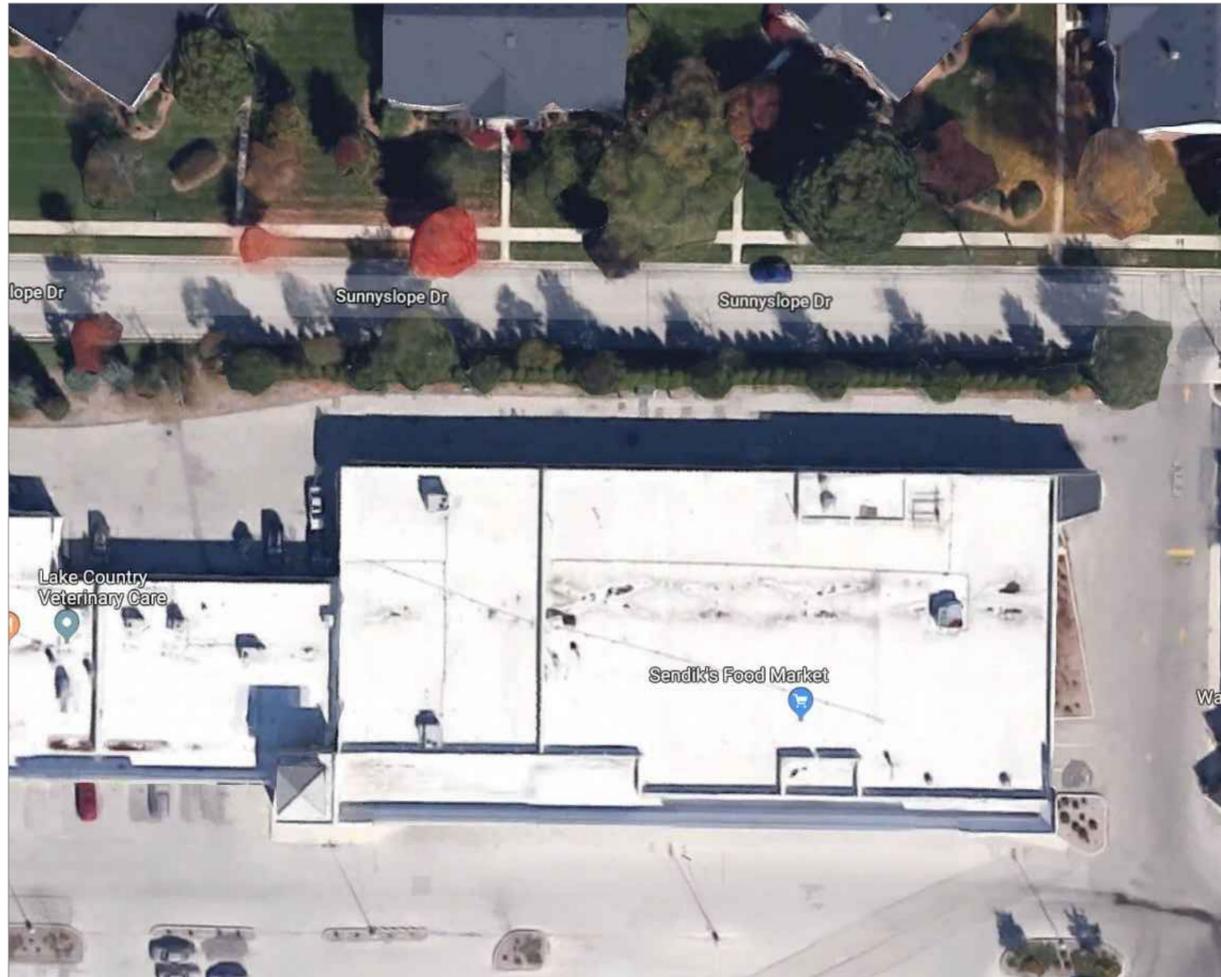
3 EXISTING ALLEYVIEW LOOKING WEST
NOT TO SCALE



2 EXISTING STREETVIEW LOOKING SOUTHWEST
NOT TO SCALE



1 EXISTING STREETVIEW LOOKING SOUTHEAST
NOT TO SCALE



4 EXISTING AERIAL
NOT TO SCALE



ARCHITECTS
700 W. VIRGINIA STREET, SUITE 604
MILWAUKEE, WI 53204
P: 414.277.8000
MADISENMAHER.COM

PROPOSED ADDITION TO:
SENDIK'S FOOD MARKETS

600 HARTBROOK DRIVE
HARTLAND, WI 53029



CLIENT
NICHOLAS BALISTRERI
7225 WEST MARCIA ROAD
MILWAUKEE, WI 53223

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DATE	REV	ISSUE
07/26/19	-	VILLAGE SUBMITTAL



② VIEW LOOKING NORTHWEST
NOT TO SCALE



① VIEW LOOKING SOUTHWEST
NOT TO SCALE

NOT FOR CONSTRUCTION

PROJECT NUMBER	19-004
START DATE	04/10/2019
DRAWN BY	RRT
CHECKED BY	RRT
SCALE	1/8" = 1'-0"

PROPOSED PERSPECTIVES

A2.02

418 MERTON LLC
W229N2494 COUNTY RD F
WAUKESHA WI 53186-1104

488 SUNNYSLOPE LLC
19125 ALTA VISTA DR
BROOKFIELD WI 53045

504 SUNNYSLOPE LLC
19125 ALTA VISTA DR
BROOKFIELD WI 53045

ANDREW D LEMKE
619 BELSHIRE DR
HARTLAND WI 53029-1801

ANTHONY D HEALD AND ANGELICA M
SHNEYDER
730 BELSHIRE DR
HARTLAND WI 53029-1804

BONNIE & CLYDE
1509 N PROSPECT AVE
MILWAUKEE WI 53202

BRYAN LUFTER AND JACQUELINE
LUFTER
405 HILL N DALE CIR
HARTLAND WI 53029

CHARLES H ZELLMER
540 MERTON AVE
HARTLAND WI 53029

CHRISTOPHER PARKER AND KRISTEN
PARKER
408 HILL N DALE CIR
HARTLAND WI 53029-1503

CHRISTOPHER R KLAWITTER AND
ROBERT M KLAWITTER
618 BELSHIRE DR
HARTLAND WI 53029-1802

CYNTHIA L CORRIGAN
612 BELSHIRE DR
HARTLAND WI 53029

DANTO WAGS LLC
WALGREENS COMPANY PO BOX 1159
DEERFIELD IL 60015-6002

DAVID ACKLEY AND CAROL ACKLEY
633 BELSHIRE DR
HARTLAND WI 53029

DAVID ERICKSON AND PAMELA
ERICKSON
710 BELSHIRE DR
HARTLAND WI 53029

DAVID L VODNIK
604 BELSHIRE DR
HARTLAND WI 53029

DAVID P SCHOEPKE AND NICOLE L
SCHOEPKE
327 MERTON AVE
HARTLAND WI 53029-1814

DOUGLAS V TURNER 2007 LIVING
TRUST
402 HILL-N-DALE CIR
HARTLAND WI 53029

ERIC M GROSS AND CASSIE L GROSS
717 BELSHIRE DR
HARTLAND WI 53029-1803

EUGENE H & MARGARET A GOSLINE
LIVING TRUST
563 GREENWAY TER
HARTLAND WI 53029

GLENN SCHROEDER AND MARY
SCHROEDER
627 BRIARCLIFF CT
HARTLAND WI 53029

HARTLAND SENIOR LIVING LLC
700 N GREEN ST STE 401
CHICAGO IL 60642-5473

JACOB SCHNEIDER
613 GREENWAY TER
HARTLAND WI 53029

JAMES M SCAFFIDO
711 BELSHIRE DR
HARTLAND WI 53029

JEFFREY HALE AND MARY ELLEN HALE
635 BRIARCLIFF CT
HARTLAND WI 53029-1178

JEFFREY J CASTLES AND REBECCA H
CASTLES
508 MERTON AVE
HARTLAND WI 53029

JEFFREY KRONEBERG AND CINDI
KRONEBERG
593 GREENWAY TER
HARTLAND WI 53029

JEFFREY MEEHAN AND ALISON B
MEEHAN
621 BRIARCLIFF CT
HARTLAND WI 53029

JOAN T DALEY
626 BELSHIRE DR
HARTLAND WI 53029

JOHN L UEBELE AND LINDA E UEBELE
536 MERTON AVE
HARTLAND WI 53029-1508

KATHLEEN M RILEY LIVING AND
DEVOLUTION TRUST
615 BRIARCLIFF CT
HARTLAND WI 53029

KELVIN MAAHS AND JANE MAAHS
338 MERTON AVE
HARTLAND WI 53029

MARK RIESINGER AND KARLA
RIESINGER
657 GREENWAY TER
HARTLAND WI 53029

MATTHEW CHRISTOPHER MILLER
419 HILL N DALE CIR
HARTLAND WI 53029-1502

MAX J & JUDITH HORWATICH TRUST
722 BELSHIRE DR
HARTLAND WI 53029

MICHAEL BUILDERS LLC
721 E CAPITOL DR
HARTLAND WI 53029-2207

MICHAEL RUNGE
513 PLEASANT DR
HARTLAND WI 53029

P M WALKER PROPERTIES LLC
143 E CAPITOL DR
HARTLAND WI 53029

PAMELA S RICK
716 BELSHIRE DR
HARTLAND WI 53029

PATRICK DECLEENE AND CYNTHIA G
DECLEENE
627 BELSHIRE DR
HARTLAND WI 53029

PAUL D BIANCUZZO TRUST
632 BELSHIRE DR
HARTLAND WI 53029

PETER J KOWALSKI JR AND PETER J
KOWALSKI
322 MEADOW LN
HARTLAND WI 53029

PETER JOHNSON AND PATRICIA
JOHNSON
583 GREENWAY TER
HARTLAND WI 53029

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

RICHARD E LANDWEHR AND CAROL L
LANDWEHR
705 BELSHIRE DR
HARTLAND WI 53029

ROBERT N BERES AND AMANDA BERES
415 HILL N DALE CIR
HARTLAND WI 53029-1502

ROBERT WEDDIG AND CHRISTINE
WEDDIG
632 BRIARCLIFF CT
HARTLAND WI 53029

ROSS A & KARLA A BLANK REVOCABLE
LIVING TRUST
611 BELSHIRE DR
HARTLAND WI 53029

SCOTT CHILES AND LISA CHILES
414 HILL N DALE CIR
HARTLAND WI 53029

SCOTT GOURLEY AND LEIGH ANN
GOURLEY
316 MEADOW LN
HARTLAND WI 53029

SHERI L ZETTL
328 MEADOW LN
HARTLAND WI 53029

ST CHARLES CONGREGATION
313 CIRCLE DR
HARTLAND WI 53029

STEVE MORTENSEN AND LYNN
MORTENSEN
603 GREENWAY TER
HARTLAND WI 53029

STEVEN J KEYMAR AND KATHLEEN A
KEYMAR
643 GREENWAY TER
HARTLAND WI 53029

SUSAN FLOR AND DANIEL FLOR
36543 NORMANDEALE DR
OCONOMOWOC WI 53066-9458

TABETHA A MALECKI AND MARK
MALECKI
704 BELSHIRE DR
HARTLAND WI 53029

TANNER J KNECHT AND SAMANTHA J
KNECHT
660 GREENWAY TER
HARTLAND WI 53029-1184

THOMAS DIERBECK AND ROBERTA
DIERBECK
573 GREENWAY TER
HARTLAND WI 53029

THOMAS E REBLIN
N27W27338 WOODLAND DR
PEWAUKEE WI 53072

TIMOTHY J CULHANE AND JAMES P
CULHANE
723 BELSHIRE DR
HARTLAND WI 53029

TMPN HARTLAND LLC AND HARTLAND
PLAZA LLC
11518 N PORT WASHINGTON RD STE
103
MEQUON WI 53092-3443

TONYA L BEREND
212 19TH CT
ANKANY IA 50021-4629

VANSISTINE MARITAL PROPERTY
REVOCABLE LIVING TRUST
530 MERTON AVE
HARTLAND WI 53029

VERONICA M MYERS TRUST
603 BELSHIRE DR
HARTLAND WI 53029

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



To: Village of Hartland Park and Recreation Board

From: Stephanie Falkers, Lead Planner
Paul Chellevold, Project Manager

Date: July 29, 2019

Subject: Village of Hartland Comprehensive Outdoor Recreation Plan

Comprehensive Outdoor Recreation Plan

The Village of Hartland has completed an update to its Comprehensive Outdoor Recreation Plan (CORP) that is used to guide local decision making regarding long-range planning of outdoor recreation in the village. The plan update process was guided by a Village Steering Committee and included a range of public input to inform the process. Once adopted, the CORP can be used as a guiding document and serves as a prerequisite to participation in outdoor recreation grant programs with the Wisconsin Department of Natural Resources. The CORP needs to be updated every five years, and this plan will serve a 2020-2024 timeframe.

The adoption of a CORP is required by local jurisdictions for eligibility for the following programs per Chapter NR50, Wisconsin administration code; Federal Land and Water Conservation Fund Program (LWCF), Aids for the Acquisition and Development of Local Parks (ADLP), Urban Green Space Program (UGS) and Urban Rivers Grant Program (URGP). The intent of the CORP is to assist local governments in setting plans that: 1) guide them in acquiring and developing public outdoor parks and recreation facilities, and 2) insure that plans meet the minimum requirements for participation in both state and federal programs.¹

CORP Process

The CORP update included a range of public involvement opportunities, including three pop-up events, two online surveys and a public meeting to gather input about the community's desires for outdoor recreation within the village. This input was key to updating the village's long-range planning efforts. Early engagement efforts found that a majority of respondents are happy with the amount of recreational and sports facilities within the village. When asked what additional facilities

¹ Guidelines for the Development of Local Comprehensive Outdoor Recreation Plans, Wisconsin Department of Natural Resources Bureau of Community Assistance

are desired, respondents identified a sledding hill, youth baseball diamond, bicycle trails, basketball courts, and a disc golf course as top priorities.

This public input was combined with an analysis of the existing parks system was used to develop the draft CORP update presented today. The Village worked together with its steering committee to review the draft plan and provide input throughout the process.

The draft plan was reviewed at a joint meeting of the Village Board, Plan Commission, and Park and Recreation Board on June 6, 2019. This joint meeting initiated a 30-day public comment period of the plan. No formal comments were received. The slides presented during this joint meeting related to the CORP are attached to this staff report.

Requested Action

In order to use the updated CORP, the plan must be adopted by the Village Board. The adoption process first requires a recommendation from the Village Park and Recreation Board. If the board recommends the adoption of the CORP to the Village Board, the following motion may be used:

“Motion to recommend the adoption of the Comprehensive Outdoor Recreation Plan dated August 2019 to the Village Board.”



Village of Hartland

Comprehensive Plan, Comprehensive Outdoor Recreation Plan (CORP) Update

June 6, 2019



What is a Comprehensive Outdoor Recreation Plan?

- Guiding document supporting land use plan
- Focuses on parks, recreation, and open space
- Guide the improvement of village facilities
- Contains existing park and recreational facility inventory
- Recommendations for improving existing park facilities, acquisition, or development projects
- Implementation strategies
- Knowles-Nelson Stewardship Program – grant program which requires CORP to be updated every five years to remain eligible

CORP Elements



These Elements are used to:

- Inform Village Recreational Priorities
- Prioritize improvements and spending
 - Supplement Grant Applications
- Identify deficiencies and areas of improvement

Comprehensive Plan/CORP Process



PROJECT MANAGEMENT



Task 2 - Data Collection

ACTIVITIES

- Village Tour
- Demographic, Economic, Environmental, & Physical Data Collection
- Review Wisconsin Smart Growth & SCORP/WDNR Requirements

DELIVERABLES

- Village Tour
- Community Context



Task 4.1 - Vision & Goals

ACTIVITIES

- Develop Comp Plan & CORP Vision Statements
- Develop Goals That Help to Achieve Each Plan's Vision
- Develop Objectives That Can Be Acted Upon

DELIVERABLES

- Draft & Final Vision Goals & Objectives



Task 4.2 - Planning & Analysis

ACTIVITIES

- Develop Realistic Population Projections
- Assess Current & Future Park Needs
- Plan Element Analysis
- Planned Land Use Map
- Implementation Plan

DELIVERABLES

- Population Projections
- Park Assessment
- Planned Land Use Map
- Implementation Plan



Task 4.3 - Plan Development

ACTIVITIES

- Develop Draft Comp Plan
- Develop Draft CORP
- Finalize Comp Plan Update
- Finalize CORP Update

DELIVERABLES

- Draft & Final Comp Plan
- Draft & Final CORP

Task 3 - Stakeholder & Community Engagement

STEERING COMMITTEE



PUBLIC ENGAGEMENT



PUBLIC HEARING



Public Engagement Activities

- Three pop-up events
 - Hartland Hometown Celebration – June 29th
 - Kick-off and promotion of Online Community Survey
 - Interact and introduce project, goals, objectives
 - Six boards with sample survey questions
 - Focused effort on qualifying Village Residents
 - Hartland Arrowhead High School – September 14th
 - Focused on recreational activities
 - Additional shorter five question survey
 - Low response from under 20 population completing full survey
 - Sendik's Grocery Store – September 14th
 - Promote survey, four boards on display

CORP Process

1. Inventory Existing Conditions
2. Assessment of Need
3. Identification of Recommendations

SUNNYSLOPE PARK



Classification: Mini park

Area: 0.1 acres

Description

Sunnyslope Park is the smallest park within the Village of Hartland. It is located in the northeastern part of the Village on Merton Avenue. It formerly contained a small playground, which was removed in 2007 due to safety concerns. It is poorly accessed by pedestrians or bicyclists. No improvements have been made to the park since the last CORP Plan.

Resources

Sign
Bench (1)
Natural Area

Comments

Sunnyslope Park is a small passive park. Two potential uses could be considered:

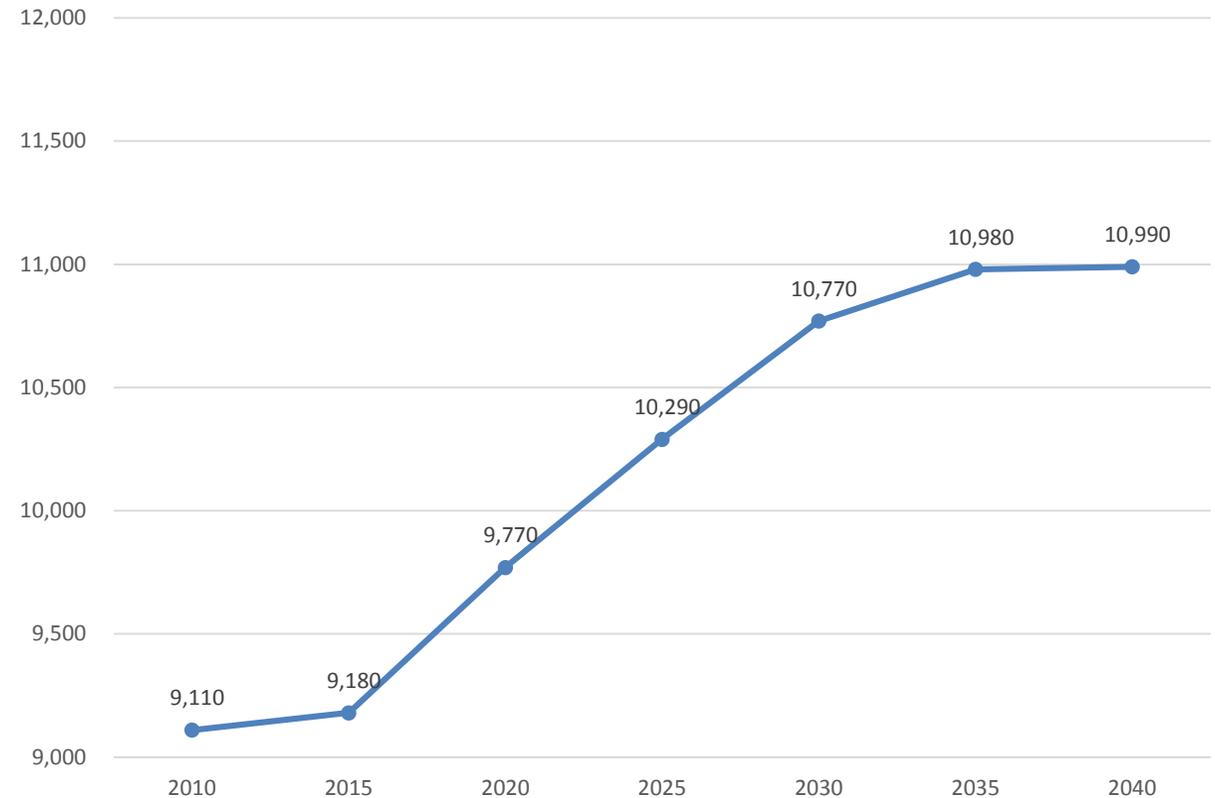
- 1) Create a Village entry feature at the intersection, including a sign and landscaping
- 2) Use the site for a garden. Options might include a formal garden, prairie demonstration plot, or community gardening site

Draft Comprehensive Outdoor Recreation Plan

- Chapter 1 – Introduction
- Chapter 2 – Planning Process
- Chapter 3 – Goals and Objectives
- Chapter 4 – Existing Parks Inventory
- Chapter 5 – Needs Assessment
- Chapter 6 - Recommendations

Chapter 2 – Planning Region

- The population is aging
- Children make up a smaller part of the total population
- We are becoming more diverse
- Non-traditional households are more common
- Recreational preferences change over time



Chapter 3 – Goals and Objectives

1. Recreation Offerings
2. Diverse Opportunities
3. Partnerships
4. Accessibility
5. Environmental Preservation
6. Safety
7. New Opportunities
8. Active Planning
9. Options for all People and Seasons
10. Implementation
11. Connectivity
12. Promote Hartland

Chapter 4 – Existing Parks Inventory

Regional Park	Community Park	Neighborhood Park	Mini Park	Special Use Area
<ul style="list-style-type: none"> -Naga-Waukee Park -Nashotah Park -Ryan Park -Lapham Peak State Park 	<ul style="list-style-type: none"> -Centennial Park -Hartbrook Park -Nixon Park 	<ul style="list-style-type: none"> -Bark River Park -Castle Park -Joliet Park -Penbrook Park 	<ul style="list-style-type: none"> -Sunnyslope Park -Nottingham Park 	
Conservancy Area	Greenway	School Park	Private Park	Trail
<ul style="list-style-type: none"> -Cottonwood Wayside -Maple Wayside -Hartland Ice Age Marsh 	<ul style="list-style-type: none"> -Bark River Greenway -Mill Place Greenway 	<ul style="list-style-type: none"> -Arrowhead High -Hartland North Elem. -Hartland South Elem. -Swallow Elem. -St. Charles Catholic -Lake Country Lutheran High 	<ul style="list-style-type: none"> -Ice Age Wetlands - Various private sites within private areas, such as Bristlecone Pines, Windrush, and Summit Lakes. 	<ul style="list-style-type: none"> -Ice Age Trail -Ice Age Wetlands Trail -Village of Hartland Trail

Chapter 5 – Needs Assessment

Recreational Type	Facility	NRPA*/TPL† Standard (of residents per facility)	Publicly Accessible Facilities	Target Current Population (2016)	Surplus or (Need)	Target Need (2040)	Surplus or (Need)
Play structure		2,191*	13	4.20	8.8	5.02	8.0
Splash Pad		10,000†	1	0.92	0.1	1.1	(-0.1)
Baseball Diamond		8,748*	5	1.05	3.9	1.26	3.7
Softball Diamond		4,667*	4	1.97	2.0	2.35	1.6
Tee Ball Diamond		13,267*	2	0.69	1.3	0.83	1.2
Football Field		9,879*	1	0.93	0.1	1.11	(-0.1)
Soccer Field		6,250*	1	1.47	(-0.5)	1.76	(-0.8)
Soccer Field (youth)		3,2918	11	2.79	8.2	3.34	7.7
Multi-purpose field		3,2918	7	2.79	4.2	3.34	3.7
Basketball Court		3,734*	1	2.46	(-1.5)	2.94	(-1.9)
Tennis Court		10,000†	4	0.92	3.1	1.1	2.9
Pickleball Court		20,000†	1	0.46	0.5	0.55	0.5
Volleyball Court		8,383*	2	1.10	0.9	1.31	0.7
Dog Park		56,257*	0	0.16	(-0.2)	0.20	(-0.2)
Swimming Pool (outdoor)		10,500*	0	0.88	(-0.9)	1.05	(-1.0)
Fitness Center		25,164*	0	0.37	(-0.4)	0.44	(-0.4)

Chapter 6 - Recommendations

- Economic Corridor and Open Space Planning
- Action Program
- Opportunity Project
- Recommended Development Plan
- Operations



VILLAGE OF HARTLAND

Comprehensive Outdoor Recreation Plan



August 2019

Comprehensive Outdoor Recreation Plan Resolution of Adoption

Adopted by the Village of Hartland
Date TBD

Village Board

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Jeffery Anson
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Michael C. Meyers
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Chapter 1 Introduction

The Village of Hartland's Comprehensive Outdoor Recreation Plan (CORP) is a planning document that reviews the Village's outdoor recreation opportunities and defines goals and priorities for the future. The implementation of this plan's recommendations will depend on the collective efforts of elected officials, public agencies, private organizations and, most importantly, residents. The CORP provides data and context related to the current and future supply and demand of outdoor recreation facilities in Hartland. Understanding existing conditions, current supply, trends in future population growth, and the needs of residents will guide local decision making as it applies to outdoor recreation facilities in Hartland.

The Village of Hartland developed this CORP for several reasons. First, regular updates of a CORP allow the Village to understand the status of outdoor recreation in Hartland, receive feedback from residents on how facilities are being used and who they are used by, and to identify areas of opportunity for improvement or enhancement in the outdoor recreation system. Secondly, a CORP is a prerequisite that any city, town, or village in the State of Wisconsin needs to participate in a variety of outdoor recreation grant funding programs. The information found in the CORP can be used by the Village to apply for grants that fund a wide variety of improvements to outdoor facilities that are important to the community. These programs include, but are not limited to, the Federal Land and Water Conservation Fund Program (LWCF), Urban Green Space Program (UGS), and the Urban Rivers Grant Program (URGP).

This document should be used to guide outdoor recreation decision making for 2019 to 2024, and replaces the Village of Hartland Comprehensive Outdoor Recreation Plan (2013-2017) adopted in 2012.

Public Participation

The process to develop this CORP update included multiple stages including: data collection, public engagement, goal development and outdoor recreation analysis. Public engagement played a large role in the development of the CORP, including pop-up events, an online survey, and an open house. Pop-up events were held to discuss outdoor recreation and facilities with residents. These events provided an opportunity to bring engagement to residents with stations set up at community events, a grocery store, and high school. An online survey was also administered to the public during fall of 2018. This survey looked to gain input on which facilities are being used, who is currently using each facility and for what purpose, to identify positive aspects of outdoor recreation, and areas for improvement throughout the system in Hartland. Finally, an open house meeting will be held at the end of the planning process to provide residents and stakeholders with an opportunity to review and comment on the draft Comprehensive Outdoor Recreation Plan.

Plan Preparation

The CORP for the Village of Hartland seeks to accomplish several objectives. First, this CORP will describe the Village of Hartland, its social and physical characteristics, its existing outdoor recreation facilities, and how past plans and investments have shaped recreational opportunities available in the Village today. Second, this Plan will outline a set of goals and policies based on input from residents that the Village will aspire and plan towards for outdoor recreation over the next five years in Hartland. A complete, detailed list of goals and policies can be found in Chapter 4. Third, this Plan summarizes the existing supply inventory of all Village-owned outdoor recreation facilities, as well as facilities available to the public on school grounds and directly adjacent to the Village boundary. The complete inventory and needs assessment can be found in Chapter 5. This information was then used to produce

an outdoor recreation facility needs assessment, utilizing the 2018 National Recreation and Park Association (NRPA) Park and Recreation Agency Performance Benchmarks, along with public input.

Summary of Past CORPS

The Village of Hartland has regularly updated community CORP plans in the past, with the most recent adopted in December 2012. The 2013-2017 plan looked to accurately capture the existing parks system and plan for a future system that provided ample resources and met the recreational needs of an older and more diverse population. It followed the lead of the Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP) and included information related to participation rates of various activities in Wisconsin, finding that the parks and recreation system ultimately meets the needs of residents.

CORP plans have also been published by Waukesha County and the State of Wisconsin Department of Natural Resources (WDNR). The most recent plan for Waukesha County was published in 2018. Beyond capturing an inventory of existing parks and facilities, this plan laid out a framework for coordination among local governments and provided goals that sought to provide opportunities for outdoor recreation as well as policies designed to protect natural resources.

WDNR has published a draft State Comprehensive Outdoor Recreation Plan (SCORP) in the fall 2018. The previous SCORP was adopted plan in 2011. This Plan focused on several key themes: Wisconsin outdoor recreation uses and trends, outdoor recreation and public health, access to outdoor recreation in urban areas, and the conservation of open spaces for outdoor recreation purposes. This plan surveyed residents throughout the state to understand how, why, how often, and where people recreate throughout the state. This comprehensive plan provided a wealth of information on outdoor recreation in Wisconsin and provided solid goals and policies that municipalities could emulate as they developed their own CORP plans. The final version of this SCORP will be published in 2019.

Planning Process

The development of this CORP occurred in conjunction with an update to the Village's Comprehensive Plan. The process began in with a kick-off meeting with Village of Hartland on March 3rd, 2018. This meeting outlined the project's overall scope, timeline, schedule. The purpose of this meeting is to set in motion the development of the plan. In May 2018, an inventory gathering period took place, which included a half day field visit with Hartland Public Works staff. These on-site visits collected detailed information on the facilities available at each park. This information was supplemented with additional data collection to analyze the existing condition of outdoor recreation in Hartland. This included the collection of data related to social and demographic trends, as well as the physical and natural characteristics of the area. An online survey was also conducted during the fall of 2018. This survey asked residents how, where, when, and at what facilities they recreate in Hartland. Next, using the information gathered during the inventory process, a needs assessment was carried out to understand if the Village is lacking, or has a surplus, of certain facilities. These efforts culminated with the completion of the draft and final CORP plan in 2019.

Amending the Plan

This plan is an update to the CORP that was adopted in 2013. Following Wisconsin DNR CORP guidelines, municipalities should update their CORP every five years. Amendments can be made within this five-year window and are encouraged to ensure that the CORP remains a living document and responds to the current needs of the residents of Hartland.

Chapter 2 Planning Region

There are a number of conditions that influence the need for particular types of parks and recreation facilities within a community. These conditions are continually changing, and these changes should be monitored to analyze needed changes in recreational offerings. Some of the more common factors to be considered include:

- **The Population is Aging** – The Baby-Boomers generation (those born between 1945 to 1964) had a large impact on communities. The leading edge of this generation began to turn 65 around 2010. Unlike their parents, the Baby-Boomers are more likely to age in place and remain physically active in their retirement years. Active seniors are likely to increase the overall demand on recreational facilities and services with specific recreational desires.
- **Children make up a smaller part of the total population** – Although the numbers will increase, the share of the population under 18 will decrease in coming years. Part of the challenge for park planners will be monitoring where these children locate. If older residents remain in their homes after their children grow, some neighborhoods may see a decrease in demand for equipment oriented to the under 18 age brackets.
- **We are becoming more diverse** – While Hartland (and most of Waukesha County) are largely homogeneous, there is a growing presence of ethnically diverse subgroups within the population, creating demand for additional facilities.
- **Non-traditional households are more common** – Traditional family households, once made up over three-quarters of the total household types, have declined to fewer than half. People living alone, in one-parent households, or in non-family situations make up the remainder, and are expected to continue to rise. It is becoming increasingly common for both heads of households to work, particularly as higher housing and living costs strain the family budget. Childcare and recreation programs for children will continue to be in demand.
- **Recreational preferences change over time** – As the population and culture evolves, the demand for various activities can be expected to change. Interest in activities like rollerblading, which enjoyed brief popularity, has receded. Other activities and facilities like pickleball and dog parks have grown in popularity in the region. Changes such as these may be reflected in decisions to add or remove facilities within the Village's parks.

Social Characteristics

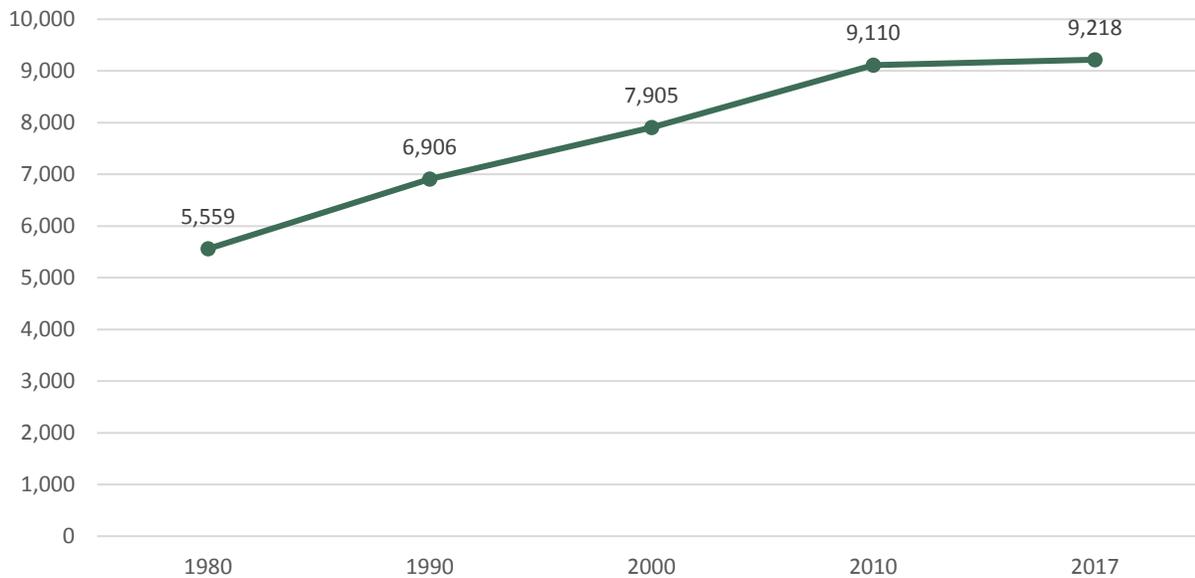
In accordance with Wisconsin Department of Natural Resource's "Guidelines for the Development of Local Comprehensive Outdoor Recreation Plans", municipalities are required to describe the planning region and context in which the plan is being developed. The following information sets the scene for the CORP and sheds light onto social and demographic trends that are currently shaping the Village of Hartland. Changes in population, age, sex, ethnicity, employment, housing stock, and household income all have the potential to shape the recreational needs of residents in Hartland. The charts below use data from the 2010 U.S. Census, the Wisconsin Department of Administration, as well as 2017 American Community Survey 5- Year Estimates.

The characteristics of the Village's demographics can be analyzed to assess recreational needs for the community. These factors can assist in identification of additional facilities needed to meet the demand of growing population cohorts.

The population is increasing and will continue to do so through 2040 (see Figures 1 and 2). Growth has steadily occurred within the Village from 1980 to 2010, growing by nearly 64 percent. The American

Community Survey estimates that this growth rate has slowed to one percent over the past seven years.

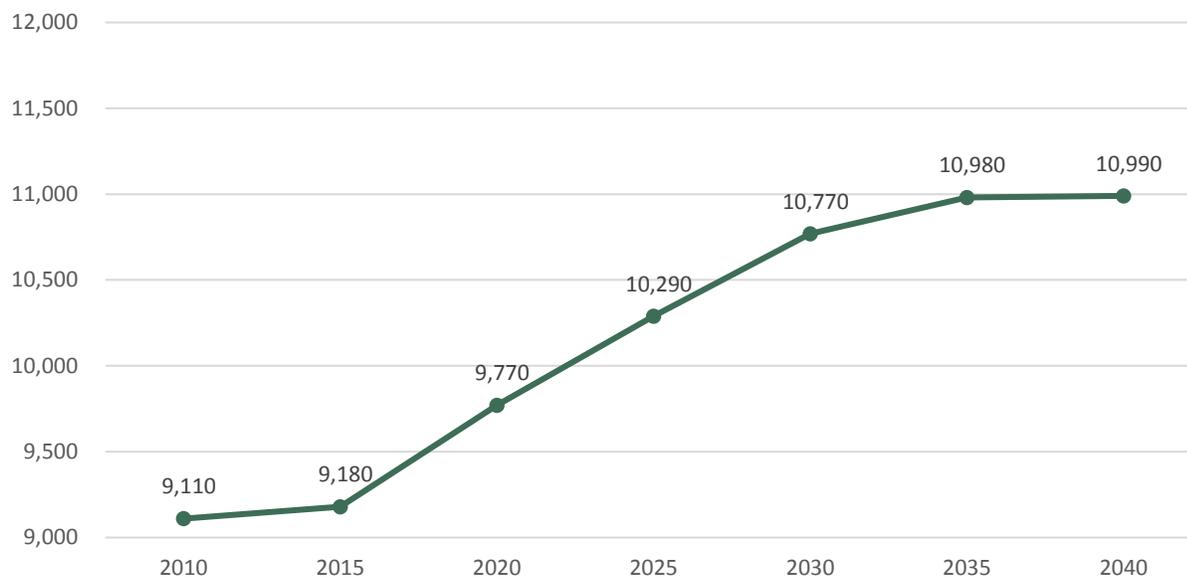
Figure 1: Current and Historical Population (1980-2017)



Data Source: Historic Population: Wisconsin Department of Administration and 2017 Population: American Community Survey 2017 5-Year Estimates

The Wisconsin Department of Administration (DOA) develops population forecasts for each municipality within the state. The DOA estimates that the Village's population will grow by 20 percent from 2010 to 2040, reaching a population of 10,110 in 2040.

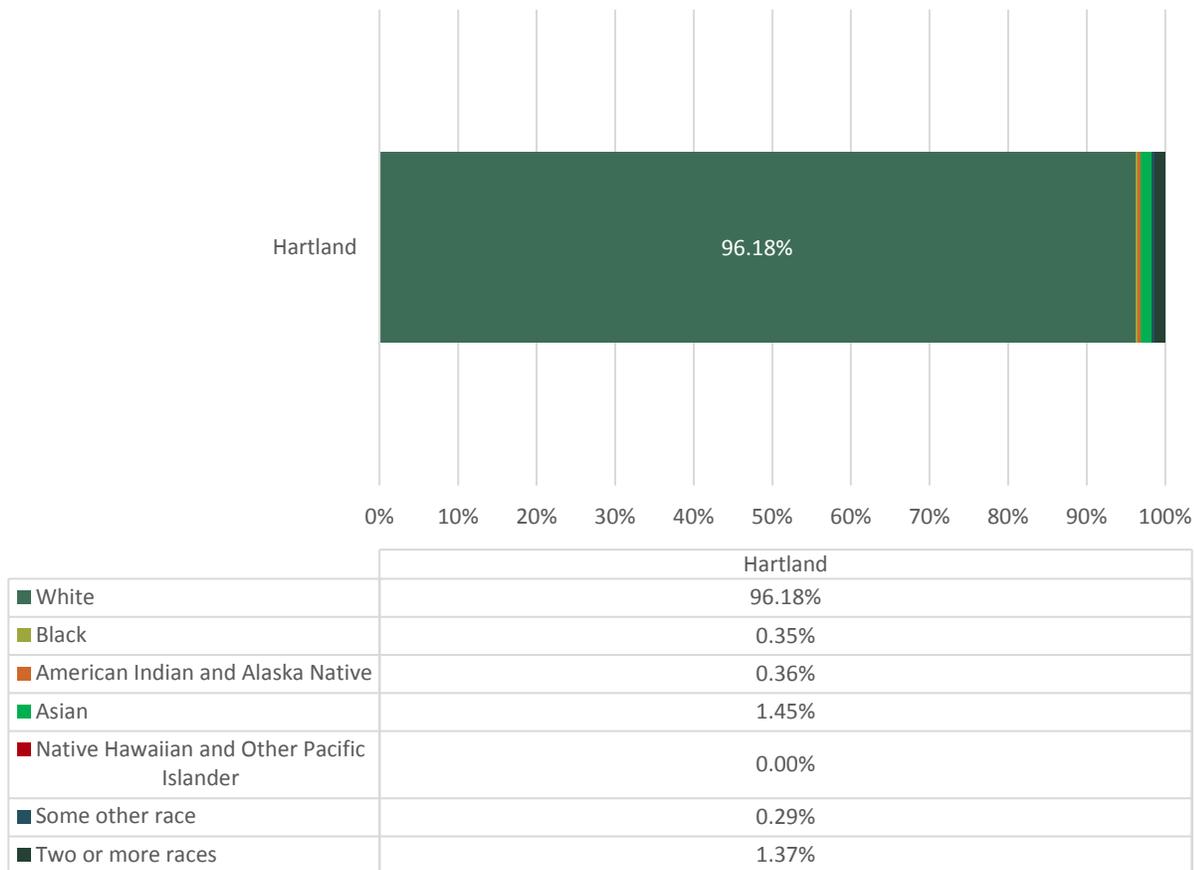
Figure 2: Population Projections



Data Source: Wisconsin Department of Administration

The Village of Hartland remains a generally homogeneous community, with over 96 percent identifying as white. (see Figure 3). Other races in the village comprise the remaining 3.8 percent, including Asian populations (1.3 percent), American Indian and Alaska Native (0.36 percent), and African American (black) populations (0.35 percent) in 2017.

Figure 3: Race, 2017

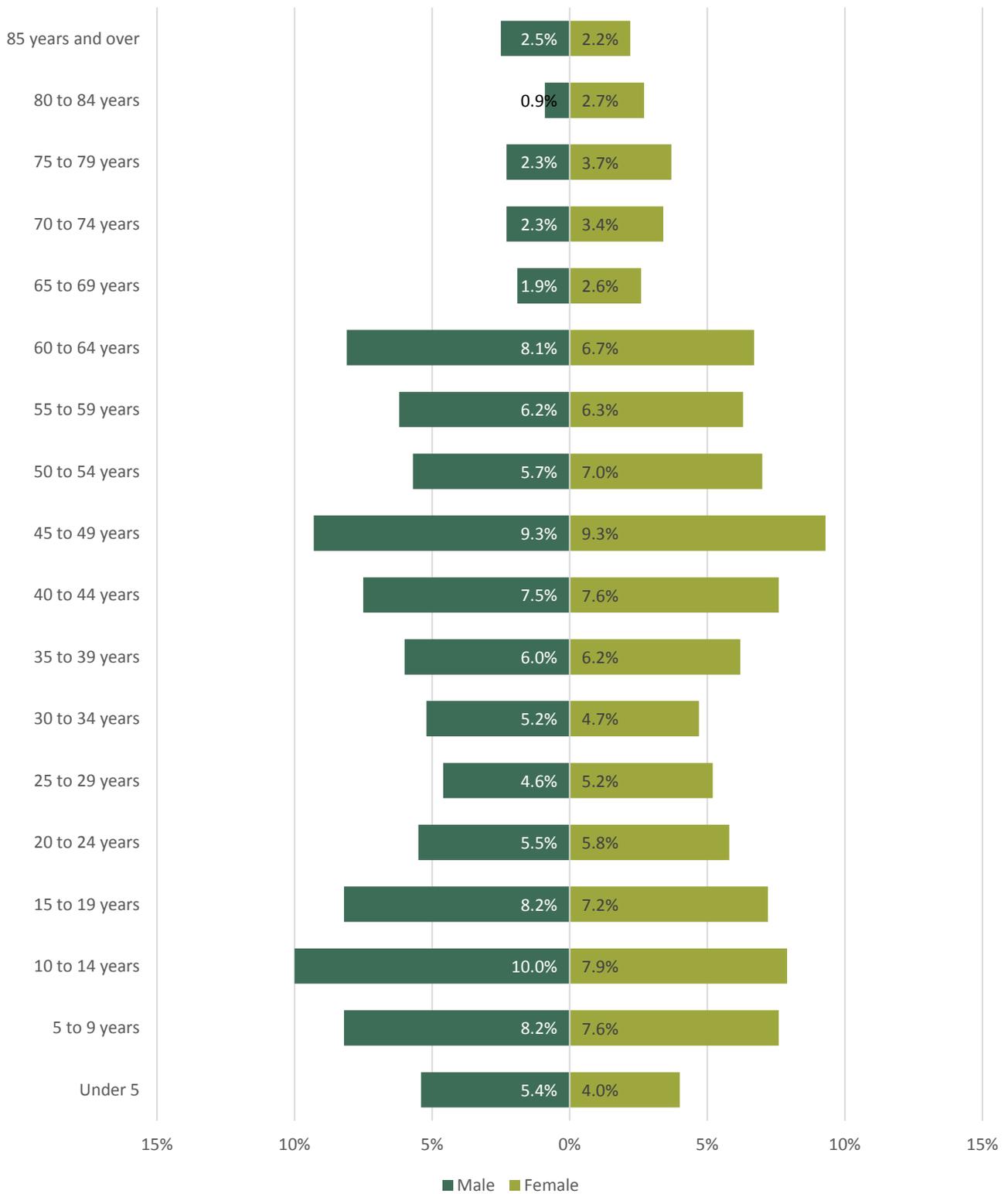


Data Source: American Community Survey 2017 5-Year Estimates

Village residents represent a range of age groups. The largest age cohort in 2016 was 45 to 49-years-old, representing 18.6 percent of the population (see Figure 4). The 10 to 14-year-old age cohort is not far behind, representing 17.9 percent of the population. The populations over 60 represent over 40 percent of the Village’s population. The diversity of these large population groups confirms the range of outdoor recreation needs within the community.

As the population ages, the largest age cohorts within the Village are likely to change over time. The Wisconsin DOA analyzes the age cohort breakdown for the forecasted populations for each County. In 2010, the largest population group in Waukesha County was the 45 to 54-years-old. In 2025, the largest age cohort is projected to shift to the 60 to 69-years-old, accounting for the passing of 15 years. The 5 to 9, 10 to 14, and 15 to 19 age cohorts are projected to remain relatively consistent over the next 20 years, comprising around 20 percent of the total County population.

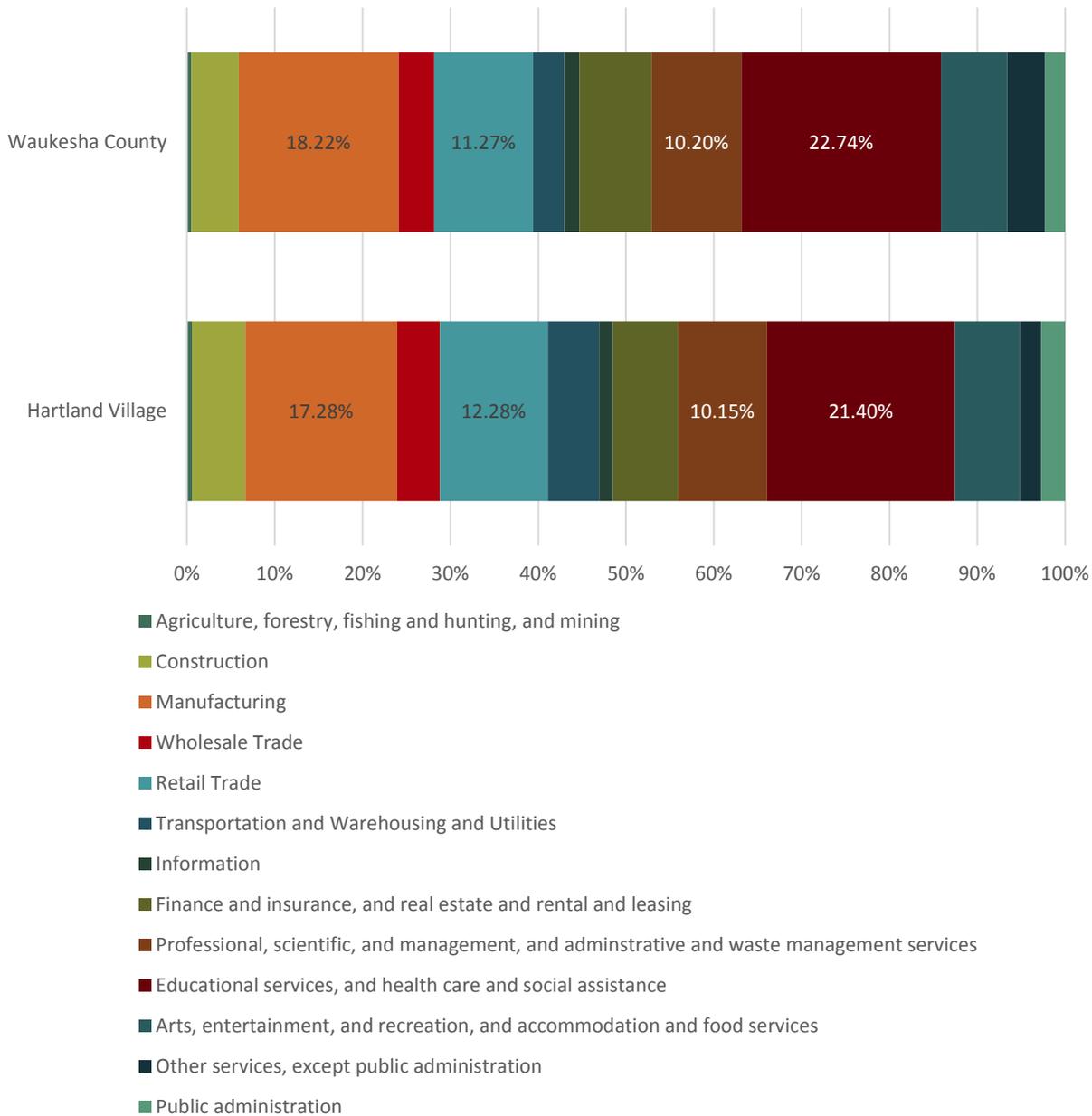
Figure 4: Population Pyramid, 2016



Data Source: American Community Survey 2016 5-Year Estimates

The employment industries within the Village of Hartland are similar to those within Waukesha County (see Figure 5). The professional, scientific and management professions comprise over 20 percent of the jobs within the Village, followed by manufacturing (17.3 percent), and retail trade

Figure 5: Employment by Industry, 2016

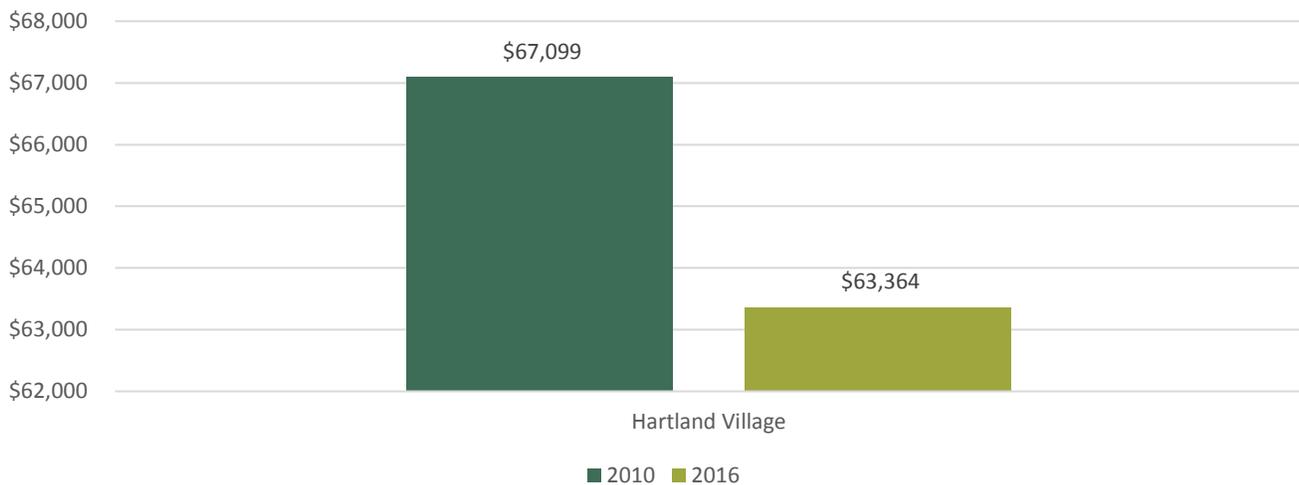


Data Source: American Community Survey 2016 5-Year Estimates

According to 2017 5-Year estimates from the American Community survey, 1.9% of the workforce (percent of the population aged 16 and older) were unemployed. The Village maintains an unemployment rate lower than the State of Wisconsin (2.9 percent in June 2018) (see Figure 6).

Despite the higher rate of employment as compared to Waukesha County, the median household income is actually 5.6 percent lower than 2010.

Figure 6: Median Household Income, 2016 Dollars



Data Source: 2010 U.S. Census and American Community Survey 2016 5-Year Estimates

The social and demographic characteristics of the Village of Hartland are elements that should be considered when making decisions about the Village's outdoor recreation inventory and how these facilities are used in the future, as demographics change and residents are in need of unique opportunities. However, as a community that is more well-off than many others in Wisconsin, this also means that the Village has and will have the capacity to provide high quality outdoor recreation facilities and opportunities for residents for years to come.

Physical Characteristics

Situated in the southeastern corner of Wisconsin, Hartland is located in a part of the state that is flat and rich in resources, from dense forests to an abundance of lakes and water resources: Pewaukee Lake, Nagawicka Lake, Pine Lake, and the Bark River to name a few. Hartland's climate provides all four seasons, from hot, humid summers to long, cold winters. Four seasons provide many opportunities for a variety of outdoor activities all year round. Due to this lack of topography, abundance of lakes, and the combination of the four seasons, many outdoor activities in Hartland are geared towards field sports such as soccer and baseball, water sports, and winter activities such as cross-country, skiing and hockey. The wealth of natural resources in the surrounding areas allows residents to enjoy the wealth of natural beauty and outdoor recreation opportunities that this part of the Midwest provides.

Natural Resources

The natural resources of the Hartland area provide an ideal starting point for identifying park and recreation sites. These lands are often unsuitable for development or may contain amenities conducive to park uses. Many of these resources areas are already contained within the Village's system of parks and open spaces.

Environmental Corridors

The Southeastern Wisconsin Regional Planning Commission identified environmental corridors and isolate natural areas throughout the region. Hartland contains approximately 998 acres of primary environmental corridors, often found along major streams. They contain most remaining wetlands, woodlands, and wildlife habitat areas, as well as major lakes, streams, and associated flood lands. These corridors offer many of the best remaining potential park sites.

An estimated 33 acres of secondary environmental corridors are found in Hartland. These corridors are often remnants of primary environmental corridors that have been partially converted to intensive urban or agricultural use. Secondary environmental corridors facilitate surface water drainage and maintain pockets of natural resource features. Such corridors should be considered for preservation as the process of development proceeds.

Isolated natural resource areas are smaller pockets of natural elements that are isolated from the environmental corridors by urban development or agricultural uses. Approximately 81 acres of isolated natural resources areas are found in Hartland.

These primary and secondary environmental corridors and isolated natural resource areas may represent the only wildlife habitat in the area, provide good locations for local parks and nature study areas, and lend unique aesthetic character and natural diversity to an area. The Village has identified recommendations for the preservation of these areas.

Wildlife Habitat

The region is home to a variety of wildlife species, many of which have adapted to urban conditions. These include birds, small mammals, and aquatic species. Designated wildlife habitat areas tend to be located within environmental corridors. Future park and open space plans may include protection or restoration of these areas. Wildlife viewing opportunities may be considered in future development of these lands.

Water Resources

The Village of Hartland contains approximately 33 acres of surface water. The most significant waterway is the Bark River, which flows through the western third of the Village and into Lake Nagawicka. Residents of Harland have access to water-based recreation on nearby lakes such as Pine Lake, Beaver Lake, Nagawicka Lake, and Pewaukee Lake.

Chapter 3 Goals and Objectives

The development of goals and objectives for recreation within the Village provide an opportunity to guide future decision making based on the input received from residents. The goals outlined throughout this chapter identify opportunities or conditions that the Village would like to attain. The objective identified within each goal outline actions that should be taken by the Village to achieve the stated goals. These goals and objectives should be referenced by elected and appointed officials, village staff, residents and stakeholders on a regular basis.

GOAL 1: RECREATION OFFERINGS

Create opportunities for active and passive recreation through publicly accessible areas that respond to the current and projected demand.

Objectives:

1. Provide opportunities for active recreation for all residents through the provision of year-round facilities.
2. Maintain passive recreation that provides opportunities to preserve and connect with natural areas.
3. As growth and development occur, balance the maintenance of existing facilities and development of new facilities to provide safe, maintained and adequate recreational opportunities.

GOAL 2: DIVERSE OPPORTUNITIES

Ensure that the Village's parks and recreational areas provide adequate facilities and furnishings that respond to the standards of the park type and the demand of the residents within each service area.

Objectives:

1. Regularly analyze the park classifications within the Village to ensure the appropriate designation is given.
2. Provide facilities and programs within each park that correlate with the size and characteristics of its service area.
3. Monitor future growth areas and the timing of development. New neighborhood parks shall begin construction when at least 25 percent of the park's service area is inhabited.
4. When private parks are proposed within a development, work with developers to ensure that all area residents have access to outdoor recreational offerings that would be otherwise provided in a Village neighborhood park.

GOAL 3: PARTNERSHIPS

Collaborate with schools, adjacent municipalities, Waukesha County, the State of Wisconsin, conservancy organizations, and other agencies to provide adequate sites and facilities to meet the needs of Village and surrounding residents.

Objectives:

1. Encourage the use of school facilities for public use outside of school hours.
2. Explore partnership opportunities between the Village of Hartland and the schools to provide additional recreational offerings that are cost effective for all parties.
3. Pursue partnering with regional jurisdictions to provide recreational offerings that are available to Hartland residents and the greater region.

GOAL 4: ACCESSIBILITY

Ensure that outdoor parks and recreational opportunities throughout the Village are accessible to all residents. When planning for the development of new recreational areas, consider the scale of the potential service area and the development of larger recreation areas that can accommodate a greater service area and a wider range of potential uses.

Objectives:

1. Continue to analyze the location, size, and function of existing and proposed parks within the Village and future growth areas.
2. Locate future parks in accordance with defined service area standards.
3. When siting future park and recreation areas, consider how residents will access the site to ensure access for all.
4. Provide recreational opportunities that provide activities for all ages and ability levels.

GOAL 5: ENVIRONMENTAL PRESERVATION

Encourage the preservation and enhancement of environmentally sensitive sites, environmental corridors and isolated natural resource areas in the Village.

Objectives:

1. Encourage the use of natural features such as floodplains, rivers, wetlands and woodlands for passive recreation.
2. Preserve existing environmental resources during the development of park and recreation sites.
3. Explore opportunities to showcase or enhance natural resources during park development.

GOAL 6: SAFETY

Create parks and recreational areas that include a safe, accessible, and reliable environment for recreation that promotes access to an active lifestyle.

Objectives:

1. Maintain facilities and equipment to meet safety standards and replace old and deteriorating equipment as needed.
2. Maintain existing park equipment and facilities to ensure longevity and safety.
3. Evaluate playground equipment for compliance with U.S. Consumer Safety Commission standards and replace or repair non-compliant equipment.
4. Provide education on the health benefits of physical activity, and on the opportunities for exercise available in Village parks and recreational sites.

GOAL 7: NEW OPPORTUNITIES

Monitor changing trends and recreational demands to provide new and creative recreational opportunities within the Village.

Objectives:

1. Continually evaluate the demand for new recreational facilities and programs.
2. Provide increased opportunities for passive recreation within Village parks and open space areas.

GOAL 8: ACTIVE PLANNING

Continue to complete long-range planning related to recreational offerings within the Village that includes community input and the utilization of existing resources.

Objectives:

1. Continue to update the Village's Comprehensive Outdoor Recreation Plan on a five-year cycle to maintain eligibility for state and federal grant programs, especially the Wisconsin Department of Natural Resources.
2. Include public participation throughout all stages of the planning process.
3. Promote the recreational offerings available to residents to increase use and awareness.
4. Pursue state and federal funding which can provide assistance for park and open space acquisition and development.
5. Identify and pursue potential funding from other public and private sources.

GOAL 9: OPTIONS FOR ALL PEOPLE AND SEASONS

Provide a diverse range of programming that provides year-round options for all segments of the community.

Objectives:

1. Develop programs and facilities for senior citizens, persons with disabilities and others with special needs. Ensure that all residents have access to facilities that meet their needs.
2. Design park facilities to accommodate persons with disabilities and retrofit existing parks to meet ADA guidelines.
3. Explore opportunities for programs and facilities that provide for year-round outdoor recreation within parks and recreation areas.
4. Support the efforts of local recreational providers in addressing the recreation needs and desires of all segments of the community, including children, teens, adults, elderly, and the disabled.

GOAL 10: IMPLEMENTATION

Participate in fiscal planning and the preparation of park and Village budgets to implement the recommendations of the Comprehensive Outdoor Recreation Plan.

Objectives:

1. Use the Comprehensive Outdoor Recreation Plan as guidance in preparing budgets for park improvements.
2. Explore other funding sources to assist in the implementation of the Comprehensive Outdoor Recreation Plan recommendations.
3. Incorporate recommended improvements from the Comprehensive Outdoor Recreation Plan into the Village's Capital Improvement Plan (CIP).
4. Conduct an annual operational analysis to evaluate revenues and expenses; programs; schedules; and staffing.
5. Annually review and adjust park program fees for residents and non-resident users.
6. Where appropriate, establish fee structures that accurately reflect the maintenance or programming costs associate with the park use.

GOAL 11: CONNECTIVITY

Explore ways to connect recreation areas through environmental corridors, greenways or active transportation facilities that can become a part of the Village's overall outdoor recreation system.

Objectives:

1. Secure additional land along environmental corridors and natural areas to ensure public access and trail continuity.
2. Diversify the trail system to incorporate other uses, while remaining ADA compliant.
3. Ensure that the Village requires a public access easement on private trail systems that can be part of a community-wide trail system, connecting neighborhoods and providing access to the Ice Age Trail.

GOAL 12: PROMOTE HARTLAND

Showcase the Village's recreational, built and natural resources through education and tourism programming.

Objectives:

1. Identify historic and culturally significant sites within the Village and explore ways to promote them. An example could include a historic walking tour throughout the Village.
2. Explore tourism opportunities that incorporate outdoor recreation throughout the community.

Chapter 4 Existing Parks Inventory

In accordance with Wisconsin Department of Natural Resource’s “Guidelines for the Development of Local Comprehensive Outdoor Recreation Plans”, municipalities are required to provide an inventory of outdoor recreational facilities. Below is a list and description of all parks located in Hartland, as well as the characteristics and resources found at each. The current status of the inventory of parks within the Village can help to understand where improvements can be made in the future.

Park Classifications

The seventeen public and eight school parks can be grouped together into various classifications that identify similar characteristics or offerings throughout the village (see Table 1). There are seven park and open space classifications and two trail classifications that are used to define Hartland’s outdoor recreation sites (see Table 2). These classifications also align with the needs and standards recommended by the State of Wisconsin and Waukesha County.

Table 1: List of Parks in Hartland

Regional Park	Community Park	Neighborhood Park	Mini Park	Special Use Area
-Naga-Waukee Park -Nashotah Park -Ryan Park -Lapham Peak State Park	-Centennial Park -Hartbrook Park -Nixon Park	-Bark River Park -Castle Park -Joliet Park -Penbrook Park	-Sunnyslope Park -Nottingham Park	
Conservancy Area	Greenway	School Park	Private Park	Trail
-Cottonwood Wayside -Maple Wayside -Hartland Ice Age Marsh	-Bark River Greenway -Mill Place Greenway	-Arrowhead High -Hartland North Elem. -Hartland South Elem. -Swallow Elem. -St. Charles Catholic -Lake Country Lutheran High	-Ice Age Wetlands - Various private sites within private areas, such as Bristlecone Pines, Windrush, and Summit Lakes.	-Ice Age Trail -Ice Age Wetlands Trail -Village of Hartland Trail

Table 2: Park Classifications

Mini Park
A mini park is a small site used to address limited, isolated, or unique recreational needs. These parks may be found in any type of setting. Examples might include a downtown “pocket park” or plaza, a memorial or historic site, or small open areas. These parks may be either active or passive, but speak to a specific recreational need rather than a particular population density.
Neighborhood Park
Neighborhood parks are designed to meet the immediate active and passive recreation needs of those people living within a short distance of the park (usually between ¼ and ½ miles uninterrupted by non- residential roads and other physical barriers). These parks serve as the recreational and social focus of their neighborhood, helping to establish a neighborhood identity. The average neighborhood park serves from 500 to 2,500 people. Neighborhood parks commonly range from 5-10 acres in size. The design focus is typically on children (five to fifteen years old)

and families, although the demographic composition of the neighborhood should determine if facilities for other population groups are warranted.

Neighborhood parks will usually provide play apparatus for preschoolers and school age children. They typically provide informal recreational facilities, stressing versatility to accommodate multiple recreational pursuits. Examples include multi-purpose turf fields and paved court areas, and lawn areas that may be used for intermittent activities (horseshoes, lawn games, badminton, etc.) and seasonal activities (ice rinks, etc.). Other features found in neighborhood parks may include picnic shelters, restroom facilities, and maintenance or storage buildings. They may include passive recreation areas with naturalized landscaping.

As neighborhood parks are intended to meet the needs of persons living within a walkable distance, vehicle parking will usually be provided on the street, rather than in the park. Bike racks should be provided. Where feasible, neighborhood parks will provide connectivity to a regional path system.

The service area for a neighborhood park should include the entire adjoining neighborhood. If the park contains some unique features, such as a wading pool, the service area may be slightly larger.

Community Park

Community Parks are designed to serve several neighborhoods or an entire community, meeting the needs of all age groups. Whereas neighborhood parks cater to younger children, a community park will contain features geared toward teenagers and an adult population. Although size is not always a sound criterion for classifying parks, it is generally recognized that community parks are more spacious than neighborhood parks or playgrounds. Most community parks have an average size of between 20 and 35 acres, but may be larger. Community parks have an effective service area of one to three miles (or an entire municipality) and can serve from 2,500 to 20,000 people.

Community parks provide a combination of intensive and non-intensive development ranging from play apparatus to trail systems. In addition to the kinds of facilities provided at neighborhood parks, community parks may provide facilities such as swimming pools, formal playing fields, sports complexes, community centers, amphitheaters, and other facilities serving a large population base. Parking is typically provided within the park, with the amount determined based on the types of uses the park will accommodate.

Regional Park

Regional Parks provide a wide range of natural resource-related recreation opportunities as well as preserving high quality and unique landscapes and open spaces. They meet the needs of multiple communities. Waukesha County has established criteria for regional parks including a 250-acre minimum size, four-mile service area, and access to natural areas and water bodies. They support activities such as camping, swimming, walking and hiking, picnicking, boating and canoeing, nature study, cross country skiing, sledding, and snowshoeing.

Although these parks are owned and maintained by Waukesha County (or the State of Wisconsin, in the case of Lapham Peak State Park), they are accessible to Village residents and a part of the overall park system. Where facilities have been provided by the County, it may not be necessary for the Village to provide duplicate services. In other cases, the resources contained within these parks may not be available within Village boundaries.

Special Use Area

A special use park is often created to satisfy demand for a particular sport, recreational activity, or special event. Examples might include a sports park, water park or pool, arena, community center, fitness center, or theater/event center. These are needs that are not generally found in

neighborhood or community parks, greenways, or trail corridors, or may be incompatible with passive, nature-based outdoor recreation. The actual size of a special use park is determined by land availability and facility/market demand for special uses or recreation programs. These parks may be designed as a revenue-generating enterprise.

Conservancy Area

Conservancy areas or natural resource areas are lands set aside to preserve significant natural resources, remnant landscapes, or open space. They may also be used to provide buffering between residential and more intensive land uses. Aside from habitat preservation and visual aesthetics, uses within these areas are generally limited to activities such as hiking trails and wildlife viewing.

Greenway

Greenways are corridors providing connections between parks or other community destinations, and may preserve significant environmental resources in the area. The majority of land area within greenway corridors is used to preserve natural features such as floodways, wetlands, river corridors, and woodlands. Trails will often be found located within the greenway. Other active and passive uses may be found at nodes within the greenway system. Greenways may be owned and maintained by the local or county governments, as well as conservation organizations and others.

School Park

Depending on circumstances, combining parks with school sites can fulfill the space requirements for other classes of park, such as neighborhood, community, and special use parks. Shared use of school park facilities can provide cost and operational efficiencies benefitting both the Village and the school district, while ensuring that student and neighborhood needs are adequately served.

The criteria established for neighborhood parks and community parks should be used to determine how a school park site is developed and programmed. Establishing a clearly defined joint-use agreement between involved agencies is critical to making school park relationships workable. This is particularly important with respect to acquisition, development, maintenance, liability, use, and programming of facility issues.

Private Parks and Recreational Facilities

Private parks and recreation areas are sites owned by organizations, clubs, or homeowner associations, which provide public access to privately owned open space or recreational facilities. These parks and recreational facilities function similar to a neighborhood park, but for a defined group or area. The recreational value contributes to the overall amenities within the community, though the Village has no management or control over the maintenance of the facilities.

Trail System

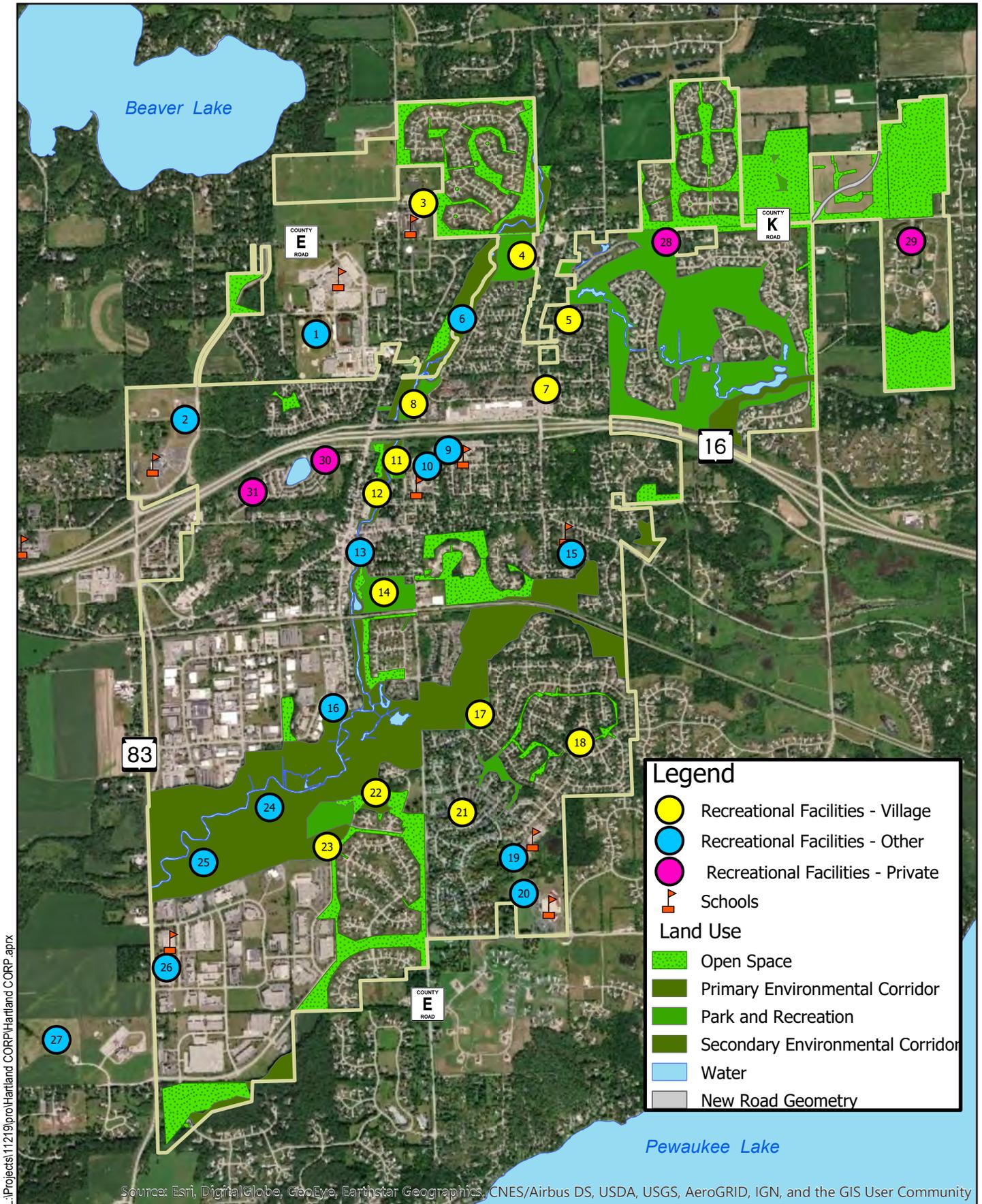
A trail system is comprised of hard and soft-surfaced paths designed to accommodate some combination of hiking, walking, bicycling, mountain biking, skating, horseback riding, and similar activities. Nature trails are also included in the trail system. Trails may be designed for a single purpose, or as multi-use paths for several kinds of users (ex., cyclists and pedestrians). Standards for bicycle and pedestrian path design and maintenance have been established by the American Association of State Highway and Transportation Officials (AASHTO).

Village of Hartland Park and Recreation Sites

The Village of Hartland contains 13 existing parks and recreation sites providing outdoor recreational opportunities to its residents. Park and recreation sites owned by the Village are supplemented with public and private school, Waukesha County and State of Wisconsin facilities, and private facilities in the Village.

The following pages describe these parks and note potential areas for improvement based on a comprehensive site assessment completed in 2018. Figure 7, identifies the existing parks in the Village of Hartland. The follow numbers correspond to the following parks on Figure 7:

1. Arrowhead High School
2. Lake Country Lutheran High School
3. Swallow School
4. Centennial Park
5. Joliet Park
6. Ice Age Trail
7. Sunnyslope Park
8. Hartbrook Park
9. St. Charles Catholic School
10. Hartland North Elementary
11. Bark River Park
12. Bark River Greenway
13. Ice Age Trail Contd.
14. Nixon Park
15. Zion Lutheran School
16. Ice Age Wetlands
17. Penbrook Park
18. Nottingham Park
19. Hartland South Elementary
20. LIFE Charter Middle School
21. Castle Park
22. Maple Wayside
23. Cottonwood Wayside
24. Hartland Ice Age Marsh
25. Ice Age Wetlands Trail
26. Lake Country Montessori
27. Oakwood Community Park Disc Golf Course
28. Summit Lakes Playground (Private)
29. Windrush – Basketball Court and Pool (Private)
30. Summit Lakes – Pool (Private)
31. Summit Lakes - Playground (Private)



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Parks and Recreation Facilities - Village and Neighboring Communities

Village of Hartland - 2040 Comprehensive Plan
Village of Hartland

Figure 7

Mini Parks

SUNNYSLOPE PARK



Classification: Mini park

Area: 0.1 acres

Description

Sunnyslope Park is the smallest park within the Village of Hartland. It is located in the northeastern part of the Village on Merton Avenue. It formerly contained a small playground, which was removed in 2007 due to safety concerns. It is poorly accessed by pedestrians or bicyclists. No improvements have been made to the park since the last CORP Plan.

Resources

Sign
Bench (1)
Natural Area

Comments

Sunnyslope Park is a small passive park. Two potential uses could be considered:

- 1) Create a Village entry feature at the intersection, including a sign and landscaping
- 2) Use the site for a garden. Options might include a formal garden, prairie demonstration plot, or community gardening site

NOTTINGHAM PARK



Classification: Mini park

Area: 1.8 acres

Description

Nottingham Park is an urban greenspace located in the southeastern portion of the Village. The park was developed around a Village water tower. It is a wooded hill with a paved trail leading up to the water tower and connecting to a private path system through the surrounding residential development. The park is not heavily used and is only developed for passive uses such as walking and bird watching.

Resources

Paved path

Comments

The Village may consider signage to denote that this is a public park. It is primarily used as passive park land and provides heavily wooded areas and walking paths for the enjoyment of residents. Village staff has noted that several invasive plant species are present in the park and will need to be removed in the future.

Neighborhood Parks

JOLIET PARK



Classification: Neighborhood park

Area: 1.4 acres

Description

Joliet Park serves the northeastern section of the community. It is bounded by Anton Road on the north and west, by Dona Road on the south, and by private residences on the east. The extensive road frontage provides excellent visibility to the park. The street frontage is lined with trees. The park contains uses appropriate to a wide age range.

Resources

Sign	Basketball ½ court
Play Structure	T-ball Field
Swing, child (2)	Multi-purpose field
Swing, infant (2)	Bench (4)
Merry-go-round	

Comments

No improvements have been made to this park since 2010. The surface of the basketball court is deteriorating and may need replacement in the near future. Furthermore, Village staff has noted that the spring horses will be removed at Joliet Park at the end of 2018.

CASTLE PARK



Classification: Neighborhood park

Area: 4.2 acres

Description

Castle Park serves as a neighborhood park for the southeast part of the community. The park is situated in the center of a large residential block with limited visibility from the public roads. Pedestrian paths lead into the park from Oxford Drive (1), Penbrook Way (2), and Hartbrook Drive (2). These connect to form a trail system through the park. Castle Park received its name from the concrete, castle-like structures that were once located in the park.

Resources

Parking Lot	Basketball ½ court
Sign	Spring horse (2)
Play structure (2)	Merry-go-round
Sand box	Multi-purpose field
Slide (5)	Bench (3)
Teeter-totter	Paved path
Swing, child (4)	Shelter
Swing, infant (2)	

Comments

Since 2010, the only update that has been made to this park has been the widening of access paths to a width of eight feet. Currently there are no present concerns related to the terrain, age of equipment, or general safety of the facilities at this park. Village staff has noted that a future vision for this park includes replacing the swings and woodchips, as well as repainting the metal slide at Castle Park.

BARK RIVER PARK



Classification: Neighborhood park

Area: 6.0 acres

Description

Bark River Park is a neighborhood park immediately south of Highway 16 along either side of Bark River. The portion lying west of the river is wooded with a trail following the river. A foot bridge connects to the eastern portion of the park, where the more developed uses are located. The park is adjacent to Hartland North Elementary School, offering play areas and athletic fields associated with the school.

Resources

Sign	Bleachers (4)
Scenic/natural area	Restrooms
Softball diamond	Drinking fountain
Multi-purpose field	Shelter
Paved path	Concessions
Benches (6)	Picnic Tables (10)

Comments

This park is primarily used for softball. The pedestrian bridge over the Bark River was replaced in 2017. Several of the ball field improvements in this park are owned and maintained by HAAA through a formal agreement with the Village.

Community Parks

PENBROOK PARK



Classification: Community park

Area: 28.8 acres

Description

Penbrook Park is a neighborhood park on the Village's south side. A large portion of this park is made up of wetlands and woodlands. A path connects to Maple Avenue and the Maple Wayside. There are benches along the path, and an overlook of a small wetland. Growing brush has obscured the view. The path is steep and may be difficult for persons with mobility limitations. It is not lighted.

Resources

Sign	Play structure
Baseball diamond	Swing, infant (2)
Basketball court	Spring horse (3)
Soccer field	Benches (5)
Multi-purpose field	Bleachers (2)
Tennis court (2)	Shelter
Paved path	Barbeque grill (2)
Portable toilets (2)	Drinking fountain
Parking lot	

Comments

Penbrook Field is used primarily for Little League baseball. The wetland and woodlands provide opportunities for additional recreational offerings, including the expansion of the Ice Age Trail into the natural area. Clearing of invasive buckthorn within the park is recommended.

NIXON PARK



Classification: Community park

Area: 16.0 acres

Description

Nixon Park is adjacent to the downtown, east of the Bark River, and is connected to other parks on the river by the Ice Age Trail. It is the most heavily used of the Village's parks. The Village's Fine Arts Center is located within the park. This building provides a stage and backdrop, along with lighting and sound system for live performances. In addition to the Bark River, there is a constructed pond on the south side of the park.

Comments

Nixon Park is a hub for outdoor recreation activity within the downtown of Hartland. The park is home to the County's only splash pad, the Fine Arts Center, baseball diamond, two tennis courts, soccer fields, shelters and play equipment. Additionally, the pond within the park provides fishing opportunities for visitors.

Pathways are located within the park and connect to the Ice Age Trail, which enters the park in the southeast corner. The paths along the river and pond are ADA accessible.

Nixon Park has been the location of many recreational investments over the last few years, including the construction of the Splash Pad. These investments provide recreational assessment for the Village

Resources

Sign	Play structure (2)
Baseball diamond	Sand box
Softball diamond	Spring horse (3)
T-ball field	Slide (3)
Multi-purpose field	Swing, child (3)
Tennis court (2)	Swing, infant (2)
Pickle Ball Court	Splash Pad
Paved path	Merry-go-round
Scenic/natural area	Balance beam
Parking lot	Parallel bars
Restrooms (3)	Climbing structure
Fine arts center/stage	Benches (12)
Shelter (2)	Bleachers (2)
Storage	Drinking fountain (3)
Picnic Tables (32)	Barbeque grill (3)
	Concessions

CENTENNIAL PARK



Classification: Community park

Area: 14.5 acres

Description

Located on the Village’s north side on Highway K, Centennial Park is the newest of the Village’s parks. The park is located on the Bark River and the Ice Age Trail passes through it. Both active and passive uses are provided in the park, which contains a significant sports complex for football, baseball, and soccer.

Resources

Sign	Play structure
Baseball diamond	Swing, child (2)
Football field	Swing, infant (2)
Soccer field	Benches (11)
Multi-purpose field	Bleachers (5)
Volleyball court	Restroom
Paved path	Drinking Fountain
Scenic/natural area	Parking lot

Comments

The main activities that take place at Centennial Park are lacrosse, football, baseball, and soccer. The park does have a permanent restroom facility. The Village may consider providing bicycle racks in the park.

The river bank is overgrown with invasive European buckthorn and other plants. Cutting these plants and restoring a native landscape could provide attractive views of the river. The benches are beginning to show some wear and are in need of replacement. Parking lot expansion should be investigated as lots fill during lacrosse and football events in the summer months. Potential future updates to several field amenities (press box, batting cages, kiosk, and shelter) have been noted by Village staff.

HARTBROOK PARK



Classification: Community park
 Area: 12.5 acres

Description

Hartbrook Park is located north of Highway 16 and straddles the Bark River on the Village’s north side. It contains areas for passive and active use. The area along the river and to the west is predominantly wooded. The Ice Age Trail and a small wood chip trail pass through this part of the park, and are accessed by a pedestrian bridge over the river. Active uses are located on the eastern portion of the park site, along Rae Drive.

Resources

Sign	Scenic/natural area
Parking Lot	Play structure
Basketball court	Swing, child (3)
Baseball diamond	Swing, infant (2)
Softball diamond	Merry-go-round
Little League diamond	Benches (9)
T-ball diamond	Bleachers (2)
Multi-purpose field	Restroom
Volleyball court	Drinking fountain
Paved path	Shelter
Nature trail	Barbeque grill (1)

Comments

Hartbrook Field is principally used for baseball, t-ball, and activities on the multiuse fields. The swings at the playground are over 30 years old, and the merry-go-round does not have a braking system. Since 2010, the soccer fields, softball diamonds, and the majority of the barbecue grills have been removed. Restoration work was completed along the riverbank in 2015. Future improvements to the park could include replacement of the swings, placing new woodchips to trails, and resetting benches in a new concrete foundation.

Greenways

BARK RIVER GREENWAY



Classification: Greenway
 Area: 1.7 acres

Description

The Bark River Greenway is an urban greenspace extending from Bark River Park south to the central business district, along the Bark River. The Ice Age Trail runs through this greenway. It is an attractive, semi-natural environment with grass and mature trees.

Resources

Paved path	Benches (3)
Scenic/natural area	

Comments

Since 2010, the pedestrian bridge over the Bark River, at the southern end of the park, has been replaced (2017). Village staff has raised concern with the structural integrity of the retaining wall east of the path at Lawn St.

MILL PLACE GREENWAY



Classification: Greenway
 Area: 7.3 acres

Description

The Mill Place Greenway is an urban greenspace lying south of the railroad tracks and along the east bank of the Bark River, extending south from Nixon Park to Cardinal Lane. The Ice Age Trail runs through this greenway. It is an attractive semi-natural environment with grass and mature trees.

Resources

Paved path
 Scenic/natural area
 Benches (3)

Comments

The open space was not noted in previous editions of the CORP.

Conservancy Area

COTTONWOOD WAYSIDE



Classification: Conservancy Area
 Area: 52.7 acres

Description

Cottonwood Wayside is a small “trailhead” area providing access to the Ice Age Wetland, an extensive natural area owned by private conservation organizations. The primary feature of the area is a wood chip path and shelter

Resources

Scenic/natural area
 Wood chip path
 Bench (4)
 Picnic Tables (3)
 Parking lot
 Parking stalls (19)
 Shelter (1)

Comments

Cottonwood Wayside is used primarily as an area for walking and picnicking. In previous editions of the CORP, the area of this recreation site was combined with a portion of the conservation land owned by others. Since 2010, three wooden benches, with concrete bases, have been installed. Village staff has noted that the future vision for the area is to convert it to an Oak Savannah lookout.

MAPLE WAYSIDE



Classification: Conservancy Area
 Area: 28.9 acres

Description

Maple Wayside is a small “trailhead” area providing access to the Ice Age Wetland. The land on which the facility is located is owned by the Ice Age Park and Trail Foundation. In addition to wetland features, this natural area includes a steep hillside with many mature oak trees. While there are many invasive species, the Village has worked with volunteer groups to remove these.

Resources

Scenic/natural area
 Gravel path/boardwalk
 Nature Trails (1)
 Parking lot
 Parking stalls (5)

Comments

Maple Wayside is used primarily as an area for walking and for the natural wooded areas. In previous editions of the CORP, the area of this recreation site was combined with a portion of the conservation land owned by others. It is maintained by the Ice Age Tail.

The village’s 13 parks and recreation areas provide 175.7 acres of parkland that is open to the public for outdoor recreation. These areas vary from dedicated sports fields to natural areas that provide for passive recreation. Nearly 40 percent of the total acreage is provided through conservancy areas within the Village. The Community Parks provide the greatest number of park acres, with each park averaging 18 acres.

Table 3: Total Acres of Village Parkland

Facility Type	Number	Acres
Community parks	4	71.8
Neighborhood parks	3	11.6
Mini parks	2	1.9
Conservancy areas	2	81.6
Greenways	2	8.8
TOTAL	13	175.7

A variety of recreational resources are available throughout the Village’s parks and natural areas. These facilities provide outdoor recreation opportunities for a range of ages, abilities and interests, including 61 benches, 8 shelters, 8 baseball/softball fields, and 1 splash pad (see Table 4).

Table 4: Summary of Park Facilities and Equipment

	Sunnyslope Park	Nottingham Park	Joliet Park	Castle Park	Bark River Park	Hartbrook Park	Penbrook Park	Centennial Park	Nixon Park	Bark River Greenway	Mill Place Greenway	Cottonwood Wayside	Maple Wayside
Area (acres)	0.1	1.8	1.4	4.2	6.0	12.5	28.8	14.5	16.0	1.7	7.1	52.7	28.9
Classification	M	M	N	N	N	C	C	C	C	G	G	R	R
Park sign	1		1	1	1	1	1	1	1			1	1
Parking lot					1	1	1	1	1			1	1
Shelter				1	1	1	1	1	2			1	
Storage Facility									1				
Restrooms					1	1	a	a	1				
Concession					1				1				
Stage (Fine Arts Center)									1				
Drinking fountain					1	1	1		3				
Bleacher					4	2	2	5	2				
Bench	1		4	3	6	9	5	11	12	3	3	4	
Picnic Tables			2		10				32			3	
Barbeque grill						1	2	0	3				
Paved path		1		1	1	1	1	1	1	1	1		
Nature trail						1							1
Natural/scenic area	1				1	1		1	1	1	1	1	1
Sledding hill				1									
Play structure			1	2		1	1	1	2				
Swing, child			2	4		3		2	3				
Swing, infant			2	2		2	2	2	2				
Spring horse			2	2			3		3				
Merry-go-round			1	1		1			1				
Teeter totter				1									
Slide				1					3				
Balance beam									1				
Parallel bars									1				
Climbing structure									1				
Sand box				1					1				
Splash Pad									1				
Baseball diamond						1	1	1	1				
Softball diamond			1		1				1				
T-ball field									1				
Football field								1					
Soccer field								1					
Multi-purpose field			1	1	1	1	1	1	1				
Basketball court						1							
Basketball ½ court			1										
Tennis court							2		2				
Pickleball court									1				
Volleyball court						1		1					

M Mini park; N Neighborhood park; C Community park; G Greenway; R Conservancy area; U Undeveloped

Privately Owned Park and Recreation Sites

Recreation opportunities can be provided by organizations other than governments. Residential subdivisions may hold land in common ownership, often to provide stormwater management or similar functions, but also to meet the recreational needs of residents. In other cases, a non-profit land conservancy may acquire property containing significant environmental or cultural features and providing public access. Within Hartland, the Ice Age Park and Trail Foundation and the Waukesha County Land Conservancy have acquired several properties for conservation purposes. Several subdivisions have constructed walking and cycling paths, as well as pools and playgrounds, on property they own in common, including in the Bristlecone Pine, Windrush, and Summit Lakes subdivisions.

ICE AGE WETLAND



Resources

Scenic/natural area
Gravel path/ boardwalk

Classification: Private Park/Conservancy Area
Area: 159.6 acres

Description

The Ice Age Wetland is a large natural area owned by two conservation organizations. The Ice Age Park and Trail Foundation owns a total of 132.0 acres lying on either side of Cottonwood Avenue. The Waukesha County Land Conservancy owns another 27.6 acres west of Cottonwood Avenue. In addition to the wetland, this area contains significant oak uplands. Access is provided through Cottonwood Wayside and Maple Wayside.

Comments

Only a portion of these conservancy lands were identified in previous editions of the CORP, combined with Cottonwood Wayside.

The Ice Age Park and Trail Foundation may look to the Village or Waukesha County to take ownership of its portion of the wetland, as the organization does not have the capacity to sustain restoration and maintenance.

Homeowner Association Open Space

Many of Hartland's subdivisions have provided open space for the use of home owners. These open spaces frequently serve as buffers from other development, utility easements or drainage corridors. Trails have been developed through some of these corridors to provide walking opportunities for residents of the subdivision. The Village should secure public access easements to these open spaces through the subdivision review process, especially if they will be used to offset park land and facility impact fees.

Neighboring Public Recreation Facilities

Neighboring communities also provide recreational offerings that can be available to Hartland residents. In many cases, access to these facilities may require vehicular travel, limiting access to all residents; however, these facilities may provide opportunities to collaborate with other jurisdictions to provide regional offerings.

Oakwood Community Park Disc Golf

Located to the southwest of Hartland, in the City of Delafield, WI, the Oakwood Community Park Disc Golf Course provides users with nine holes of disc golf situated on an open field setting adjacent to several wooded areas. Although it is not located within Hartland, it is enjoyed by many residents of the Village and is a short drive (less than 10 minutes) from the center of Hartland.

Nearby County and State Facilities

Although there are no county or state recreations areas or facilities within the Village of Hartland, there are several within close proximity that residents utilize year-round. Within the Waukesha County and Wisconsin Department of Resources (WDNR) systems, the following list includes facilities are located within a short distance from Hartland. This list is not an exhaustive list of all Waukesha County and WDNR facilities that are near Hartland.

Waukesha County

There are 14 Waukesha County facilities (see Table5) within 10 miles of the Village that can be accessed by residents for outdoor recreation. The amenities provided within these parks include resources that serve the greater region. These facilities are generally located to the west, east or south of the Village.

Table 5: Waukesha County Facilities

West of Hartland	East of Hartland	South of Hartland
<ul style="list-style-type: none"> Nashotah Park and Dog Exercise Area Naga-Waukee Park 	<ul style="list-style-type: none"> Menomonee Park Wanaki Golf Course Fox Brook Park Eble Park Ice Arena 	<ul style="list-style-type: none"> Nemahbin Lake Nashotah Park and Dog Exercise Area Naga-Waukee Park Naga-Waukee Ice Arena Naga-Waukee Golf Course Nagawicka Lake Pewaukee Lake Retzer Nature Center

Wisconsin Department of Natural Resources

There are seven Wisconsin State Forests and Parks near the Village of Hartland (see Table 6). These areas provide additional outdoor recreation amenities to Village residents and visitors.

Table 6: WDNR Facilities

North of Hartland	East of Hartland	South of Hartland
<ul style="list-style-type: none"> Kettle Moraine State Forest – Pike Lake Unit Kettle Moraine State Forest – Loew Lake Unit 	<ul style="list-style-type: none"> Heavenwoods State Forest Lakeshore State Park 	<ul style="list-style-type: none"> Kettle Moraine State Forest – Lapham Peak Unit Kettle Moraine State Forest – Southern Unit Kettle Moraine State Forest – Mukwonago River Unit

School Parks

Recreational facilities associated with schools can help to meet the demand generated by community residents. Five public schools are located in or adjacent to Hartland neighborhoods, each providing different recreational facilities that may be available to the public (see Table 7). These include:

Publicly Accessible

- Hartland North Elementary School
- Hartland South Elementary School
- LIFE Charter Middle School

Not Publicly Accessible/ Potentially Public Accessible

- Arrowhead High School
- Lake Country Lutheran High School
- St. Charles Catholic School
- Swallow Elementary School

Table 7: Summary of Park Facilities and Equipment at School Parks and Sites

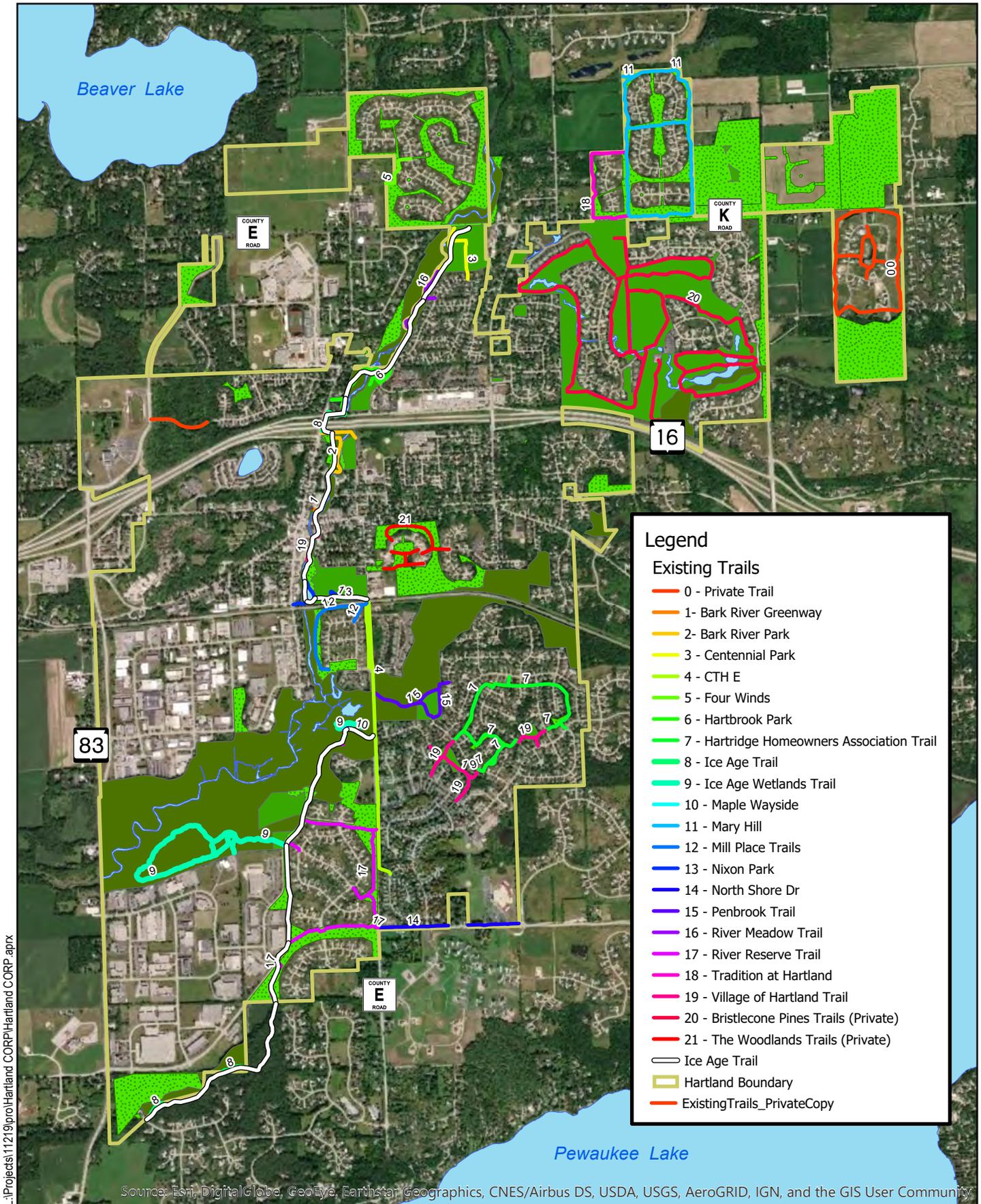
	Arrowhead High School	Lake Country Lutheran High School	Hartland North Elementary School	Hartland South Elementary School	LIFE Charter Middle School	St. Charles Catholic School	Swallow Elementary School
Open to the public	Potentially	Potentially	Yes	Yes	Yes	Potentially	Potentially
Football field	1	2					
Track (quarter mile)	1	1					
Soccer field (adult)		1					
Soccer field (youth)	6.5		1		10		1
Baseball diamond (adult)	2	1			1		
Softball diamond	3	1		1		1	
Tee ball diamond			1				
Basketball court							3
Tennis court	12						
Playground area			3	2		1	
Concrete play area (large)			1	1		1	1
Multi-purpose field							4

Existing Trail Systems

Hartland is served by 91 trail segments totaling 12.24 miles of trails, most notably the 4.7-mile segment of the 1,200-mile Ice Age National Scenic Trail. These trails include those maintained by the Village and the Ice Age Park and Trail Foundation, as well as neighborhood associations. Among the trail network there are nearly 12 miles of paved surfaces and nearly 1 mile of unpaved surfaces, which may include wood chip paths, gravel or earthen trails, and boardwalks. These are summarized in Table 8 and in Figure 8 below.

Table 8: Approximate Length of Existing Hartland Trails (Miles)

	Total Length/ Size	Asphalt of Concrete Surface	Wood Chip, Gravel, Earthen, or Boardwalk Surface
Bark River Greenway	0.22	0.22	0.00
Bark River Park	0.47	0.28	0.19
Centennial Park	0.39	0.39	0.00
CTH E	1.26	1.26	0.00
Four Winds	0.16	0.16	0.00
Hartbrook Park	0.65	0.65	0.00
Hartridge Homeowners Assn Trail	1.27	1.27	0.00
Maple Wayside	0.13	0.13	0.00
Mary Hill	1.71	1.71	0.00
Mary Hill Park	0.04	0.04	0.00
Mill Place Trails	0.48	0.48	0.00
Nixon Park	0.56	0.49	0.07
North Shore Drive	0.44	0.44	0.00
Penbrook Trail	0.53	0.53	0.00
River Meadow Trail	0.32	0.25	0.07
River Reserve Trails	2.27	1.77	0.50
Tradition of Hartland	0.50	0.50	0.00
Village of Hartland Trail	0.84	0.84	0.00
TOTAL	12.24	11.41	0.83



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Existing Trail System

Village of Hartland - 2040 Comprehensive Plan
Village of Hartland

Figure 8

Ice Age Trail

A segment of the 1,200-mile long Ice Age National Scenic Trail passes through Hartland. While the entire trail is still under development, and constantly improving, those portions passing through Hartland have been completed. The Aldo Leopold Overlook and Cottonwood Wayside, and the John Muir Overlook and Maple Wayside are a part of the Ice Age Trail. The trail also passes through Penbrook Park, Nixon Park, Bark River Park, Hartbrook Park, and Centennial Park. The Village may consider two enhancements to the trail:

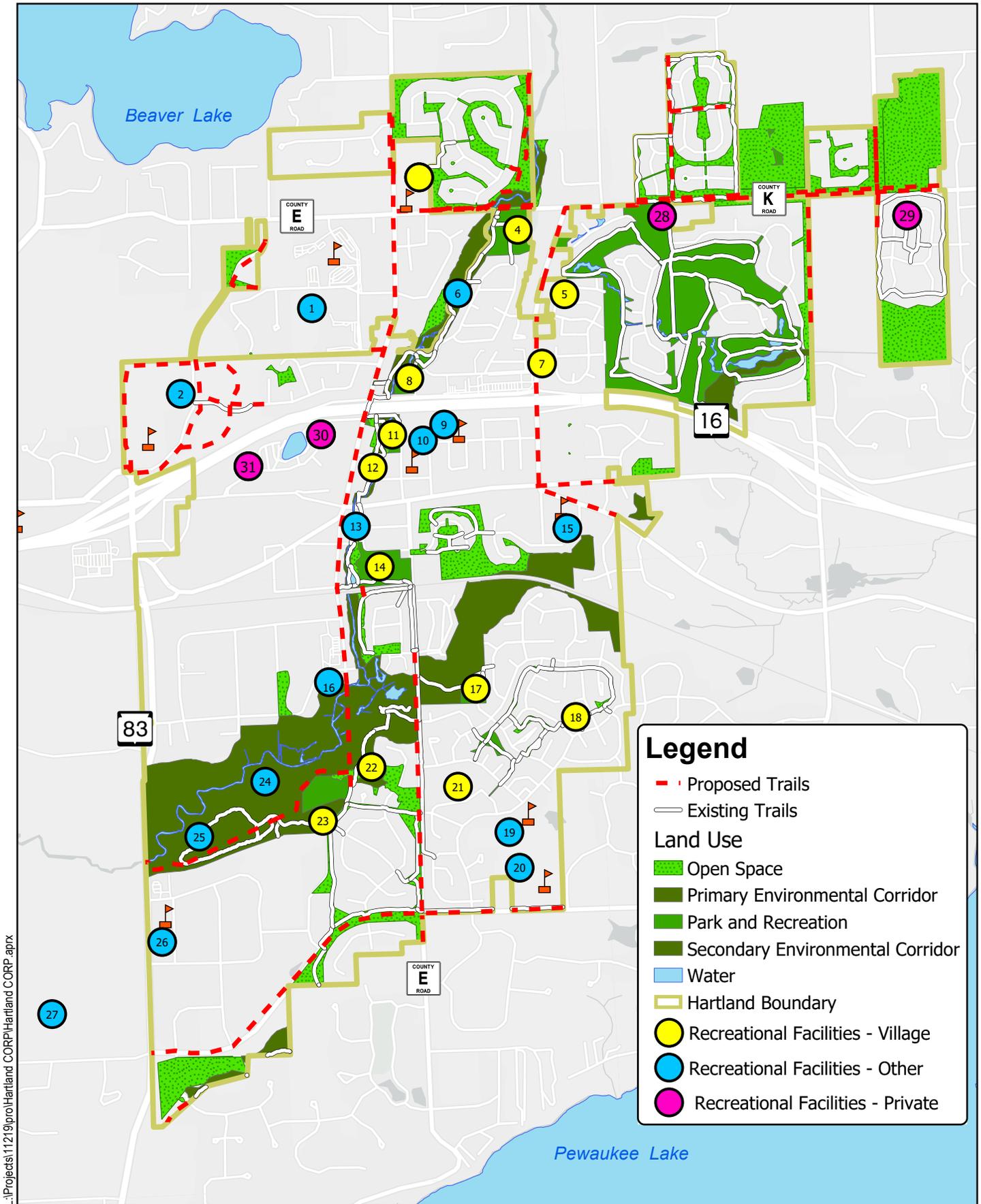
- Improve and maintain the trail, particularly through downtown, by installing additional wayfinding signage and directional signs in places where the trail is routed onto local streets, in order to provide links to sections of the trail and allow for enhanced flow through Hartland.
- Install trailhead features at the Cottonwood Wayside, Nixon Park, and Centennial Park, providing information about the Ice Age Trail and a map of its route through Hartland.

Private Trail Systems

Within the existing trail network there are three areas that contain a total of 7.84 miles of private trails. These trails are found in the subdivisions of Bristlecone Pines, the Woodlands, and Whistling Pines. Although these trails exist within the Village, they are not available to the public.

Proposed Trail Systems

There are also a number of proposed trails throughout the Village. These trails seek to connect existing village and county trails, as well as the Ice Age Trail, with the many wonderful outdoor recreation areas. These proposed trails also seek to provide safer, off-street pathways for cyclists and pedestrians to travel throughout the Village. As growth in the Village occurs, considerations should be made for trail extensions through right-of-way preservation. General alignments for future trail connections and recreation spaces should be considered through the platting and development review process. As of 2019, there are 5.86 miles of proposed trails. A map of the trail segments can be found in Figure 9, below.



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Proposed Trail System
 Village of Hartland - 2040 Comprehensive Plan
 Village of Hartland

Figure 9

Natural Resources Available for Outdoor Recreation

There are many environmental corridors, park and recreation space, and areas of open space in Hartland that have the potential to be used by residents for recreational purposes. There are 96 parcels located throughout the Village that have been designated as the following future land use types: “Open Space”, “Primary Environmental Corridor”, “Primary Environmental Corridor”, or “Park and Recreation.”

ADA Accessibility and Compliance

Hartland has made exceptional efforts to provide access to provide access to its park and recreation facilities to residents with physical disabilities. To date and to the best knowledge of the Village of Hartland, all parks and park facilities meet and are in accordance with the Americans with Disabilities Act and Barrier Free Design Standards. This is in exception to several slides in Nixon Park which will be upgraded to stainless steel slides, specifically designed for children with cochlear implants. These improvements are listed in the CIP and are scheduled to be installed in 2020 for a total cost of \$60,000.

COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT

The ADA, enacted in 1990, clearly states the right of equal access for persons to local government services, including parks. On September 15, 2010 the Department of Justice published revised final regulations implementing the Americans with Disabilities Act. The 2010 Standards included new provisions for accessible design for recreational facilities such as playgrounds, swimming pools, fishing and golf facilities. Similar to when the original 1991 ADA Standards were adopted for public buildings, a community is required to complete a self-evaluation of their recreational facilities for ADA compliance by March 15, 2012. Those communities with 50 or more full or part-time employees are also required to develop a Transition Plan, which identifies what corrective work will be completed, when it will be completed, and the individual responsible for the corrective work. Any new recreational facilities designed, constructed, or shaped after March 15, 2012 are subject to the 2010 Standards. Any alteration (not simple maintenance, but something that changes the way the site is used) must make the element altered accessible and must create an accessible path of travel through the site or facility to that element.

There are some fundamental differences in how accessibility in the outdoors is accommodated compared to indoors or the built environment. While restrooms, shelters, interpretive centers, and parking lots, for example, need to follow detailed ADA guidelines, other improvements such as trails or swimming beach areas, for example, do not necessarily need to follow indoor or built environment ramp grades or surfacing requirements. A good rule of thumb for the City to follow is that anything constructed must not make the outdoor experience anymore difficult than what occurs naturally. Mother Nature does not have to comply with ADA, but the City does.

Chapter 5 Needs Assessment

This chapter presents an analysis of how well the Village's existing park and outdoor recreational facilities satisfy the current needs of Hartland residents.

Level of Service Assessment

In order to assess the recreational needs of the Village of Hartland, a needs assessment was conducted. Using research and standards developed by the National Recreation and Park Association (NRPA) and the Trust for Public Land (TPL), the existing inventory of open space and facilities can be scaled against nationwide averages for villages of similar size to create guidelines for which the existing recreation system in Hartland can be measured. For example, based on a survey of over 500 municipalities, there is an average of 1 basketball court for every 3,734 residents in a village-sized municipality. If this 1 court per 3,734 residents for a village standard is used, we can calculate how many courts should be present in Hartland. The 2016 population in Hartland was estimated to be 9,195. The population of Hartland in 2016 (9,195) divided by the NRPA standard village population per 1 single court (3,734) yields a result of 2.46. This number represents the number of full-sized outdoor basketball courts that, compared with outdoor recreation facility inventories of villages nationwide, the Village of Hartland should contain within its system. This process was repeated for corresponding facilities and standards reported by the NRPA and the TPL.

Once these baseline numbers are calculated for the number of a certain facility that the village should possess, the number of existing facilities are compared with the standards in order to determine which facilities are deficient within Hartland. Table 9, below, outlines the facilities in Hartland that are publicly accessible, the quantity of each facility. These facilities are then compared to the NRPA and TPL standard population per facility unit and the average need for each facility type based on population (2010, 2016, and 2040 populations used), identifying which facilities the village is deficient or in excess of based on nationwide standards.

The results from the needs assessment give a snapshot of how the Village of Hartland is performing, compared with similarly-sized municipalities, when it comes to the type and quantity of a variety of outdoor recreation facilities. However, the desires of the residents are not always accurately reflected in the current state of the outdoor recreation system and by the current facilities provided.

Table 9: Village of Hartland Recreational Facilities

Facility	Village Facilities	School Facilities		Other Recreation Facilities	Total	
		Publicly Accessible	Not Publicly Accessible		Publicly Accessible	All
Play Structure	8	5	1	0	13	14
Splash Pad	1	0	0	0	1	1
Baseball Diamond	4	1	3	0	5	8
Softball Diamond	3	1	5	0	4	9
Tee Ball Field	1	1	0	0	2	2
Football Field	1	0	3	0	1	4
Soccer Field	1	0	1	0	1	2
Soccer Field (youth)	0	11	7.5	0	11	18.5
Multi-Purpose Field	7	0	4	0	7	11
Basketball Court	1	0	3	0	1	4
Tennis Court	4	0	12	0	4	16
Pickleball Court	1	0	0	0	1	1
Volleyball Court	2	0	0	0	2	2
Dog Park	0	0	0	0	0	0
Swimming Pool	0	0	0	0	0	0
Fitness Center	0	0	0	0	0	0
Disc Golf	0	0	0	1	1	1
Track	0	0	2	0	0	2

Comparing these results for desired new or additional facilities with the standards-based needs assessment allows for a thorough understanding for where Hartland is deficient and what facilities need to be provided in order to satisfy the needs of residents and to meet NRPA standards. The table below utilizes national standards for the number of facilities needed per population within a Village to identify the needed for additional facility investments. A comparison was done for both the 2016 population and the projected 2040 population. The result identifies which facilities the Village has a surplus of (positive numbers greater than one) and facilities that are in need (negative numbers). Based upon the 2016 and projected 2040 population, the Village is lacking outdoor basketball courts to meet the populations. Other facility types are approaching the need for additional facilities based on the 2016 and 2040 populations. Village officials should consider additional facilities between now and 2040 including: outdoor swimming pool, (-1.0), soccer field (-0.8), splash pad (-0.1), fitness center (-0.4), dog park (-0.2), and a football field (-0.1). The results from this analysis are meant to serve as guidelines for comparison and to aid in future decision-making efforts. Hartland is a unique community and is well ahead of the national average when it comes to the majority of the outdoor facilities provided. Village staff will continue to work diligently with residents to determine what facilities are valuable to the

community, which should be increased, and which new facilities should be further investigated for the potential to be constructed in Hartland.

Table 10: Hartland Needs Assessment

Recreational Facility Type	NRPA*/TPL† Standard (of residents per facility)	Publicly Accessible Facilities	Target Current Population (2016)	Surplus or (Need)	Target Need (2040)	Surplus or (Need)
Play structure	2,191*	13	4.20	8.8	5.02	8.0
Splash Pad	10,000†	1	0.92	0.1	1.1	(-0.1)
Baseball Diamond	8,748*	5	1.05	3.9	1.26	3.7
Softball Diamond	4,667*	4	1.97	2.0	2.35	1.6
Tee Ball Diamond	13,267*	2	0.69	1.3	0.83	1.2
Football Field	9,879*	1	0.93	0.1	1.11	(-0.1)
Soccer Field	6,250*	1	1.47	(-0.5)	1.76	(-0.8)
Soccer Field (youth)	3,2918	11	2.79	8.2	3.34	7.7
Multi-purpose field	3,2918	7	2.79	4.2	3.34	3.7
Basketball Court	3,734*	1	2.46	(-1.5)	2.94	(-1.9)
Tennis Court	10,000†	4	0.92	3.1	1.1	2.9
Pickleball Court	20,000†	1	0.46	0.5	0.55	0.5
Volleyball Court	8,383*	2	1.10	0.9	1.31	0.7
Dog Park	56,257*	0	0.16	(-0.2)	0.20	(-0.2)
Swimming Pool (outdoor)	10,500*	0	0.88	(-0.9)	1.05	(-1.0)
Fitness Center	25,164*	0	0.37	(-0.4)	0.44	(-0.4)

Access Standard Assessment

The Village currently supplies an adequate number of outdoor recreation facilities to meet the number of residents within the community. However, the location and accessibility of these facilities should also be considered. It is important to residents' overall quality of life and active lifestyle to provide access to facilities for all.

The Village seeks to provide residents with walkable access to parks throughout the community. Typically, the walkable area around a park includes areas within a ¼ to ½ mile radius, though some may walk further. A review of the park access must also consider physical barriers that may intersect paths or gaps in connectivity. These barriers can limit resident's ability to access parks and natural

areas. For example, the current street network within Bristlecone Pines limits residents' access to the neighboring Joliet Park area due to the lack of connectivity. An analysis of the watershed for each park, combined with the physical barriers, identifies the southeast corner of the Village as the area without public park facilities within a ¼ to ½ mile watershed. Access to the Ice Age Trail and natural areas are provided in this area. As the Village reviews future park investments within the community, considerations should be made for the populations with access to the facilities.

Public Input Assessment

A survey was conducted asking specific recreation-oriented questions. Nearly 500 residents and nearly 100 high school students participated in the survey. Based on public feedback, 77 percent of residents are happy with the amount of recreational and sports facilities available in Hartland. More than 61 percent of respondents rate the pedestrian and bicycle facilities and trail system in Hartland as either "good" (adequate opportunities for residents of all ages), or "excellent" (among the best). Community events, hiking trails, youth activities, bicycling, and indoor activities were the top 5 responses for which recreational opportunities residents would like to see more of. In response to new or additional facility types are needed in Hartland, the top answers were sledding hill, youth baseball diamond, bicycle trails, basketball courts, and disc golf course. Only 20 percent of residents feel there are areas within the Village that need specific attention, and only 14 percent areas that require a greater maintenance focus.

In addition to the survey, residents had three additional opportunities to provide feedback on a number of recreation related questions at pop-up events. A recap of each event and meeting can be found below:

Hartland Hometown Celebration - June 29th

- Staffed a table from 5:00 pm – 8:30 pm
- Meeting served as a public kick-off and promotion of the project's Online Community Survey
- Interact with residents and introduce projects goals and objectives
- Six boards with sample survey questions relating to recreational activities
- Focused effort on qualifying Village resident responses
- Interacted with over 50 residents, and received over 40 written responses



Sendik's Food Market – September 14th

- Staffed a table from 10:00 am – 12:15 pm
- Meeting served to solicit feedback and promote project's Online Community Survey
- Four boards with sample survey questions relating to recreational activities
- Interacted with over 25 residents, and received over 10 written responses



Hartland Arrowhead High School – September 14th

- Staffed a table during 5th and 6th Period lunches from 10:15 am – 12 pm
- Meeting served to solicit feedback specifically from high school demographic in response to Online Community Survey's low response rate from the under 20 population
- Five boards on display specifically CORP related focusing on outdoor recreational activities
- Interacted with over 30 students' residents, and received 11 written responses
- Shorter five question survey was prepared specifically for the under 20 population.
- Four emails from Assistant Principal promoting Student Online Survey to student population in north campus with survey link
- 80 total responses received

Chapter 6 Recommendations

Economic Corridor and Open Space Planning

The Village of Hartland Environmental Corridor and Open Space (ECOS) Task Force was formed in response to community engagement and advocacy about the degradation of Environmental Corridors and Isolated Natural Resource from invasive species. The ECOS Task Force developed a report containing proposed actions to be taken to help preserve the existing environmental corridors and open spaces in Hartland. This report outlines a set of recommendations that the Village could implement to improve the environmental corridors and open spaces in the Village. These recommendations include, but are not limited to, the following:

- Organize volunteer days to clear invasive buckthorn, install and maintain trails, and clean up garbage within the area.
- Coordinate efforts at Village-owned parks with group such as the Village of Hartland Park Board, Ice Age Trail Alliance (IATA), and the Waukesha County Land Conservancy (WCLC).
- Engage the broader public by providing signage and educational materials within Village parks.
- Develop information for private property owners within and adjacent to Environmental Corridors.
- Develop plans to expand trail network and link with surrounding non-governmental organization (NGO) properties.

As the Village maintains existing recreation and open space facilities throughout the community, the implementation of the ECOS recommendations should be considered.

Action Program

The development plan enumerates projects that have been identified and prioritized for action over the next several years. With regard to both opportunity projects and those in the five-year development plan, consideration was given to the availability of funding for capital development and ongoing operations, in an environment where there is no anticipated increase in funding for parks and recreation in the Village budget. Many of the projects that have been identified are eligible for competitive grant funding through a variety of state and federal programs.

Table 11 identifies opportunity projects, or those that do not have a specific timeline associated with them. Action on these projects may be driven by anticipated future demand, the opportunity to acquire land through dedication or purchase, or the availability of funding through grants or other sources. While not programmed, the Village can be aware of the need or desire for these facilities and be prepared to act if an opportunity presents itself to take appropriate steps toward these goals.

Table 12 presents a list of improvements intended for action during the next several years. These projects have been identified as priority needs and in some cases the Village has already taken preliminary steps toward implementing the projects.

Table 11: Opportunity Projects

Project	Description	Cost (Est.)
North park site	As development occurs, acquire land for a future neighborhood park through the land dedication requirement in the Village's Subdivision Ordinance. Passive park enhancements should be considered for this project.	TBD
Passive recreation enhancements	Create additional opportunities for passive recreation throughout the park and trail system, such as benches for sitting, picnic tables, and wildlife viewing opportunities. As example project includes the clearing of invasive plant species and the placement of benches in Penbrook Park.	TBD
Resurface basketball ½ court in Joliet Park	Monitor court surface for deterioration and replace when necessary.	\$5,000
Trailhead signage in Centennial and Nixon Parks and Cottonwood Wayside	Install trailhead signage including maps of the Village's trail systems in designated parks.	\$5,000
Community Center	Investigate the desire of Hartland residents in developing a community center to meet the indoor recreation needs of residents and potential funding options.	TBD
Historic Walking Tour	Develop a walking tour that explores and showcases the historic resources and areas of Hartland.	TBD
New parklets	Look for opportunities to purchase and develop smaller parcels of open space	TBD
New trails	Look for opportunities to purchase and develop new trail segments to connect less accessible areas to the Ice Age Trail and other resources within Hartland.	TBD

Table 12: Recommended Development Plan – Capital Improvement Plan

Year	Project	Description	Cost (Est.)
2019	Replace pedestrian bridges in Nixon and Bark River Parks	Replace the southern Ice Age Trail pedestrian bridge due to deterioration	\$68,000
2019	Centennial park picnic shelter and baseball field reconstruction	Construct a new picnic shelter and restrooms at Centennial Park, with a storage space.	\$90,000
2020	Replace pedestrian bridge at the North Avenue Parking Lot	Replacement of the pedestrian bridge at the North Avenue Parking Lot due to wear and old age causing safety concerns.	\$30,000
2020	Hartbrook Park Baseball Field Reconstruction	Reconstruction of the baseball field at Hartbrook Park	\$30,000
2020	Replacement of swings and slides at Nixon, Hartbrook, and Castle Parks	Replacement of swings and slides at Nixon, Hartbrook, and Castle Parks due to old age and wear.	\$60,000
2021	Penbrook Park Baseball Field Reconstruction	Reconstruction of the baseball field at Penbrook Park	\$30,000
2021	Penbrook Park bathroom facility and drinking fountain improvement	Improvements to the bathroom facility and drinking fountains at Hartbrook Park due to normal wear and old age.	\$250,000
2022	Bark River Park Softball Field Reconstruction	Reconstruction of the softball field at Bark River Park	\$30,000
2023	No improvements scheduled	N/A	N/A

Operations and Maintenance

The cost of ongoing park and facility maintenance is becoming a greater concern for the Village. Annual budgets have grown very little and are projected to remain flat for the foreseeable future, yet the costs of maintenance continue to rise. A substantial part of the rising cost is made up of materials such as fuel, landscaping materials, and supplies. The other contributing factor is the cost to maintain additional facilities. The splash pad in Nixon Park, for example, has an estimated annual maintenance cost of \$15,000. Meanwhile, staffing reductions have resulted in the loss of one full-time public works crew member, so that there are fewer workers available to maintain Village assets. These concerns need to be taken into account when considering new park facilities or even routine maintenance needs.

Data on average maintenance costs is scarce, however, the State of Colorado has conducted an empirical study of parks in communities with populations under 10,000, deriving the estimates contained in Table 10.

Table 13: Estimated Weekly Maintenance Needs (In Season)

Facility	Hours	Facility	Hours
Baseball diamond	16-20	Playground	2-3
Basketball court	0.5-1	Football / Soccer field	12-16
General park	17-21	Tennis court	1-2
Paved trail	2-3	Volleyball court	0.5-1

Source: *Small Community Parks & Recreation Standards, State of Colorado*

Village staff provided input to determine additional maintenance needs for park shelters and the Fine Arts Center. Park shelters require 5 to 10 hours of maintenance weekly. The Fine Arts Center requires 12 to 15 hours each week.

Funding Programs

The following is a description of State of Wisconsin programs that may provide financial assistance for the Village of Hartland in carrying out planned improvements to its park and recreation system.

County Conservation Aids

Section 23.09 (12), Wis. Stats.; Ch. NR 50, Wis. Admin. Code

Counties or recognized Indian tribes are eligible for 50% of the costs of carrying out fish or wildlife management projects that enhance fish and wildlife habitat or relate to hunter/angler facilities. Applications are submitted throughout the year until funding is depleted.

Federal Aid in Sport Fish Restoration

16 U.S.C. 777-777k, 64 Stat. 430 (also known as Federal Aid in Sport Fish Restoration Act)

The WDNR prioritizes fisheries related projects (sport fish restoration, boating access, fishing piers) to identify projects eligible for a 75% cost share; the WDNR sometimes negotiates contracts and develops use agreements with counties, villages, and towns for use of this funding for construction of boat landings and fishing piers. The amount of funding available varies depending upon excise tax revenue from fishing equipment sales and the federal gas tax.

Knowles-Nelson Stewardship Local Assistance Programs: Acquisition and Development of Local Parks

Section 23.09(20), Wis. Stats.; Ch. NR 51, subchapter XII, Wis. Admin. Code

Qualified towns, villages, cities, counties, Indian tribes, and nonprofit conservation organizations as defined under §23.096, Wis. Stats., are eligible for up to 50% of the costs of acquisition of land or conservation easements and development of facilities for public park and recreation areas used for nature-based outdoor recreation purposes. Applications are due to the WDNR by May 1 of each year.

Knowles-Nelson Stewardship Local Assistance Programs: Acquisition of Development Rights

Section 23.09(20m), Wis. Stats.; Ch. NR 51, subchapter XV, Wis. Admin. Code

Qualified towns, villages, cities, counties, Indian tribes, and nonprofit conservation organizations as defined under §23.096, Wis. Stats., are eligible for up to 50% of the costs to acquire development rights

(conservation easements) in areas where restrictions on residential, industrial, or commercial development would provide or enhance nature-based outdoor recreation. Applications are due to the WDNR by May 1 of each year.

Knowles-Nelson Stewardship Local Assistance Programs: Urban Green Space

Section 23.09(19), Wis. Stats.; Ch. NR 51, subchapter XIII, Wis. Admin. Code

Qualified towns, villages, cities, counties, Indian tribes, and nonprofit conservation organizations as defined under §23.096, Wis. Stats., are eligible for up to 50% of the costs of acquisition of land and conservation easements for nature-based outdoor recreation purposes that will protect open natural space and land with scenic, ecological, or natural values in urban areas. Applications are due to the WDNR by May 1 of each year.

Knowles-Nelson Stewardship Local Assistance Programs: Urban Rivers

Section 30.277, Wis. Stats.; Ch. NR 51, subchapter XIV, Wis. Admin. Code

Towns, villages, cities, counties, tribes, and nonprofit conservation organizations as defined under s. 23.096, Wis. Stats., are eligible for up to 50% of the costs of acquisition of land or conservation easements and development of facilities for public park and recreation areas, including shoreline enhancements, for nature-based outdoor recreation purposes along urban waterways and riverfronts. Applications are due to the WDNR by May 1 of each year.

Land and Water Conservation Fund (LWCF)

LWCF Act of 1965, Public Law 88-578, 78 Stat. 897; 36 CFR Ch. 1, Part 59

Qualified towns, villages, cities, counties, tribes, and school districts are eligible for up to 50% of the costs of acquisition of land and development and renovation of facilities for public park and recreation areas. Applications are due to the WDNR by May 1 of each year. The amount of funding available varies depending upon the amount appropriated by Congress to the program within the Department of Interior's budget each year.

Recreational Boating Facilities (RBF) Grants

Section 30.92, Wis. Stats.

Counties, cities, villages, towns, and others are eligible for up to 50% of the costs of feasibility studies and the construction of capital improvements related to the development of safe recreational boating facilities, purchase of aquatic weed harvesting equipment, purchase of navigation aids, dredging of channels of waterways, and chemical treatment of Eurasian water milfoil. An additional 10% may be available if a municipality conducts a boating safety enforcement and education program approved by the WDNR. Applications are due to the WDNR and are reviewed and recommended quarterly by the governor-appointed Wisconsin Waterways Commission.

Recreational Trails Program

The Safe, Accountable, Flexible, Efficient Transportation Equity Act - Title 23 United States Code (23 U.S.C.).

Towns, villages, cities, counties, tribal governing bodies, school districts, state agencies, federal agencies, and incorporated organizations are eligible to receive up to 50% of the costs of maintenance

and restoration of existing trails, development and rehabilitation of trailside and trailhead facilities and trail linkages, construction of new trails (with certain restrictions on federal lands), and acquisition of easements or property for trails. Funds are available for both motorized and non-motorized trails. These funds may only be used on trails which have been identified in or which further a specific goal of local, county or state trail plan included or referenced in a statewide CORP. Applications are due to the WDNR by May 1 of each year. The amount of funding available varies depending upon federal gas excise taxes paid on fuel used by off-highway vehicles.

Transportation Enhancements (Statewide Multimodal Improvement Program – SMIP)

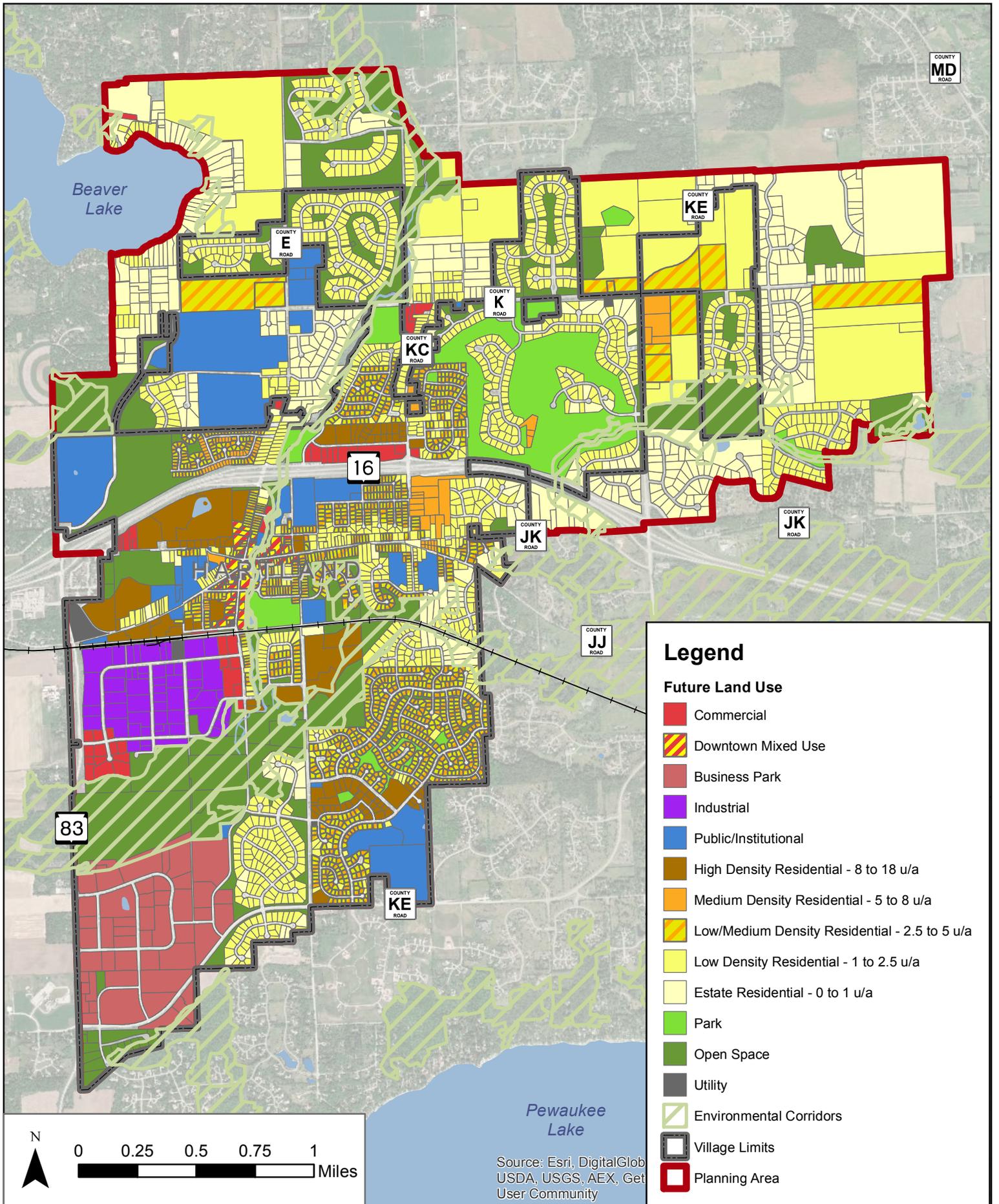
Wisconsin Department of Transportation

This program funds projects that increase multi-modal transportation alternatives and enhance communities and the environment. Eligible activities include pedestrian and bicycle facilities, safety and educational activities for pedestrians and bicyclists, acquisition of scenic easements or historical sites, scenic or historic highway programs, tourist and welcome centers, landscaping and other scenic beautification, historic preservation, rehabilitation and operation of historic transportation facilities, preservation of abandoned railway corridors, control and removal of outdoor advertising, archaeological planning and research, mitigation of water pollution due to highway runoff or reduction of vehicle-caused wildlife mortality, and establishment of transportation museums. Applications are accepted every even-numbered year. A 20% local match is required.

Congestion Mitigation and Air Quality (CMAQ)

Wisconsin Department of Transportation

This program provides funding for transportation projects that improve air quality and reduce traffic congestion. Eligible projects include new transit services, ridesharing, pedestrian and bicycle facilities, alternative fuel technologies, and various public education and marketing activities designed to increase public awareness of air quality and transportation issues. The federal funds are available in counties that are classified as air quality non-attainment and maintenance areas for the federal criteria pollutant ozone. Applications are accepted in spring of odd-numbered years and require a 20% local match.



Future Land Use

Village of Hartland - Comprehensive Plan
Village of Hartland

Figure X

	Existing Land Use			Future Land Use			Change		
	City Limits	ETZ	Total	City Limits	ETZ	Total	City Limits	ETZ	Total
Commercial	88.8	7.9	96.8	66.7	7.9	74.6	-22.2	0.0	-22.2
Downtown Mixed Use	0.0	0.0	0.0	33.7	0.0	33.7	33.7	0.0	33.7
Business Park	227.6	0.0	227.6	246.9	0.0	246.9	19.3	0.0	19.3
Industrial	202.4	0.0	202.4	135.2	0.0	135.2	-67.3	0.0	-67.3
Public/Institutional	191.4	140.7	332.2	194.2	140.7	334.9	2.8	0.0	2.8
High Density Residential	201.7	0.0	201.7	232.9	0.0	232.9	31.3	0.0	31.3
Medium Density Residential	25.7	0.0	25.7	48.1	16.3	64.4	22.5	16.3	38.7
Low/Medium Density Residential	360.2	0.0	360.2	409.7	110.1	519.8	49.4	110.1	159.6
Low Density Residential	561.0	189.2	750.3	665.1	656.6	1,321.7	104.1	467.4	571.4
Estate Residential	129.6	554.2	683.8	116.9	699.3	816.1	-12.7	145.0	132.3
Park	236.4	8.6	245.0	236.4	14.1	250.5	0.0	5.5	5.5
Open Space	567.1	309.5	876.6	624.9	245.0	869.9	57.8	-64.5	-6.7
Utility	4.0	0.0	4.0	12.6	0.0	12.6	8.7	0.0	8.7
Agricultural	127.5	687.6	815.0	0.0	0.0	0.0	-127.5	-687.6	-815.0
Vacant	98.9	0.0	98.9	0.0	0.0	0.0	-98.9	0.0	-98.9

From: [Ryan Bailey](#)
To: [Darlene Igl](#)
Subject: FW: Lake Country Lutheran Development INRA
Date: Monday, August 12, 2019 12:20:57 PM
Attachments: [SEWRPC Letter-Hartland - LCL 2019-08-07.pdf](#)
[Development Exhibit-LCL 2019-07-31.pdf](#)

Darlene,

Can you add the below email and attachments to the planning commission meeting on Monday?
Lets add an agenda item of "Discussion and possible action related to INRA boundary with SEWRPC and possible letter sent on behalf of Village"

Thank you,

Ryan S. Bailey, CPA

Interim Village Administrator/Finance Director/Treasurer
Village of Hartland
210 Cottonwood Avenue
Hartland, WI 53029
Phone (262) 367-2714
email: ryanb@villageofhartland.com
www.villageofhartland.com

From: Bryan Lindgren [mailto:blindgren@neumanncompanies.com]
Sent: Wednesday, August 7, 2019 2:31 PM
To: Ryan Bailey <ryanb@villageofhartland.com>; Jeffrey Pfannerstill <jeffreyp@villageofhartland.com>
Subject: Lake Country Lutheran Development INRA

Hi Ryan and Jeff,

We have been digging into the INRA boundary with SEWRPC and we have learned a few things about their processes, and come to better understand how their recommendations interact with Village planning.

The background of the delineation we used for our concept plan is as follows:

In 2010 the INRA boundary as delineated from aerial mapping was done, which seems to coincide with the last time the Village of Hartland was reviewing their mapping and Smart Growth Plan. Since that was the line at the time this was the boundary that was accepted and included in the Village of Hartland's Smart Growth Comprehensive Plan, which is why we used this line. SEWRPC's maps prior to 2010 also use a very similar line as to what shows up on the Smart Growth and Zoning maps and what we followed in creating our concept.

Additionally, several years earlier Hartland and SEWRPC must have engaged in a conversation in regards to SEWRPC's future sewer service area plans and mapping and agreed to not include any of this land in environmental corridor when it came to mapping out their future sewer service area. This factored into this entire Lake Country Lutheran area being included as Corridor Loss area in

SEWRPC's 2010 corridor plan.

As to the current mapping that Mr. de Courcy-Bower mentioned, every five years, SEWRPC updates their maps strictly based on aerial photography, and they added the entire area into the INRA designation only because it met their criteria for being included in the inventory. Those criteria are roughly that it does not meet the criteria to be considered primary or secondary environmental corridor, but it does include some resources that may provide habitat, contribute to natural diversity, may be a good future park location, or contain steep slopes or wetlands.

Ultimately, in terms of development, SEWRPC will recognize the Village's accepted 2010 Smart Growth Comprehensive Plan as this is what reflects the Village's desires in terms of development.

Unfortunately, SEWRPC would not give us a letter stating this information. They said this request would have to come from the Village. Based on the conversation at the last Plan Commission meeting it sounded like it was the desire of the Commission to get SEWRPC to confirm the line to be used for future development.

Based on the information we have been able to discover, would the Village be able to formally send a request to SEWRPC to weigh in on the various INRA lines that are shown on different maps?

From working with SEWRPC in the past we think that a very specific request would be best. If they are requested to identify a new line either through aerial mapping or a site visit it would likely be very detrimental to the development ability of this parcel. Their criteria for identifying land as INRA is very subjective and loose. This property isn't like the Jungbluth property where there was a pretty easy to follow line where the trees stopped and the field started. This property has been left fallow for years, and buckthorn and other invasive species have filled in some of the areas. There is no criteria excluding these poor quality species from an INRA, so a new delineation is likely to connect many of the areas that weren't previously connected. Because the Village has a defined Upland Conservancy Overlay designation for INRA areas, this would essentially force the Village to either change their ordinance, or overlay this entire area as UCO which would make it undevelopable.

Our recommendation is that the Village request a specific clarification that SEWRPC will honor the Village's desire for development in this area, if that is the case, and if the Village chooses to recognize the 2010 INRA line because that is what appears in the Smart Growth Plan, Zoning, and future sewer service area maps, SEWRPC will honor that same line and provide the necessary approvals that come to them.

We have summarized the information above in the attached letter for the Village and exhibit if you would like to use this in your request, otherwise feel free to edit or draft the request as you wish.

Thanks and feel free to reach out to me with any questions,

Bryan Lindgren

N27 W24025 Paul Ct., Suite 100 | Pewaukee, WI 53072

O 262.542.9200 | C 608.215.4934

www.neumannland.com



August 7, 2019

Mr. Kevin Muhs, PE, AICP
Executive Director
SOUTHEASTERN WISCONSIN REGIONAL
PLANNING COMMISSION
W239 N1812 Rockwood Drive
Waukesha, WI 53188

Re: **Lake Country Lutheran – Taxkey No. HAV 0423981 (53 acres East of Campus Drive)**
401 Campus Drive, Village of Hartland, Wisconsin

Dear Mr. Muhs:

The Village of Hartland is considering a request from Lake Country Lutheran High School (c/o Lutheran High School Association of Greater Milwaukee) for development of approximately 53.3 acres of land they own at the northeast corner of Campus Drive and STH 16 (**EXHIBIT A**). This land has been planned for development by the Village of Hartland as illustrated in:

- Land Use Plan for the Village of Hartland: 2000
(Map 2 of SEWRPC Community Assistance Planning Report Number 93, April 1985) (**EXHIBIT B**)
- Smart Growth Plan, Village of Hartland (**EXHIBIT C**)
- Zoning Map for the Village of Hartland (**EXHIBIT D**)

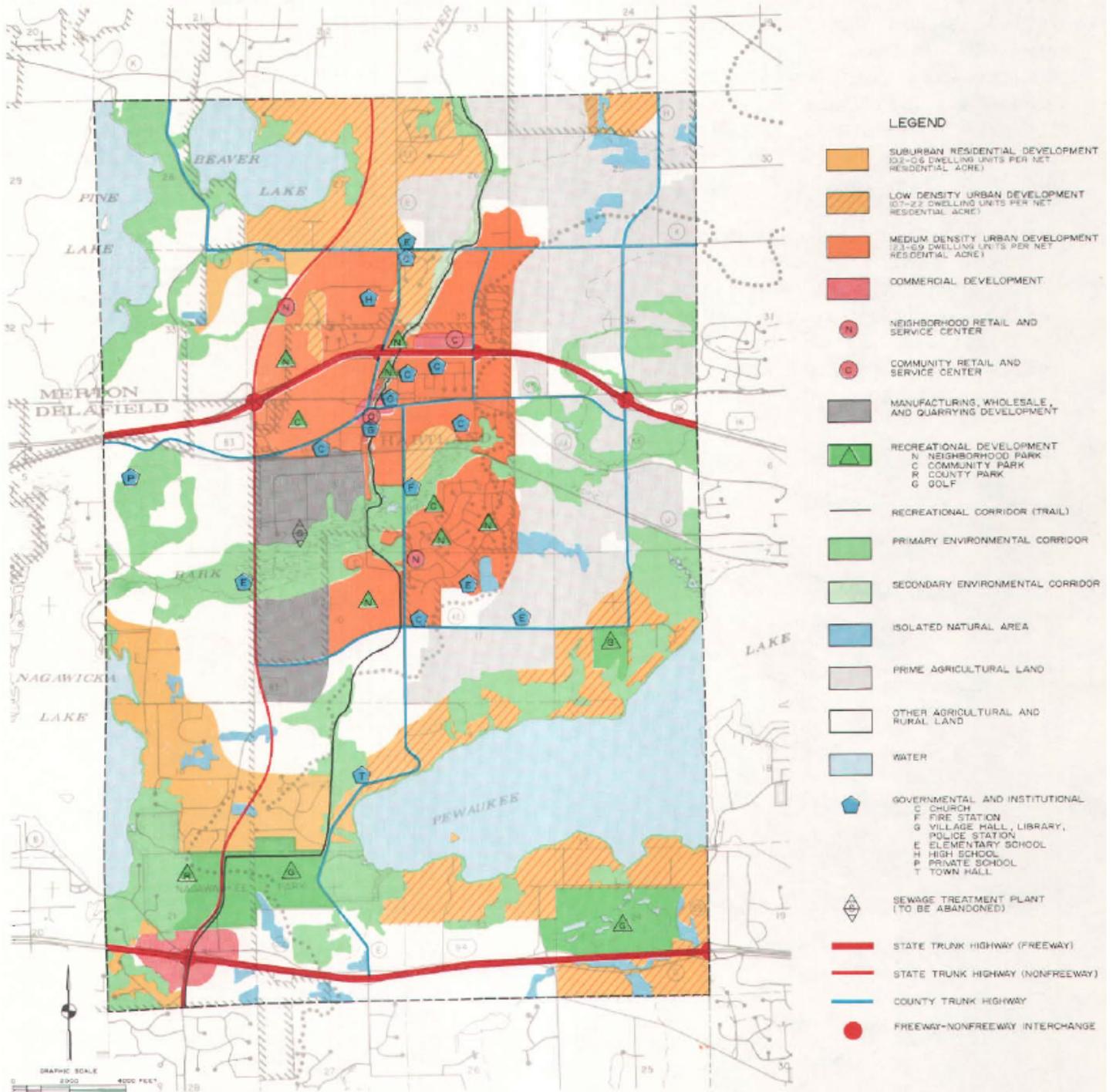
The landowner has submitted the attached **Development Exhibit dated July 31, 2019** to illustrate the 2010 INRA boundary on the subject site. The Village's Upland Conservancy Overlay zoning mirrors this INRA boundary and totals 16.4 acres of the 53.3-acre site.

Through this letter the Village is requesting that the Commission review and confirm that:

1. The land is to be developed with centralized sanitary sewer service and is located within a planned sewer service area as delineated in SEWRPC Community Assistance Planning Report No. 93.
2. The Isolated Natural Resource Area (INRA) reflected on the Village's Smart Growth Plan and Zoning Map for the subject site is an accurate representation of the 2010 INRA boundary per SEWRPC GIS mapping; and
3. The sewer service area report for the Village of Hartland does not prohibit or restrict development of the subject lands.

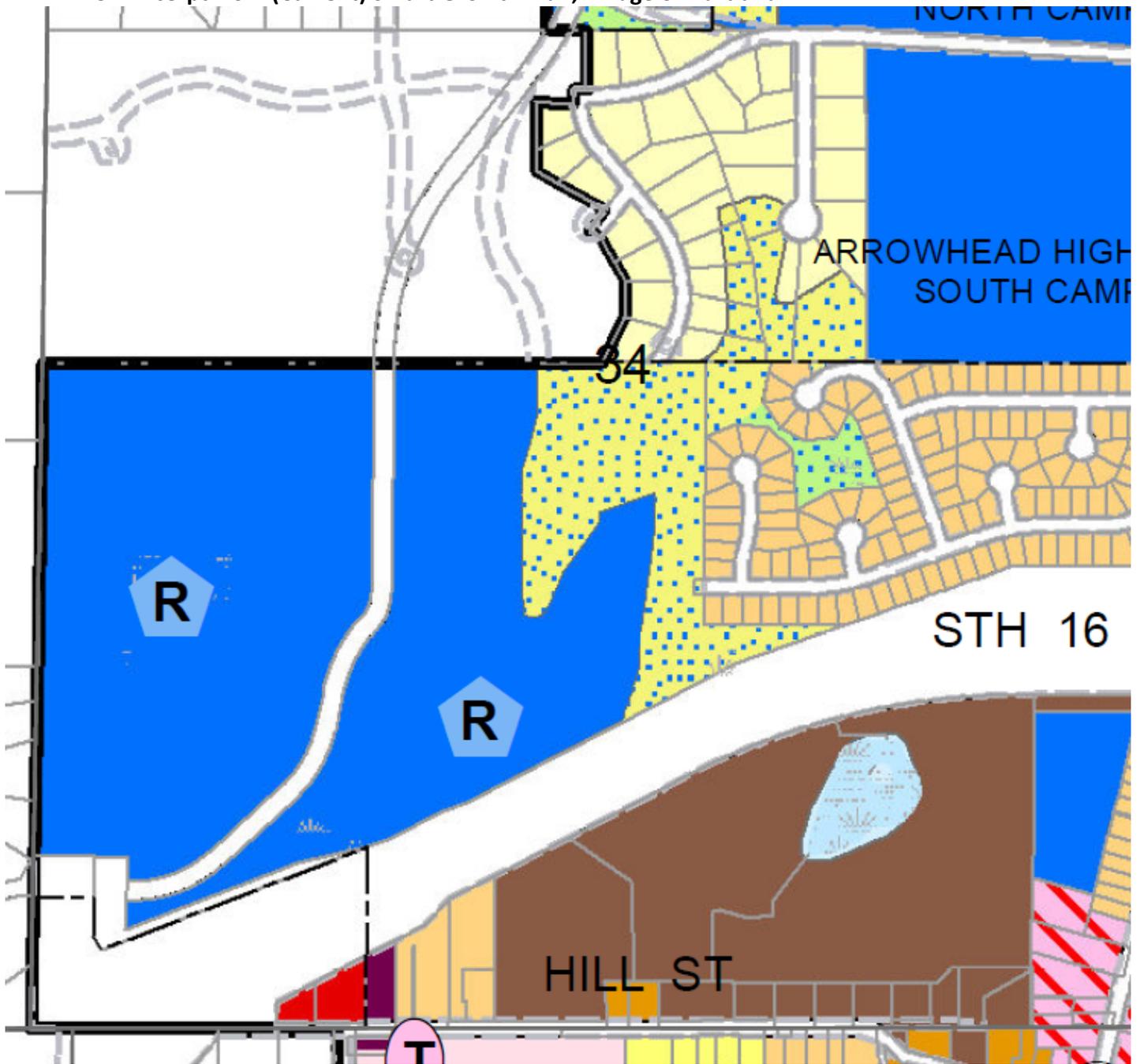
EXHIBIT B – Land Use Plan for the Village of Hartland: 2000
(Map 2 of Community Assistance Planning Report Number 93, April 1985)
Map 2

LAND USE PLAN FOR THE VILLAGE OF HARTLAND: 2000



Source: SEWRPC.

EXHIBIT C – Excerpt from (Current) Smart Growth Plan, Village of Hartland



 Isolated Natural Areas

EXHIBIT D – Excerpt from (Current) Zoning Map for the Village of Hartland



-  C-1 LOWLAND CONSERVANCY
-  UCO UPLAND CONSERVANCY OVERLAY

We understand that the Commission did an INRA delineation update via GIS in 2015 for this subject site. The 2015 INRA area is not consistent with the Upland Conservancy Overlay and 2010 INRA boundary; therefore, instead of requesting the Commission to field delineate the INRA boundary, the Village will be requesting that the 2010 boundary be reflected by the landowner as shown in the attached Development Exhibit.

We appreciate the Commission’s review and input on this matter.

Sincerely,
Village of Hartland

Development Exhibit

"LAKE COUNTRY" UTHERAN

EAST 100 ACRES

AGE OF HART AND WI

INRA BOUNDAR
PER SEWRPC GIS DATA
AGE SMART GROWTH
PLAN ZONING MAP

C
r
H
S

CAMPUS DRIVE

INRA

WILLOW DRIVE

S S

r

D Ar

r

"S.T.H."

NORTH

GRAPHIC SCALE: 1"=400'



DATE