

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, OCTOBER 21, 2019
6:30 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 September 16, 2019.
2. Architectural Board review and consideration of a sign for Creole Café, 365 Cottonwood Avenue.
3. Architectural Board review and consideration of a sign for Medline Industries, Inc., 700 W. North Shore Drive.
4. Architectural Board review and consideration of a sign for Modern Woodmen, 155 E. Capitol Drive.
5. Architectural Board review and consideration of a sign Cottonwood Plaza, 505 Cottonwood Avenue.
6. Architectural Board review and consideration of an application for façade improvements for GD Holding, LLC, 107 E. Capitol Drive.
7. Architectural Board and Plan Commission review and consideration of conceptual plans for construction of a new church facility for St. Charles Church, 313 Circle Drive.
8. Plan Commission review and consideration of an Extraterritorial Certified Survey Map in the Town of Merton.
9. Review and consideration of the Comprehensive Plan and Comprehensive Outdoor Recreation Plan.
10. 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.
11. 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).

Joint Architectural Board/Plan Commission Agenda

Monday, October 21, 2019

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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, SEPTEMBER 16, 2019
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Jeff Pfannerstill, David deCourcy-Bower, James Schneeberger, Jeff Bierman, Tim Hallquist and Tim Fenner.

Excused: Wallschlager.

Others Present: Interim Administrator Bailey, Building Inspector Hussinger, Bryan Lindgren, Matt Neumann, and Deputy Clerk Bushey.

Call to Order-

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of August 19, 2019.

Motion (deCourcy-Bower/Schneeberger) to approve the Jt. Architectural Board/Plan Commission minutes for August 19, 2019. Carried (6-0).

2. Architectural Board review and consideration of an application for façade improvements for GD Holding, LLC, 107 E. Capitol Drive.

No one from GD Holding LLC was present.

Motion (Fenner/deCourcy-Bower) to table this to the next meeting with staff contacting the applicant and advise of the tabling with the reason why. Carried (-0).

3. Architectural Board and review and consideration of construction of a new single family residence at 335 Merton Avenue.

Eric Trapp from ET Endeavors LLC was present and explained that they would like to construct a single family residence on the corner lot on Merton Avenue. He said there is a driveway easement with the neighbor. There was brief discussion on water connection which is located across Merton Avenue. Mr. Trapp said they plan on sending a camera down into the sewer on Wednesday to see what is there. Building Inspector Hussinger said there are 3 different ways to connect is at the main, a manhole or lateral.

Motion (deCourcy-Bower/Hallquist) to approve the construction of a single family residence at 335 Merton Avenue. Carried (6-0).

4. Architectural review and consideration of plans for a sign for Lakeside Academy, 651 E. Imperial Drive.

Steve Hogan from Lakeside Academy was present and explained the daycare that was approved previously is going good. He said they would like to put a sign on Imperial Drive which would be 10 ft. off the sidewalk. Hussinger asked if they planned on doing any landscaping around the sign and Mr. Hogan said no but they could. Mr. Hogan said they could do something like arborvitae or Spirea.

Motion (deCourcy-Bower/Hallquist) to approve a sign for Lakeside Academy contingent on petitioner working with staff on landscaping. Carried (6-0).

5. Architectural Board review and consideration for signage for Colburn's Car Wash, 700 Hartbrook Drive.

Brian Colburn said he is remodeling and improving the car wash. He would like to put new signs over the existing signs. He said it is a permanent sign but he would like to replace it in a year with something more modern. He was asked if the pricing would be on the signs and he said the car wash prices will be on the pumps. Fenner said he felt it was too many signs however they are only replacing the existing ones.

Motion (deCourcy-Bower/Schneeberger) to approve the signage for Colburn's Car Wash, 700 Hartbrook Drive. Carried (6-0).

6. Architectural Board review and consideration of a banner for Lake Country Lutheran High School, 401 Campus Drive-

The applicant withdrew the request for a banner. No action needed.

7. Plan Commission review and consideration of a concept site plan and plans for an addition to Sendiks Food Market, 600 Hartbrook Drive-

Ryan Thomas was present for Sendiks along with Mark Birmingham. Mr. Thomas explained they brought in the preliminary last month regarding the addition. The addition is the length at the back of the building and with storage being moved in the back of the store for a remodel of the interior. He said they have talked about abandoning the existing storm water and extending the existing into the street, going to the west and connecting down the street. He went on to say there will be landscaping at the back of the building, the transformer will be relocated to west of the addition. He said the plans for relocating the transformer are in for review and they expect them back in October. They would like to start the work as soon as possible and they hope to start in the 1st week of November but Pfannerstill commented that the PUD has to be finalized and said the village attorney was present to help explain the PUD. Fenner asked if the action would be

recommendation to the Village Board and then they would set the Public Hearing date. Pfannerstill said yes to both questions. Attorney Hector de la Mora explained the underlying zoning won't change. He said there is a Planned Unit Development ordinance which can be applied to a particular site as an overlay. He said as an overlay you have along with the developer or redeveloper the flexibility to modify the dimensional requirements in this particular incidence the primary goal of the project is to create more interior capacity within the store itself which he said he believes is a primary lead tenant there for the whole complex. He said the whole complex is owned by one owner, an LLC. He went on to say the relaxation or modification of the setback requirements will come into play only in regards to the grocery store itself and that would be on the northern end basically the northeast corner of the complex. He said that by advancing this they are not granting any modification or permission to modify any other portion of the complex. He said while he has not seen all of the plans it has been represented that number one- there is sufficient capacity for all the parking that would be the function or result of the expansion of the store itself.

Attorney De la Mora said our parking ordinance is a formula type of ordinance of so many square feet there has to be so many spots. He went on to say the PUD also says that there will be some public improvement. He said the improvement has been alluded to by Mr. Thomas as to the storm water capacity, they were using the back of the store for that and now they are contemplating or the actual thought of extending the sewer line 600 ft. and adding some man holes, catch basins and improving the curbing in that area. He said so in a sense if someone were to ask what the public benefit here is, it can be identified as number one, an improved business location that it is successful and that will also increase the valuation in the village. And secondly with this extension better management of the storm water and finally from the aesthetic standpoint to the extent that, changes are made in regards to relocating transformers, modifying and upgrading the landscaping. He said that is the logic behind a PUD. In other words, you have a specific plan and you are allowed to exercise discretion to relax it on the condition that a specific project is implemented.

Fenner asked Hussinger if all of the technical requirements had been satisfied and he said they are in the process of applying for them.

Motion (Fenner/Hallquist) to recommend to the Village Board approval of the proposed concept plan and addition subject to the standards of a PUD. Carried (6-0).

deCourcy-Bower asked there is anything that would prevent them from coming back in the future and adding on to the front for example. Hussinger said this PUD refers to a specific site plan and any modification to the PUD would require an amendment to the PUD.

This will now go to the Village Board on September 23 at which they will set a date for a Public Hearing.

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

Bryan Lindgren and Matt Neumann were present from Neumann Developments. Mr. Lindgren said this a continuation from last month and they received a letter back from SEWRPC regarding developable lands. He reminded everyone that the Plan Commission voted last month to send a

letter to SEWRPC last month regarding the INRA. Mr. Lindgren read the letter and Mr. Neumann said the boundary they have on file is the boundary they expected.

Fenner asked for clarification on the status of the area in the existing comp plan. Pfannerstill said it shows 1/3 or ¼ of the eastern portion of that land to be INRA. He said the rest of the property was institutional because the school owns the land. deCourcy-Bower said it is currently zoned institutional and the existing plan has it as institutional. There was brief discussion on the draft comp plan and this piece of property.

There was brief discussion on open space and the INRA. deCourcy-Bower said a draft is a draft and one draft showed it as open space and another draft showed it as equivalent to the proposed development. He said he assumed that staff has worked with the consultants that came up with that draft comp plan, it certainly wasn't working out of the committee. He wanted to make that clear. Bailey commented that he talked to the previous administrator and he said that the meaning as open space was purposeful. Kick the can down the road was the exact word for that. And there was no intention for that to be open space. There was brief discussion on why it was designated as open space.

He said his ultimate sense is that the intent of the property is it could be developed. He said he thinks it makes good sense for it to be developed. He went on to say he thinks transitioning it from institutional to actual productive uses is good, its right off of hwy 16, its right off an intersection, it has all the access and amenities it should. He said he would have a few detailed comments on the specifics on what their plan looks like. He asked that the developers consider the best way to preserve the best features of the property. He also commented that currently there are 2 stub roads and it would be nice to finish them off as intended as something like a cul de sac that way they don't have to work so far into it. Pfannerstill asked Mr. Neumann to give a brief overview of what they are proposing to the audience for those that have not been present before. Mr. Neumann said they are proposing 47 single family condos, 150 multi-family units, some commercial space, Isolated Natural Resource Area, Lake Country Lutheran School office/ outreach, gas station and some space will be kept as open space.

Pfannerstill said the Plan Commission meeting will take a 5 minute recess to give those in the audience time to look at the Master Site Plan. Recess at 8:42pm. Reconvened at 8:49 pm.

Pfannerstill offered time for audience members to comment. The following residents commented:

1. Nicole Kulas 282 Hickory Ct – said the road can't handle traffic from Arrowhead High School and the on/off ramps for Hwy 16 are hard to get access to now.
2. Scott Hoseid 294 Hickory Ct – asked if anyone has talked to the state about an impact study.
3. Dennis Sisko 296 Hickory Ct – said water runs freely at the bottom of one of the paths, water pools and the soil gets saturated now. He feels adding apartments & homes will increase the water flow.
4. Joann Nelson 225 Willow Drive- asked if an environmental study is being done for the water that is being displaced.

5. Allen Weiss 273 Willow Drive- asked if the road would be going through. Pfannerstill said no position has been taken yet on whether it will go through.
6. Petri 286 Hickory Ct- commented that more police and fire will be needed.
7. Chris Meier 214 Linden Ct- asked wasn't it thought it about when they put the plan in place. Feels it will jeopardize everyone and more people will be racing through the neighborhood.
8. Dennis Sisko- Asked how many gas stations does Hartland need.

Matt Neumann responded to the audience comments and questions. He said if a traffic impact study is required they will do it. He said he feels the TIA will tell them most of the traffic goes south, but will do it if requested. In regards to the water, he has not talked to a civil engineer yet. He said they will look at things like topography, soil borings and how porous the soil is. He went on to say that the DNR requires post development to be equal to or less than the existing amount of water. With the road connection, he said if it went to the west and you wanted to go to downtown Hartland, it would be a lot quicker.

Pfannerstill asked if there were any other audience comments or questions and there were none. He said then the Plan Commission needs to decide if they want to move forward.

Fenner said he heard concern from the residents regarding density, surface water, traffic impacts, population impact to police and fire. He said at this point and time focusing on those issues is like putting the cart before the horse. He went on to say the issue they have to address is the one of Land Use generally. He said if they approve of a land use other than whatever it is right now, that doesn't mean there's going to be single family at this location, it doesn't mean there will be multi-family at that location, it doesn't mean there is going to be a convenience store; it simply says there is going to be single family, multi-family and commercial uses of the property. He went on to say that specifics of the property have to be addressed later on when the developer comes in with a zoning request, with a surface water drainage plan approval, with a plat that shows the configuration of the roads. He said we don't have any of that before us tonight and we shouldn't because we aren't being asked to the details. He said the question before the plan commission is Land Use and from what he understands of the history of this particular area, it's been included in the corporate limits of the Village and a use of than open space has been allowed, it currently institutional, and it presumably was going to some sort of educational facility with all the impacts that entails. He said if it's not going to institutional because it certainly sounds like it because the school wants to unload it, then the question becomes what is an alternative use. Fenner said it's not in environmental corridor, it's not in conservancy, there is no uniqueness other than the 16 acres that was talked, there is nothing uniquely environmental about this particular area. He said the plans in the past have recognized a development and the task before the plan commission is to say what kind of development. He went on to say what he is seeing from the proposed Land Use is the classic planning approach. He said you have commercial buffered by multi-family bounded by single family and then you have an environmental area separating this development from the existing. He said it is pretty consistent with accepted Land Use planning standards as far as he can see. He said the question becomes, is this the kind of development that we would like to see here

assuming it is going to be developed and the village in the past said it should be developed in some way or another. Fenner said the proposed Land Use plan that the plan commission will be talking about later on shows development and he doesn't think the task before the Plan Commission is to decide whether it should be developed or not, he thinks that decision has been made and is being made by others. He said as he looks at this, it makes good planning sense. He said he is not buying into the connectivity, surface water, density or anything else, he is simply saying these are as Land Use make sense from what he knows.

deCourcy-Bower said he slight caveat is can you approve a concept plan that differs from what your comp plan does. Fenner said he thinks you can conditionally approve it. deCourcy-Bower went on to say if we were to approve a concept plan that differs from our Growth Plan says, and that's an inconsistent approval and he just wants to make sure procedurally it is done in the right order. Fenner said he thinks they can. He said the statutes of Smart Growth indicate the approval of the final plat, the approval of the zoning, those are ordinance things, have to be consistent with the duly adopted plan. He went on to say that when they get to that stage if the plan isn't going to work they can't approve it. Fenner said right now we have a comprehensive plan in a state of flux that is on the agenda that they will be looking at. He said he suspects that will finalize the plan before they finalize the details on this particular project.

Fenner said he doesn't think approving this plan conceptually even though it may not reflective of the existing plan is improper and is prohibited. Fenner said they are simply approving a concept plan, it doesn't give them approval of a plat, of a zoning ordinance or anything else. When they bring that in, then they hold their feet to the fire as to what the ordinances in effect at that time provide. Pfannerstill said currently it is zoned institutional and if we did anything there, there would have to be a comp plan amendment.

Motion (Fenner/Schneeberger) to approve the concept site plan for development of lands on Campus Drive east of Lake Country Lutheran as presented, subject to the caveats being that they are not approving surface water, roads, density; just the Land Use, single family, multi-family, and commercial. Pfannerstill asked Fenner if he wanted to include the density and he said no, he wanted his motion to only be for the Land Use Plan. Carried. (6-0).

9. Architectural Board and Plan Commission review and consideration of electric infrastructure for the Glen at Overlook Trails.

Bryan Lindgren said WE Energies is looking for approval of the transformers in the front yards for the Glen at Overlook Trails. He said it revolves around there being constraints of the development. They are trying to stay away from the INRA, also the slope is steep, water runs and the grade doesn't support this. They also can't go in the side yard because of safety clearance and this is why WE Energies suggests it.

Pfannerstill asked how this was missed and Mr. Lindgren said it was discussed at a previous staff meeting. Hussinger commented that it was missed in the Sanctuary development. He said in condo developments you often find them in the front but it's usually ones that have private roads. Fenner said he didn't like WE Energies response. Pfannerstill asked how far off are they? Mr. Neumann said 3 ft. off the right of way line and the right of way is 14 ft., so it would be 17 feet. There was

discussion on the placement of the transformers. Hussinger said plants used as screening can be helpful.

Motion (Fenner/Hallquist) to approve the location of the transformers as presented subject to working with staff and the building inspector on the use of significant screening. Carried. (6-0).

10. Plan Commission review and consideration of the Final Condominium Plat for Overlook Trails.

Bryan Lindgren explained the final plat with future expansion rights. He also went over the final with the common elements. Matt Neumann commented that it allows us to be more flexible if for example a customer wants a 2.5 car garage, etc. Pfannerstill asked if the Village won't ever have an official copy of the final plat. Hussinger said the Village will have the piece meal through the building process. There was discussion on a final plat.

Motion (Fenner/Schneeberger) to approve the Final Condominium Plat for Overlook Trails as presented. Carried. (6-0).

11. Draft Comprehensive Plan – Future Land Use Plan Review-

The Steering committee identified 7 areas for the Plan Commission to review in the Draft Comprehensive Plan-Future Land Use Plan Review.

1. Foxwood
2. Sunburst Apparel
3. Merton Ave & Lisbon Ave
4. Downtown area
5. Quarry redevelopment
6. Lake Country Lutheran- Plan Commission asked that the INRA be shown
7. County K/County KE

12. Announcements-

Schneeberger said he would like to see the Plan Commission meeting time changed to 6pm or 6:30pm. It was decided to change the meeting time to 6:30 p.m.

13. Adjourn-

Motion (Bierman/Fenner) to adjourn. Carried (6-0).

Meeting adjourned at 10:13 pm.

Respectfully submitted by
Recording Secretary,

Deidre Bushéy, Deputy Clerk



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

Job Address <u>365 Cottonwood Ave</u>				
Lot	Block	Subdivision	Key No. HAV	
Owner <u>Deborah Merritt</u>			Phone <u>920-205-6483</u>	
Address <u>W301N6712 Murawski</u>			City <u>Hartland</u>	State <u>WI</u> Zip <u>53029</u>
Contractor <u>N/A</u>		Phone	FAX	E-Mail Address
Address		City	State	Zip

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

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

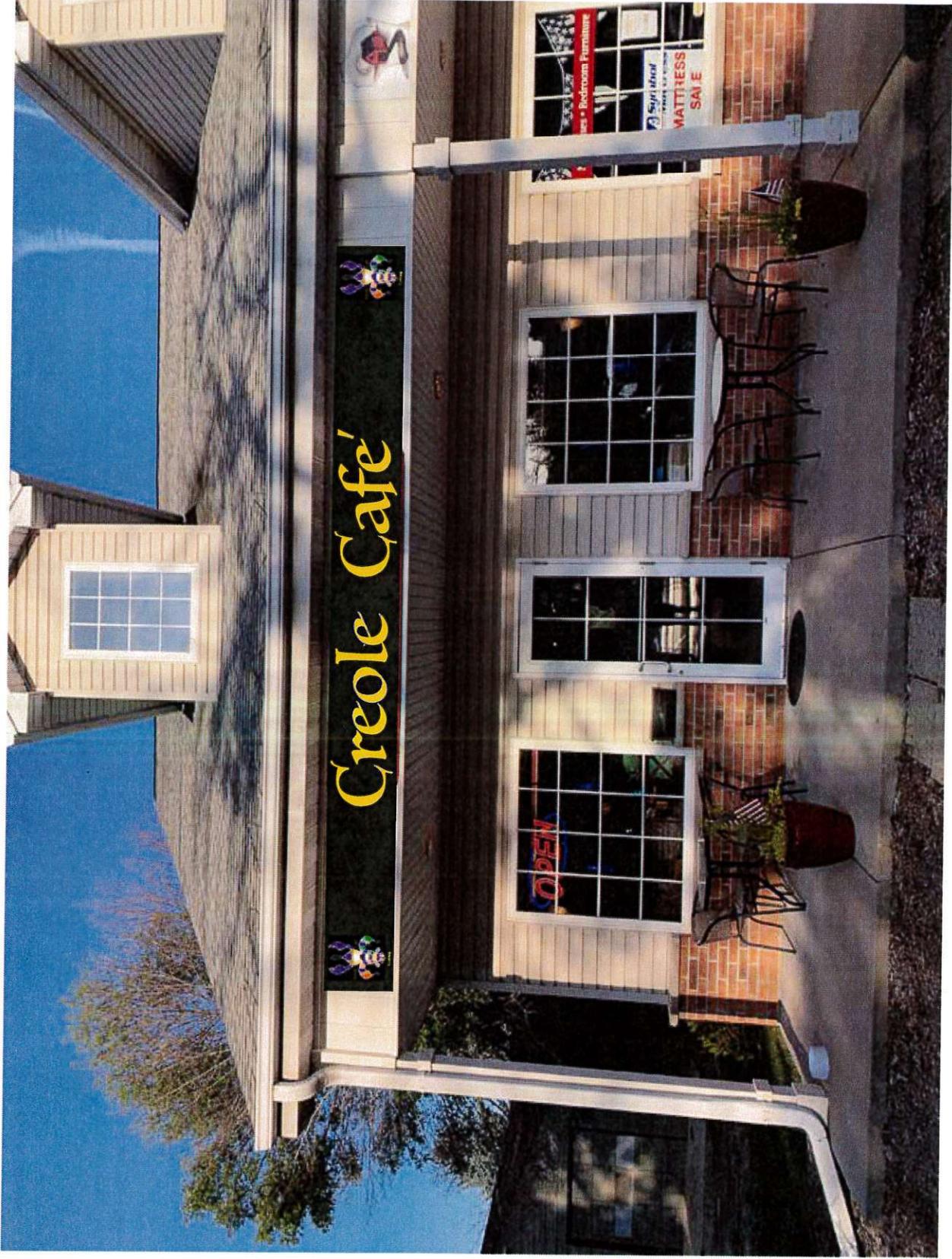
All applications for consideration by the Architectural Board are subject to the policies described in this document.

One & Two Family

- Four (4) bound sets of construction plans and application material and one (1) electronic copy of all submittals. One set of plans must be stamped "approved by the developer" if required.
- These plans may be reused to apply for the building permit. Building elevations are all that is necessary to obtain Architectural Board approval. Although it is recommended that complete construction plans along with other building permit application material be submitted in order to begin the permit process as soon as possible after the meeting.
- Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.
- Four (4) site plans. These site plans must be detailed and dimensioned and may also be reused to apply for the building permit. One set of site plans must be stamped "approved by the developer" (if applicable).
- Three (3) plats of survey are required for new dwellings at the time of building permit application.

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

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



Sign is 192" X 18"
Direct print on Omegabond (aluminum/3mm PVC/aluminum)
Overlaminated



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

DEPARTMENT OF BUILDING INSPECTION
 APPLICATION FOR SIGN PERMIT

PERMIT # _____

JOB LOCATION 365 Cottonwood TAX KEY # _____
 OWNER Deborah Merritt PHONE _____
 ADDRESS W301N 712 Mirand CITY Hartland STATE WI ZIP 53029
 CONTRACTOR N/A PHONE _____
 ADDRESS _____ CITY _____ STATE _____ ZIP _____

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Create Cafe

OVERALL DIMENSIONS OF SIGN 192" X 18" COLOR OF BACKGROUND Black
 SIZE OF LETTERS IN INCHES _____ COLOR OF LETTERS Gold/Yellow

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

Alum

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 350.00

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

APPLICANT [Signature] DATE 9/26/19

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

COMMENTS: _____

TOTAL FEES: \$75 DATE PAID 9/26/19 RECEIPT # 208842

CHARLES KUHTZ III AND DONNA KUHTZ
PO BOX 505
HARTLAND WI 53029-0505

GUY S JENSON & MARIJEAN JENSON
2014 LIVING TRUST
N45W28965 E CAPITOL DR
HARTLAND WI 53029-2249

HARTLAND MEADOWS RETIREMENT
APARTMENTS LLC
W320N1161 BUTTERNUT RIDGE CT
DELAFIELD WI 53018-2257

HOGGERS PUB PROPERTIES LLC
335 COTTONWOOD AVE
HARTLAND WI 53029-2010

JRT INVESTMENTS LLC
W354N5095 ROAD T
OCONOMOWOC WI 53066

SILVER OAK PROPERTIES LLC
352 COTTONWOOD AVE
HARTLAND WI 53029-2011

UNIQUE SUITES LLC
1318 RIVERS EDGE CT
OCONOMOWOC WI 53066-6912

**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT**

PERMIT # _____

JOB LOCATION Medline TAX KEY # _____
OWNER (contact) David Lorchmann PHONE 262-378-1951
ADDRESS 700 W. North Shore Dr CITY Hartland STATE WI ZIP 53029
CONTRACTOR Heritage Signs, Ltd. PHONE 847-549-1942
ADDRESS 1840 Industrial Dr #240 CITY Libertyville STATE IL ZIP 60048

SIGN TYPE: WALL PROJECTING AWNING, CANOPY GROUND (existing cabinet sign re-face)
 PORTABLE/TRAINING REAL ESTATE PERM. REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:
Medline logo (see layout)

OVERALL DIMENSIONS OF SIGN 60.5" x 120.5" COLOR OF BACKGROUND Blue PMS 2935 C
SIZE OF LETTERS IN INCHES overall logo = 56" x 60" COLOR OF LETTERS White
letters = 10" high
CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ \$ 1350.⁰⁰

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

APPLICANT [Signature] DATE 9-25-19

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____



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

Job Address <u>700 W. North Shore Drive</u>			
Lot	Block	Subdivision	Key No. HAV
Owner <u>Medline</u>		EMAIL <u>dloehmann@medline.com</u>	Phone <u>262-378-1951</u>
Address <u>(as above)</u>		City <u>Hartland</u>	State <u>WI</u> Zip <u>53029</u>
Contractor <u>Heritage Signs Ltd</u>	Phone <u>547-549-1942</u>	FAX <u>547-549-1944</u>	EMAIL <u>dfitzpatrick@heritagesigns.com</u>
Address <u>1840 Industrial Dr #240</u>		City <u>Libertyville</u>	State <u>IL</u> Zip <u>60048</u>



Contact: David Loehmann

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. _____

CLIENT: MEDLINE

DATE: 9/4/19

LOCATION:

HARTLAND, WI

JOB DESCRIPTION:

EXTERIOR SIGN

RE-FACING.

Existing sign

Background: PMS 2135

Copy: White vinyl

Aluminum panel



120.5"

60.5"



All ideas, plans, designs & arrangements indicated in this drawings are the property of Heritage Signs, Ltd. This drawings is not to be produced, used or disclosed to any persons, firm or corporation for any purpose whatsoever without written permission of Heritage Signs, Ltd. Should this design be produced without our written consent, you will be liable for the sum of \$1500.00 and any court costs or attorney fees that may apply.

1840 Industrial Dr., Suite 240

Libertyville, IL 60048

847-549-1942

(F)847-549-1944

www.heritage-signs.com

OK AS IS

OK WITH CHANGES

MAKE CHANGES / SEND NEW PROOF

APPROVED BY:

Print and Sign Name

DATE:

Existing sign structure is setback 36' from road edge / corner



AAL LIMITED LIABILITY COMPANY
PO BOX 177
OKAUCHEE WI 53069-0177

BENCHMARK SECURED STORAGE OF
HARTLAND LLC
1256 MARY HILL CIR
HARTLAND WI 53029-8006

CROSSROAD INVESTMENTS LLC
131 E WISCONSIN AVE
PEWAUKEE WI 53072-3471

DRAGONFLY PROPERTIES LLC
N17W30687 WOODLAND HILL DR
DELAFIELD WI 53018

JAG I LLC
1604 HIGHWAY 83
HARTLAND WI 53029-8840

MEDLINE INDUSTRIES INC
3 LAKES DR
NORTHFIELD IL 60093-2753

STAG INDUSTRIAL HOLDINGS LLC
1 FEDERAL ST FL 23
BOSTON MA 02110-2031

TOWN BANK
10 W MIFFLIN ST
MADISON WI 53703



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

Job Address - 155 E. Capitol DR. Hartland, WI 53029			
Lot 37	Block	Subdivision	Key No. HAV 0729012
Owner C/o Watters Management Co.	EMAIL Nathan.Grendahl@mwarc.org	Phone (262) 369-5692	
Address 155 E. Capitol DR. # 1	City Hartland	State WI	Zip 53029
Contractor Execu Print	Phone (262) 367-0390	FAX	EMAIL Steve@execu-print.com
Address 597 Progress DR.	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. _____

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT

PERMIT # _____

JOB LOCATION 155 E. Capitol Dr. Hartland, WI TAX KEY # HAV 0729012
OWNER Ch Walters Management Co. PHONE (262) 367-5692
ADDRESS 155 E. Capitol DR. #1 CITY Hartland STATE WI ZIP 53029
CONTRACTOR Execu Paint PHONE 262-367-0390
ADDRESS 597 Progress Dr. CITY Hartland STATE WI ZIP 53029

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Modern Woodmen Fraternal Financial w/Logo - District office 262-369-5692
Life Insurance/Retirement planning/Financial Services

OVERALL DIMENSIONS OF SIGN 24 x 72 COLOR OF BACKGROUND Blue
SIZE OF LETTERS IN INCHES 3 1/4 inches COLOR OF LETTERS White & light green

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

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 440.00

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

APPLICANT [Signature] DATE 9-11-19

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____



October 8, 2019

Nathan Grindahl
Modern Woodmen
155 E. Capitol Dr #1
Hartland, WI 53029

Dear Nate,

Thank you for submitting your application for the Hartland BID Sign Grant Program. On October 4, 2019, the BID Design Committee reviewed your application and on October 8, 2019, the BID Board approved the sign grant as submitted as follows:

Modern Woodmen wall sign - The project consists of replacing existing wall sign on exterior of 155 E. Capitol Dr. and village sign permit fee. Project cost is \$515. **The grant amount is 50% of project cost with grant equal to \$257.50.**

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.

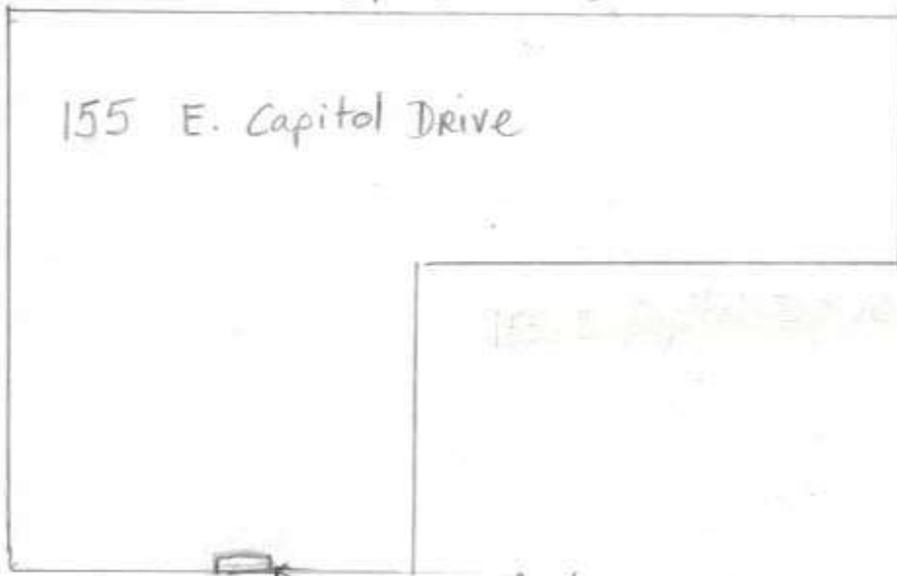
When the work is completed, please contact the BID office so we can inspect the project for compliance. Upon project completion, submit the paid receipts to the BID office along with a completed W-9 for grant award payment. The awarded grant will then be made payable to you. Feel free to contact me at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

Sincerely,

Cindy Gardner

Cindy Gardner
BID Director

Parking lot in Rear
of Building



155 E. Capitol Drive

155 E. Capitol Drive

10.5 feet

sign on front
of Building hangs 10.5 feet up

Size of New Sign
24x 72

sidewalk

Modern Woodmen
FRATERNAL FINANCIAL



District Office
262-369-5692

Life insurance | Retirement planning | Financial services

24" x 72"

Modern Woodmen
FRATERNAL FINANCIAL



District Office
262-369-5692

Life insurance | Retirement planning | Financial services



Edward Jones
INVESTMENTS

NOTICE
OF
MEETING

THE CLUB AT FOX HILL
RESORT & GOLF CLUB
MEMBERSHIP OFFICE



CAPITOL
PROFESSIONAL BUILDING
155

BRASS INVESTMENTS LLC
151 E CAPITOL DR
HARTLAND WI 53029

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

CAPITOL MOVE LLC
163 E CAPITOL DR
HARTLAND WI 53029

EMANDEMCO LLC
142 E CAPITOL DR STE 300
HARTLAND WI 53029

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

HOPKINS SAVINGS & LOAN
2800 E LAKE ST
MINNEAPOLIS MN 55406

JAMES MUENZENBERGER AND LYNN
MUENZENBERGER
182 WARREN AVE
HARTLAND WI 53029

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

KEVIN BROWN AND SHERRY BROWN
198 WARREN AVE
HARTLAND WI 53029

MARK MANSKE AND CHRISTINE
MANSKE
208 WARREN AVE
HARTLAND WI 53029

RENEE M EVERT
170 WARREN AVE
HARTLAND WI 53029

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

SHERPERS INC AND GALE L SLATES
TRUST
N49W34291 ROAD P
OKAUCHEE WI 53069-9706

SSI WALKER PROPERTIES LLC
143 E CAPITOL DR
HARTLAND WI 53029



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

Job Address 505 COTTONWOOD AVE			
Lot	Block	Subdivision	Key No. HAV
Owner WANGARD REAL ESTATE	EMAIL mtesta@wangard.com		Phone (14-231)-8626
Address 1200 N. MAYFAIRDS.	City MILWAUKEE	State WI	Zip 53226
Contractor BAUER SIGN & LIGHTING	Phone 262-784-0500	FAX 262-784-6675	EMAIL bhacker@bauersignusa.com
Address 2800 S. 190th ST	City NEW BEDLIN	State WI	Zip 53151

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.

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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

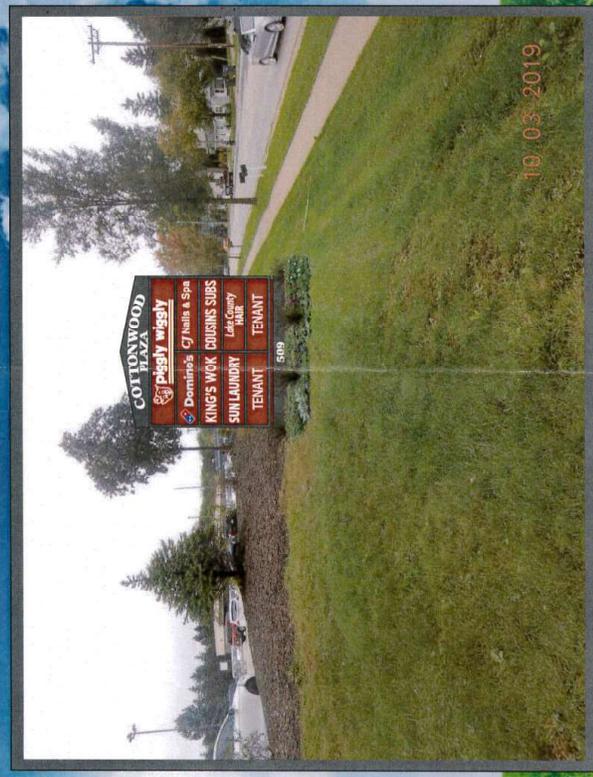
NOTE: Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

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



2500 South 170th
New Berlin, Wisconsin
Proudly Made In the USA!

Web: www.bauersignusa.com
Phone: 262-784-0500
Fax: 262-787-6675



File Cottonwood Plaza
Location Hartland
Client Bob Hacker
Sales rep 09/12/19
Date cb 10/03/19
Revision

FABRICATION

- CHANNEL LETTERS
- OPEN CHANNEL LETTERS
- REVERSE CHANNEL LETTERS
- NEGON ACCENTS
- CABINET SIGN
- MONUMENT SIGN
- Pylon SIGN
- Pylon PANEL(S) ONLY
- PLATE LETTERS
- OTHER
- SINGLE SIDED
- DOUBLE SIDED
- BACKWAY MOUNT
- FLUSH MOUNT
- INTERNALLY ILLUMINATED
- NON ILLUMINATED
- WHITE LEG
- WHITE BULBS
- 120V TRANSFORMERS
- 30 M.A.
- 60 M.A.
- 120V ADVANCE BALLASTS
- COMPUTER CUT GRAPHICS
- DIGITALLY PRINTED GRAPHICS
- 125 ALUMINUM ROUTED FACE
- PLEX FACE
- PLEX BACKED
- FLEX FACE
- LEXAN FACE **Painted**
- RETURN
- TRIM CAP
- RETAINERS
- MESSAGE CENTER
- BASE
- POLE COVER
- ADDRESS NUMBERS
- SPECIAL INFORMATION

APPROVAL / DATE

Printed artwork colors are not always representative of the final product colors. Please refer to specifications for call out or salesman for samples. These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

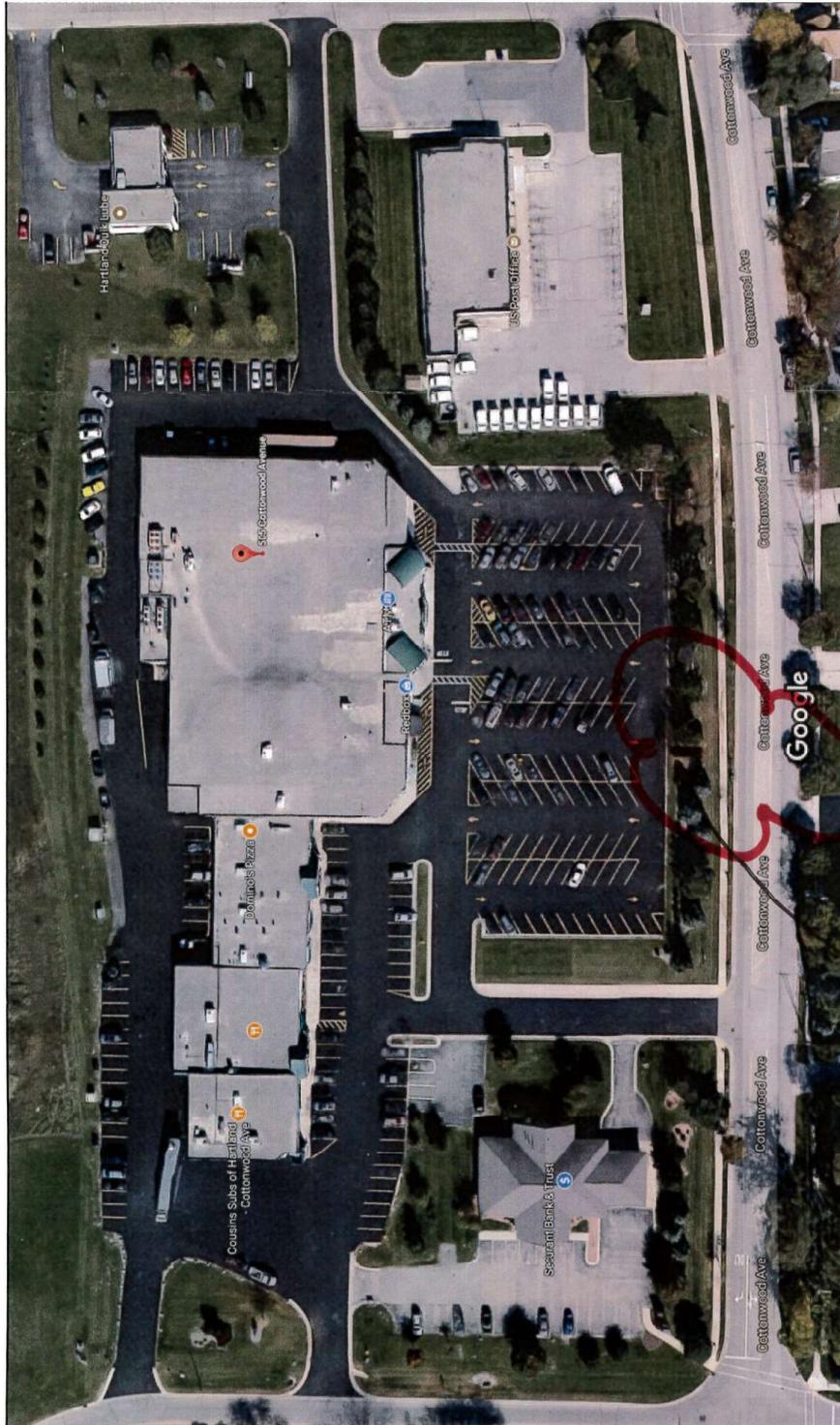
FINAL ELECTRICAL CONNECTION IS CLIENT'S RESPONSIBILITY

our products are certified by: Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with Article 605 of the National Electrical Code. This includes proper grounding and bonding in accordance with Article 250 of the National Electrical Code.

Scale: 3/8" = 1'

505 Cottonwood Ave



Imagery ©2017 Google, Map data ©2017 Google 50 ft

SIGN LOCATION
15' SETBACK

445 CARDINAL LLC
445 CARDINAL LN
HARTLAND WI 53029-2332

BARK RIVER PROPERTIES
2831 N GRANDVIEW BLVD STE 222
PEWAUKEE WI 53072-5584

CIRCLE J PROPERTIES LLC
PO BOX 131
HARTLAND WI 53029-0131

D&B HAYDEN LLC
425 E INDUSTRIAL DR
HARTLAND WI 53029

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

DENNIS L KAHN AND JANET M KAHN
N16W27394 RIVERLAND DR
PEWAUKEE WI 53072-5382

EHLEN LIMITED PARTNERSHIP
10510 FRANCE AVE S
BLOOMINGTON MN 55431-3538

EYE COMMUNICATION SYSTEMS
1823 EXECUTIVE DR
OCONOMOWOC WI 53066-4832

ICE AGE PARK AND TRAIL FOUNDATION
INC
2110 MAIN ST
CROSS PLAINS WI 53529-9596

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

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

MICHAEL BRANDT AND TONIA BRANDT
472 COTTONWOOD AVE
HARTLAND WI 53029

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

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

RONALD JAEGER AND ANN JAEGER
430 INDUSTRIAL DR
HARTLAND WI 53029-2329

SW 2017 1 LLC AND J F CLEARCOTTON
LLC
1200 N MAYFAIR RD STE 310
MILWAUKEE WI 53226-3288



**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.

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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 upper façade of building. Similar color as Hartland Library.

Re-paint lower façade of building. Similar color as Hartland Library.

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

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



**APPLICATION FOR
PLAN COMMISSION**

■ \$300 REVIEW FEE DUE AT TIME OF APPLICATION

Project Description 33,700 SF Church Addition			
Proposed Use Religious		No. of Employees 83	
Project Location 313 Circle Drive - Hartland WI			
Project Name St. Charles Church Addition			
Owner St. Charles Catholic Parish		Phone (262) 367-0800	
Address 313 Circle Drive		City Hartland	State WI Zip 53029
Engineer/Architect Zimmerman Architectural Studios		Phone (414) 476-9500	FAX
Address 2122 W. Mt. Vernon Ave.		City Milwaukee	State WI Zip 53233
Contact Person Douglas Barnes	Phone (414) 918-1461	FAX (414) 476-8582	E-mail doug.barnes@zastudios.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.

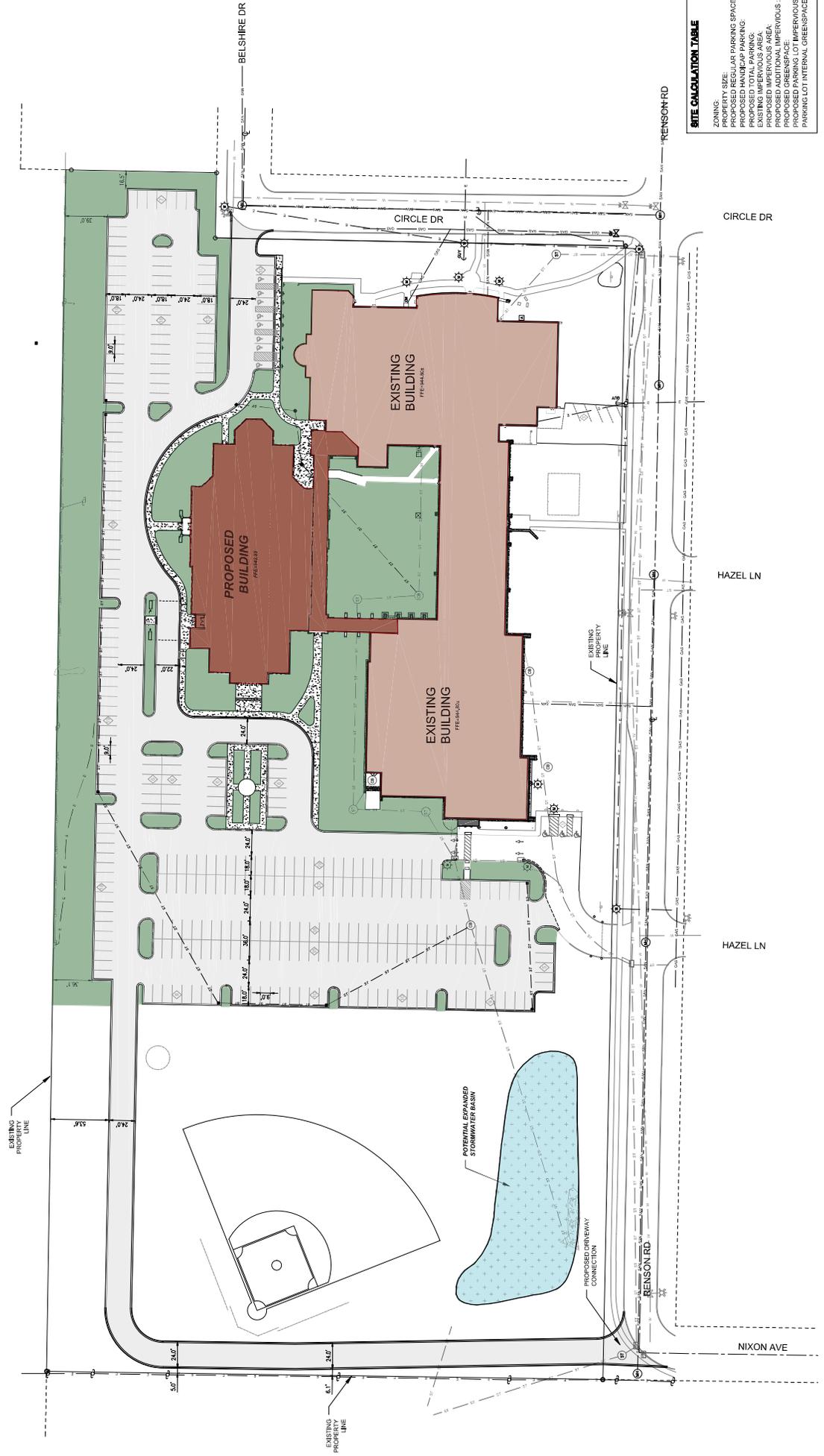
All applications for consideration by the Plan Commission are subject to the policies described in this document.

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.



SITE CALCULATION TABLE

ZONING	INSTITUTIONAL
PROPERTY SIZE	12.48 ACRES
PROPOSED REGULAR PARKING SPACES	315
PROPOSED HANDICAP PARKING	8
PROPOSED TOTAL PARKING	323
EXISTING IMPERVIOUS AREA	4.86 ACRES
PROPOSED IMPERVIOUS AREA	5.06 ACRES
PROPOSED ADDITIONAL IMPERVIOUS	1.00 ACRES
PROPOSED TOTAL IMPERVIOUS	5.86 ACRES
PROPOSED PARKING LOT IMPERVIOUS	2.35 ACRES
PARKING LOT INTERNAL GREENSPACE	0.279 ACRES (9%)

North

 Scale: 1" = 40'

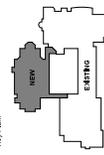
St. Charles Church
 Conceptual Site Plan
 2019-09-12

Consultant:

Project:
St. Charles Church Addition

Location:
333 Park Drive
Harfield, WI 53028

Key Plan:



Sheet:
FIRST FLOOR PLAN -
OVERALL

Phase:
V.L.A.C.E. REVIEW BOARD SUBMITTAL

Scale:
1/8" = 1'-0"

Drawn By:

Checked By:

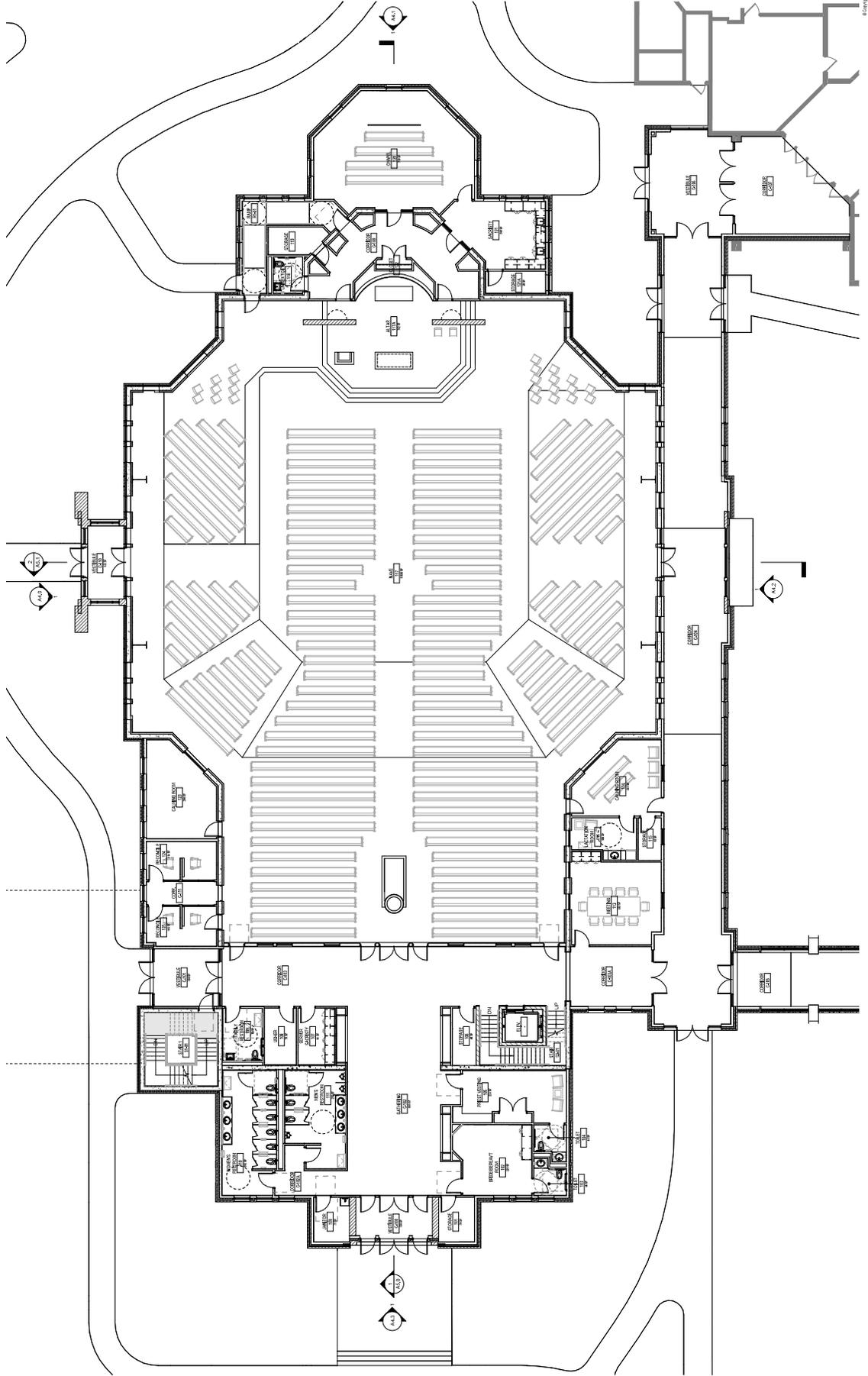
Date:

Project No.:

10088471

Sheet No.:

A2.1

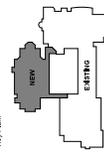


Consultant:

Project:
St. Charles Church Addition

Location:
333 Oak Drive
Harfield, WI 53029

Key/Plan:



Sheet:

CHOIR LOFT FLOOR PLAN

Phase:

VELACE REVISION BOARD SUBMITTAL

Scale:

1/8" = 1'-0"

Notes:

DATE:

0.28.19

Date:

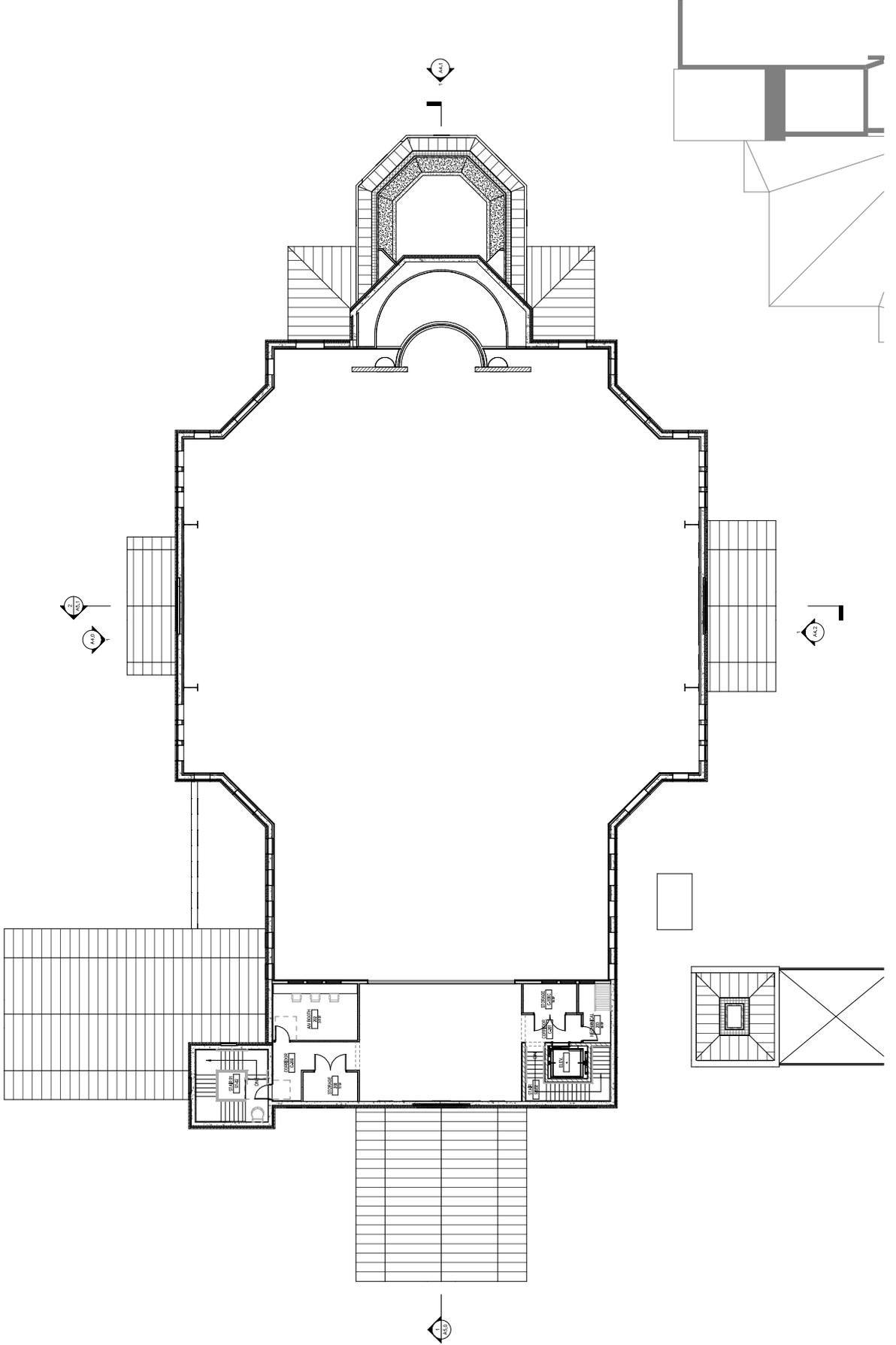
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Project No:

10000001

Sheet No.:

A2.2

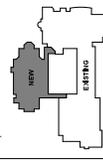


Consultant:

Project:
St. Charles Church Addition

Location:
313 Park Drive
Harfield, WI 53028

Key Plan:



Sheet:

ROOF PLAN

Phase: VULNERABILITY ASSESSMENT

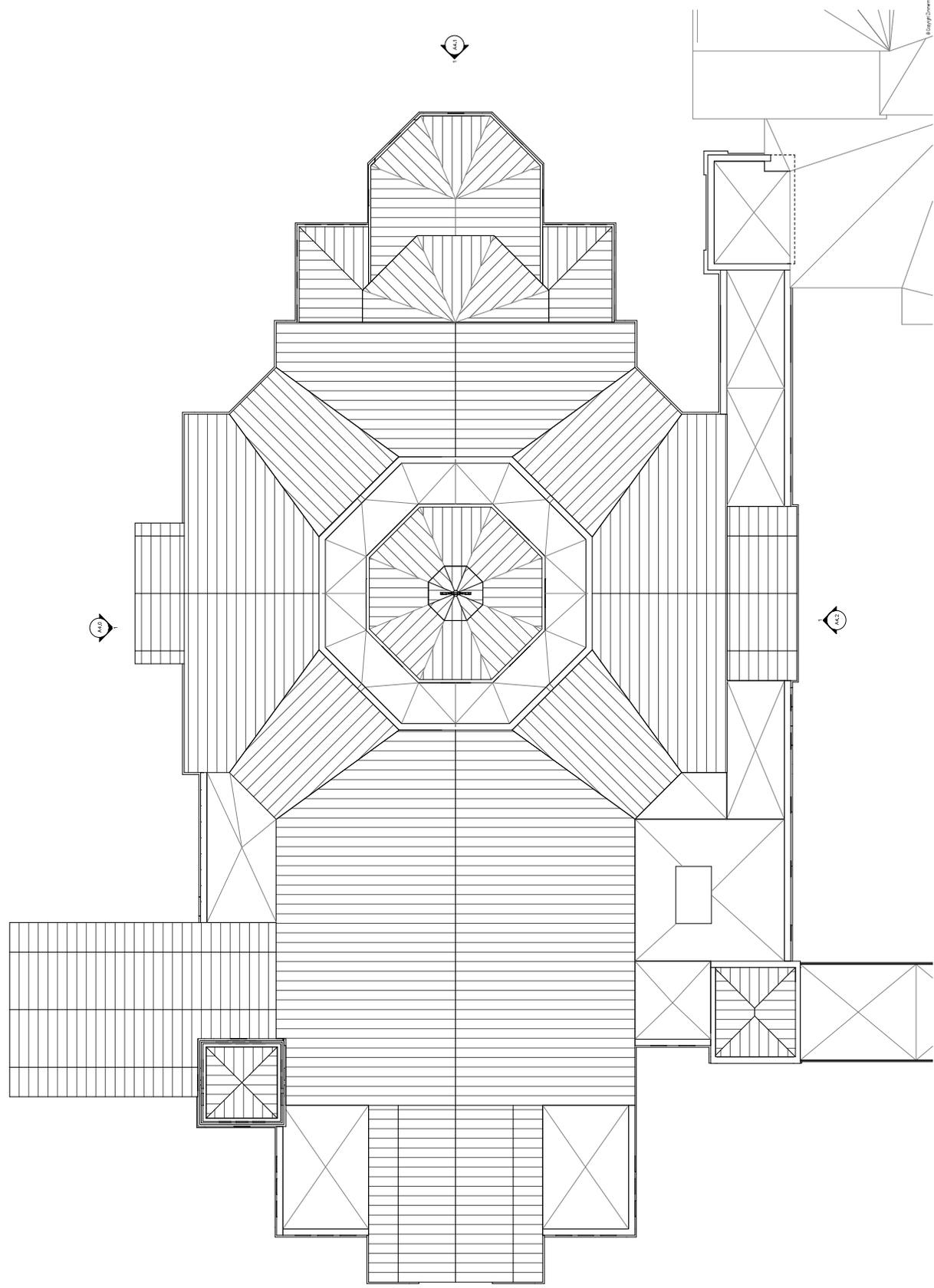
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1/8" = 1'-0"

Date:
03/20/19

Project No:
18088-01

Sheet No:

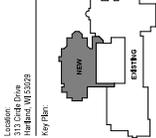
NO.	DESCRIPTION
1	ROOF PLAN



© 2019 Zimmerman Architectural Studios, Inc.

Consultant:

Project:
St. Charles Church Addition



Sheet:
EXTERIOR ELEVATIONS -
NORTH

Phase:
VULNERABILITY REVIEW BOARD SUBMITTAL

Scale:
1/8" = 1'-0"

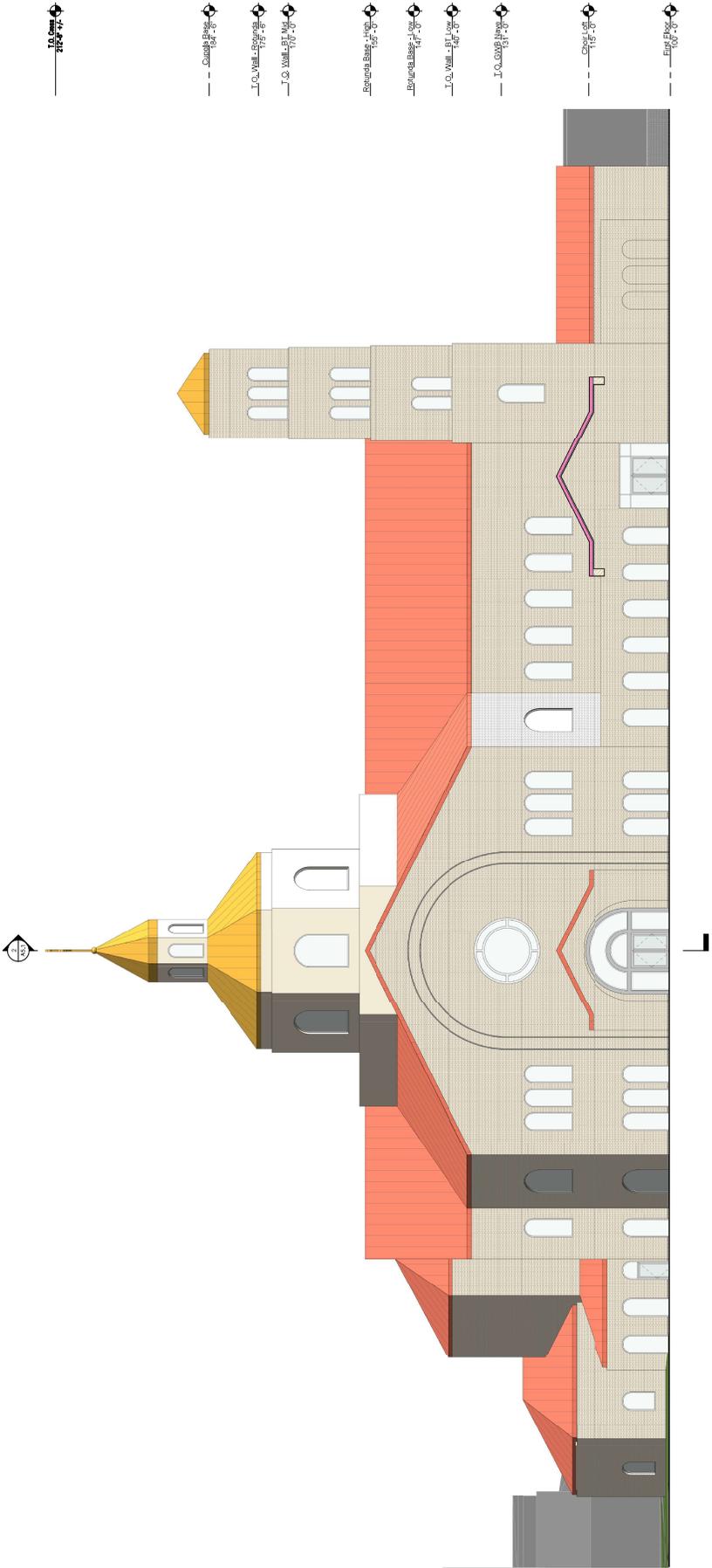
Revised:	
By:	
Checked:	
Approved:	
Date:	

Date:
03/28/19

Project No:
190304.01

Sheet No:

A4.0



North Arrow

Existing Roof

Existing Wall - Existing

Existing Wall - New

Existing Base - Existing

Existing Base - New

Existing Wall - Existing

Existing Wall - New

Existing Roof

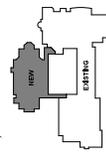
Existing Roof

Consultant:

Project:
St. Charles Church Addition

Location:
333 Park Drive
Herford, WI 53028

Key Plan:



Sheet:
EXTERIOR ELEVATIONS -
EAST

Phase:
VULNERABILITY REVIEW BOARD SUBMITTAL

Scale:
1/8" = 1'-0"

Drawn By:

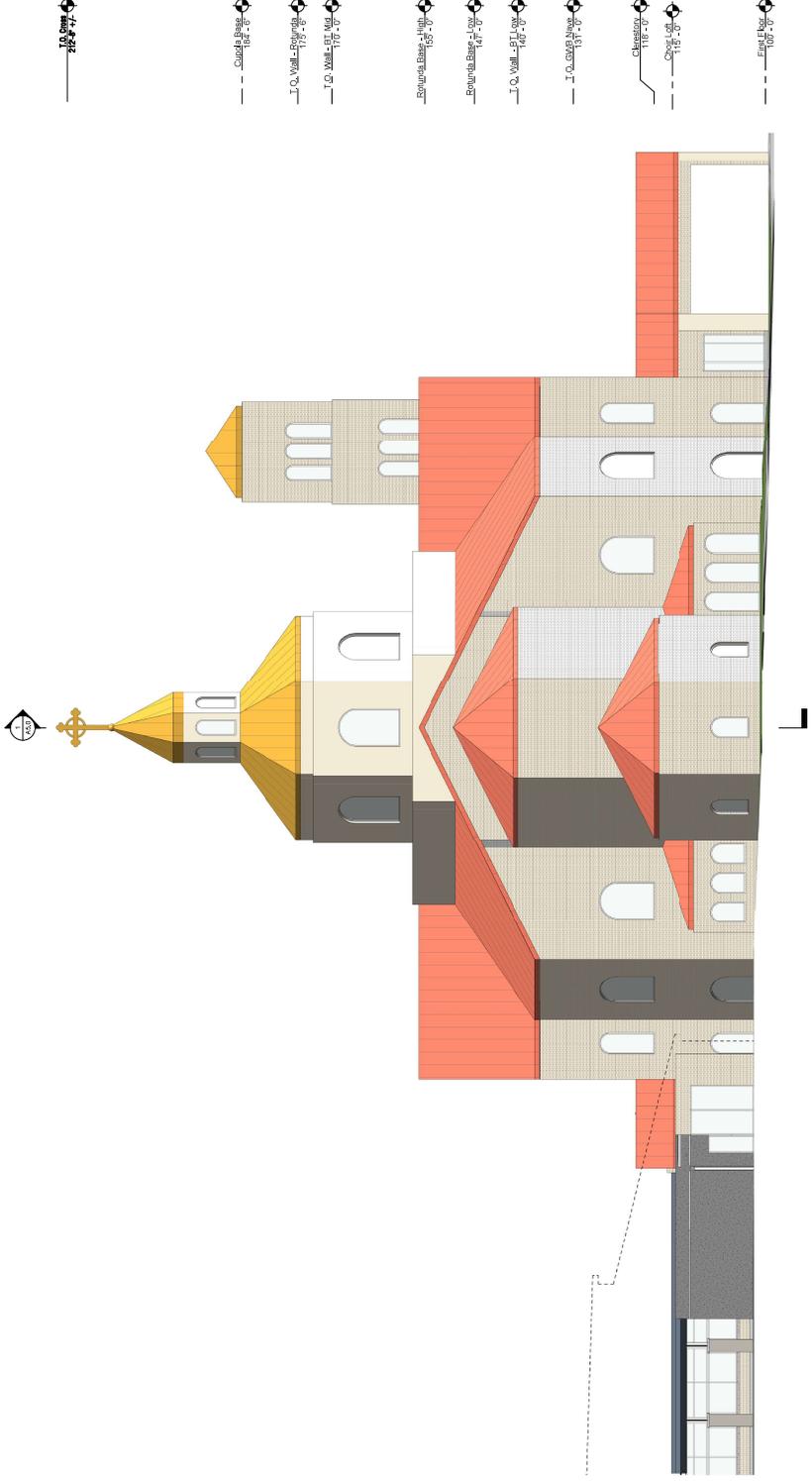
Checked By:

Date:

Project No.:

Revision:

Sheet No.:



--- Existing ---

--- Foundation ---

--- J.C. Wall ---

--- J.C. Wall ---

--- Foundation ---

--- Foundation ---

--- J.C. Wall ---

--- J.C. Wall ---

--- Foundation ---

--- Foundation ---

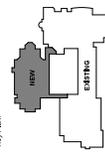
--- Foundation ---

Consultant:

Project:
St. Charles Church Addition

Location:
333 Oak Drive
Harfield, WI 53028

Key/Plan:



Sheet:

EXTERIOR ELEVATIONS -
SOUTH

Phase:

VELACE REVISION BOARD SUBMITTAL

Scale:

1/8" = 1'-0"

Revised:

DATE

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

Church Base - High
182'-0"

I.O. Wall - Round
175'-6"

I.O. Wall - RT Mid
170'-0"

Round Base - High
155'-0"

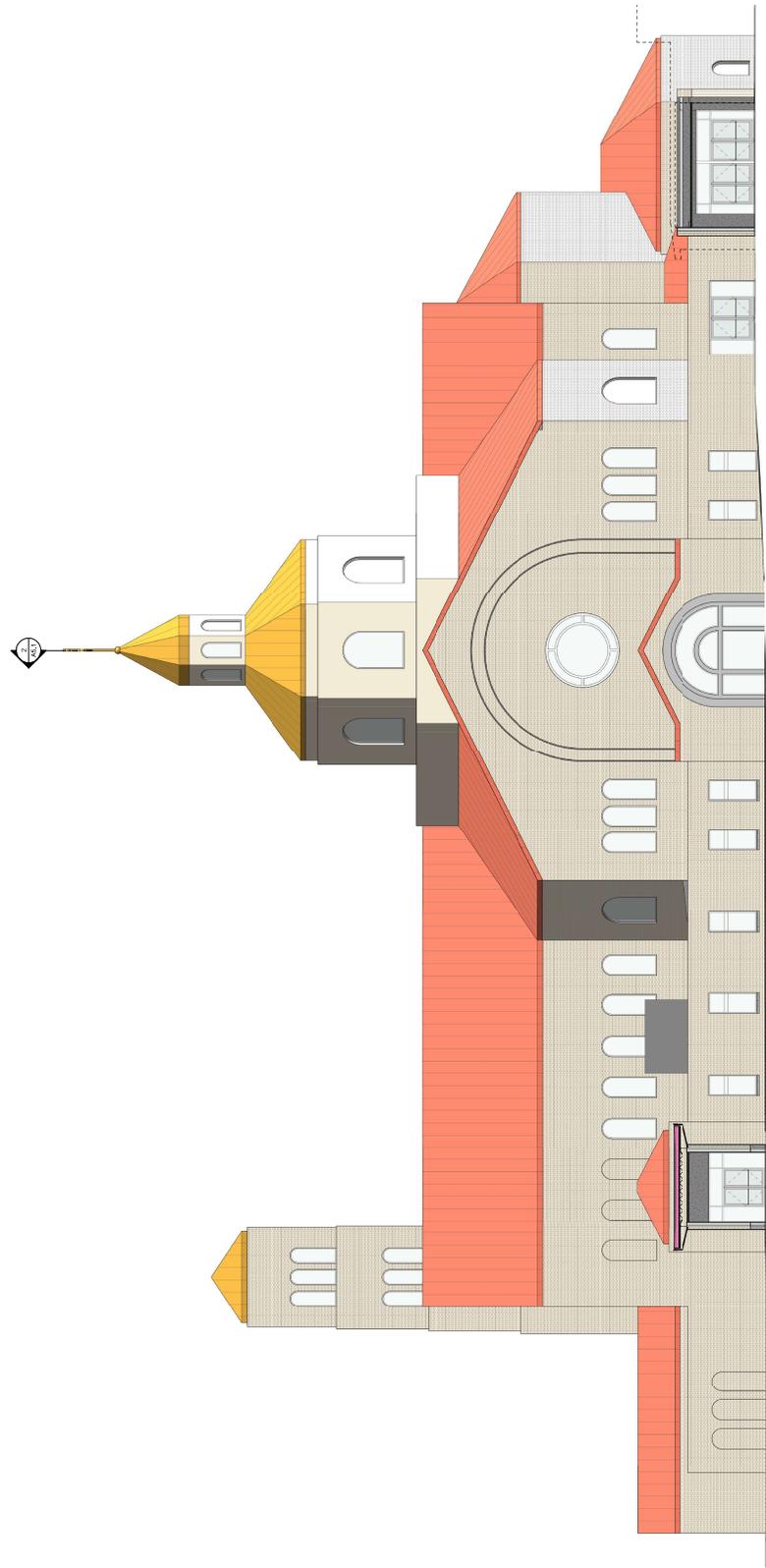
Round Base - Low
147'-0"

I.O. Wall - RT Low
147'-0"

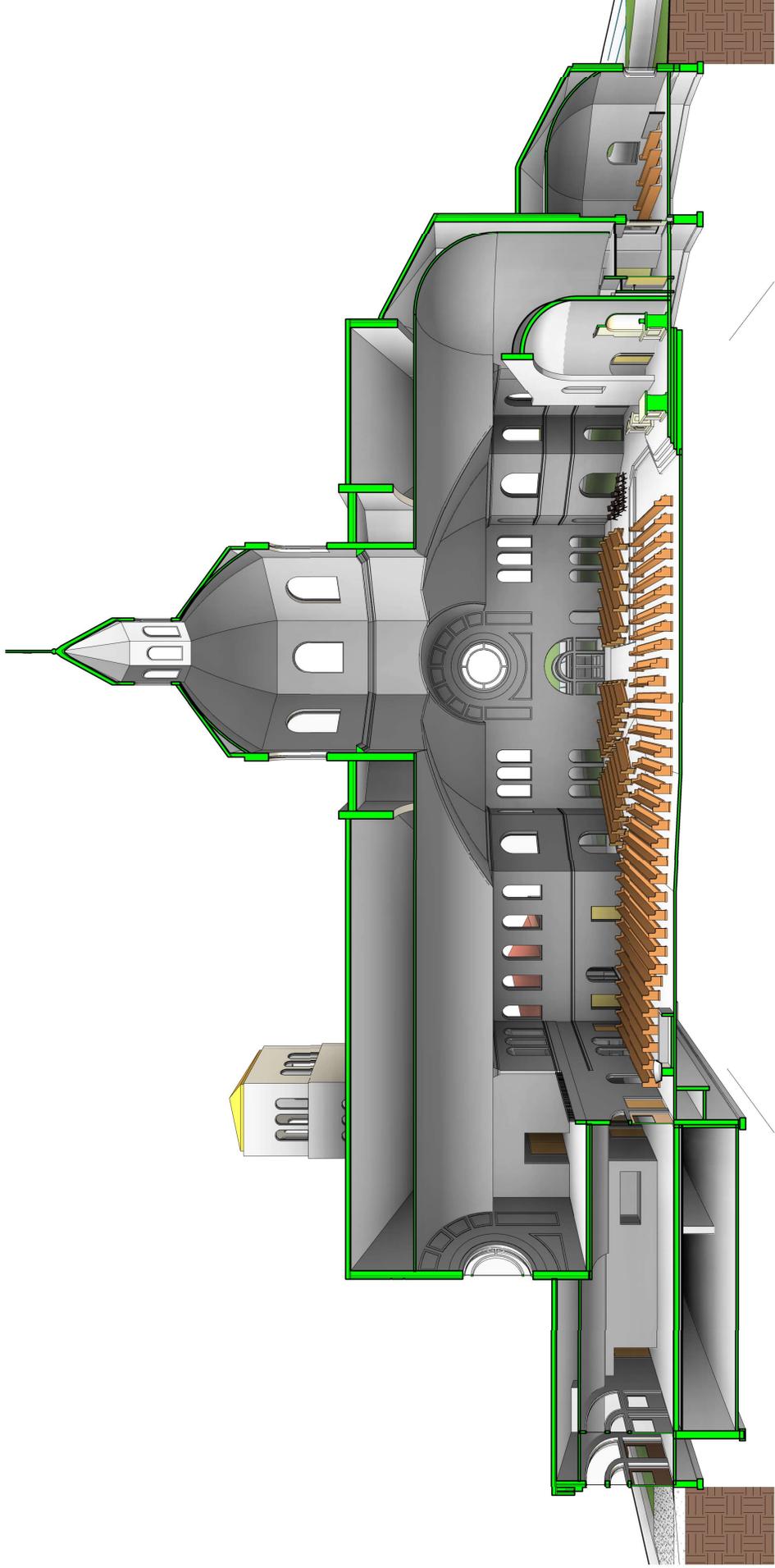
I.O. Wall - RT High
147'-0"

Church Lot
175'-0"

Front Porch
160'-0"

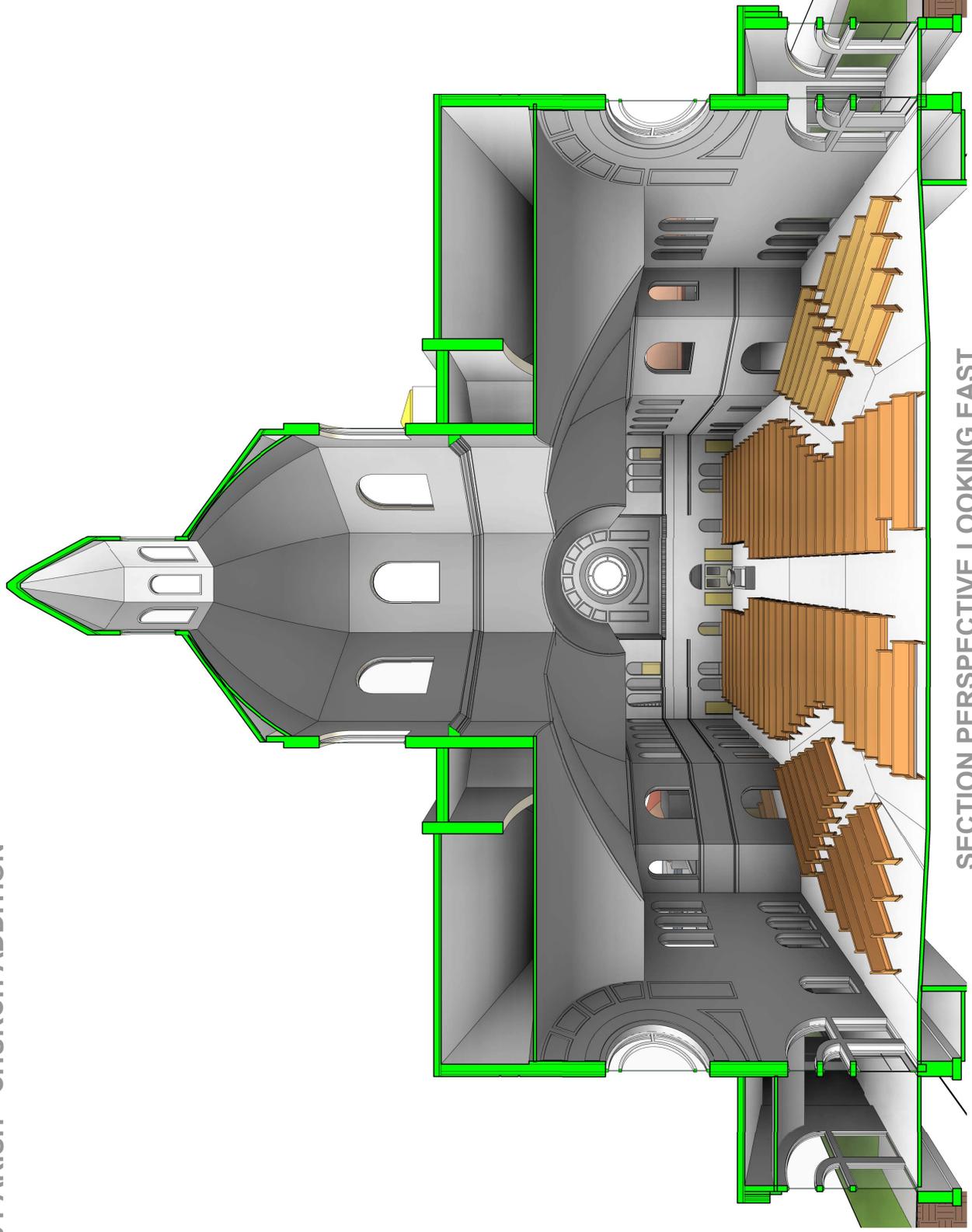


ST. CHARLES PARISH - CHURCH ADDITION



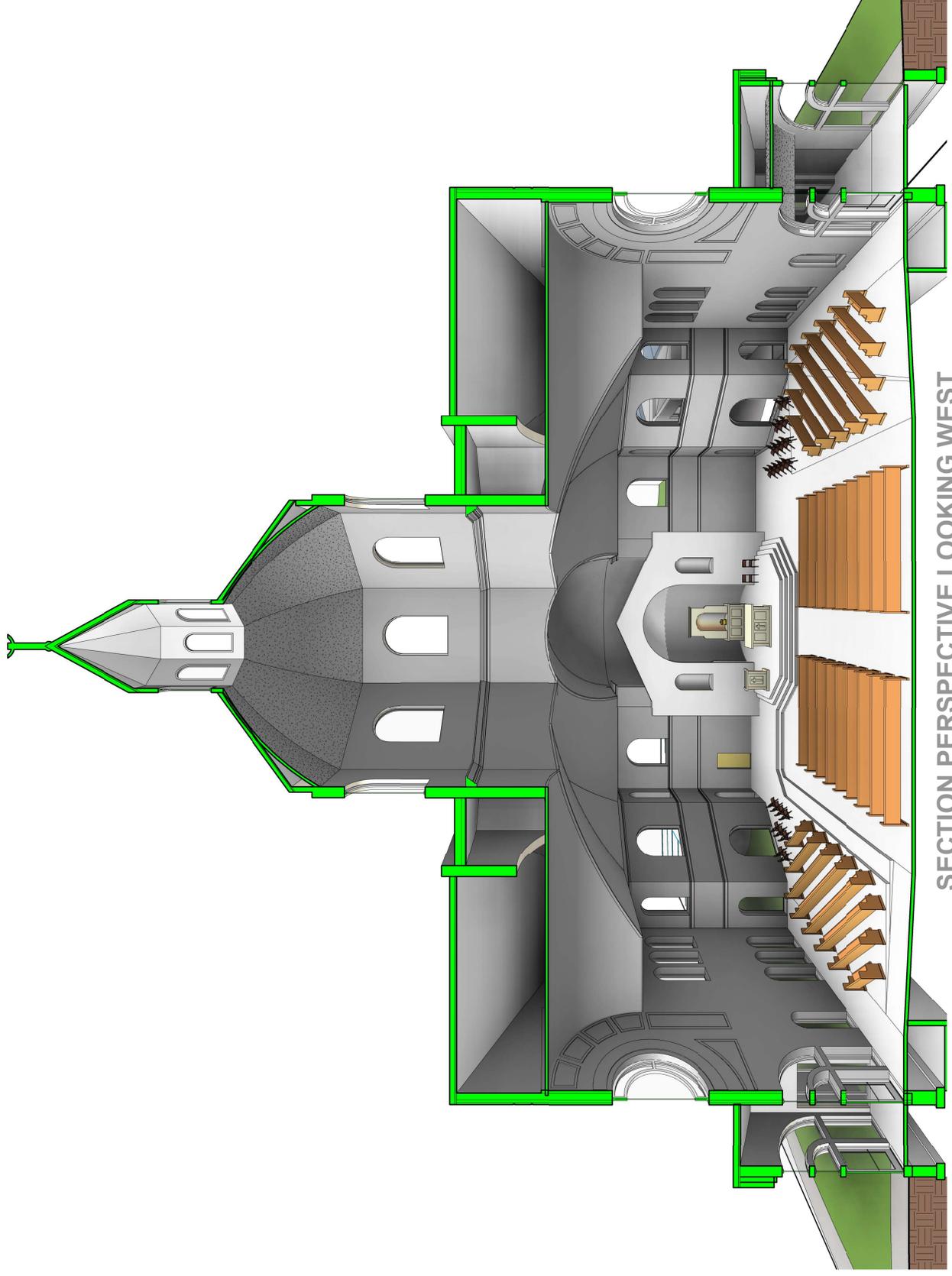
SECTION PERSPECTIVE LOOKING NORTH

ST. CHARLES PARISH - CHURCH ADDITION



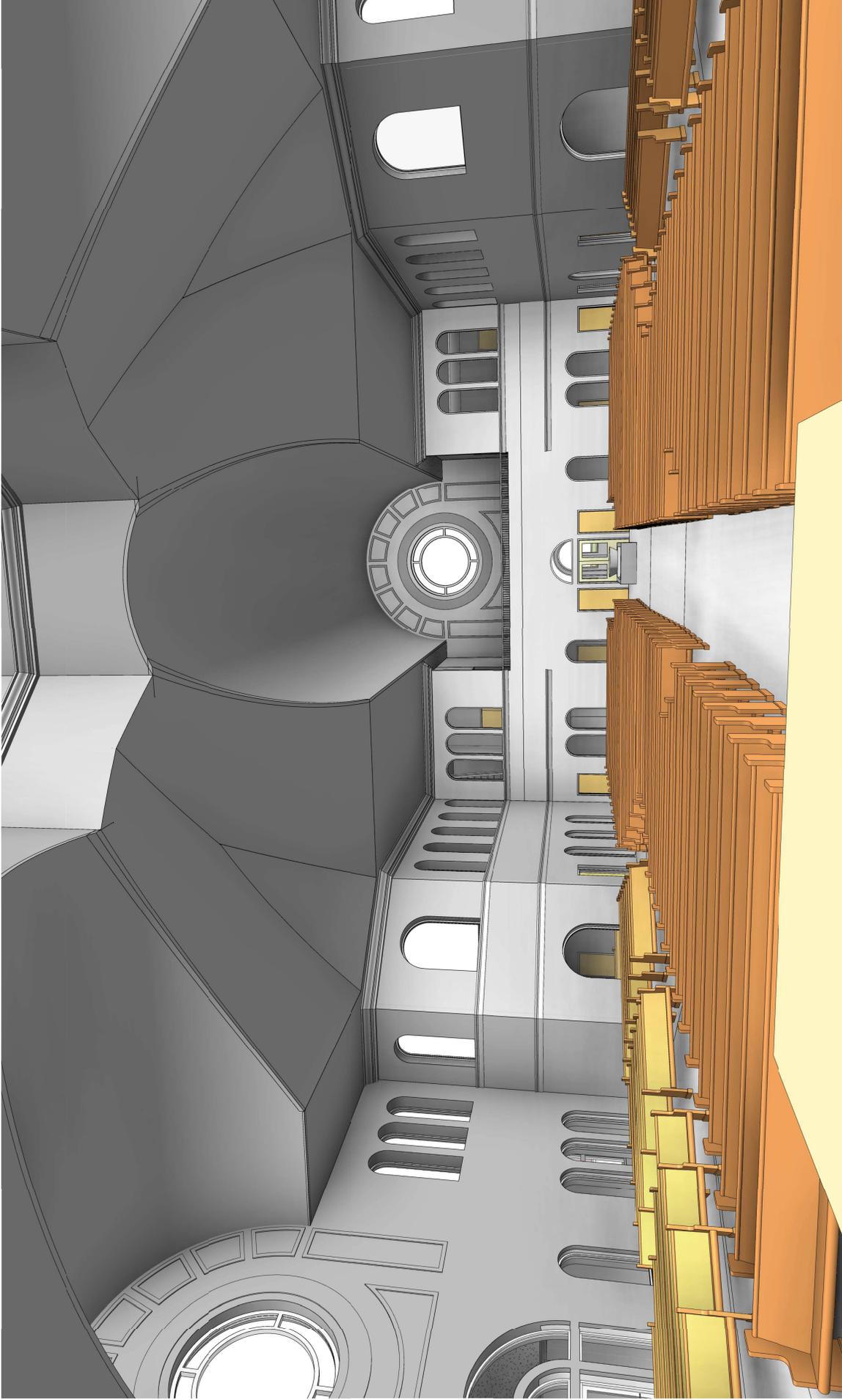
SECTION PERSPECTIVE LOOKING EAST

ST. CHARLES PARISH - CHURCH ADDITION



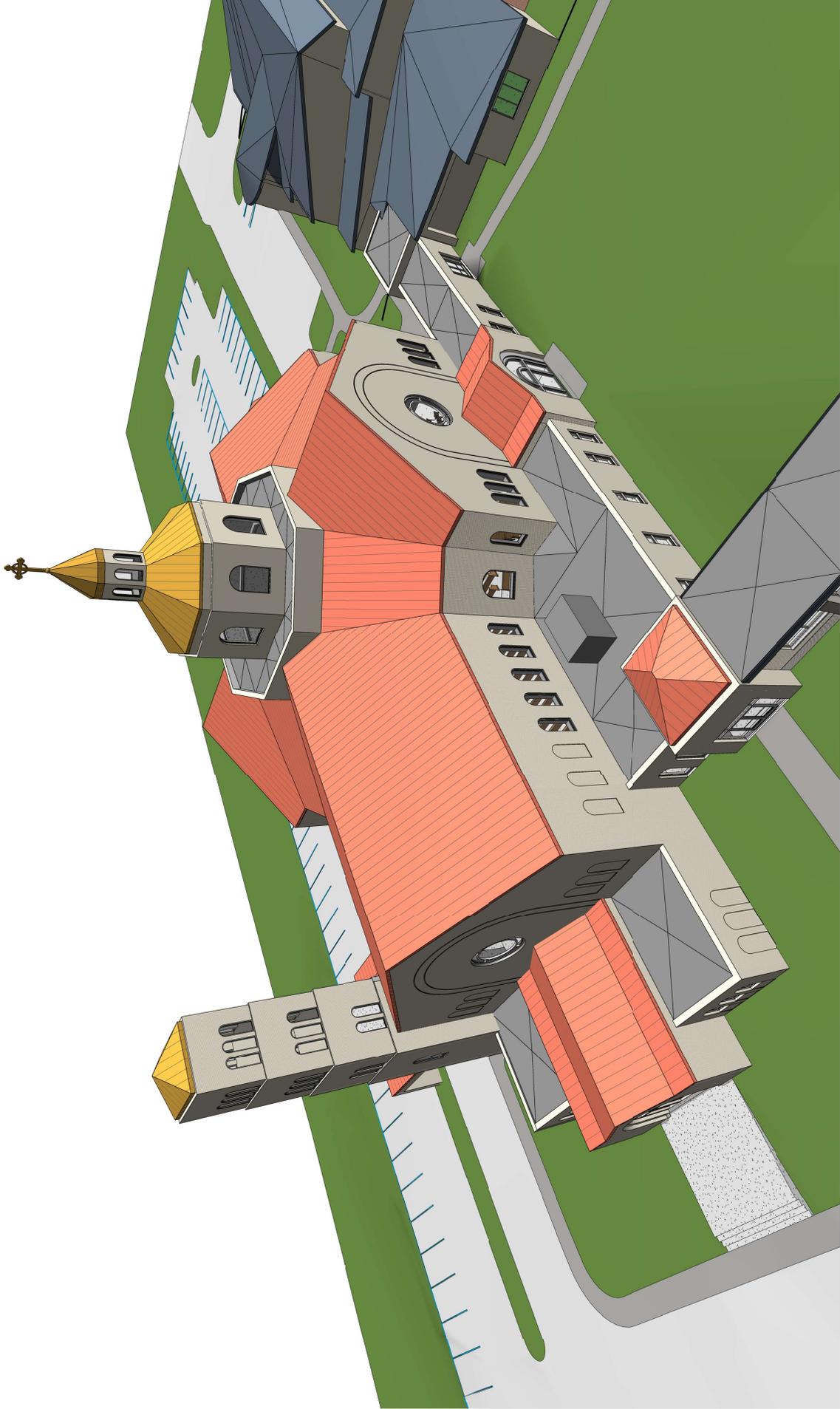
SECTION PERSPECTIVE LOOKING WEST

ST. CHARLES PARISH - CHURCH ADDITION



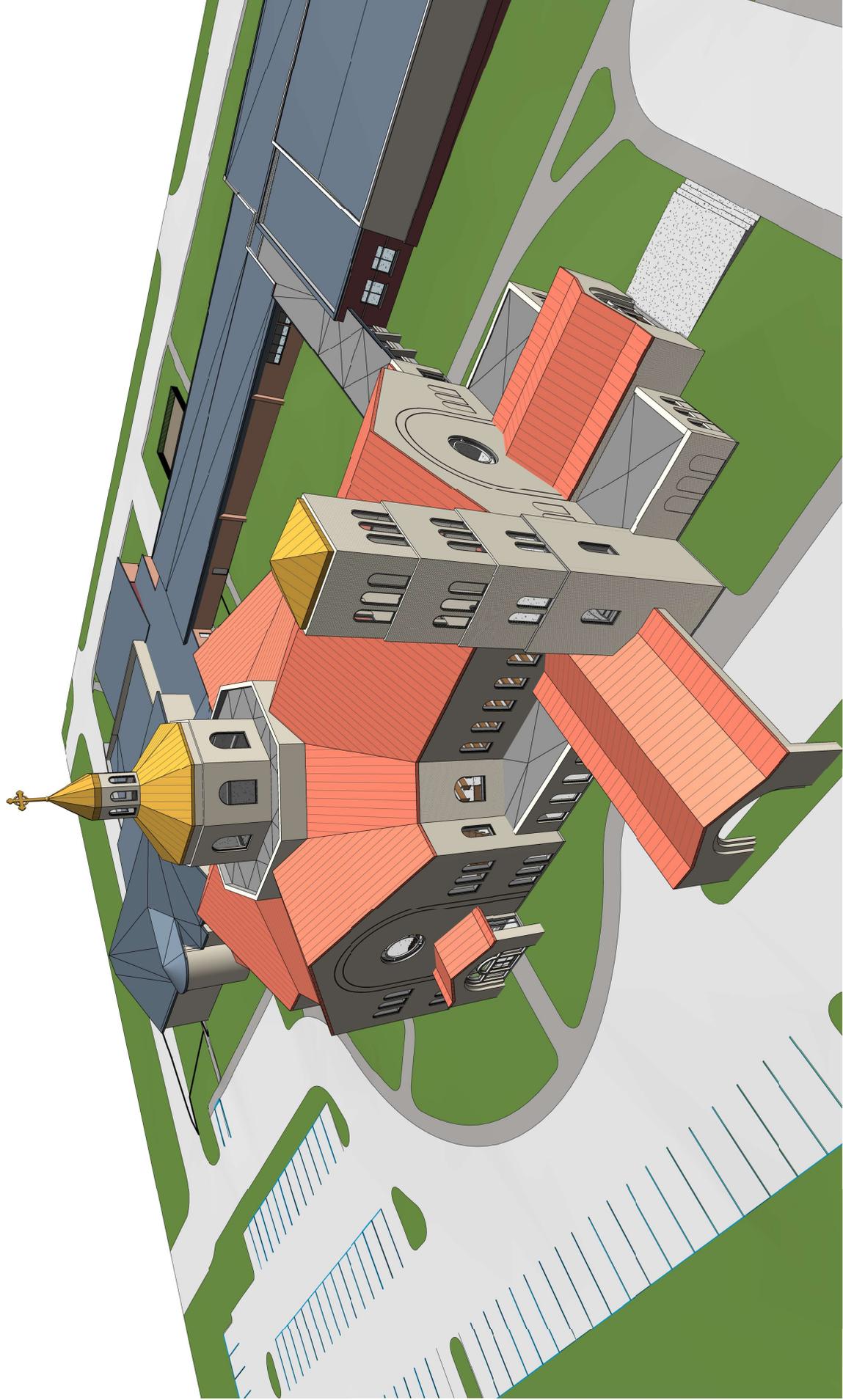
PERSPECTIVE - ALTAR LOOKING WEST

ST. CHARLES PARISH - CHURCH ADDITION



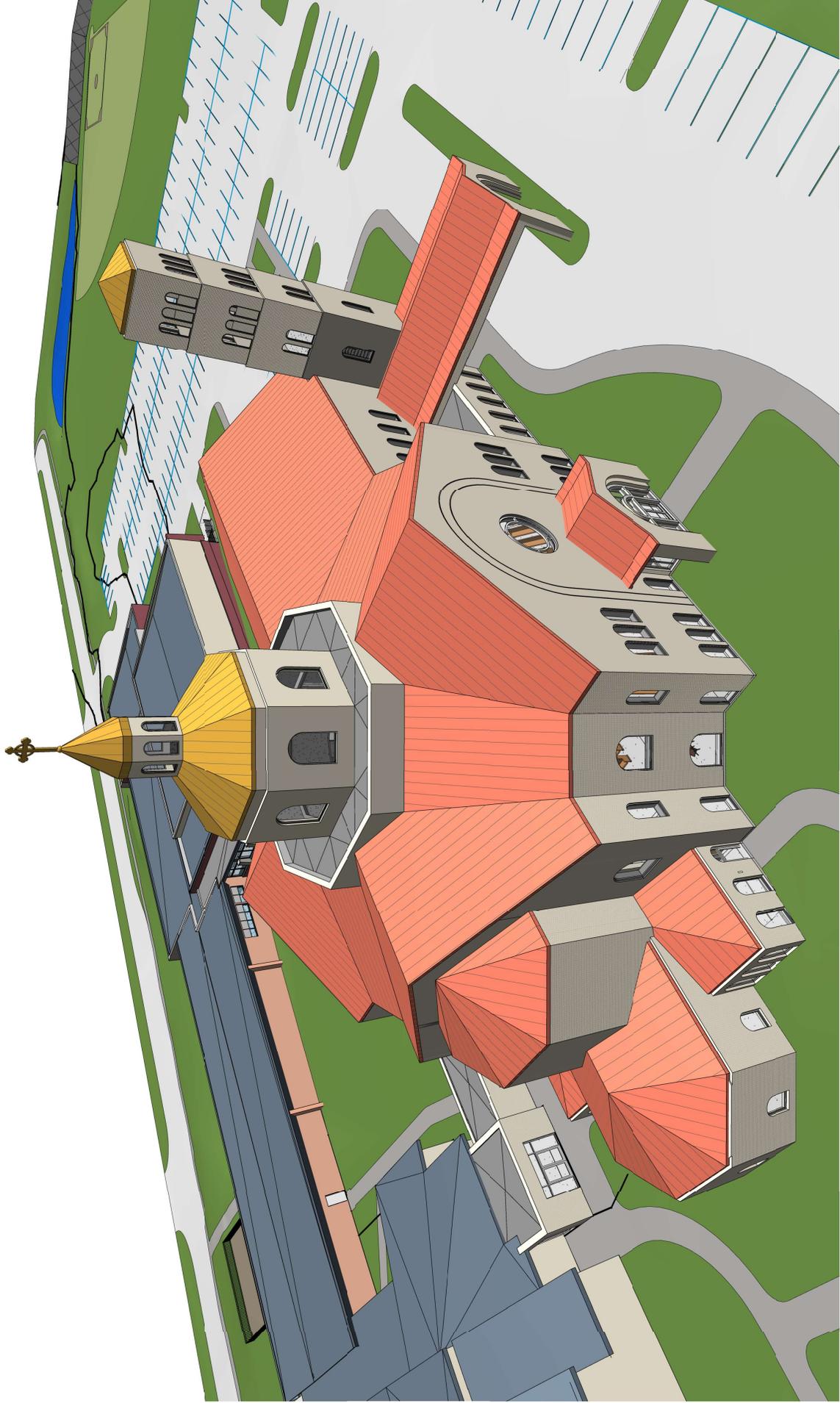
PERSPECTIVE - BIRD'S EYE NORTH EAST

ST. CHARLES PARISH - CHURCH ADDITION



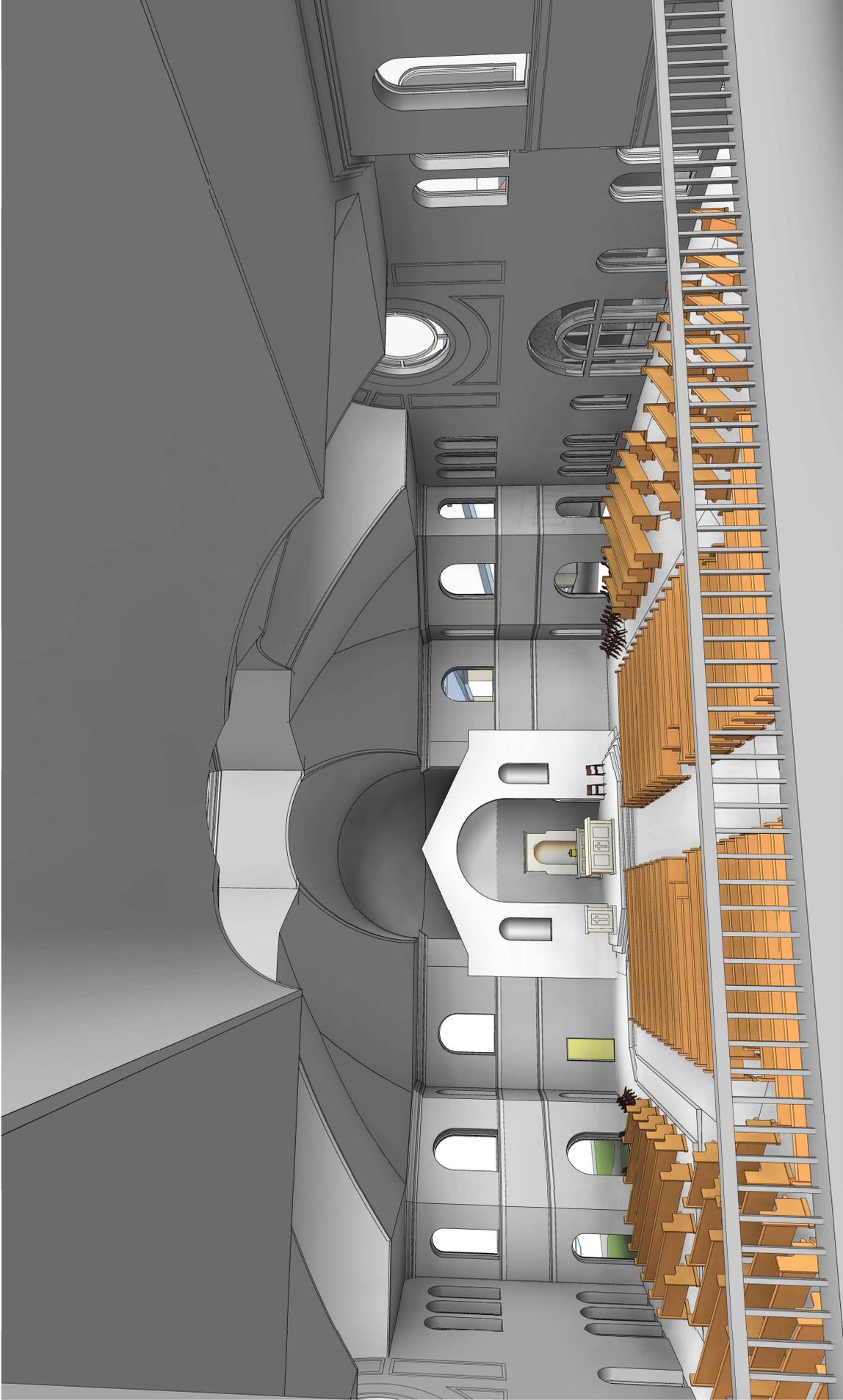
PERSPECTIVE - BIRD'S EYE SOUTH EAST

ST. CHARLES PARISH - CHURCH ADDITION



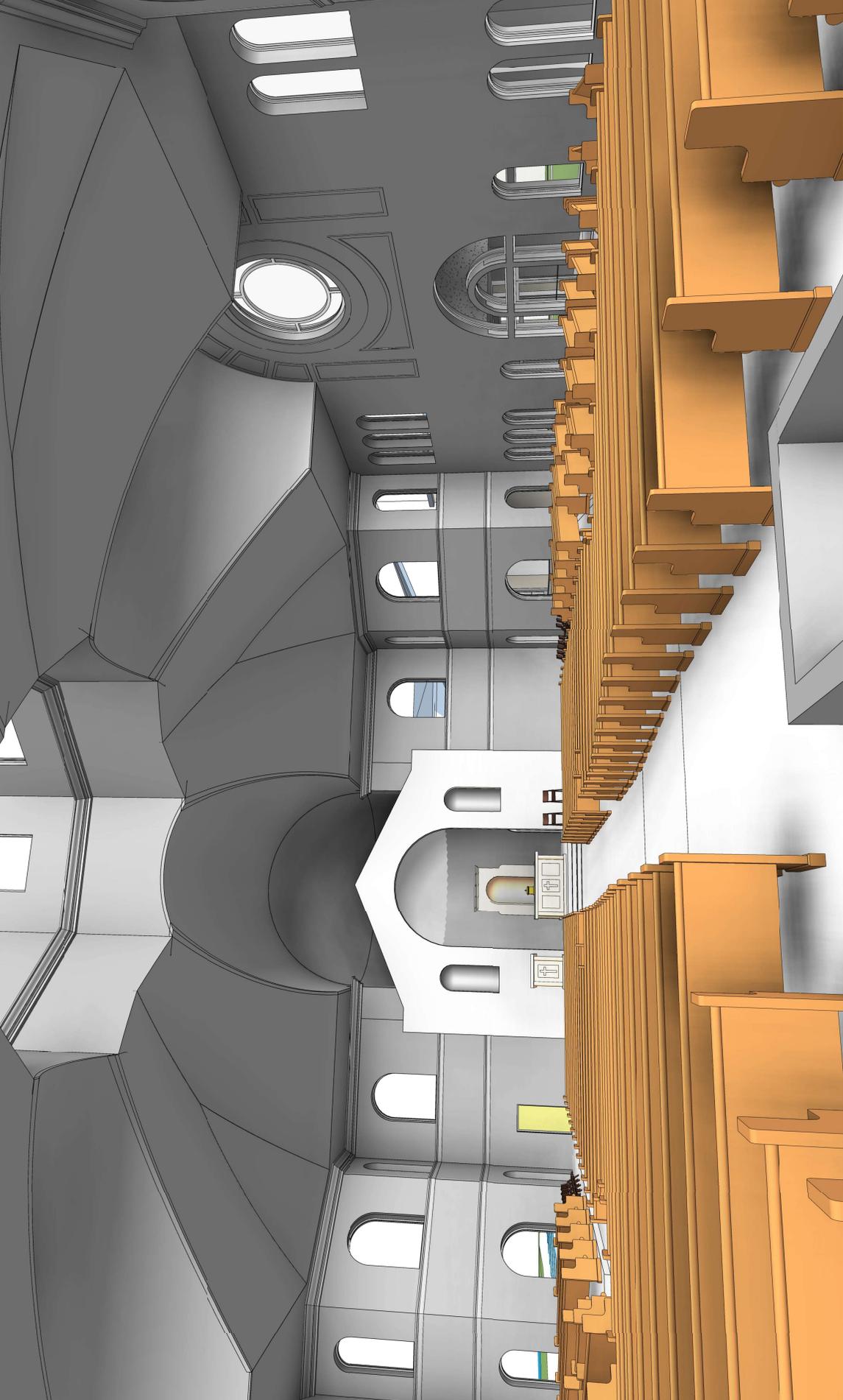
PERSPECTIVE - BIRD'S EYE SOUTH WEST

ST. CHARLES PARISH - CHURCH ADDITION



PERSPECTIVE - CHOIR LOFT LOOKING WEST

ST. CHARLES PARISH - CHURCH ADDITION



PERSPECTIVE - NAVE ENTRY LOOKING WEST

ADELE R GARCIA
267 HAZEL LN
HARTLAND WI 53029-1809

ALAN SLEAPER AND DIANE SLEAPER
624 RENSON RD
HARTLAND WI 53029

ANDREW D LEMKE
619 BELSHIRE DR
HARTLAND WI 53029-1801

ANN C CHARLESWORTH
613 RENSON RD
HARTLAND WI 53029

ANTHONY SARDINA AND JEAN
SARDINA
226 HAZEL LN
HARTLAND WI 53029

BARBARA A REZNER FAMILY TRUST
262 HAZEL LN
HARTLAND WI 53029

BENJAMIN CARRIVEAU AND
CASSAUNDR A CARRIVEAU
251 CARLIN CT
HARTLAND WI 53029-1805

BOBBY WANGLER AND MARY E
WANGLER
626 BELSHIRE DR
HARTLAND WI 53029-1802

BRIAN ARNDT AND BETH ARNDT
217 HAZEL LN
HARTLAND WI 53029

CHARLES & KAREN KVOOL TRUST
208 HAZEL LN
HARTLAND WI 53029

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

CYNTHIA L CORRIGAN
612 BELSHIRE DR
HARTLAND WI 53029

DAISY PROPERTIES LLC
9700 W BLUEMOUND RD
WAUWATOSA WI 53226

DALE BORCHARDT AND KAREN
BORCHARDT
710 RENSON RD
HARTLAND WI 53029

DANIEL A LAYMAN
225 CARLIN CT
HARTLAND WI 53029

DANIEL A PAVLOVICH
711 RENSON RD
HARTLAND WI 53029

DANIEL J ZEUSKE AND KAREN M
ZEUSKE
539 RENSON RD
HARTLAND WI 53029-1825

DAVID & GWENDOLYN STAE TRUST
279 HAZEL LN
HARTLAND WI 53029

DAVID ACKLEY AND CAROL ACKLEY
633 BELSHIRE DR
HARTLAND WI 53029

DAVID ERICKSON AND PAMELA
ERICKSON
710 BELSHIRE DR
HARTLAND WI 53029

DAVID GREVENKAMP AND ANN
GREVENKAMP
618 RENSON RD
HARTLAND WI 53029

DAVID L VODNIK
604 BELSHIRE DR
HARTLAND WI 53029

DEBRA K WOLF
3017 DUNHAM WOODS RD
HARVARD IL 60033-9761

DELBERT KRAEMER AND EDNA
KRAEMER
545 RENSON RD
HARTLAND WI 53029

DHCH PROPERTIES LLC
10225 W CAPITOL DR
WAUWATOSA WI 53222

EDWARD R HORN AND PATRICIA K
HORN
234 CIRCLE DR
HARTLAND WI 53029

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

GAIL E SCHNEEBERGER AND JAMES R
SCHNEEBERGER
251 CIRCLE DR
HARTLAND WI 53029

GRANT P HULTMAN AND MARY R
HULTMAN
250 CIRCLE DR
HARTLAND WI 53029

GRANT W BARNES AND BRENDA L
BARNES
235 HAZEL LN
HARTLAND WI 53029-1808

JAMES E KLECKER
213 CIRCLE DR
HARTLAND WI 53029

JAMES F ECKERT
241 CIRCLE DR
HARTLAND WI 53029

JAMES M SCAFFIDO
711 BELSHIRE DR
HARTLAND WI 53029

JAMES MARSCHALEK AND COURTNEY
MARSCHALEK
210 NIXON AVE
HARTLAND WI 53029

JAMES MATTOX
431 RENSON RD
HARTLAND WI 53029

JAMES SCHNEIDER AND PAMELA
SCHNEIDER
242 NIXON AVE
HARTLAND WI 53029

JAMES T JANSEN
233 CARLIN CT
HARTLAND WI 53029-1805

JASON A CHRISTIANSEN
280 HAZEL LN
HARTLAND WI 53029-1808

JASON P ZELLMER
248 HAZEL LN
HARTLAND WI 53029

JEANNE R DAVID LIVING TRUST
253 HAZEL LN
HARTLAND WI 53029

JESSICA KOEHLER
211 HAZEL LN
HARTLAND WI 53029-1808

JOAN M PEDERSEN
240 CIRCLE DR
HARTLAND WI 53029-1807

JOHN MARQUARDT AND MARIE
MARQUARDT
233 CIRCLE DR
HARTLAND WI 53029

JOHN R STCLAIR
334 LAWN ST
HARTLAND WI 53029

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

JOSEF C LESNIEWSKI
223 HAZEL LN
HARTLAND WI 53029-1808

JOSEPH P KLEIST AND ANDREA M
KLEIST
218 CIRCLE DR
HARTLAND WI 53029-1807

JOSEPH SCHNEIDER
621 RENSON RD
HARTLAND WI 53029

LAURA M GROONWALD
273 HAZEL LN
HARTLAND WI 53029-1809

LILA JOY GOLL IRREVOCABLE TRUST
220 NIXON AVE
HARTLAND WI 53029

LISA A HEDRICK
423 RENSON RD
HARTLAND WI 53029-1816

LMJD LLC
N24W30380 CRYSTAL SPRINGS DR
PEWAUKEE WI 53072-4274

MARGARET A KRUG REVOCABLE TRUST
705 RENSON RD
HARTLAND WI 53029-1821

MARK J KOSKI AND AMY L KOSKI
240 CARLIN CT
HARTLAND WI 53029

MARNI A SCHWENKER
274 HAZEL LN
HARTLAND WI 53029-1808

MARY A DOYNE
247 HAZEL LN
HARTLAND WI 53029

MATTHEW J WILLERT
328 LAWN ST
HARTLAND WI 53029

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

MICHAEL SCHIRMER AND SALLY
SCHIRMER
718 RENSON RD
HARTLAND WI 53029

MICHAEL WARREN AND JEFFREY
WARREN
632 BELSHIRE DR
HARTLAND WI 53029-1802

MICHAEL WIDERHOLT AND ERICA
WIEDERHOLT
218 HAZEL LN
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

PETER & JUDITH ROIDT TRUST
212 HAZEL LN
HARTLAND WI 53029

PETER & VILLA JOHNSON TRUST
259 HAZEL LN
HARTLAND WI 53029

RAYMOND HOLDEN AND PEGGY
HOLDEN
250 NIXON AVE
HARTLAND WI 53029

REX & JEANNETTE FORD TRUST
227 CIRCLE DR
HARTLAND WI 53029

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

RICHARD W ROCKWELL AND LISA ANN
KOHLE
241 HAZEL LN
HARTLAND WI 53029-1808

RICKY LOW AND KELLY LOW
612 RENSON RD
HARTLAND WI 53029

ROBERT & ELIZABETH EBERHARDY
JOINT REVOCABLE TRUST
285 HAZEL LN
HARTLAND WI 53029

ROBERT FRANZ JR AND AMY FRANZ
632 RENSON RD
HARTLAND WI 53029

ROBERT J COMPTON AND KAREN M
COMPTON
719 RENSON RD
HARTLAND WI 53029-1821

ROBERT M CLAFFEY
702 RENSON RD
HARTLAND WI 53029

ROBERT WISNIEWSKI AND VALERIE
WISNIEWSKI
511 RENSON RD
HARTLAND WI 53029

ROBERT WISNIEWSKI AND VALERIE
WISNIEWSKI
511 RENSON RD
HARTLAND WI 53029

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

RYAN KARTZ AND ANTOINETTE KARTZ
229 HAZEL LN
HARTLAND WI 53029-1808

SCOTT ZANE AND CINDY ZANE
286 HAZEL LN
HARTLAND WI 53029

SHAUN FARRELL AND TRACY FARRELL
236 NIXON AVE
HARTLAND WI 53029

ST CHARLES CONGREGATION
313 CIRCLE DR
HARTLAND WI 53029

SUSAN M LOPPNOW 2005 LIVING
TRUST
604 RENSON RD
HARTLAND WI 53029

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

THEODORE L GEPNER
230 NIXON AVE
HARTLAND WI 53029

THOMAS M FLEMING
322 LAWN ST
HARTLAND WI 53029

THOMAS OSTERMANN AND JENNIFER
OSTERMANN
241 CARLIN CT
HARTLAND WI 53029

THOMAS R AND MARCIA A COOK 2018
LIVING TRUST
226 CIRCLE DR
HARTLAND WI 53029-1807

THOMAS SLATTERY AND MAUREEN
SLATTERY
268 HAZEL LN
HARTLAND WI 53029

TIMOTHY ELEYET AND GWEN ELEYET
340 LAWN ST
HARTLAND WI 53029

TIMOTHY GAMBATESE
W253N5082 MCKERROW DR
PEWAUKEE WI 53072-1303

VERONICA M MYERS TRUST
603 BELSHIRE DR
HARTLAND WI 53029

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

VYTAUTAS AND MERRIE
BALTRAMONAS REVOCABLE
207 CIRCLE DR
HARTLAND WI 53029-1806

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

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

rcpt 209232
10/11/19

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 Filed:	Fee Paid:
Date of Meeting:	Receipt No.:

1. Name: David Van Slett
 Address of Owner/Agent: W305 N6280 Beaver View Rd,
Hartland WI 53029
 Phone Number of Owner/Agent: 262-336-4140
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.
Home residence presently and in the future

David Van Slett
 Signature of Petitioner

W305 N6280 Beaver View Hartland WI 53029
 Address

262-336-4140
 Phone



**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.

Responsible Party Name, Mailing Address, Signature and Date:

A. David Von Slett David Von Slett 10/10/2019
Printed Name Signature Date

B. W305 N6280 Beaver View Hartland WI 53029
Street City State Zip

C. Phone 262-336-4140 Fax: N/A E-Mail slett dt@gmail.com

Property Owner Name, Mailing Address, Signature & Date:

A. (SAME AS ABOVE)
Printed Name Signature Date

B. //
Street City State Zip

C. Phone // Fax: // E-Mail //

Village Official Accepting Form & Date

INTERNAL USE ONLY

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

Plan Commission Project Number: _____

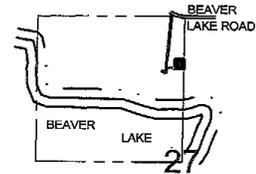
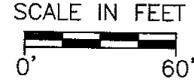
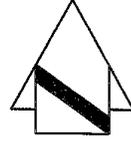
CERTIFIED SURVEY MAP NO. _____ Sheet 1 of 4

**Being part of the NE 1/4 of the NW 1/4 of Section 27 Township 8 North Range 18 East
TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN**

OWNER:
DAVID & TERRY VAN SLETT
W305 N6280 BEAVER VIEW ROAD
HARTLAND, WI 53029-9221
(262) 366-4140

REFERENCE BEARING: East line of the Northwest 1/4 of Section 27, T8N, R18E has a bearing of South 00° 45' 43" West, based on the Wisconsin State Plane Coordinate System Grid, South Zone (NAD-27) and all bearing are referenced to grid North

SURVEYOR:
JOHN W. JAHNKE
JAHNKE & JAHNKE ASSOC., LLC
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
(262) 542-5797



LOCATION MAP
NORTHWEST 1/4 OF SECTION 27-8-18
SCALE 1" = 2000'

LEGEND:

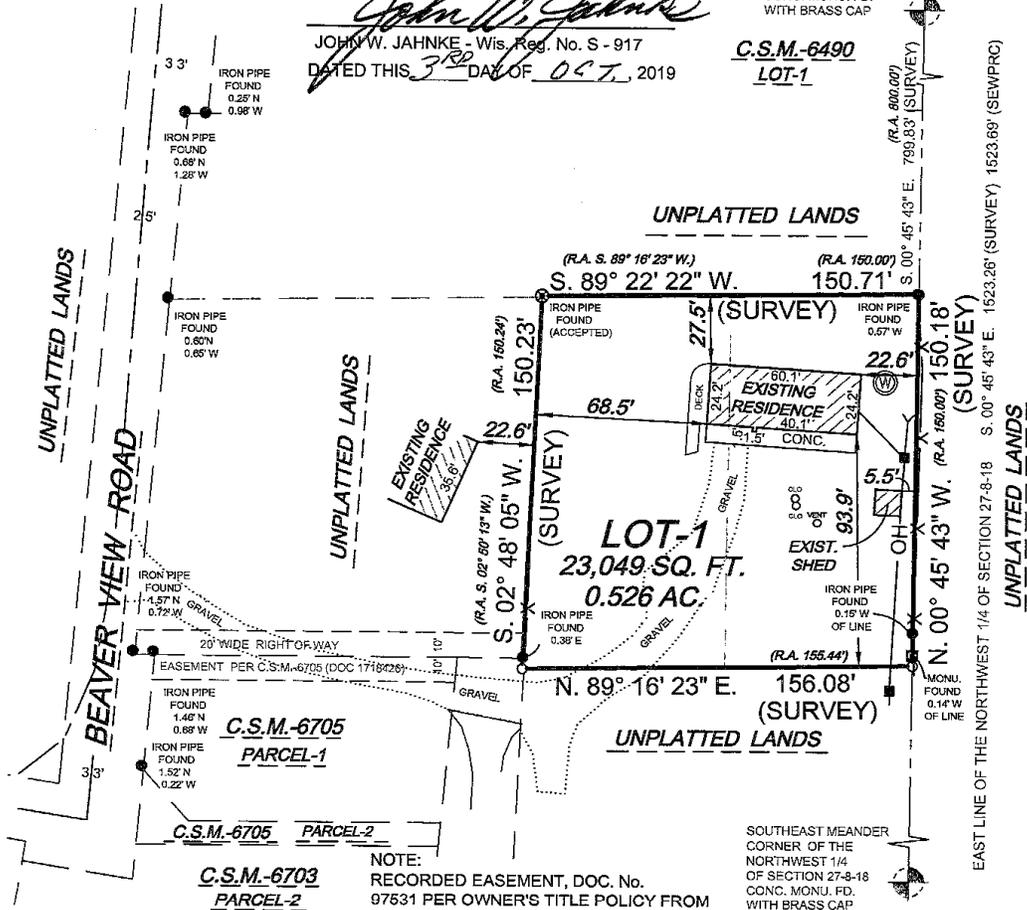
- - IRON PIPE 24" x 1" DIA. (PLACED)
1.13+ LBS. PER LIN. FT.
- - IRON PIPE (FOUND)
- ⊕ - CONC. MON. W/BRASS CAP
- ⊗ - IRON ROD FOUND
- ⊙ - WELL
- - CLEAN-OUT
- ⊙ - SEPTIC VENT
- ⊥ - POWER POLE



John W. Jahnke
JOHN W. JAHNKE - Wis. Reg. No. S - 917
DATED THIS 3RD DAY OF OCT., 2019

NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 27-8-18 CONC. MONU. FD. WITH BRASS CAP

C.S.M.-6490
LOT-1



NOTE:
THE ENTIRE PROPERTY IS WITHIN THE JURISDICTION OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE.

SOUTHEAST MEANDER CORNER OF THE NORTHWEST 1/4 OF SECTION 27-8-18 CONC. MONU. FD. WITH BRASS CAP

FILE NAME: S:\projects\19-8967.DWG
P.S. MERTON-741
INSTRUMENT DRAFTED BY JOHN W. JAHNKE

CERTIFIED SURVEY MAP NO. _____
Being part of the NE ¼ of the NW ¼ of Section 27 Town 8 North Range 18 East
TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN

Sheet 2 of 4

SURVEYOR'S CERTIFICATE:

I, John W. Jahnke, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

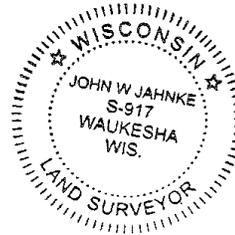
All that part of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 27, Town 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast (NE) corner of the Northwest Quarter (NW ¼) of said Section 27, thence South 00° 45' 43" East along the easterly line of said Northwest Quarter (NW ¼) 799.83 feet to the place of beginning of the land herein after described; thence South 89° 22' 22" West 150.71 feet; thence South 02° 48' 05" West 150.23 feet, thence North 89° 16' 23" East 156.08 feet to a point on the easterly line of said Northwest Quarter (NW ¼); thence North 00° 45' 43" West along said easterly line 150.18 feet to the place of beginning. Containing 23,049 square feet (0.526 acre) of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Town of Merton, Waukesha County and the Village of Hartland in surveying, dividing and mapping the same.



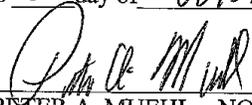
JOHN W. JAHNKE – Wis. Reg. No. S-917



STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 3rd day of October, 2019

My commission expires July 5, 2023.



PETER A. MUEHL – NOTARY PUBLIC



OWNERS: David & Terry Van Slett

Instrument drafted by John W. Jahnke

P.S. Merton 741

CERTIFIED SURVEY MAP NO. _____ **Sheet 3 of 4**
Being part of the NE ¼ of the NW ¼ of Section 27 Town 8 North Range 18 East
TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN

OWNERS CERTIFICATE:

As owners, we hereby certify that we caused the land described on this map to be surveyed, divided, and mapped as represented on this map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Merton, Waukesha County and Village of Hartland.

David Van Slett – OWNER

Terry Van Slett – OWNER

STATE OF WISCONSIN) ss
WAUKESHA COUNTY)

Personally came before me this ____ day of _____, 20____, the above named David and Terry Van Slett to me known to be the persons who executed the foregoing instrument and acknowledged the same on behalf thereof.

My commission expires _____.

NOTARY PUBLIC –

EXTRA TERRITORIAL JURISDICTION

Approved by the Village Board of Hartland, WI this _____ day of _____, 20____

JEFFREY PFANNERSTILL – PRESIDENT

DARLENE IGL – CLERK

Approved by the Plan Commission of the Village of Hartland this _____ day of _____, 20____

JEFFREY PFANNERSTILL – CHAIRMAN

DARLENE IGL – CLERK



John W. Jahnke

JOHN W. JAHNKE – Wis. Reg. No. S-917
Dated this 3RD day of OCTOBER, 2019

OWNERS: David & Terry Van Slett

Instrument drafted by John W. Jahnke

P.S. Merton 741

CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 4

Being part of the NE ¼ of the NW ¼ of Section 27 Town 8 North Range 18 East
TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN

TOWN OF MERTON PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, Town of Merton, this ____ day of _____, 20__.

TIM KLINK – CHAIRMAN

DONNA HANN – CLERK

TOWN OF MERTON BOARD APPROVAL:

Approved by the Town Board, Town of Merton, this ____ day of _____, 20__.

TIM KLINK – CHAIRMAN

DONNA HANN – CLERK

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE:

Resolved that the above Certified Survey Map, which has been filed for approval as required by Chapter 236, Wisconsin Statutes, is hereby approved this ____ day of _____, 20__.

DALE R. SHAVER – DIRECTOR



John W. Jahnke

JOHN W. JAHNKE – Wis. Reg. No. S-917
Dated this 9th day of OCTOBER, 2019

OWNERS: David & Terry Van Slett

Instrument drafted by John W. Jahnke

P.S. Merton 741

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

CHRISTOPHER C SCHMIDT
11 MUIRFIELD CT
BRIDGEVILLE PA 15017-1074

DAVID VANSLETT AND TERRY VANSLETT
W305N6280 BEAVER VIEW RD
HARTLAND WI 53029

EASTMAN JOINT REVOCABLE TRUST
W305N6186 BEAVER VIEW RD
HARTLAND WI 53029-9223

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

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

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

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

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

LOUIS GASTROW AND DAWN
GASTROW
W305N6262 BEAVER VIEW RD
HARTLAND WI 53029

MARY A DOYLE
W305N6250 BEAVER VIEW RD
HARTLAND WI 53029

PETER DRESCHER AND KARIN E
MADSEN DRESCHER
N62W30475 BEAUMONT LN
HARTLAND WI 53029-9214

ROLLIN E & KAZUKO Y SCHNEIDER
LIVING TRUST
W305N6220 BEAVER VIEW RD
HARTLAND WI 53029

SIEPMAN HOLDING COMPANY
W240N1221 PEWAUKEE RD
WAUKESHA WI 53188-1659