

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, NOVEMBER 18, 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 October 21, 2019.
2. Architectural Board review and consideration of an application for construction of a new residence at 1280 E Capitol Drive.
3. 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.
4. Consideration of a motion to approve Resolution 11-18-2019 "A Village Plan Commission Resoltuion adopting the Village of Hartland Comprehensive Plan".
5. Plan Commission review and consideration of an Extraterritorial Certified Survey Map in the Town of Delafield.
6. 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.
7. 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, OCTOBER 21, 2019
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Jeff Pfannerstill, James Schneeberger, Tim Hallquist, Tim Fenner, David deCourcy-Bower (arrived at 6:55pm) and Jeff Bierman (arrived at 7pm).

Others Present: Interim Administrator Bailey, Building Inspector Hussinger, Ryan Amtmann and Deputy Clerk Bushey.

Call to Order-

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of September 16, 2019.

Motion (Hallquist/Schneeberger) to approve the Jt. Architectural Board/Plan Commission minutes for September 16, 2019. Carried (4-0). Wallschlager abstained.

2. Architectural Board review and consideration of a sign for Creole Café, 365 Cottonwood Avenue.

Building Inspector Hussinger said the sign was approved by the BID. The sign is already up and it is not illuminated. Hussinger said it does match the size of the other signs on the property and this sign is a replacement sign.

Motion (Hallquist/Wallschlager) to approve the sign for Creole Café. Carried (5-0).

3. Architectural Board and review and consideration of a sign for Medline Industries, Inc., 700 W. North Shore Drive.

Hussinger said this is also a replacement sign. Fenner said he felt the new sign is more distinctive than the other one. Hussinger asked that landscaping be included in the motion.

Motion (Fenner/Hallquist) to approve the sign for Medline Industries, Inc., subject to any landscaping to the standards of the Building Inspector. Carried (5-0).

4. Architectural review and consideration of plans for a sign for Modern Woodmen, 155 E. Capitol Drive.

Hussinger said it is a replacement sign and the BID approved it. The sign is not the same size as the others and there was discussion on the size. Fenner commented that it would be nice if there was a multi-tenant sign out in the front of the building. There was more discussion on the size.

Fenner made a motion to deny the sign with the applicant having a conversation with the building inspector, however there was no second so the motion died.

Motion (Hallquist/Fenner) to approve the sign with the dimensions not being bigger than the Edward Jones sign and the building owner coming up with a plan for a multi-tenant sign. Carried (5-0).

5. Architectural Board review and consideration of a sign Cottonwood Plaza, 505 Cottonwood Avenue.

Hussinger handed out a correct site plan document to the Plan Commission. He said they are proposing a multi-tenant ground sign. The sign is illuminated and he said illumination is not allowed in this area but the Plan Commission could decide if they want to allow it. There was discussion on the multi-tenant ground sign. Pfannerstill commented that he liked the sign and feels it lets the residents know what businesses are there. Wallschlager said she feels the #509 should go on the top versus the bottom as it will hard to see when landscaping is added.

Motion (Fenner/Hallquist) to approve the sign for 505 Cottonwood Avenue as presented subject to the existing white sign being removed, the address being moved to the top and the landscaping being completed. Carried (7-0).

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

Lars Nielson from GD Holding, LLC was present and explained that he removed the French doors from the plan. He is just replacing the windows and repainting the façade with similar colors.

Motion (deCourcy-Bower/Hallquist) to approve the façade improvements with the colors as presented and windows of same size being replaced. Carried (7-0).

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.

Pfannerstill said no one was present for St. Charles and since it is such a big project it should be tabled. He commented that the drainage is going to coincide with things the Village will be doing. He also commented that the size of the church is higher than the code allows however it is within the code because they are not adding additional floors etc., it is only for a bell tower.

Motion (Pfannerstill/Fenner) to table to the next meeting. Carried (7-0).

8. Plan Commission review and consideration of an Extraterritorial Certified Survey Map in the Town of Merton.

Hussinger said this is north of Swallow School and Four Winds west. Pfannerstill said he feels it doesn't hurt or hinder the Village.

Motion (Fenner/Schneeberger) to approve the Extraterritorial Certified Survey Map in the Town of Merton. Carried. (7-0).

9. Review and consideration of the Comprehensive Plan and the Comprehensive Outdoor Plan.

Interim Administrator Bailey said he received a document from Neumann Development stating that they are no longer doing a gas station/convenience store in the development they are working on for Lake Country Lutheran. He said Lake Country Lutheran just wants to keep that property for now. deCourcy-Bower said the existing trail map looks better. He also would like to eliminate all the named owners on page 43 and just list the addresses.

****multiple conversations going on between the Plan Commissioners****

There was discussion on the corner of the property that Lake Country Lutheran owns that is currently institutional, deCourcy-Bower said he feels the corner should be commercial in the Comprehensive Plan. He also commented that since the Public Hearing the Comprehensive Plan had changed and wants to make sure there is transparency. Hussinger said he thinks it should stay institutional in the comp plan and that if someone wants to change it they will have to come back for a rezone. There was discussion on keeping it as institutional or changing it to commercial in the Comp plan.

Motion (deCourcy-Bower/Fenner) to approve the Comprehensive Plan with the following changes:

1. Removing the names on pages 42 and 43.
2. Fix figure 22
3. Fix figure 22, On KE be changed to low density.
4. Changing the Department of Public Works public land to blue or Public.
5. Property across from Lake Country Lutheran north of Hwy 16 east of Hwy 83 be refined to reflect ownership, retained as commercial.

A roll call was asked to be taken:

1. Wallschlager – yea
2. Hallquist – yea
3. Schneeberger – yea
4. Pfannerstill – yea
5. Bierman – yea
6. Fenner – yea

7. deCourcy-Bower - yea

Carried. (7-0).

The Plan Commission reviewed the Outdoor Recreation Plan next. Wallschlager feels Nixon Park needs to have a basketball court. Hallquist stated that there used to be one there but due to problems between the older kids and younger kids the Police Chief at the time had it removed. Bailey said on page 27 a basketball court needs to be added to Penbrook because there is a basketball court at Penbrook Park and it is not listed. There was brief discussion on a basketball court.

Motion (Fenner/Hallquist) to approve the Comprehensive Outdoor plan subject to the amendment of the number of basketball courts at Penbrook Park. Carried. (7-0).

10. Announcements-

Pfannerstill said the board met with the 3 candidates over the weekend and the meet & greet that was held on Friday had a nice turnout.

11. Adjourn-

Motion (Bierman/Schneeberger) to adjourn. Carried (7-0).

Meeting adjourned at 7:55 pm.

Respectfully submitted by
Recording Secretary,

Deidre Bush y, Deputy Clerk



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

Job Address 1280 E Capitol Drive			
Lot 3	Block	Subdivision Csm 3464	Key No. HAV 0725999012
Owner Daniel and Denise Clayton			Phone 414.507.0037
Address 3107 Tanglewood Dr		City Waukesha	State WI Zip 53189
Contractor Bielinski Homes Inc		Phone 262.574.4000 FAX 262.542.2899	E-Mail Address skibel@bielinski.com
Address 1830 Meadow Lane Suite A		City Pewaukee	State WI Zip 53072

The Architectural Board meets on the THIRD MONDAY of the Month at 6:30 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.

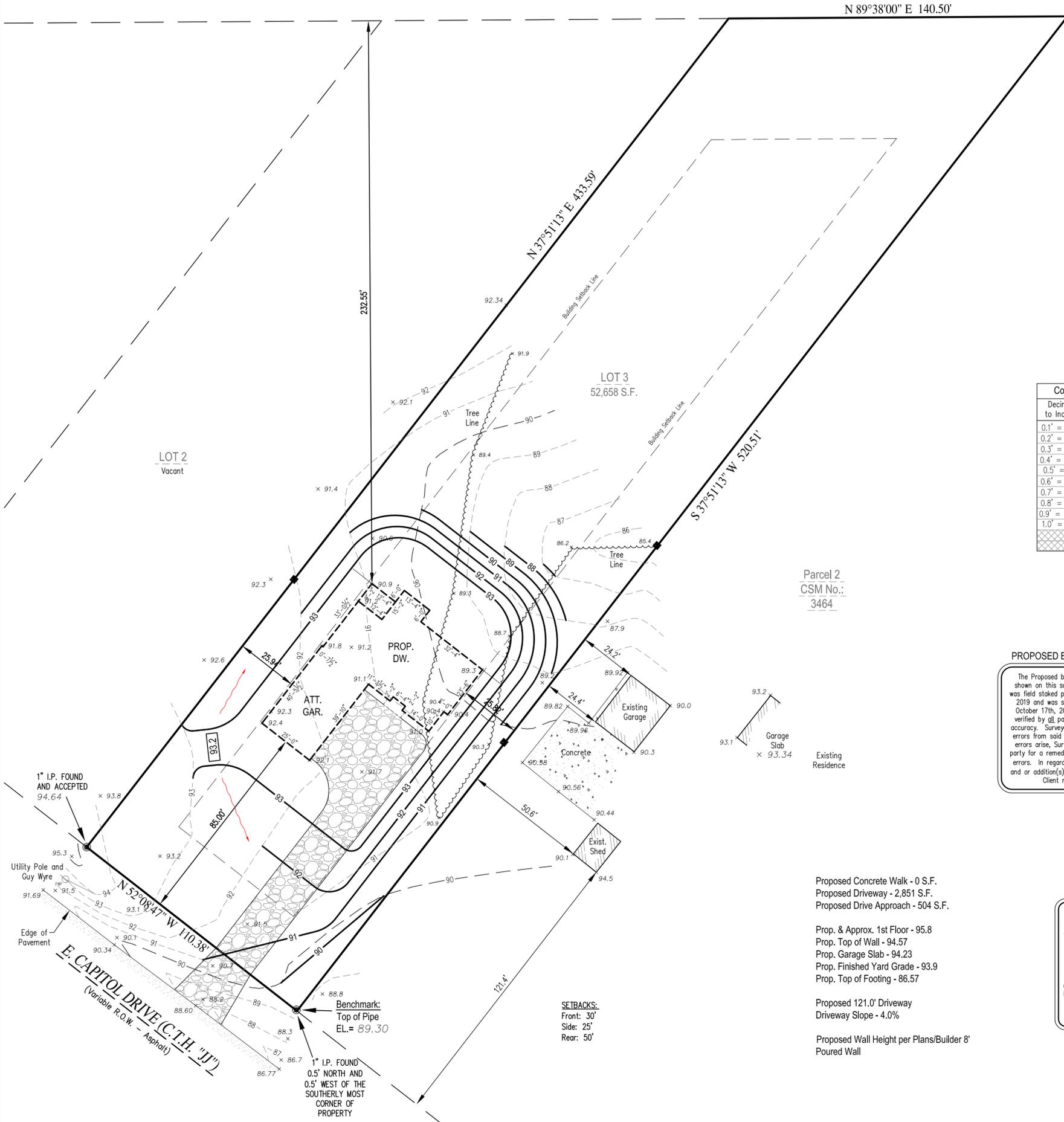
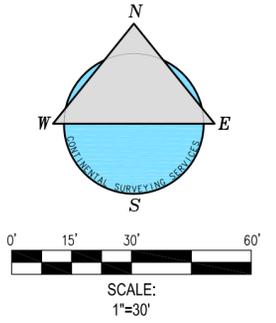
Date Applied: _____ Date of Meeting: _____ Item No. _____

PLAT OF SURVEY



PROPERTY DESCRIPTION: (Per Document No.: 4342314)

Parcel 3 of Certified Survey Map No. 3464, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 7 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.



Decimal to Inches	Inches to Decimal
0.1" = 1 1/4"	1" = 0.0833'
0.2" = 2 1/2"	2" = 0.1666'
0.3" = 3 1/2"	3" = 0.2500'
0.4" = 4 1/2"	4" = 0.3333'
0.5" = 6"	5" = 0.4166'
0.6" = 7 1/2"	6" = 0.5000'
0.7" = 8 1/2"	7" = 0.5833'
0.8" = 9 1/2"	8" = 0.6666'
0.9" = 10 1/2"	9" = 0.7500'
1.0" = 12"	10" = 0.8333'
	11" = 0.9166'
	12" = 1.0000'

Parcel 2
CSM No.:
3464

PROPOSED BUILDING NOTE:

The Proposed building(s) and/or addition(s) shown on this survey has been drawn and/or was field staked per drawings dated October 9th 2019 and was submitted to the Surveyor on October 17th, 2019. All dimensions shall be verified by all parties involved to ensure their accuracy. Surveyor accepts no responsibility of errors from said drawings. If discrepancies or errors arise, Surveyor will contact responsible party for a remedy of said discrepancies and/or errors. In regards to the proposed building(s) and/or addition(s) please direct all questions to Client named on this map.

PROPOSED GRADES NOTE:

All Parties involved agree and understand that the Surveyor accepts no responsibility for the proposed grades shown on this survey, said grades are strictly taken from a grading plan and/or are suggested and may be the opinion of the surveyor and should always be verified and checked by an engineer, builder, owner, and/or municipality. Recommendations are welcomed.

Proposed Concrete Walk - 0 S.F.
Proposed Driveway - 2,851 S.F.
Proposed Drive Approach - 504 S.F.

Prop. & Approx. 1st Floor - 95.8
Prop. Top of Wall - 94.57
Prop. Garage Slab - 94.23
Prop. Finished Yard Grade - 93.9
Prop. Top of Footing - 86.57

Proposed 121.0' Driveway
Driveway Slope - 4.0%

Proposed Wall Height per Plans/Builder 8'
Poured Wall

SETBACKS:
Front: 30'
Side: 25'
Rear: 50'

This map was drafted by: RRR

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



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

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

CLIENT:
Bielinski Homes
1830 Meadow Lane Suite "A"
Pewaukee, Wisconsin 53051

PROPERTY ADDRESS:
1286 E Capitol Drive
Hartland,
Wisconsin 53029

PARCEL INFO:
TAX KEY NUMBER: HAV 0725999012
PROJECT NO.: 20191017_BS00001
SERVICE PERFORMED: BSO



NOTE: Guarantees and Title Policy

No Title Policy has been provided AND unless an ALTA/NSPS Survey has been ordered this Note shall remain on the face of this map. Without performing an ALTA/NSPS Survey this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS Survey.

NOTE: Underground Utilities

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

Statement of Potential Encroachments:

At the time this survey was performed the surveyor visually inspected the subject property and at his discretion has measured and has now shown on the face of this map certain features that appear to be on, near, or along a property line and is shown in reference to a property line. Surveyor has not identified the ownership of said feature or features, and is shown to the nearest 0.1 of a foot, and does not, nor will not guarantee an accuracy greater than 0.1 of a foot in regards to said feature or features. These measurements may vary from future measurements due to the specific location of the shot, equipment placement, and the physical condition of respective feature. Therefore all measurements may exceed tolerances greater than 0.1 of a foot for reasons mentioned, this includes any statements regarding distances in the form of notes shown on this map.

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

Rick R. Hillmann S-3005

Dated this 29th Day of OCTOBER, 2019.



Exterior Colors
Daniel and Denise Clayton

HALQUIST
STONE

Leading America Since 1929
8400 RYAN AVENUE, FORT LAUDERDALE, FL 33309
SALES 202 246 9000 | FAX 202 246 5735
3000Halquist.com | info@halquiststone.com



Preferred Color
Slate Gray



Daniel and Denise Clayton Exterior Color Selections

Roof: Estate Grey

Siding: Vinyl Carvedwood – Rock Harbor

Shakes: Vinyl – Red Cedar

Trim/ Gutters: White

Windows: White

Garage Doo: By Buyer – Similar Wood Tone

Stone: Halquist – Charcoal Ledge

Front Door: WBP Prefinished Exterior – Jute Brown

Service Door: Match Front Door – Jute Brown

Door from Morning Room: WBP Prefinished Exterior – Jute Brown

WATERS REVOCABLE TRUST
W291N4651 TOLBERT LN
HARTLAND WI 53029-2271

GLEN KULKOSKI AND JOY KULKOSKI
W291N4616 TOLBERT LN
HARTLAND WI 53029

ROLAND NIEMETSCHKE AND D
NIEMETSCHKE
N47W29111 COUNTY ROAD JK
HARTLAND WI 53029-2352

SHAWN BRUNNER
N46W29247 CAPITOL DR
HARTLAND WI 53029-2246

WILLIAM ANDERSON AND S ANDERSON
N47W29095 COUNTY ROAD JK
HARTLAND WI 53029-2353

JOHN BIEVER AND J BIEVER
N46W29180 CAPITOL DR
HARTLAND WI 53029

WILLIAM B HUSSEL
1301 LISBON AVE
HARTLAND WI 53029-2298

MICHAEL J O'SHEA
107 BLUE RIDGE CT
HARTLAND WI 53029-1830

MARC A CHAPEL AND JENNIFER R
CHAPEL
108 BLUE RIDGE CT
HARTLAND WI 53029-1830

CHRISTOPHER D NELSON AND REBECCA
J CABLE-NELSON
1270 E CAPITOL DR
HARTLAND WI 53029-2218

CRAIG A EISENHUT AND AMY S
EISENHUT
N46W29096 E CAPITOL DR
HARTLAND WI 53029-2243



**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:
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**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.

St. Charles Parish and School Church Expansion

313 Circle Drive
Hartland, WI 53029-1824

November 7, 2019

Lead Architect, Landscape Architect, Interior Designer:

Zimmerman
ARCHITECTURAL STUDIOS, INC.

Civil, Structural, Plumbing, Mechanical, Electrical:

**HARWOOD
ENGINEERING
CONSULTANTS**
255 N. 21st Street
Milwaukee, Wisconsin 53233
Phone: 414/475-5554
Fax: 414/475-5698

Zimmerman
ARCHITECTURAL STUDIOS, INC.
2122 W. Aldrich Street, Suite 100
Milwaukee, WI 53224
Phone: 414.475.5554
Fax: 414.475.5698

**HARWOOD
ENGINEERING
CONSULTANTS**
255 N. 21st Street
Milwaukee, WI 53233
Phone: 414.475.5554
Fax: 414.475.5698

Project:
St. Charles Hartland
Church Addition

Location:
313 Circle Drive
Hartland, Wisconsin
53029



Sheet
Site Plan

Scale:	1" = 10'-0"
Revision:	30-NOV-2019 SHEET 01
Revision/Drawn By:	WJ
Checked By:	WJ
Approved By:	WJ
Date:	11/07/19
Project No.:	10020801-01
Drawn by:	

T0.0



(L) LOCATION MAP



(K) KEY PLAN
Project Location

SHEET INDEX

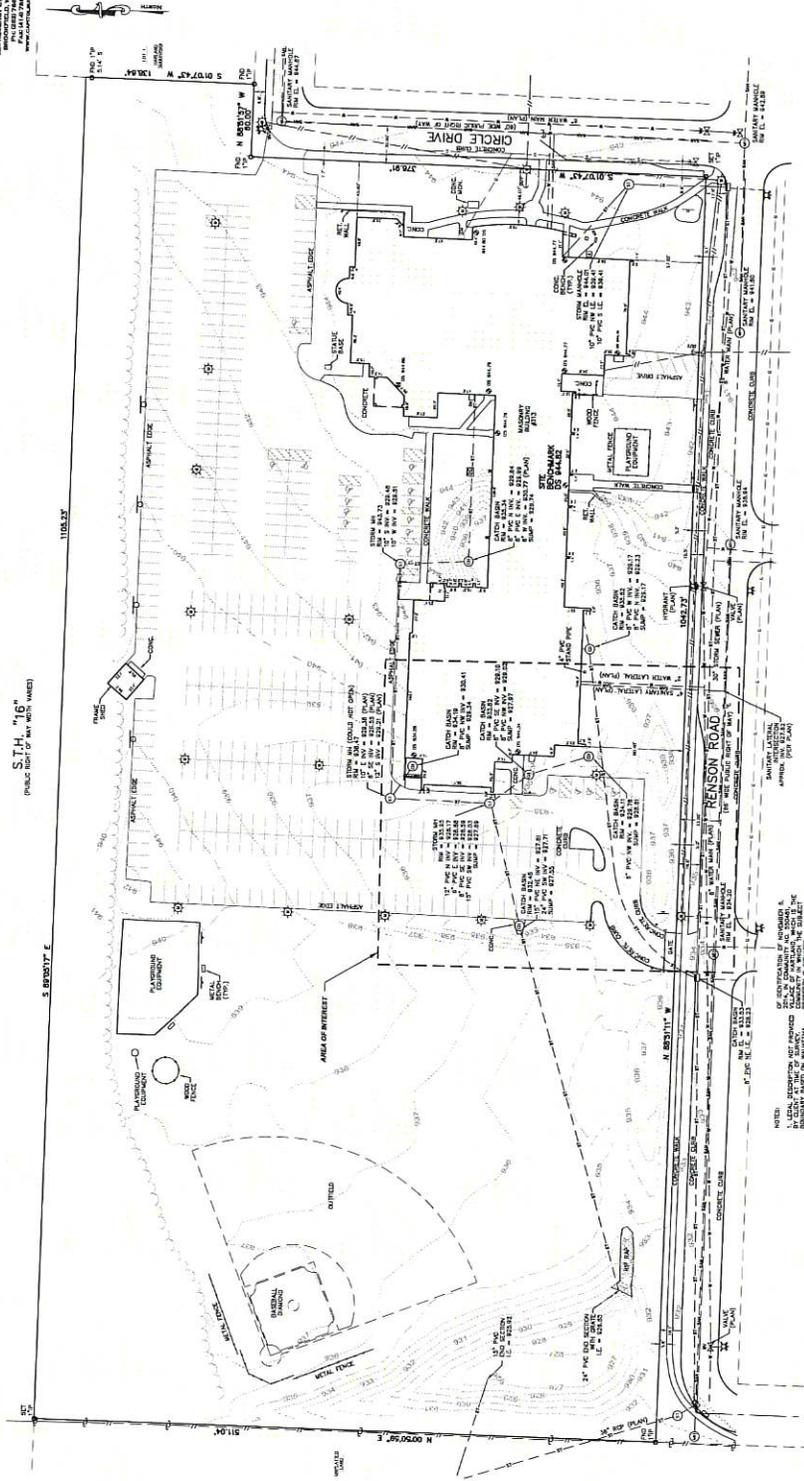
- T0.0 Title Sheet & Sheet Index
- ARCHITECTURAL
 - A01 Conceptual Site Plan
 - A02 Conceptual Site Plan
 - A03 Conceptual Site Plan
 - A04 Conceptual Site Plan
 - A05 Conceptual Site Plan
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 - A100 Conceptual Site Plan

Architectural Sheets	Structural Sheets	Plumbing Sheets	Mechanical Sheets	Electrical Sheets
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Scale:	1" = 40'
Revision:	NOV 17 2016
Drawn by:	NJF
Checked by:	MJB
Project No.:	16-160
Sheet No.:	1

Date:	05/24/19
Project No.:	160810CT
Sheet No.:	1



PLAT OF SURVEY WITH TOPOGRAPHY
 FOR
SAINT CHARLES CONGREGATION
 3115 CLARK DRIVE
 HARLAND, WISCONSIN

Drawn by:	NJF	Date:	NOV. 17, 2016
Checked by:	MJB	Drawn by:	P-O
Case No.:	16-160	Sheet:	1 of 1

LEGEND

1	EXISTING IMPROVEMENTS	12	WOOD FENCE
2	EXISTING CONCRETE DRIVE	13	WOOD FENCE
3	EXISTING ASPHALT DRIVE	14	WOOD FENCE
4	EXISTING ASPHALT DRIVE	15	WOOD FENCE
5	EXISTING ASPHALT DRIVE	16	WOOD FENCE
6	EXISTING ASPHALT DRIVE	17	WOOD FENCE
7	EXISTING ASPHALT DRIVE	18	WOOD FENCE
8	EXISTING ASPHALT DRIVE	19	WOOD FENCE
9	EXISTING ASPHALT DRIVE	20	WOOD FENCE
10	EXISTING ASPHALT DRIVE	21	WOOD FENCE
11	EXISTING ASPHALT DRIVE	22	WOOD FENCE

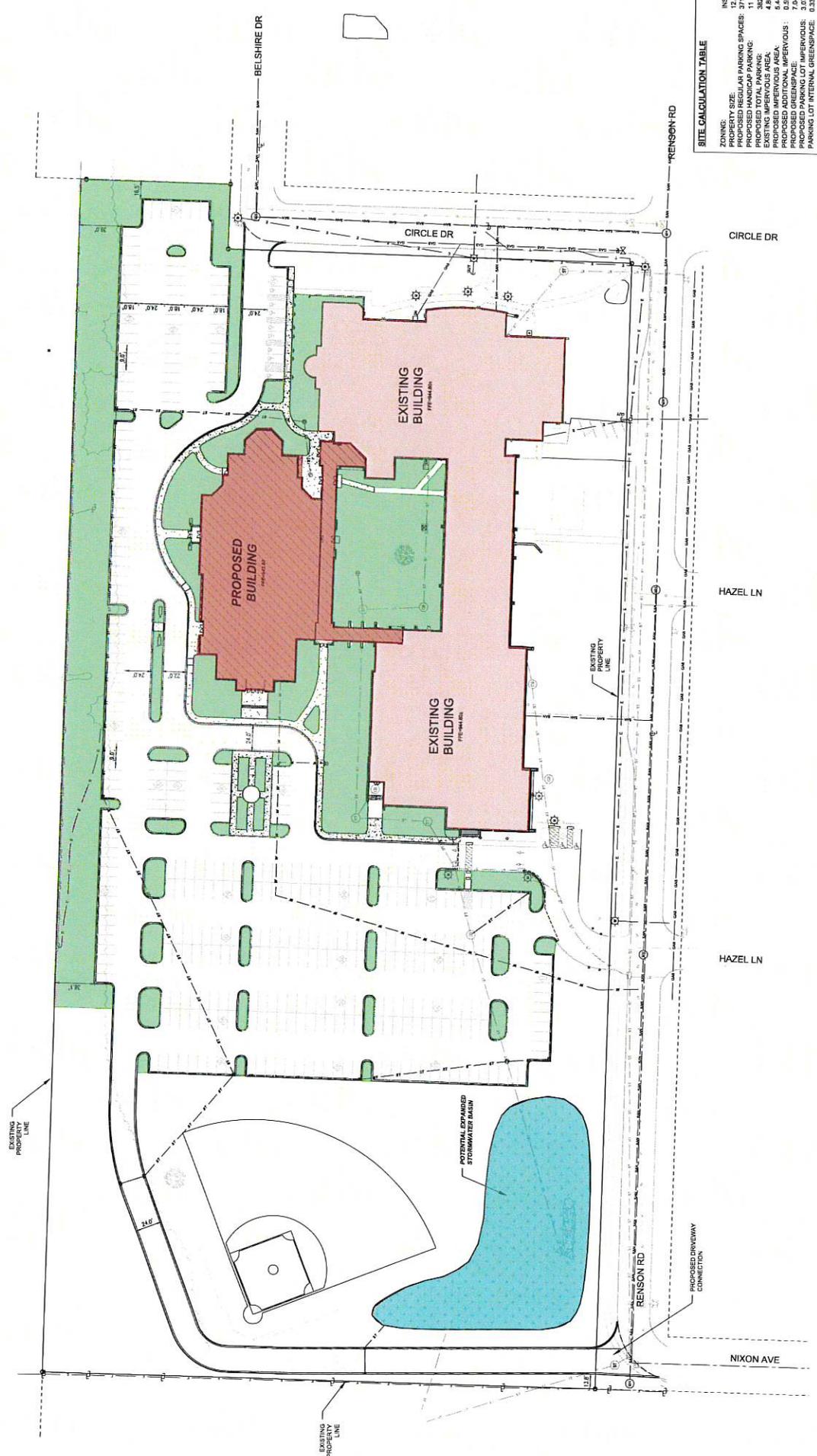


NOTE: SURVEY COMPLETED BY CAPITAL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REGARD TO THE ACCURACY, RELIABILITY, OR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED.

- NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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 9. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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 12. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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 15. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 16. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 17. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 18. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 19. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 20. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 21. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 22. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.



NOTE: CITY OF MILWAUKEE HAS REVIEWED THE ABOVE SURVEY AND THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REGARD TO THE ACCURACY, RELIABILITY, OR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED.



SITE CALCULATION TABLE

ZONING:	INSTITUTIONAL
PROPERTY SIZE:	12.49 ACRES
PROPOSED REGULAR PARKING SPACES:	371
EXISTING PARKING:	332
PROPOSED TOTAL PARKING:	703
EXISTING IMPERVIOUS AREA:	4.86 ACRES
PROPOSED IMPERVIOUS AREA:	6.449 ACRES
EXISTING GREENSPACE:	7.63 ACRES
PROPOSED GREENSPACE:	7.84 ACRES
PROPOSED PARKING LOT IMPERVIOUS:	3.07 ACRES (11%)
PARKING LOT INTERNAL GREENSPACE:	0.335 ACRES (11%)

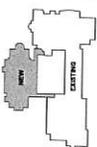
North 
Scale: 1" = 40'

St. Charles Church
Conceptual Site Plan
2019-11-07

CONSTRUCTION

Project: St. Charles Church Addition

Location: St. Charles Church
 Milwaukee, WI 53229
 Map P-101



Sheet: BASEMENT FLOOR PLAN - OVERALL

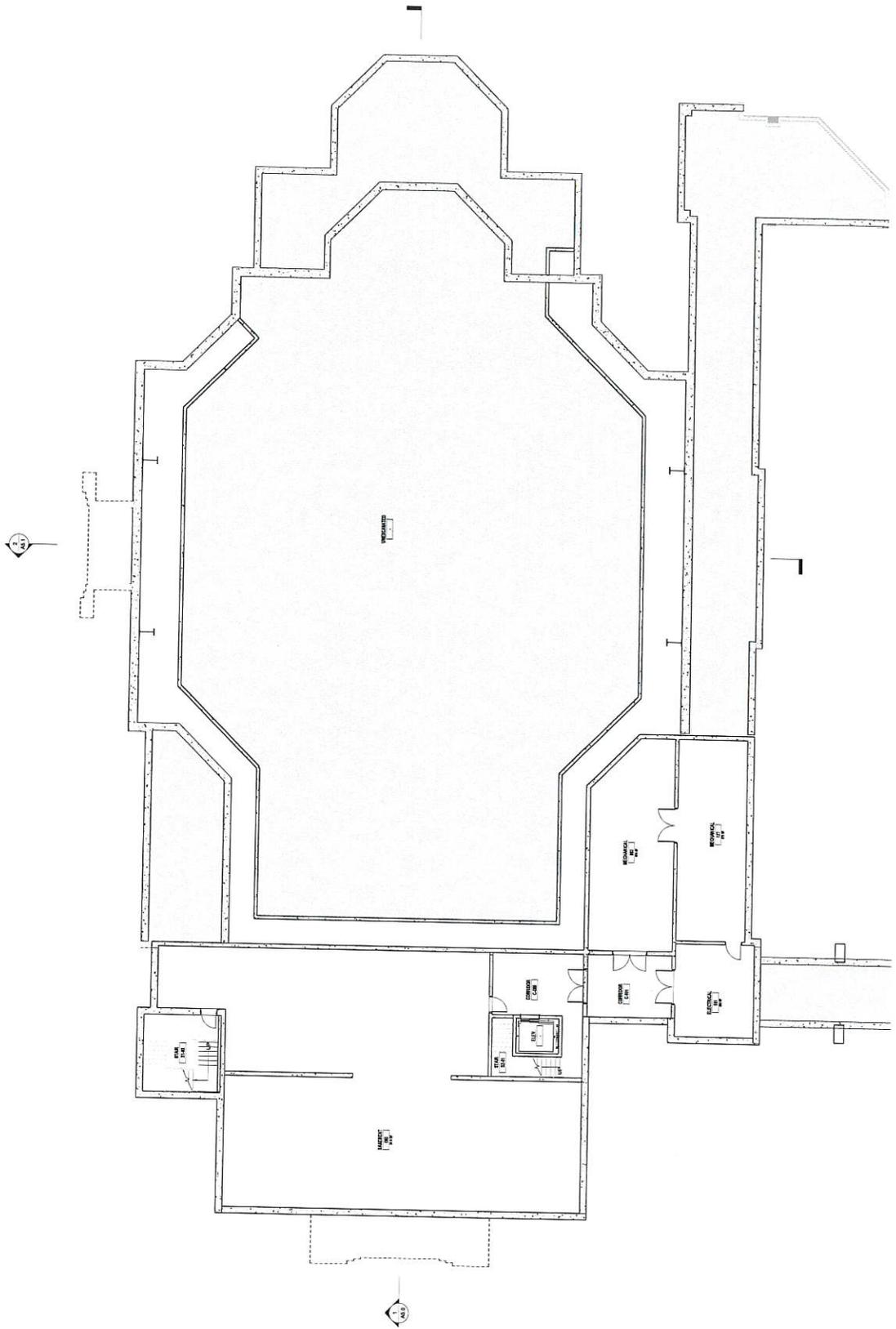
Phase: VILLAGE REVIEW BOARD SUBMITTAL

Scale: 1/8" = 1'-0"
 Redlines: []
 Noted: []
 Deleted: []

Date	Project No.	Sheet No.
9/26/19	190808.01	

A2.0

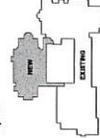
© Copyright Zimmerman Studios, Inc.



Contract No.

Project:
St. Charles Church Addition

Location: St. Charles
Church, Milwaukee, WI 53229

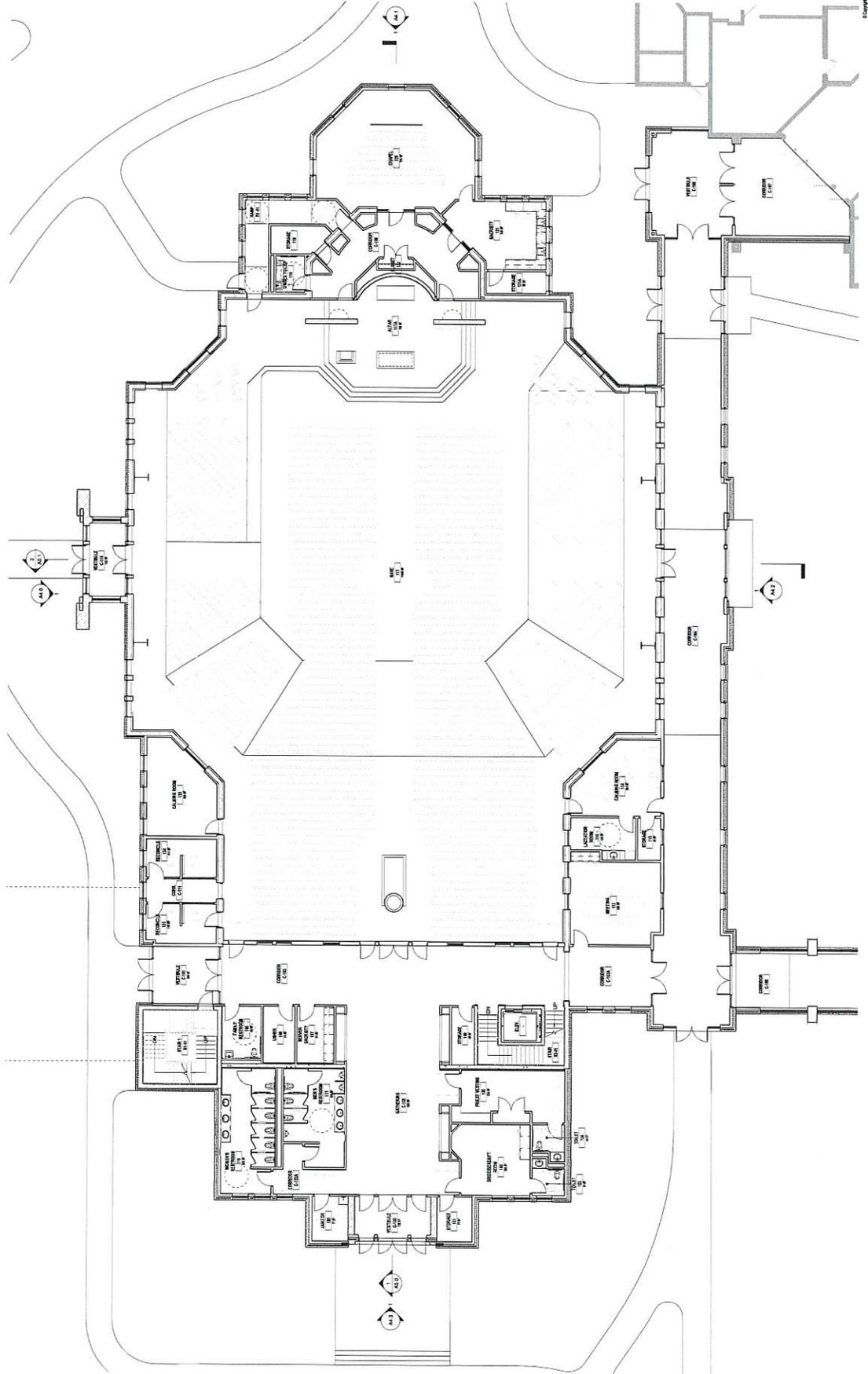


Sheet:
FIRST FLOOR PLAN -
OVERALL

Phase:
VILLAGE REVIEW BOARD SUBMITTAL

Scale:	1/8" = 1'-0"
Revision:	
No.:	
Date:	
Drawn:	
Checked:	
Project No.:	
Sheet No.:	
Sheet No.:	

A2.1

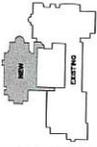


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Consultant:

Project:
St. Charles Church Addition

Location: St. Charles
 Milwaukee, WI 53229
 Key Plan:

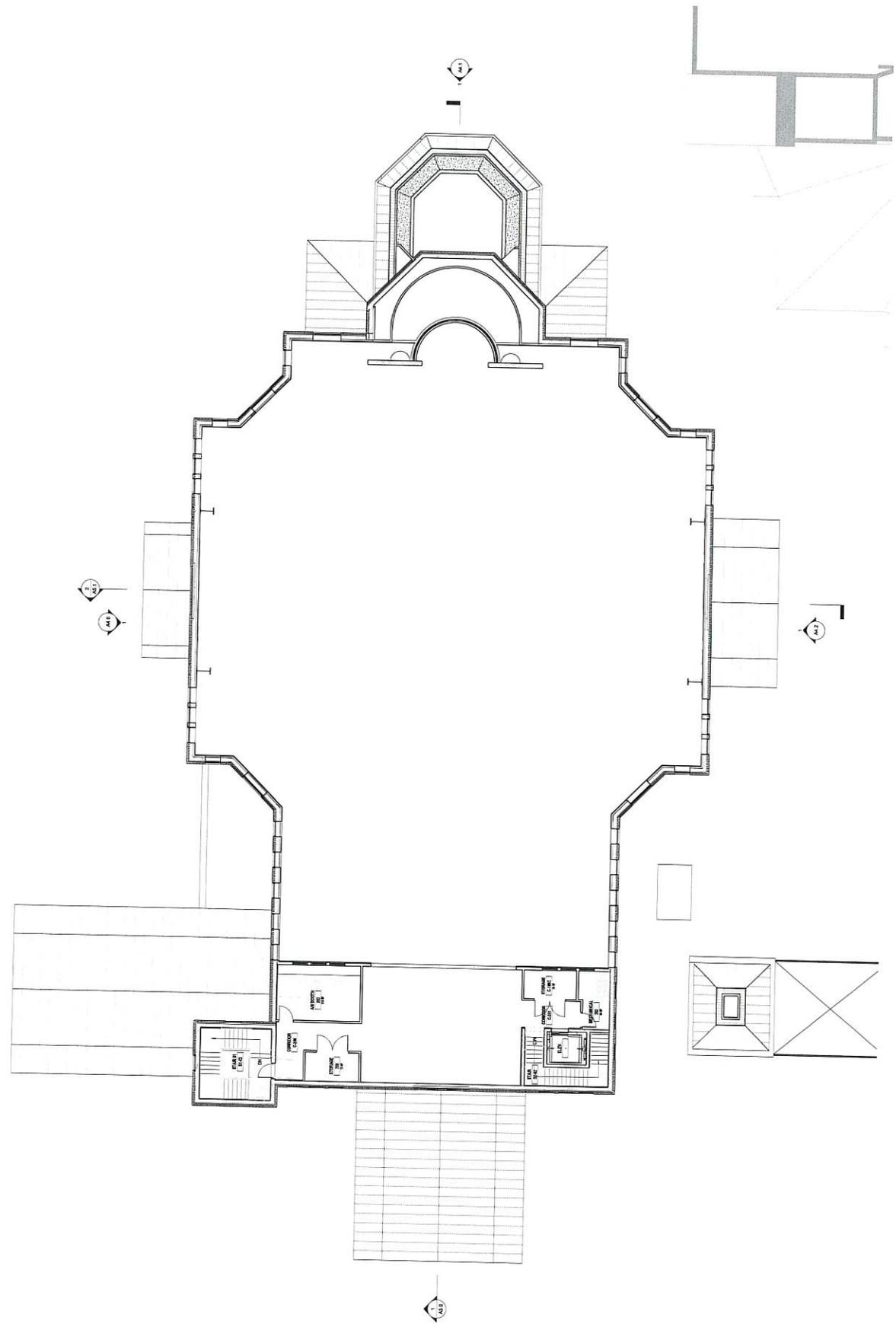


Sheet:
CHOIR LOFT FLOOR PLAN

Phase:
VILLAGE REVIEW BOARD SUBMITTAL

Scale:	1/8" = 1'-0"
Revision:	
Tot. Size:	(inches)
Date:	9/20/19
Project No.:	180088.01
Sheet No.:	

A2.2

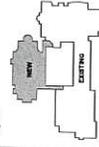


Contract:

Project:
St. Charles Church Addition

Location:
318 Clark Drive
Hartford, WI 53029

Map Part:



Sheet:
ROOF PLAN

Phase:
VULNERABILITY REVIEW BOARD SUBMITTAL

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

Revisions:

Date:

Drawn By:

Checked By:

Project No.:

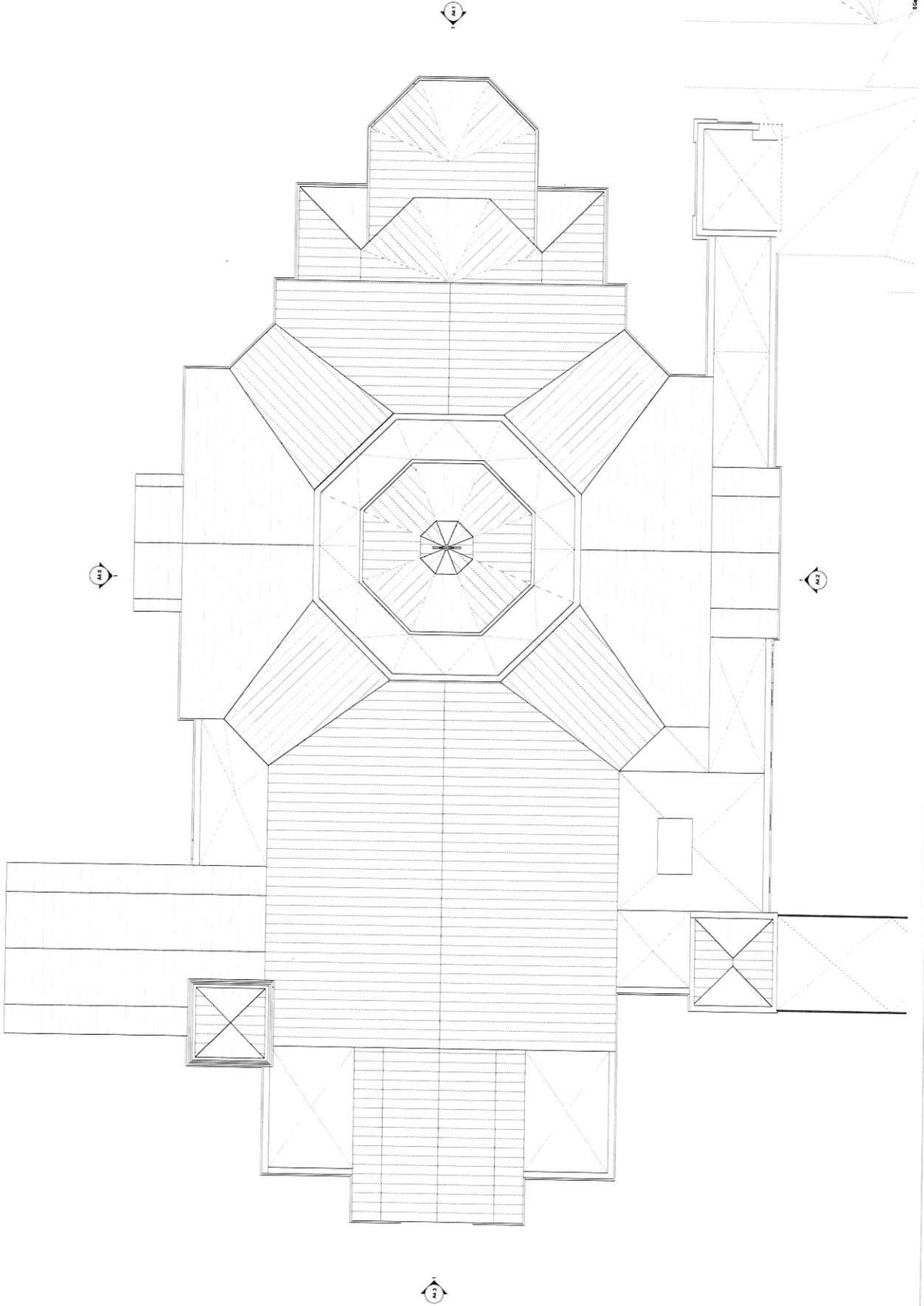
Sheet No.:

Client:

Architect:

Project No.:

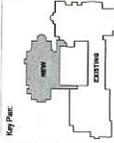
Sheet No.:



Consultant:

Project:
St. Charles Church Addition

Location:
313 Chest Drive
Milwaukee, WI 53229



Sheet:
EXTERIOR ELEVATIONS -
NORTH

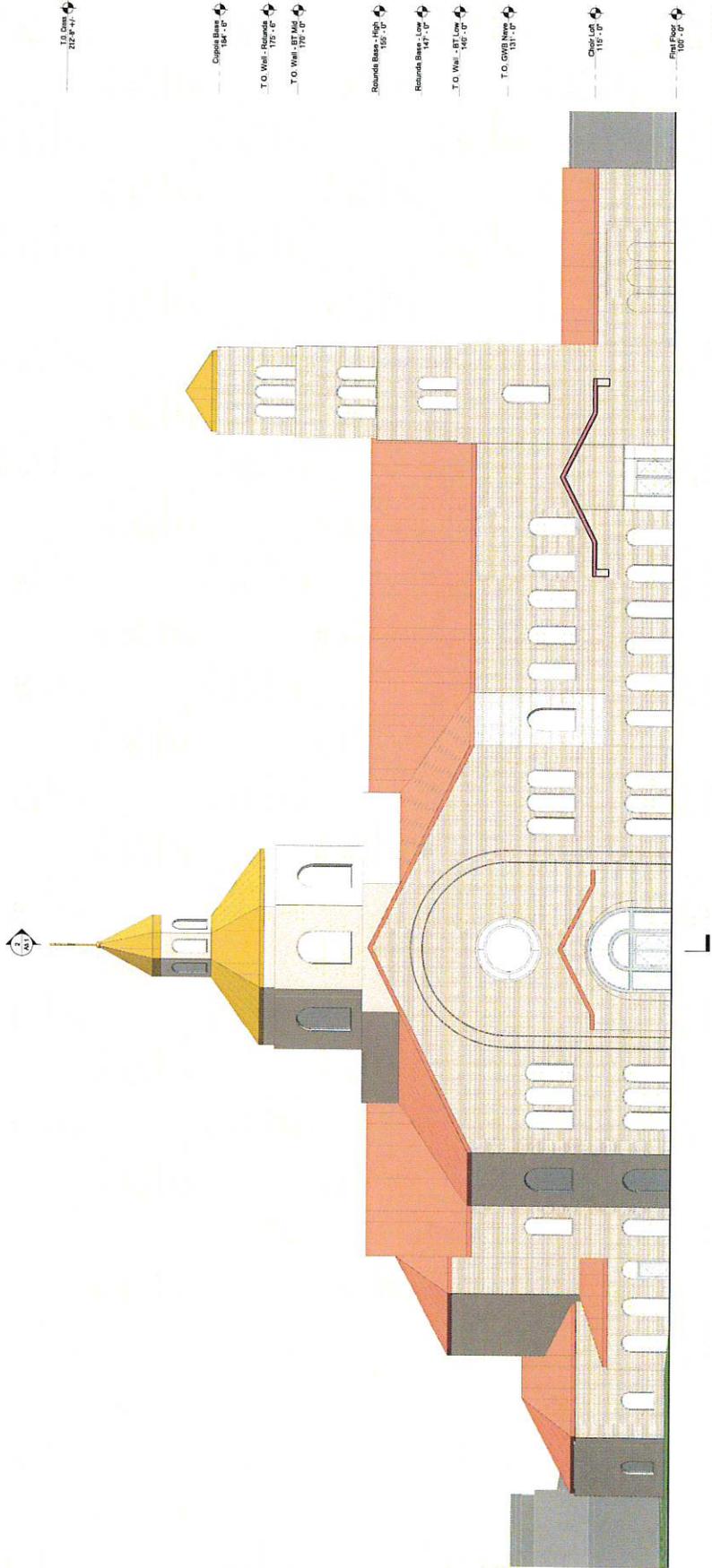
Phase:
VILLAGE REVIEW BOARD SUBMITTAL

Scale:
1/8" = 1'-0"
Resistant
All Lines
Dashed

Date:
9/28/19
Project No:
160088-01
Sheet No:

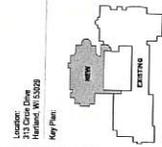
A4.0

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CONSULTANT

Project: St. Charles Church Addition



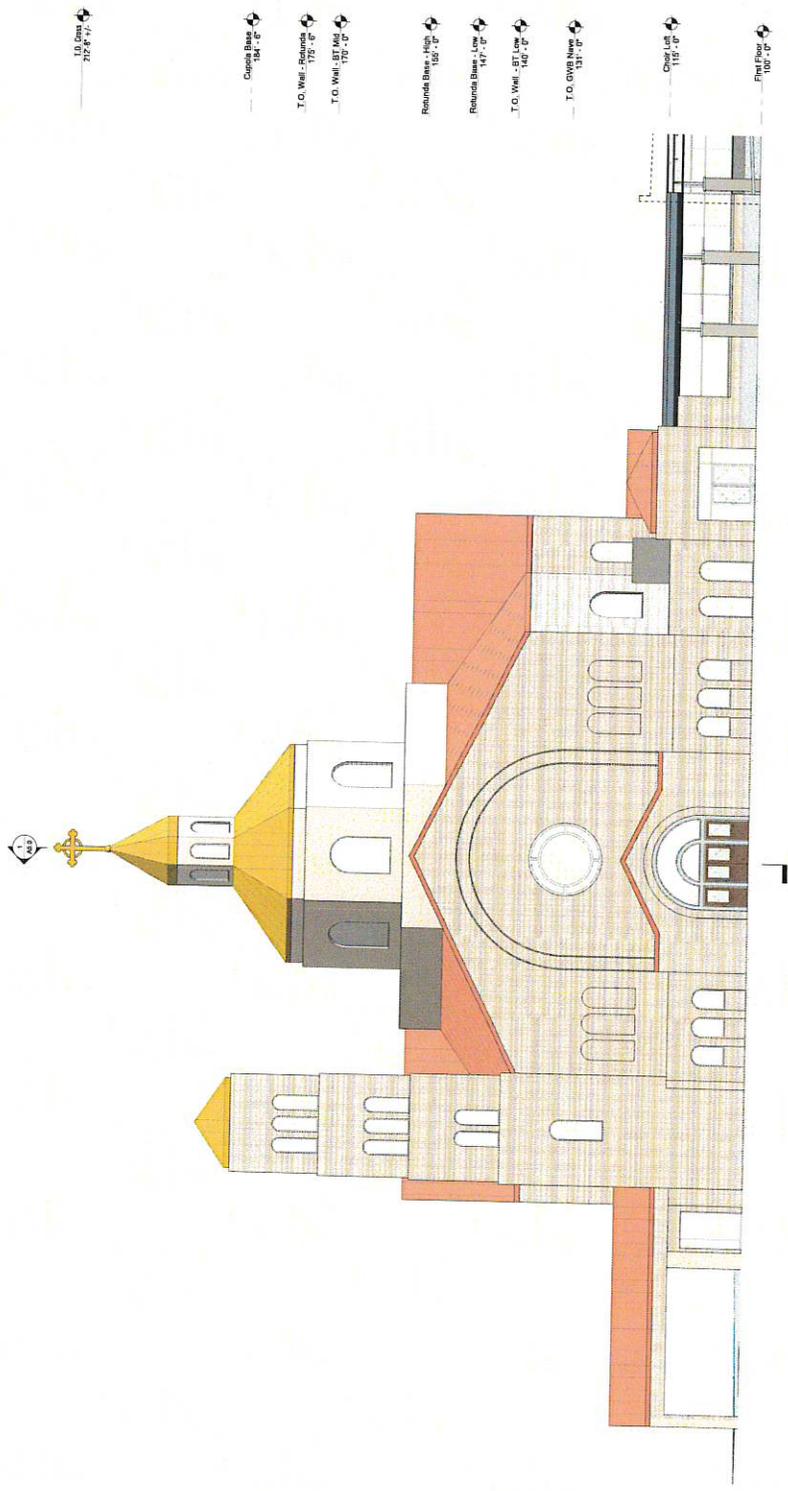
Location: St. Charles Church
Harvard, WI 53029
Key Plan:

Sheet: EXTERIOR ELEVATIONS - WEST

Phase: VILLAGE REVIEW BOARD SUBMITTAL

Scale:	1/8" = 1'-0"
Author:	JL
Check:	JK
Date:	9.26.18
Project No.:	1802008.01
Sheet No.:	

A4.3



T.O. Cross
202'-8 1/2"

Church Belfry
184'-0"

T.O. Wall - Recluse
175'-0"

T.O. Wall - BT Mid
170'-0"

Roofline Belfry
155'-0"

Roofline Belfry
141'-0"

T.O. Wall - BT Top
140'-0"

T.O. GWS Belfry
131'-0"

Chapel Lintel
115'-0"

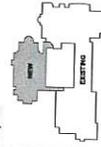
Finish Lintel
100'-0"

CONTRACT:

Project:
St. Charles Church Addition

Location:
St. Charles
Harland, TN 38203

Key Plan:



Sheet:

BUILDING SECTIONS

Phase:
VILLAGE REVIEW BOARD SUBMITTAL

Scale:

1/8" = 1'-0"

0' 0" = 0'-0"

1/2" = 1'-0"

3/4" = 1'-0"

1" = 1'-0"

1 1/4" = 1'-0"

1 1/2" = 1'-0"

1 3/4" = 1'-0"

2" = 1'-0"

2 1/4" = 1'-0"

2 1/2" = 1'-0"

2 3/4" = 1'-0"

3" = 1'-0"

Date:

9/25/18

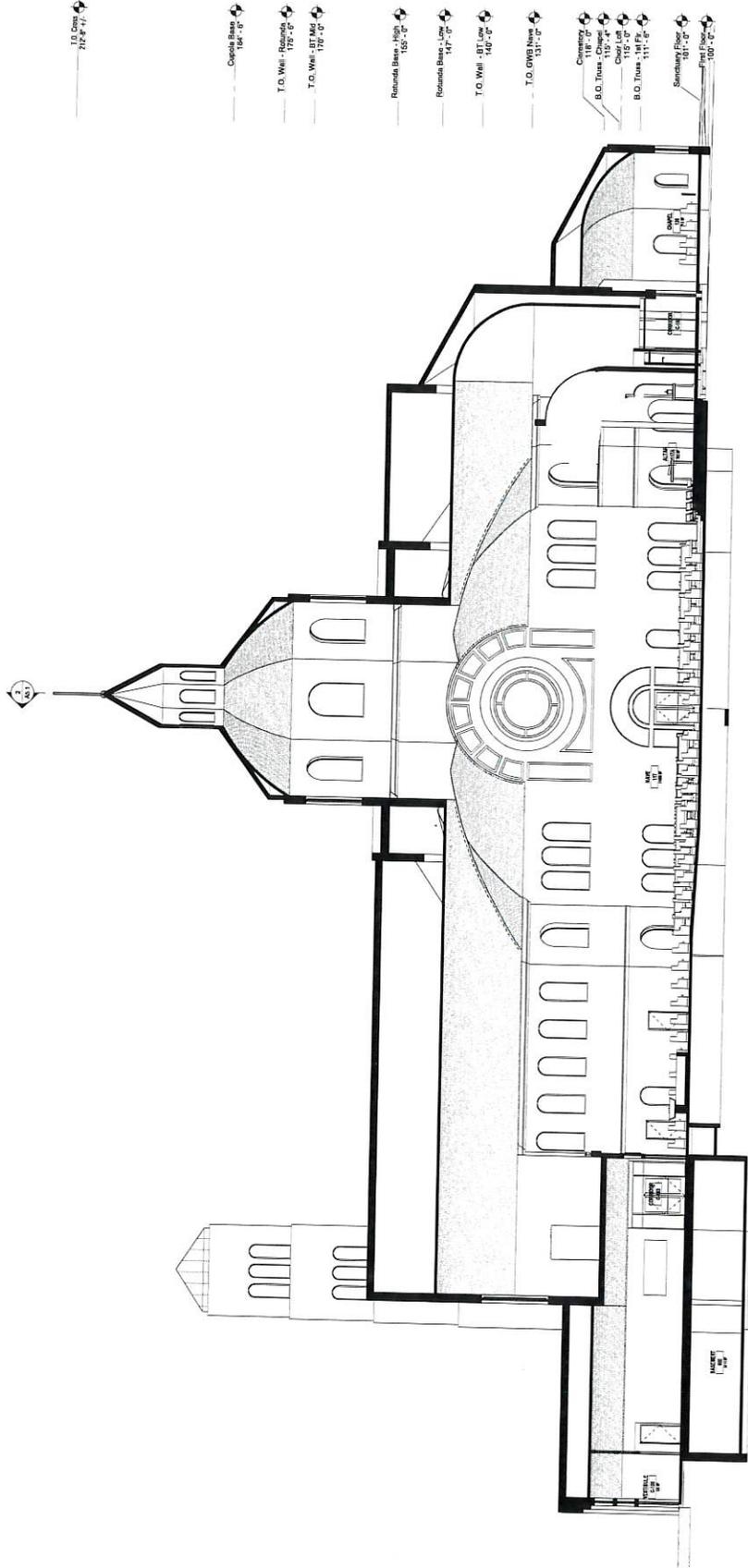
Project No.:

180308.01

Sheet No.:

A5.0

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T.O. Dome
212'-8 1/2"

Corporate Plaza
104'-0"

T.O. Wall - Raimunda
175'-0"

T.O. Wall - ST Med
170'-0"

Raimunda Plaza - High
105'-0"

Raimunda Plaza - Low
147'-0"

T.O. Wall - BT Low
140'-0"

T.O. GWB New
131'-0"

Chancel
119'-0"

B.O. Floor - Chancel
115'-0"

Chancel Loft
115'-0"

B.O. Floor - 111'-0"

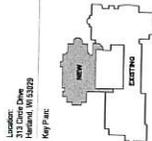
Secondary Floor
101'-0"

First Floor
100'-0"

Basement Floor
89'-0"

CONTRACT

Project: St. Charles Church Addition

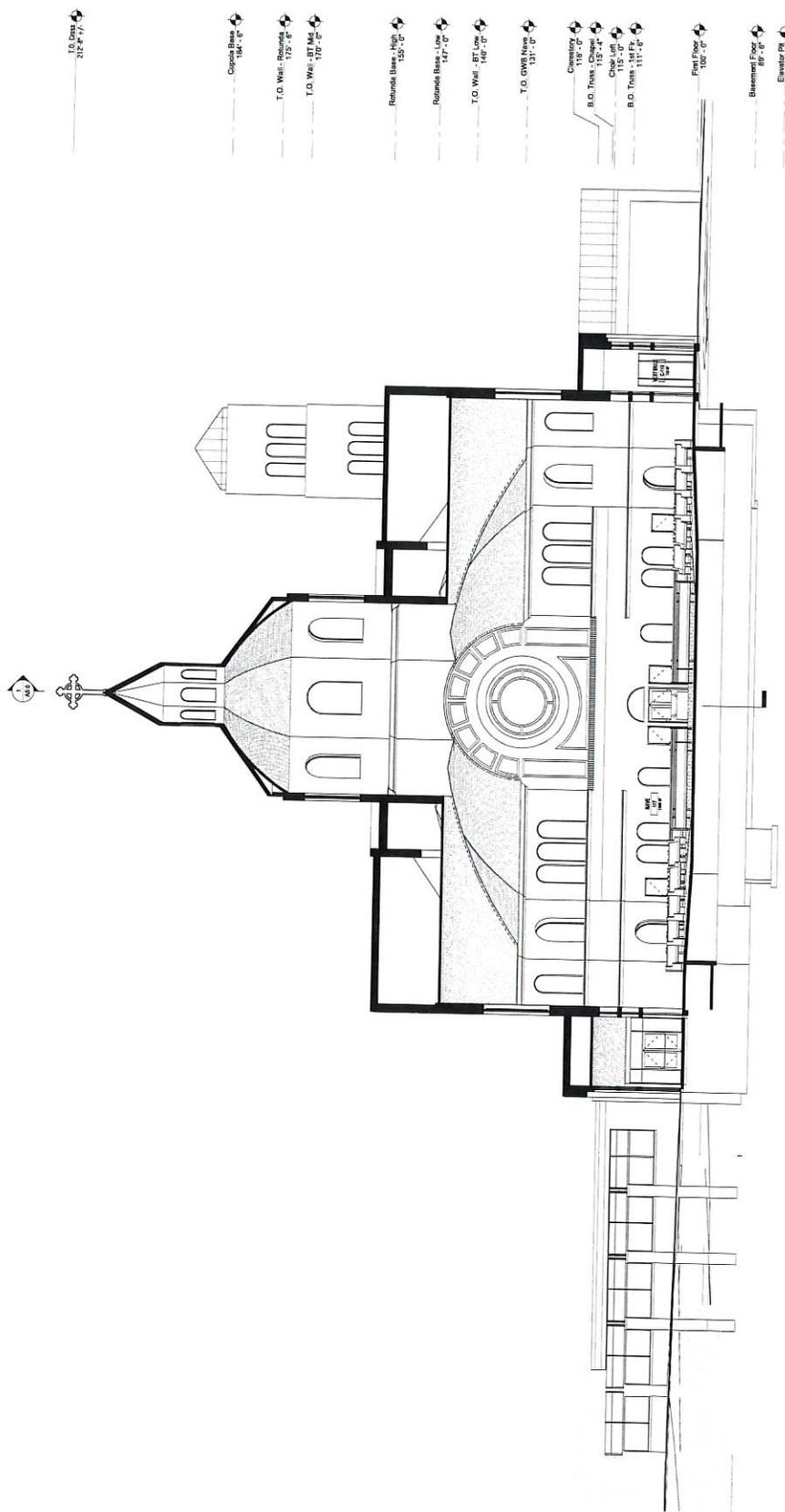


BUILDING SECTIONS

Sheet: [Blank]
Phase: VALUE REVIEW BOARD SUBMITTAL

Scale: 1/8" = 1'-0"
Revisions: [Table with 3 columns: No., Date, Description]

Date: 8/26/19
Project No: 190108E.01
Sheet No: [Blank]



T.O. Dome
212'-8 1/2"

Church Base
184'-0"

T.O. West - Recessed
170'-0"

T.O. Wall - ST. Mag.
170'-0"

Recessed Base - High
152'-0"

Recessed Base - Low
147'-0"

T.O. Wall - ST. Jay
146'-0"

T.O. G.W.S. Floor
131'-0"

Ceiling
115'-0"

B.O. Truss - Chaise
115'-0"

Chaise
115'-0"

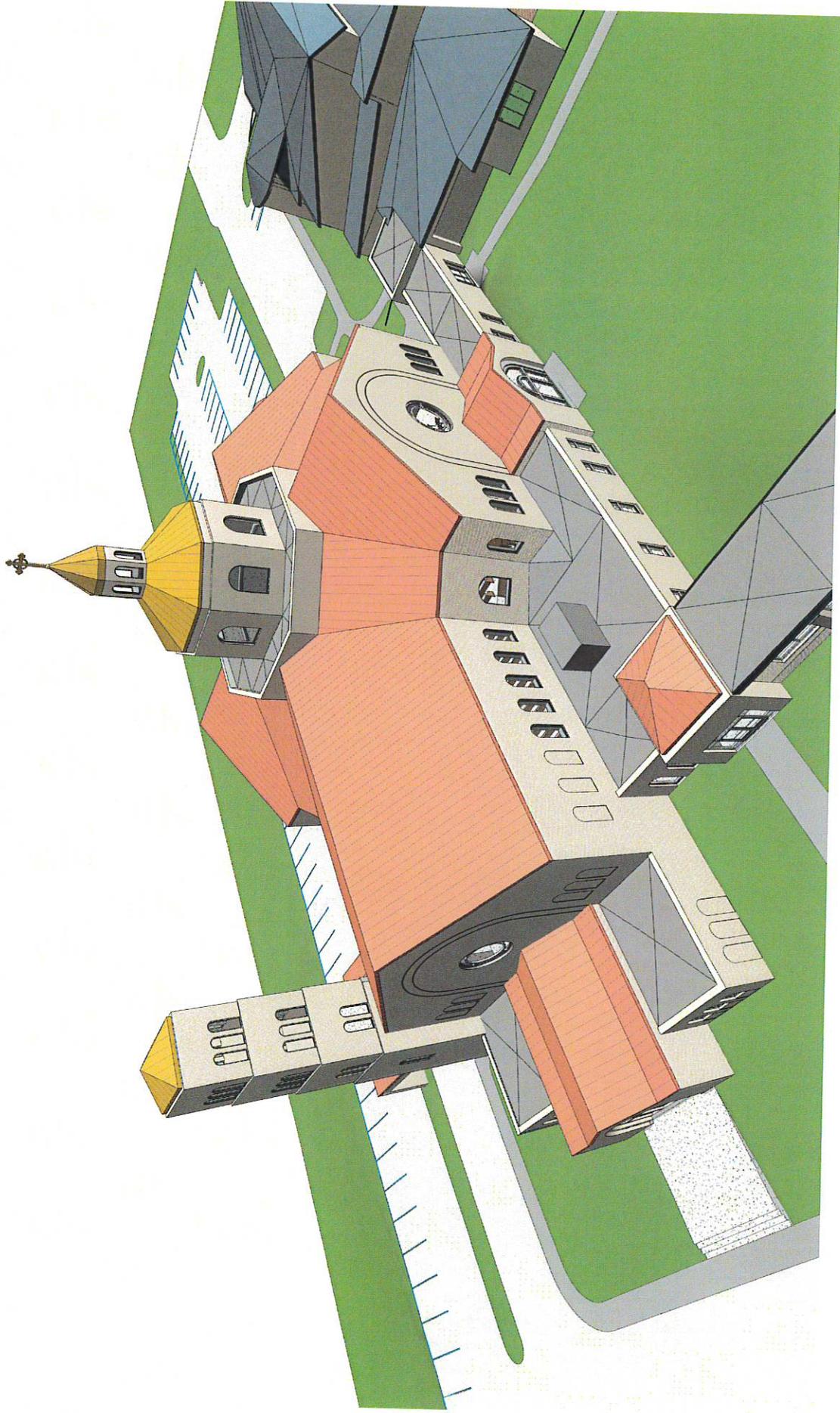
B.O. Truss - 1st Fl.
111'-0"

First Floor
100'-0"

Basement Floor
89'-0"

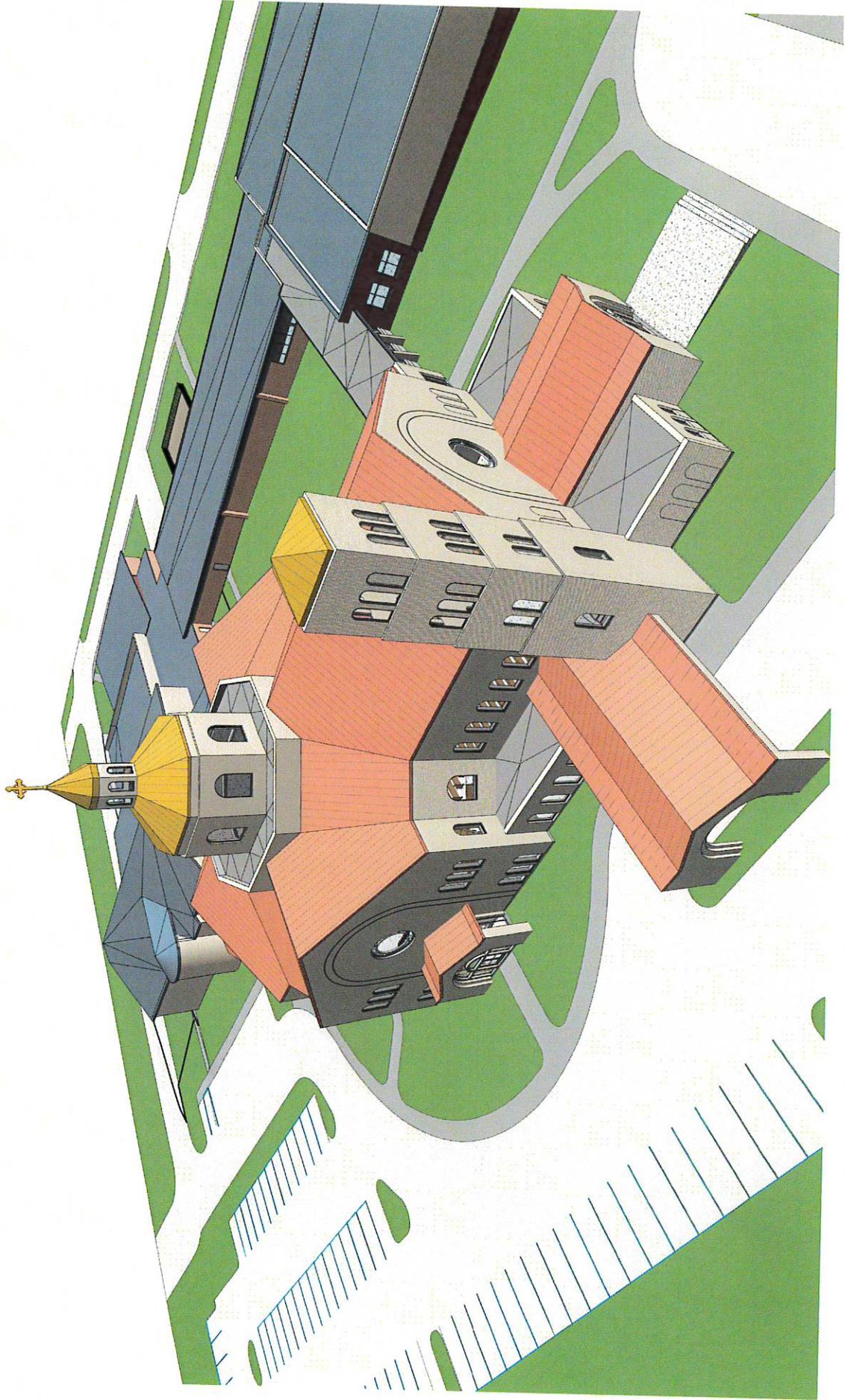
Elevator Pit
84'-0"

ST. CHARLES PARISH - CHURCH ADDITION



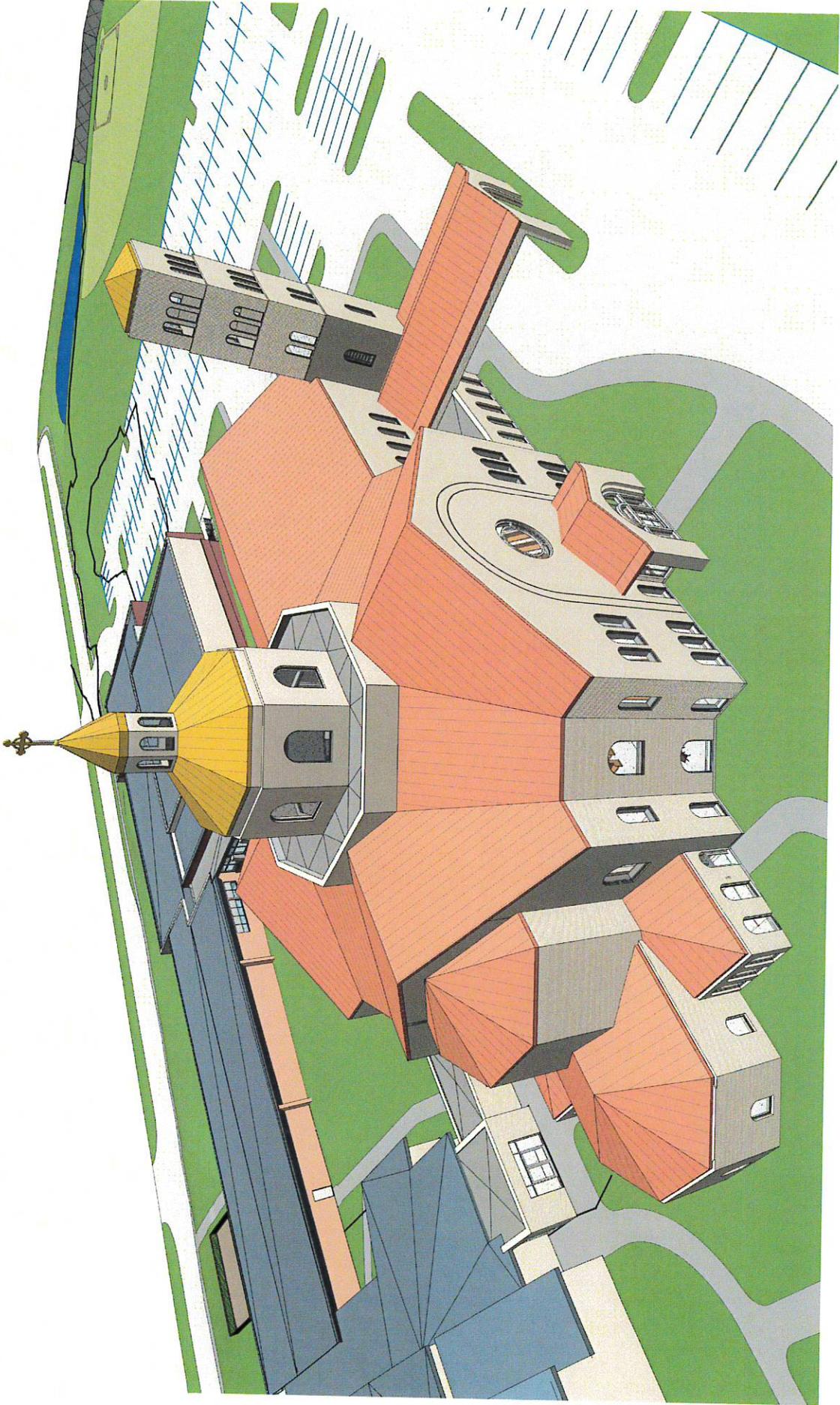
PERSPECTIVE - BIRD'S EYE NORTH EAST

ST. CHARLES PARISH - CHURCH ADDITION



PERSPECTIVE - BIRD'S EYE SOUTH EAST

ST. CHARLES PARISH - CHURCH ADDITION



PERSPECTIVE - BIRD'S EYE SOUTH WEST

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
CASSAUNDRRA 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

VILLAGE OF HARTLAND PLAN COMMISSION

RESOLUTION NO. _____

**A VILLAGE PLAN COMMISSION RESOLUTION ADOPTING
THE VILLAGE OF HARTLAND COMPREHENSIVE PLAN**

WHEREAS, the Village of Hartland, pursuant to the provisions of Section 62.23 of the Wisconsin Statutes, has created a Village Plan Commission; and

WHEREAS, it is the duty and function of the Village Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, to make and adopt a comprehensive plan for the physical development of the Village of Hartland; and

WHEREAS, the Village of Hartland requested the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to help prepare a Master Plan for the Village in 2004, which was instrumental in the creation of a comprehensive plan. The plan includes:

1. The collection, compilation, processing, and analyses of various types of population, housing, economic, natural resource, historic resource, recreation and open space, land use, transportation, utilities, community facilities, and other information pertaining to the Village;
2. A forecast of growth and change;
3. Statements of objectives, principles, and standards, and related design guidelines as the results of a community survey;
4. A Land Use component;
5. Recommended activities to implement the plan over time; and

WHEREAS, the aforementioned forecasts, inventories, analyses, objectives, land use plan, and implementation recommendations are set forth in a published report entitled *The Village of Hartland Comprehensive Development Plan: 2035*, Waukesha County, Wisconsin; and

WHEREAS, the Village of Hartland Plan Commission held public meetings to acquaint residents, landowners, and local government officials of the Village and neighboring communities with the plan recommendations, including public informational meetings held by the Plan Commission, and public hearings held on March 30, 2009 and June 1, 2009; and

WHEREAS, the Village Plan Commission has carefully considered the plan over an extended period of time, including public statements and requests during the planning process, and has proceeded to incorporate, where deemed appropriate, changes to the recommended comprehensive plan; and

WHEREAS, the Village Plan Commission considers the plan to be a necessary guide to the future development of the Village and environs.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 62.23(3)(B) of the Wisconsin Statutes, the Village of Hartland Plan Commission hereby adopts *The Village of Hartland Comprehensive Plan*, and the attendant recommended land use plan as a guide for the future development of the Village of Hartland and its environs; and

BE IT FURTHER RESOLVED, that the Clerk of the Village of Hartland on behalf of the Plan Commission transmits a certified copy of this resolution, after recording the action on the adopted plan, to the Board of Trustees of the Village of Hartland, Waukesha County, Wisconsin, to the State Department of Administration, Southeastern Wisconsin Regional Planning Commission, and to Waukesha County.

Passed and adopted this ____ day of _____, _____, by the Village of Hartland Plan Commission.

Jeffrey Pfannerstill, Chairperson

ATTEST:

Darlene Igl, MMC/WCPC, Village Clerk

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:	Fee Paid:
Date Filed:	Receipt No.:

1. Name: Luke Holtan
Address of Owner/Agent: N27W30147 Maple Ave Pewaukee WI 53072
(Town of Delafield)
Phone Number of Owner/Agent: 414 975 2170
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.
Single Family Residential

Luke Holtan
Signature of Petitioner

N27W30147 Maple Ave, Pewaukee WI 53072
Address

414 975 2170
Phone



EXHIBIT A

PROPERTY LOCATION: LOTS 1 & 2 GRANDHAVEN and Part of SEC 15 T7N R18E, . Also known as N27W30181 Grand Haven Drive, N27W30161 Maple Ave, N27W30147 Maple Ave And Maple Ave, Pewaukee, WI 53072.

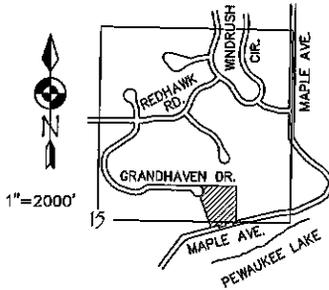
CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4, AND NE. 1/4 OF THE SE. 1/4 OF SECTION 15, AND LOTS 1 & 2 OF GRANDHAVEN LOCATED IN THE SE. 1/4 OF THE NE. 1/4, AND NE. 1/4 OF THE SE. 1/4 OF SECTION 15, T.7N., R.18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

ATLAS SURVEY

2826 SAINT ANDREWS COURT
WAUKESHA, WI 53188
(262) 901-5256
WWW.ATLASSURVEYWI.COM
SURVEYOR:
BRYCE KACZOR, PLS S-2803
SURVEY FOR:
LUKE HOLTAN
(414) 975-2170
PROPERTY:
N27W30181 GRAND HAVEN DR.
N27W30161 MAPLE AVE.
N27W30147 MAPLE AVE.
PEWAUKEE, WI 53072

LOCATION MAP NE. 1/4 SEC. 15-T7N-R18E

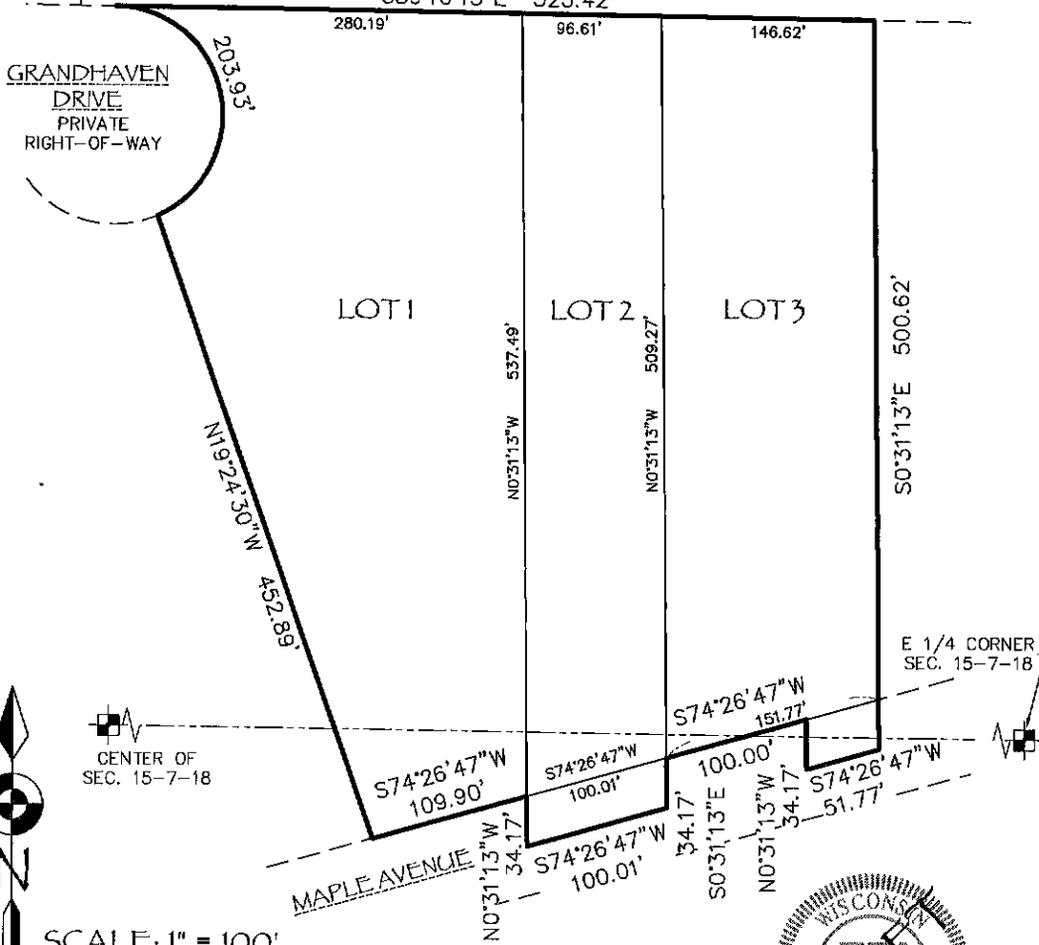


LEGEND

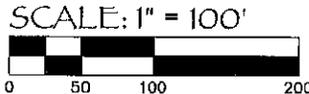
- - CONC. MON. FND.
- - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- - 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.
- Ⓐ LENGTH: 203.93'
"I" ANGLE: 155°47'41"
RADIUS: 75.00'
CHORD: 146.67'
BEARING: N11°16'22.5"W

OVERALL:
SEE SHEETS 2&3 FOR DETAILS

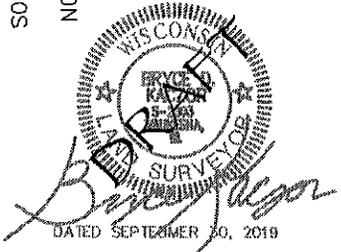
S89°10'13"E 523.42'



■ CENTER OF SEC. 15-7-18

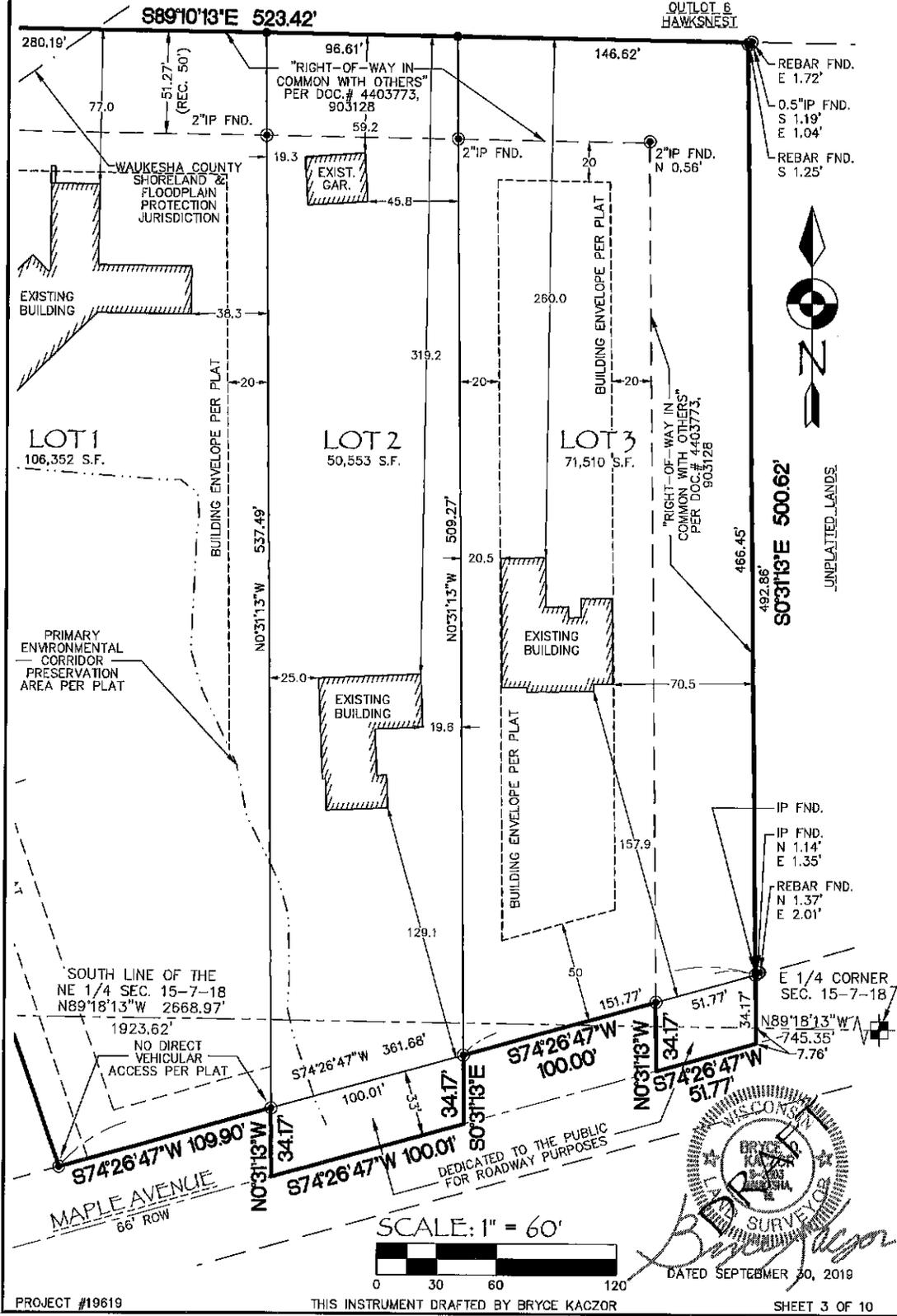


BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 15-7-18 AS N89°18'13"W.



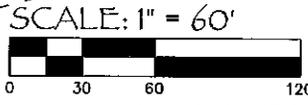
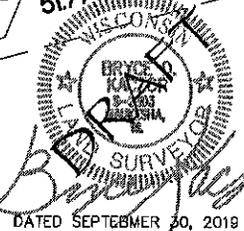
CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4, AND NE. 1/4 OF THE SE. 1/4 OF SECTION 15, AND LOTS 1 & 2 OF GRANDHAVEN LOCATED IN THE SE. 1/4 OF THE NE. 1/4, AND NE. 1/4 OF THE SE. 1/4 OF SECTION 15, T.7N., R.18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN



OUTLOT 6
HAWKSNEST

UNPLATTED LANDS
S03°13'E 500.62'



DEDICATED TO THE PUBLIC
FOR ROADWAY PURPOSES

MAPLE AVENUE
66' ROW

SOUTH LINE OF THE
NE 1/4 SEC. 15-7-18
N89°18'13"W 2668.97'

E 1/4 CORNER
SEC. 15-7-18

WAUKESHA COUNTY
SHORELAND &
FLOODPLAIN
PROTECTION
JURISDICTION

LOT 1
106,352 S.F.

LOT 2
50,553 S.F.

LOT 3
71,510 S.F.

PRIMARY
ENVIRONMENTAL
CORRIDOR
PRESERVATION
AREA PER PLAT

EXISTING
BUILDING

EXIST.
GAR.

EXISTING
BUILDING

EXISTING
BUILDING

REBAR FND.
E 1.72'
0.5"IP FND.
S 1.19'
E 1.04'
REBAR FND.
S 1.25'

IP FND.
IP FND.
N 1.14'
E 1.35'
REBAR FND.
N 1.37'
E 2.01'

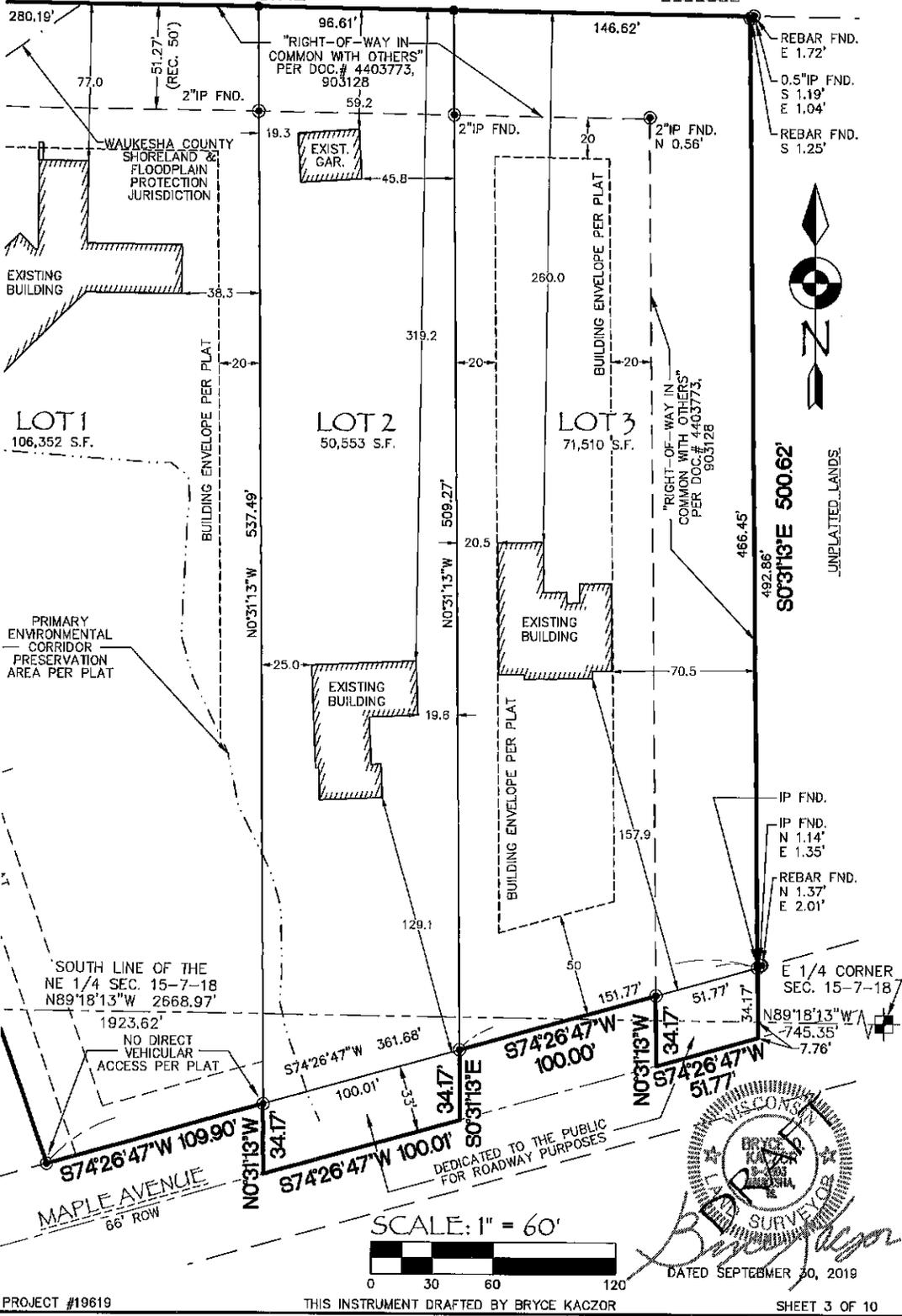
"RIGHT-OF-WAY IN
COMMON WITH OTHERS"
PER DOC. # 4403773,
903128

"RIGHT-OF-WAY IN
COMMON WITH OTHERS"
PER DOC. # 4403773,
903128

BUILDING ENVELOPE PER PLAT

BUILDING ENVELOPE PER PLAT

BUILDING ENVELOPE PER PLAT



280.19'

51.27'
(REC. 50')

96.61'

146.62'

77.0

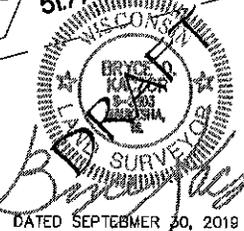
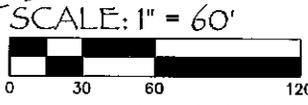
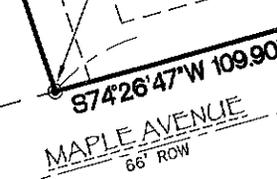
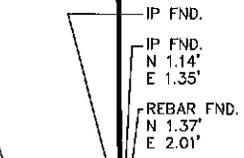
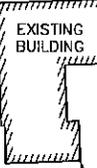
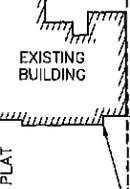
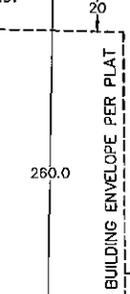
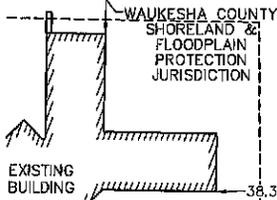
2"IP FND.

19.3

59.2

20

2"IP FND.
N 0.56'



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4, AND NE. 1/4 OF THE SE. 1/4 OF SECTION 15, AND LOTS 1 & 2 OF GRANDHAVEN LOCATED IN THE SE. 1/4 OF THE NE. 1/4, AND NE. 1/4 OF THE SE. 1/4 OF SECTION 15, T.7N., R.18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

NOTES:

1. EASEMENT SHOWN PER INFORMATION FURNISHED BY KNIGHT BARRY TITLE GROUP, FILE NO. 1043391, DATED JULY 2, 2019.
-BLANKET RESTRICTIONS AND COVENANTS FOR GRANDHAVEN PER DOC.#2780996 & 2718378 NOT SHOWN.
-BLANKET EASEMENTS AND RESTRICTIONS PER GRANDHAVEN NOT SHOWN.
-SANITARY SEWER EASEMENT PER DOC.#931885 LOCATED IN MAPLE AVENUE, NOT SHOWN.
-ELECTRIC EASEMENT PER DOC.#1396882 & 1396707, ELECTRIC LINE APPARENTLY ABANDONED PER GRANDHAVEN, NOT SHOWN.
-EASEMENT PER DOC.#1570962 NOT ON PROPERTY, NOT SHOWN.
-TEMPORARY EASEMENT PER DOC.#2647422 TERMINATED, NOT SHOWN.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
3. THE FIELD WORK WAS COMPLETED ON AUGUST 22, 2019.

SURVEYOR'S CERTIFICATE:

I, Bryce D. Kaczor, Registered Land Surveyor hereby certify;

That I have surveyed, divided and mapped all that being a part of the SE. 1/4 of the NE. 1/4, and NE. 1/4 of the SE. 1/4 of Section 15, and Lots 1 & 2 of Grandhaven located in the SE. 1/4 of the NE. 1/4, and NE. 1/4 of the SE. 1/4 of Section 15, T.7N., R.18E., Town of Delafield, Waukesha County, Wisconsin, more fully described as follows:

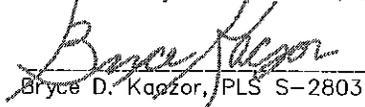
Commencing at the E 1/4 Corner of said Section 15; thence N89°18'13"W, along the South line of the NE 1/4 of said Section, 745.35 feet to the point of beginning of hereinafter described lands; thence S0°31'13"E, 7.76 feet; thence S74°26'47"W, along the centerline of Maple, 51.77 feet; thence N0°31'13"W, 34.17 feet to the southeasterly corner of said Lot 1 of Grandhaven; thence S74°26'47"W, 100.00 feet to the southwesterly corner of said Lot 1 of Grandhaven; thence S0°31'13"E, 34.17 feet; thence S74°26'47"W, along the centerline of Maple, 100.01 feet; thence N0°31'13"W, 34.17 feet to the southeasterly corner of said Lot 2 of Grandhaven; thence S74°26'47"W, 109.90 feet to the southwesterly corner of said Lot 2 of Grandhaven; thence N19°24'30"W, 452.89 feet to the northwesterly corner of said Lot 2 of Grandhaven; thence 203.93 feet along the right-of-way of Grandhaven Drive and the arc of a curve to the left with a radius of 75.00 feet whose chord bears N11°16'22.5"W, 146.67 feet to the northerly right-of-way line of said Grandhaven Drive; thence S89°10'13"E, along the southerly line of Outlot 6 of Hawksnest, 523.42 feet; thence S0°31'13"E, 492.86 feet to the point of beginning. Said lands containing 233,423 square feet (5.36 Acres).

That I have made such survey, land division and Certified Survey Map by the direction of LORI DENTICE, JOHN GLIATIS, CRISTINA GLIATIS, AND LUKE HOLTAN, owners of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the TOWN OF DELAFIELD and WAUKESHA COUNTY in surveying, dividing and mapping the same.

Dated this 30th day of September, 2019


Bryce D. Kaczor, PLS S-2803



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4, AND NE. 1/4 OF THE SE. 1/4 OF SECTION 15, AND LOTS 1 & 2 OF GRANDHAVEN LOCATED IN THE SE. 1/4 OF THE NE. 1/4, AND NE. 1/4 OF THE SE. 1/4 OF SECTION 15, T.7N., R.18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION:

As owners, We hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) WAUKESHA COUNTY
- 2) TOWN OF DELAFIELD

WITNESS the hand and seal of said owner this _____ day of _____
In Presence of:

LORI DENTICE, Owner

JOHN GLIATIS, Owner

CRISTINA GLIATIS, Owner

LUKE HOLTAN, Owner

STATE OF WISCONSIN)

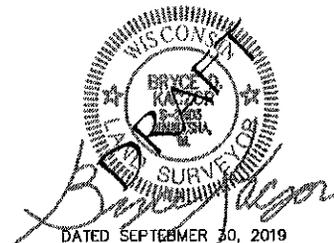
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named LORI DENTICE, JOHN GLIATIS, CRISTINA GLIATIS, AND LUKE HOLTAN to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin

My Commission Expires _____



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4, AND NE. 1/4 OF THE SE. 1/4 OF SECTION 15, AND LOTS 1 & 2 OF GRANDHAVEN LOCATED IN THE SE. 1/4 OF THE NE. 1/4, AND NE. 1/4 OF THE SE. 1/4 OF SECTION 15, T.7N., R.18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE:

_____, 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 dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of LORI DENTICE, Owner.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____ at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.

In presence of:

STATE OF WISCONSIN)

_____ COUNTY) SS)

Personally came before me this _____ day of _____, 20 _____, the above named _____, and _____ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4, AND NE. 1/4 OF THE SE. 1/4 OF SECTION 15, AND LOTS 1 & 2 OF GRANDHAVEN LOCATED IN THE SE. 1/4 OF THE NE. 1/4, AND NE. 1/4 OF THE SE. 1/4 OF SECTION 15, T.7N., R.18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE:

_____, 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 dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of JOHN GLIATIS and CRISTINA GLIATIS, Owner.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____ at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.

In presence of:

STATE OF WISCONSIN)

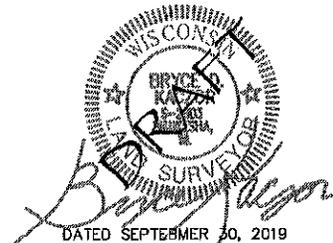
_____ COUNTY) SS)

Personally came before me this _____ day of _____, 20 _____, the above named _____, and _____ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4, AND NE. 1/4 OF THE SE. 1/4 OF SECTION 15, AND LOTS 1 & 2 OF GRANDHAVEN LOCATED IN THE SE. 1/4 OF THE NE. 1/4, AND NE. 1/4 OF THE SE. 1/4 OF SECTION 15, T.7N., R.18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE:

_____ 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 dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of LUKE HOLTAN, Owner.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____ at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.

In presence of:

STATE OF WISCONSIN)

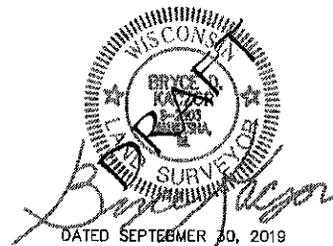
_____ COUNTY) SS)

Personally came before me this _____ day of _____, 20 _____, the above named _____, and _____ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4, AND NE. 1/4 OF THE SE. 1/4 OF SECTION 15, AND LOTS 1 & 2 OF GRANDHAVEN LOCATED IN THE SE. 1/4 OF THE NE. 1/4, AND NE. 1/4 OF THE SE. 1/4 OF SECTION 15, T.7N., R.18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

TOWN BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Town of Delafield, is hereby approved by the Town Board.

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

Date: _____ Signed _____
Ronald A. Troy, Town Chair

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Town Board of the Town of Delafield.

Date: _____ Signed _____
Mary Eisner, Town Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Town of Delafield, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20____.

Date: _____ Signed _____
Kevin Fitzgerald, Chairperson

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

Date: _____ Signed _____
Mary Eisner, Town Clerk

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL:

Resolved that the Certified Survey Map, in the Town of Delafield, Wisconsin, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statues.

Dale Shaver, Director

