

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, MAY 18, 2020
7:00 PM
HELD AS A ZOOM MEETING

Roll Call

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three minute time period per person, with time extensions per the Chairman's discretion.

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of April 20, 2020.
2. Architectural Board review and consideration of an application for signage for Reichl & Kolstad Orthodontics, 870 Rose Drive.
3. Architectural Board review and consideration of an application for replacement of a sign for Hartland Terrace, 327 North Avenue.
4. Plan Commission review and consideration of an Extraterritorial Certified Survey Map in the Town of Delafield.
5. Items related to potential development of property on Campus Drive east of Lake Country Lutheran:
 - a. Plan Commission review and consideration of a petition to rezone property to the RM-1 Multi-Family Residential District and the RS-5 Single Family Residential District.
 - b. Plan Commission review and consideration of a petition for a Planned Unit Development
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.

Tim Rhode, Village Administrator

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: www.villageofhartland.com (Government/Agendas and Minutes).

Joint Architectural Board/Plan Commission Agenda

Monday, May 18, 2020

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To participate in the Village of Hartland Village “Zoom” Board meeting, please dial 1 (312) 626-6799. The Meeting ID is 870 0492 8004. You will be able to listen to the meeting; however, the only opportunity to talk during the session will be at the start of the meeting, when the Chairperson asks for public comment.

If you have questions or concerns related to an item listed on the agenda, please contact Building Inspector Scott Hussinger at (262) 490-8222 or scotth@villageofhartland.com no later than Thursday, May 14, 2020.

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, APRIL 20, 2020
6:30 PM
MEETING ZOOM

Present: Jeff Pfannerstill, James Schneeberger, Tim Hallquist, Tim Fenner, David de Courcy-Bower, Jeff Bierman, and Ann Wallschlager.

Others Present: Administrator Rhode, 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 February 2020.

Motion (Wallschlager/Hallquist) to approve the Jt. Architectural Board/Plan Commission minutes for February 17, 2020. Carried (7-0).

2. Architectural Board review and consideration of an application for signage for Bank Five Nine, 800 Cardinal Lane-

It was stated the signage is for the existing main sign involving an aluminum shell and refacing the bottom. deCourcy-Bower asked if it was in a new location and it was stated no.

Motion (deCourcy-Bower/Hallquist) to approve the application fo signage for Allstate Insurance, 129 E. Capitol Drive. Carried (7-0).

3. Architectural Board review and consideration of an application for construction of a detached garage on the Bower property, 626 Cardiff Drive-

Mr. Bower said this is for a 2 car garage in the backyard. He said he submitted all the drawings to Building Inspector Hussinger. A question was asked about the height, Hussinger said Mr. Bower is increasing the roof pitch to match the house pitch. Fenner asked about the current building on the property and Mr. Bower said it is a shed. deCourcy-Bower asked if the building materials were similar to the house and Mr. Bower said yes.

Motion (deCourcy-Bower/Wallschlager) to approve the application for construction of a detached garage on the Bower property, 626 Cardiff Drive with clarification of the 3 inch height. Carried (7-0).

4. Architectural Board review and consideration for a sign for Hartland Movement Center, 592 W North Shore Drive-

No one from Hartland Movement Center was present on the Zoom meeting. Fenner asked if this is part of the Hartland BID review. Hussinger said the property is located on N. Shore Drive and is not under BID review. He said it meets the zoning requirements. Fenner asked if there was any existing signage. Hussinger said yes for that suite.

Motion (Hallquist/Fenner) to approve the signage for Hartland Movement Center, 592 W. North Shore Drive. Carried (7-0).

5. Architectural Board review and consideration of an application for a sunroom addition on the Lundbohm residence, 627 Robin Lane-

No was present on the Zoom meeting for this application. Hussinger said it meets the setback requirements. He said the shingles on the sunroom roof will match the shingles on the house. He said there is very little siding on the sunroom as it is all glass panels and it is located at the back of the house. Hussinger said with very little siding it will have very little impact. deCourcy-Bower asked if the Architectural Board could approve it with Hussinger approving the color of the siding/material.

Motion (deCourcy-Bower/Hallquist) to approve the application for a sunroom addition on the Lundbohm residence contingent on Hussinger confirming color scheme matches the house and meets zoning requirements. Carried (7-0).

6. Plan Commission/Architectural Board review and consideration of installation of a bulk nitrogen supply system at Eye Com. Inc., 455 E. Industrial Drive-

Robert from Eye Com Inc. stated it will be 42 ft. 2 inches in height with a 10 ft. diameter. It will have a concrete pad, will be white in color and is needed for the business. Wallschlager asked if they currently have a tank and Robert said no. Robert stated it will not be visible from the street. Pfannerstill commented that if approved in the motion it should state it cannot be used for anything else such as cellular antennae's. Pfannerstill asked if Eye Com owns the tank and Robert said no, they lease it from Proxair. Pfannerstill asked if any additional insurance would be needed in case of a catastrophic event and who would be responsible. Someone from Proxair commented that Proxair would be responsible but they have never had a catastrophic event even during hurricanes. deCourcy-Bower asked if it meets all the zoning requirements and Hussinger said yes.

Motion (deCourcy-Bower/Hallquist) to approve the installation of a bulk nitrogen supply system at Eye Com, 455 E. Industrial Drive. Carried (7-0).

7. Plan Commission/Architectural Board review and consideration of an application for a sports pavilion for Lake Country Lutheran, 401 Campus Drive.

Lake Country Lutheran's architect Mr. Bahr was present on the Zoom meeting and said they are looking to build a restroom and concession building for events like football games, track, baseball etc. He said it will be 35x45 and the materials will match the buildings on campus. He said it will relatively be invisible from the road. deCourcy-Bower asked about lighting. Mr. Bahr said there are no lighting plans at this time. Resident Patti Kiekahefer was present on the zoom meeting and commented that the football lights at night are very bright. Wallschlager asked if it would be used for baseball and Mr. Bahr yes but mainly for football but he said again they have no plans to add lighting to it. deCourcy-Bower commented that the main reason he asked about lighting was to be sure people can get in and out of the building safely. There was discussion on having some type of lighting above the door for safety.

Motion (deCourcy-Bower/Fenner) to approve the application for a sports pavilion for Lake Country Lutheran, 401 Campus Drive contingent on Lake Country Lutheran working with Hussinger for adequate lighting for Ingress and Egress on the pavilion. Carried (7-0).

8. Announcements-

Pfannerstill thanked the Plan Commissioners for all the time they put in.

9. Adjourn-

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

Meeting adjourned at 7:32 pm.

Respectfully submitted by
Recording Secretary,

Deidre Bush y, Deputy Clerk



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

Job Address 870 ROSE DRIVE HARTLAND			
Lot	Block	Subdivision	Key No. HAV
Owner RESCHL + KOLSTAD ORTHODONTICS		EMAIL debbie@ortho.com	Phone 262-547-2827
Address 870 ROSE DRIVE		City HARTLAND	State WI Zip 53029
Contractor AFFORDABLE SIGNS + LIGHTING	Phone 262-246-6939	FAX 262-246-6939#	EMAIL affsigns@gmail.com
Address P.O. Box 726		City SUSSEX	State WI Zip 53089

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.

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 870 ROSE DRIVE TAX KEY # _____
OWNER Reichl + Kolstad Orthodontics PHONE 262-547-2827
ADDRESS 870 ROSE DRIVE CITY Hartland STATE WI ZIP 53209
CONTRACTOR Alford & Co. Sign & Light PHONE 262-246-6939
ADDRESS 156 W 23415 Mitchell Lane CITY Surrey STATE WI ZIP 53089
P.O. Box 226

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

WORDS AS THEY WILL APPEAR ON THE SIGN:
REICHL + KOLSTAD ORTHODONTICS

OVERALL DIMENSIONS OF SIGN 8 1/2" X 192" COLOR OF BACKGROUND EXTRM PASTA

SIZE OF LETTERS IN INCHES 2 1/2" COLOR OF LETTERS BLACK

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

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 \$ 2800 -

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.

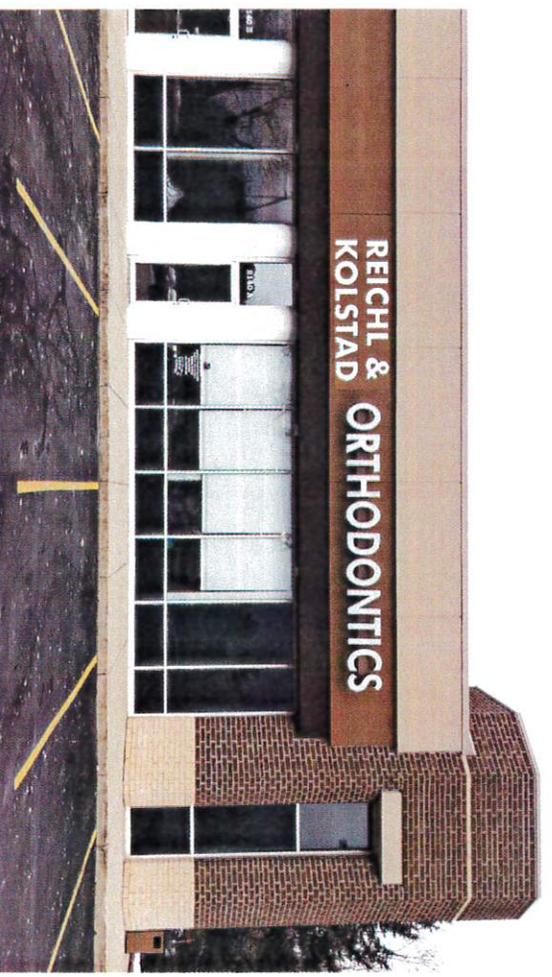
APPLICANT [Signature] DATE 3/30/2020

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____

PROOF A



PROOF C



Customer: Reichl & Kolstad

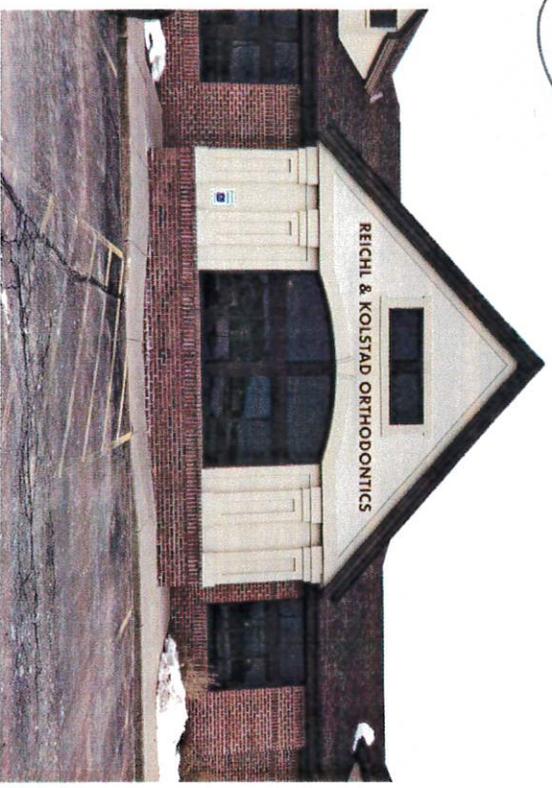
Sizes: 16" Text (A)

8.5" Text (B)

Match Existing (C&D)

Colors: As Shown

PROOF B



PROOF D



APPROVED

APPROVED W/ CHANGES

SEND NEW PROOFS

The customer is responsible for the verification of the accuracy of the attached proof. Please specify any pantone colors, fonts, or sizes, not listed above. By signing this form you are authorizing Affordable Signs & Lighting to proceed with the production of your order.

SIGNATURE _____

DATE _____

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12521 246-6939

affordable@gsi.com

PO Box 200, Sussex, WI 53089

SALIX • SCENICVIEW • INTERWAYS • BRICKERS • BOSTON/ST. LOUIS

OAKWOOD CHURCH
3041 OAKWOOD RD
HARTLAND WI 53029

WESTFIELD COMMERCE CENTER LTD
1424 WOODSIDE ST
HARTLAND WI 53029-8848

TOWN BANK
10 W MIFFLIN ST
MADISON WI 53703

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

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

ATB OF HARTLAND LLC
1208 HWY 83
HARTLAND WI 53029



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

Job Address 327 North Ave				
Lot	Block	Subdivision	Key No. HAV	
Owner		EMAIL	Phone	
Address		City	State	Zip
Contractor		Phone	FAX	EMAIL
Address		City	State	Zip

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Four (4) bound sets of plans and application material and one (1) electronic copy of all submittals.

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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: 4 May 2020 Date of Meeting: _____ Item No. _____

**Hartland Architectural Board
Application Review Policies**

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

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

PROOF

IMPORTANT! PLEASE READ OUR PROOF & PRODUCTION POLICY

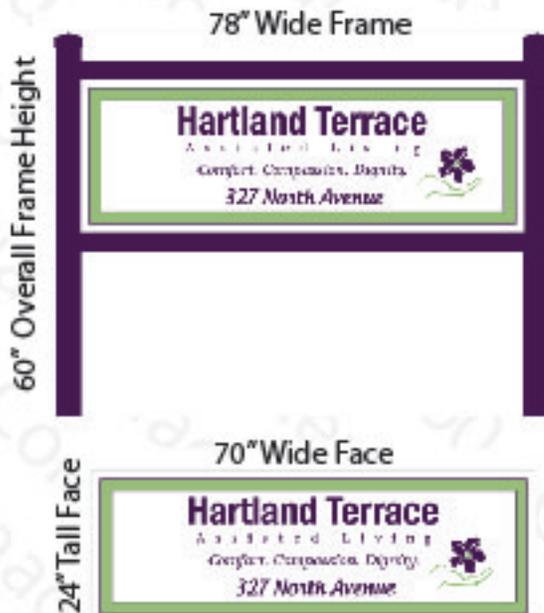
At Image360, we take pride in precision - but the final examination for accuracy is your responsibility. Before giving approval, please examine the proof(s) carefully for the accuracy of information presented, as well as spelling, punctuation, numbers, graphics, colors, fonts, and general layout. Our normal production cycle begins from the date written approval is received. We can not accept verbal approvals.

CUSTOMER: Hartland Terrace
ORDER#: 45077
PROJECT: 69.5"x24" Monument Sign
PROOF DATE: 05/04/2020

Location:
327 North Ave
Hartland, WI 53029



Sign EXISTING



PROPOSED



This creative Design is the property of Image360 and cannot be used, reproduced or distributed in any way without their express permission. Client retains ownership of logo, trademarks, slogans etc. used within.



2385 S 179th St • Unit A • New Berlin, WI 53146
P (262) 789-8006 • F (262) 789-8094
www.Image360NewBerlin.com

Please review artwork and return corrections or signed approval

- Approved**
- Approved w/ Changes**
- Please Change and Re-Send**

Signature

Date

ATHAN ECHOLS AND SHERRY ECHOLS
217 NORTH AVE
HARTLAND WI 53029-1717

CAROL A PFEIFFER TRUST
301 NORTH AVE
HARTLAND WI 53029

CHARLENE M MARSALLI
209 NORTH AVE
HARTLAND WI 53029-1717

CHRISTINA LEDONNE
241 NORTH AVE
HARTLAND WI 53029

DAVID R MCCLURE AND LINDA S
MCCURE
305 NORTH AVE
HARTLAND WI 53029-1719

JEFFREY B KUETHER AND PEGGY A
ZIEMANN KUETHER
229 NORTH AVE
HARTLAND WI 53029-1717

LYNN EGAN
207 NORTH AVE
HARTLAND WI 53029-1717

MARK PAPE
223 NORTH AVE
HARTLAND WI 53029

PHILLIP J DOLESHAL
W298N5477 GREEN BRIAR DR
HARTLAND WI 53029-1133

ROBERT HARROUN AND MICHELLE
HARROUN
235 NORTH AVE
HARTLAND WI 53029

ROLAND H LOMBARD JR AND WENDY A
LOMBARD
201 NORTH AVE
HARTLAND WI 53029

SUMMIT LAKES APARTMENTS LLC
19105 W CAPITOL DR STE 200
BROOKFIELD WI 53045

THOMAS A LUDTKE
311 NORTH AVE
HARTLAND WI 53029

WAYNE WEGENKE AND STEVEN J
KAUTZ
220 TWIN HARBOR DR
WINNECONNE WI 54986-9709

WILLIAM GROSS AND CAROLYN GROSS
253 NORTH AVE
HARTLAND WI 53029

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: 4.8.2020	Fee Paid: \$100
Date Filed:	Receipt No.:

1. Name: Jaime Krofta and Dan Rooney
Address of Owner/Agent: W298 S2785 Shady Ln. Pewaukee, WI 53072
Phone Number of Owner/Agent: 262-442-3891
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.
Current Use: Single Family Residence
Proposed Use: Single Family Residence

Jaime Krofta
Signature of Petitioner
1606 E. Webster Pl. Milwaukee, WI 53211
Address
262-442-3891
Phone



NOTE:

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

CSM fees + \$300 Professional Fee Deposit
Or
Preliminary Plat Review Fees + \$1,000 Professional Fee Deposit

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

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

Final Plat Review Fees:

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

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

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

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

Submit plat and \$100 fee to:

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

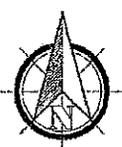
EXHIBIT A

BEING A DIVISION OF LOT 8 AND PART OF LOT 11, OF THE RE-SURVEY OF CONTINUATION OF THE PLAT OF BLATZS OAKWOOD GROVE, IN THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 14, TOWN 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

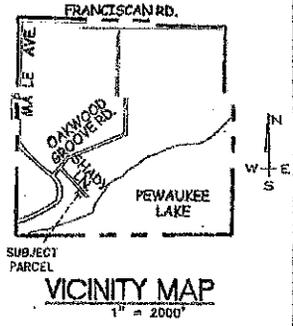
CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOT 8 AND PART OF LOT 11, OF THE RE-SURVEY OF CONTINUATION OF THE PLAT OF BLATZS OAKWOOD GROVE, IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

The NW Corner of the NW 1/4 of Section 14 7-18 Concrete Monument with Brass Cap
N : 306.491.15
E : 2,442,560.76



THE NW 1/4 OF SECTION 14-7-18



THE WAUKESHA COUNTY PARK AND PLANNING COMMISSION GRANTED A WAIVER ON JUNE 10, 2013, REDUCING THE WIDTH OF THE ESTABLISHED ROAD RIGHT-OF-WAY OF SHADY LANE FROM 66' TO 33'

THE ENTIRE PROPERTY LIES WITHIN THE JURISDICTIONAL LIMITS OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE.

The West Line of the Northwest 1/4 of Section 14-7-18
N00°39'00"W 569.13'
N00°39'00"W 2651.42'

The SW Corner of the NW 1/4 of Section 14 7-18 Concrete Monument with Brass Cap
N : 304,785.85
E : 2,442,550.16

PREPARED FOR :
DANIEL ROONEY
W298 N2785 SHADY LN.
PEWAUKEE, WI 53072

ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 14-7-18, WHICH IS ASSUMED TO BEAR N 00°39'00" W, WI. STATE PLANE COORDINATE SYSTEM SOUTH ZONE PER JULY 2008 C.S.S.D.

LOT 1 IS SUBSTANDARD TO NR 115, THEREFOR, THE EXISTING SHED OVER THE LOT LINE MUST BE REMOVED PRIOR TO THE ISSUANCE OF A ZONING PERMIT FOR A NEW RESIDENCE OR A VARIANCE REQUESTED AND GRANTED BY THE WAUKESHA COUNTY BOARD OF ADJUSTMENT



- - DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING 1.13 LBS. PER LINEAL FOOT.
- - DENOTES FOUND 1" IRON PIPE



SURVEYING ASSOCIATES, INC.
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX: (414) 257-2443
sai@wi.rr.com

MARC C. PASSARELLI P.L.S. # 2817

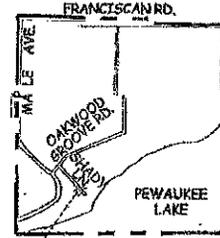
CERTIFIED SURVEY MAP NO. _____

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• The NW Corner of the NW 1/4 of Section 14-7-18 Concrete Monument with Brass Cap
N : 306,493.15
E : 2,442,560.26



THE NW 1/4 OF SECTION 14-7-18



SUBJECT PARCEL
VICINITY MAP
1" = 2000'

THE WAUKESHA COUNTY PARK AND PLANNING COMMISSION GRANTED A WAIVER ON JUNE 10, 2013, REDUCING THE WIDTH OF THE ESTABLISHED ROAD RIGHT-OF-WAY OF SHADY LANE FROM 66' TO 33'

THE ENTIRE PROPERTY LIES WITHIN THE JURISDICTIONAL LIMITS OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE.

The West Line of the Northwest 1/4 of Section 14-7-18
N00°39'00"W 569.15'
N30°39'00"W 2651.42'

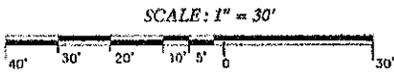
• The SW Corner of the NW 1/4 of Section 14-7-18 Concrete Monument with Brass Cap
N : 393,796.05
E : 2,442,530.16

PREPARED FOR :

DANIEL ROONEY
W298 N2785 SHADY LN.
PEWAUKEE, WI 53072

ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 14-7-18, WHICH IS ASSUMED TO BEAR N 00°39'00" W, WI. STATE PLANE COORDINATE SYSTEM SOUTH ZONE PER JULY 2008 C.S.S.D.

LOT 1 IS SUBSTANDARD TO NR 115, THEREFOR, THE EXISTING SHED OVER THE LOT LINE MUST BE REMOVED PRIOR TO THE ISSUANCE OF A ZONING PERMIT FOR A NEW RESIDENCE OR A VARIANCE REQUESTED AND GRANTED BY THE WAUKESHA COUNTY BOARD OF ADJUSTMENT



- - DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING 1.13 LBS. PER LINEAL FOOT.
- - DENOTES FOUND 1" IRON PIPE



SURVEYING ASSOCIATES, INC.

MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX: (414) 257-2443
sai@wi.rr.com

MARC C. PASSARELLI P.L.S. # 2817

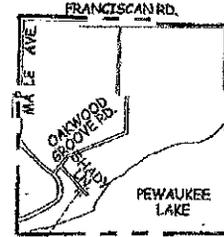
CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOT 8 AND PART OF LOT 11, OF THE RE-SURVEY OF CONTINUATION OF THE PLAT OF BLATZS OAKWOOD GROVE, IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

The NW Corner of the NW 1/4 of Section 14-7-18
Concrete Monument with Brass Cap
N : 395,449.56
E : 2,442,569.26



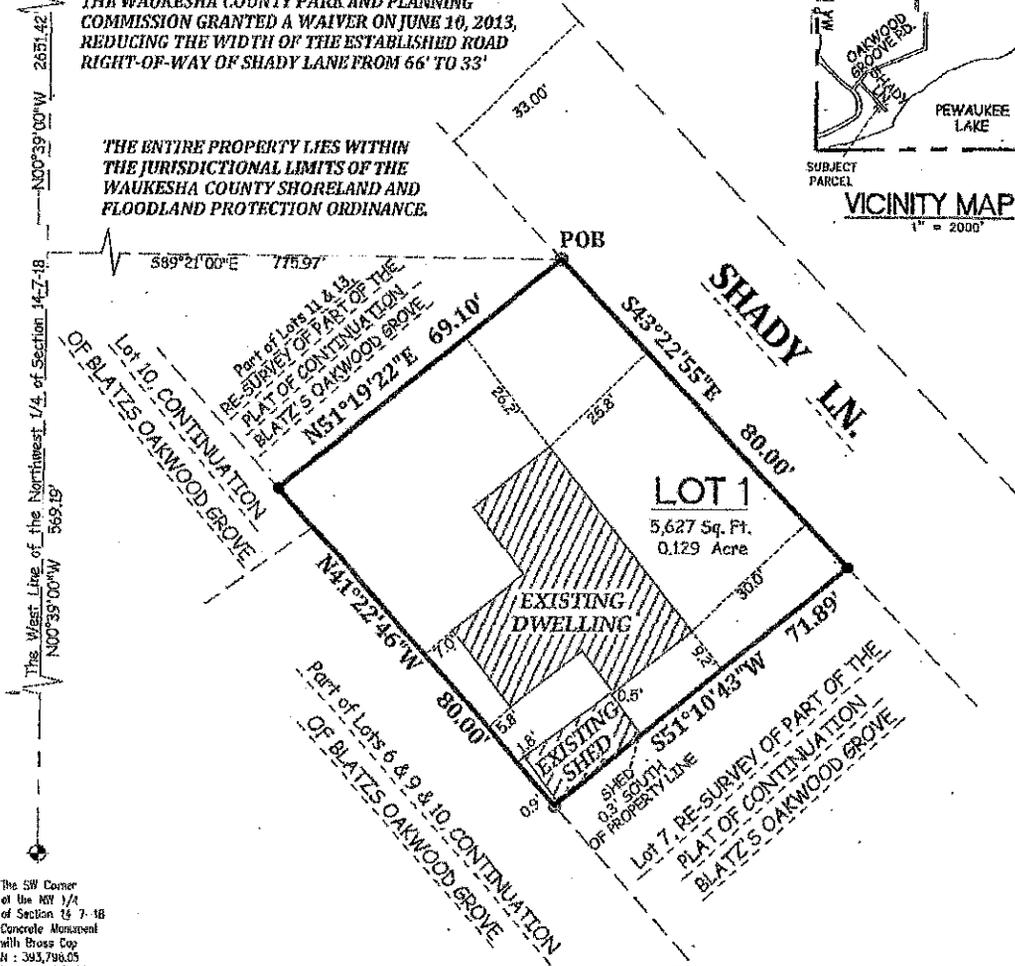
THE NW 1/4 OF SECTION 14-7-18



SUBJECT PARCEL
VICINITY MAP
1" = 2000'

THE WAUKESHA COUNTY PARK AND PLANNING COMMISSION GRANTED A WAIVER ON JUNE 10, 2013, REDUCING THE WIDTH OF THE ESTABLISHED ROAD RIGHT-OF-WAY OF SHADY LANE FROM 66' TO 33'

THE ENTIRE PROPERTY LIES WITHIN THE JURISDICTIONAL LIMITS OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE.



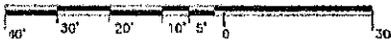
The SW Corner of the NW 1/4 of Section 14-7-18
Concrete Monument with Brass Cap
N : 393,798.05
E : 2,442,530.16

PREPARED FOR :
DANIEL ROONEY
W298 N2785 SHADY LN.
PEWAUKEE, WI 53072

ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 14-7-18, WHICH IS ASSUMED TO BEAR N 00°39'00" W, WI STATE PLANE COORDINATE SYSTEM SOUTH ZONE PER JULY 2008 C.S.D.

LOT 1 IS SUBSTANDARD TO NR 115, THEREFOR, THE EXISTING SHED OVER THE LOT LINE MUST BE REMOVED PRIOR TO THE ISSUANCE OF A ZONING PERMIT FOR A NEW RESIDENCE OR A VARIANCE REQUESTED AND GRANTED BY THE WAUKESHA COUNTY BOARD OF ADJUSTMENT

SCALE: 1" = 30'



- - DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING 1.13 LBS. PER LINEAL FOOT.
- - DENOTES FOUND 1" IRON PIPE



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sai@wi.rr.com

MARC C. PASSARELLI P.L.S. # 2817

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOT 8 AND PART OF LOT 11, OF THE RE-SURVEY OF PART OF THE PLAT OF CONTINUATION BLATZ'S OAKWOOD GROVE. ALSO PART OF PARK RESURVEY OF CONTINUATION OF THE PLAT OF BLATZ'S OAKWOOD GROVE, IN THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 14, TOWN 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

I, Marc C. Passarelli, a Professional land surveyor do hereby certify:

That I have surveyed, divided and mapped a division of Lot 8 and part of Lot 11, of the Re-Survey of Part of the Plat of Continuation Blatz's Oakwood Grove. Also part of Park Resurvey of Continuation of the Plat of Blatz's Oakwood Grove, in the Southwest ¼ of the Northwest ¼ of Section 14, Town 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of the Northwest ¼ of Section 14; thence North 00°39'00" West along the West line of said Northwest ¼, 569.19 feet; thence South 89°21'00" East, 775.97 feet to a point on the Southwesterly right-of-way line of Shady Lane also the point of beginning of lands to described; thence South 43°22'55" East, 80.00 feet along the said Southwesterly line; thence South 51°10'43" West, 71.89 feet; thence North 41°22'46" West, 80.00 feet; thence North 51°19'22" East, 69.10 feet to the point of beginning. Containing 5,627 square feet of land (0.129 acres).

That I have made such survey, land division and map by the direction of Daniel Rooney and Jaime Krofta, owners of said land.

That this map is a correct representation of all exterior boundaries of land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the ordinances of Waukesha County and the Village of Hartland in surveying, dividing, and mapping the same.

Dated this 28th day of February 2020.

Marc C. Passarelli S-2817
Wisconsin Professional Land Surveyor

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

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PLAN COMMISSION APPROVAL

Approved by the Planning Commission of the Town of Delafield on this _____ day of _____, 2020.

Kevin Fitzgerald, Chairman

Dan Green, Secretary

TOWN BOARD APPROVAL

Approved by the Town Board of the Town Delafield on this _____ day of _____, 2020.

Ronald A. Troy, Chairman

Dan Green, Clerk

VILLAGE OF HARTLAND EXTRA-TERRITORIAL PLAN COMMISSION APPROVAL

Resolved that this Certified Survey Map, located within the extra-territorial review jurisdiction of the City of Delafield, is hereby approved by the Plan Commission on the _____ day of _____ 2020.

Tim Rhode, Village Administrator

Darlene Igl, Village Clerk

I hereby certify that the foregoing is a copy of a resolution adapted by the Plan Commission of the Village of Hartland.

Date: _____

Darlene Igl, Village Clerk

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

The above, which has been filed for approval as required by Chapter 236 of the Wisconsin State Statutes, is hereby approved on this _____ day of _____, 2020.

Dale R. Shaver, Director

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

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Dated this 28th day of February 2020.

Marc C. Passarelli S-2817
Wisconsin Professional Land Surveyor

29879 OAKWOOD GROVE RD LLC
4439 VETTELSON RD
HARTLAND WI 53029-8871

AMMIE J CAPACCIO AND MEGAN
SCHRIMPF
W298N2816 SHADY LN
PEWAUKEE WI 53072-4211

BARWICK REVOCABLE LIVING TRUST
W298N2785 SHADY LN
PEWAUKEE WI 53072-4208

BETH A PARTLETON
N27W29911 MAPLE AVE UNIT 8
PEWAUKEE WI 53072-4228

BRYAN F KOHLHAAS
W298N2805 SHADY LN
PEWAUKEE WI 53072

CASEY POLLOCK
N27W29900 MAPLE AVE
PEWAUKEE WI 53072-4202

CRAIG R BAUER AND KAREN G BAUER
2365 ROBBIE CT
BROOKFIELD WI 53005-4575

DANNY L HARRIS AND SUZANNE R
HARRIS
W298N2788 LOCUST LN
PEWAUKEE WI 53072-4207

DEGROOT LIVING TRUST
N27W29909 MAPLE AVE #4
PEWAUKEE WI 53072

DIANE P STECKMANN
N27W29909 MAPLE AVE #1
PEWAUKEE WI 53072

ENGLUND TRUST DATED JANUARY 27
2007
N27W29909 MAPLE AVE #6
PEWAUKEE WI 53072

GARY OBRIEN AND TONI OBRIEN
W298N2788 SHADY LN
PEWAUKEE WI 53072-4209

GREGORY HEAL AND LISA HEAL
2820 NORMAN DR
BROOKFIELD WI 53045

GUAN XIONG LIU AND YEEN G LIU
N28W29811 SHOREWOOD RD
PEWAUKEE WI 53072

HAROLD HOFFMAN AND P HOFFMAN
13655 W THOMAS DR
NEW BERLIN WI 53151

HEATHER M BLACK
W298N2785 LOCUST LN
PEWAUKEE WI 53072-4207

HENRY G HERZING REVOCABLE LIVING
TRUST AND SUZANNE R HERZING
REVOCABLE LIVING TRUST
64 CAYMAN PL
PALM BEACH GARDENS FL 33418-8095

JEFFREY A SEEBOTH AND BARBARA L
SEEBOTH
W298N2778 SHADY LN
PEWAUKEE WI 53072-4209

JERRY HOUK AND VALERIE HOUK
N28W29845 OAKWOOD GROVE RD
PEWAUKEE WI 53072

JUDITH ALICE CHANDLEY TRUST
6470 NC 212 HWY
MARSHALL NC 28753-7560

KATHRYN M KNUTEL LIVING TRUST
AND CAROL F GEHL LIVING TRUST
5912 SHAMROCK LN
GREENDALE WI 53129

KENT ROSENTHAL AND MARCIA
ROSENTHAL
171 W WATER ST
MONTELLO WI 53949-9735

MARC W AKKALA AND CHRISTINE T
AKKALA
N28W29803 SHOREWOOD RD
PEWAUKEE WI 53072-4214

MICHAEL R KLEMZ REVOCABLE TRUST
AND ANNETTE E WILLIAMS REVOCABLE
TRUST
N27W29911 MAPLE AVE UNIT 12
PEWAUKEE WI 53072-4228

PATRICIA A COLLINS
W298N2776 LOCUST LN
PEWAUKEE WI 53072

PHILLIP SALSTROM AND BARBARA
SALSTROM
N27W29911 MAPLE AVE #11
PEWAUKEE WI 53072

QUINN W KOPPLIN AND TAMMY L
KOPPLIN
W298N2795 SHADY LN
PEWAUKEE WI 53072-4208

RICHARD PITTELKOW TRUST
N27W29911 MAPLE AVE UNIT 10
PEWAUKEE WI 53072-4228

ROBERT D SCHULTZ AND KATHLEEN J
SCHULTZ
N27W29909 MAPLE AVE #5
PEWAUKEE WI 53072

SLK ENTERPRISES LLC
W308N1759 WESTLAKE CIR
DELAFIELD WI 53018

TERRENCE J NOWAK AND TIMOTHY S
NOWAK
N53W22181 BONNIE LN
SUSSEX WI 53089-4403

THOMAS L HOFBAUER AND GREETA A
CHERAYLL
18400 KESTREL TRL
BROOKFIELD WI 53045-6654

TRUSTEES OF THE WARTGOW
REVOCABLE TRUST
N27W29941 MAPLE AVE
PEWAUKEE WI 53072

W CURT & CINDI D DENEVAN 2007
LIVING TRUST
W298N2777 SHADY LN
PEWAUKEE WI 53072-4208

MEMO

TO: Tim Rhode, Village Administrator
 FROM: Ryan Amtmann, Village Engineer
 DATE: May 13, 2020
 SUBJECT: LCL Development Area – Petition for Rezone and PUD

BASIC INFORMATION	
Project Name	Lake Country Lutheran East Lands
Applicant Name	Neumann Development Inc
Consulting Planner and/or Engineer	TRIO
Existing Zoning	Public/Institutional
Requested Zoning	Rs-5 PUD Single-Fam Res, Rm-1 PUD Multiple-Family Res
Address/Abbreviated Legal	Tax Key HAV0423981
Comprehensive Land Map Designation	Low Density Res 2.5 to 5 u/a High Density Res 8 to 18 u/a

ADJACENT LAND USE/ZONING MATRIX		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Single Family	Town of Merton R-1 Single Fam
South	N/A	Hwy 16
East	Single Family Res	Rs-5
West	Public/Institutional	C-1

Neumann Development, Inc. submitted an initial Rezoning Petition and PUD Petition both dated 1/30/2020. These petition documents were incomplete. Neumann has subsequently submitted the following information via an email with a Dropbox Link dated May 8, 2020. The following are the documents that are included in the Dropbox Link:

1. 20200410 Hartland ARB Submittal (002).pdf
 - a. This .pdf contains 11 drawings for the 6 multi-family buildings including, concept site layout; floor plans; materials; elevations; and renderings prepared by Rinka.
 - b. The ARB approval of this submittal should not occur until detailed site plans are available.
2. Hartland Lake Cntry Lutheran Res TIA 4-8-20.pdf
 - a. This .pdf contains 34-page traffic study performed by Traffic Analysis and Design.
 - i. The traffic study is thorough and shows that the existing Campus Drive roadway will support the additional traffic generated from the proposed development.
 - ii. The east/west public road would function as a low volume residential road and utilize the Village’s standard roadway section consisting of a 26-foot pavement with 30-inch curb and gutter. This roadway cross section matches that of Willow Drive.

3. Heartland Corridor Report – Campus Drive_20200303.pdf
 - a. This is an INRA delineation report consisting of 22 pages performed by Heartland Ecological Group, Inc., dated March 3, 2020.
 - b. This report shows that the INRA has been delineated to encompass most of the site.
4. Heartland Tree Survey Memo-20200116.pdf
 - a. This is the tree survey report consisting of 39 pages performed by Heartland Ecological Group, Inc. dated January 16, 2020 and shows trees with diameters larger than 6-inch.
5. Lake Country Lutheran CSM – Draft 5-8-20.pdf
 - a. This is the draft CSM consisting of 7 pages, prepared by Trio Engineering, dated May 8, 2020.
 - b. Shows Lot 1 being owned by Neumann and Lots 2 and 3 being owned by Catalyst. Verify ownership of land prior to executing the CSM.
6. Lake Country Lutheran_Preliminary SWMP_2020-04-08.pdf.
 - a. This is the preliminary stormwater management report consisting of 633 pages, prepared by Trio Engineering dated April 8, 2020.
 - b. The report shows that there are 22 existing kettles on the site that contain the onsite stormwater.
 - c. The modeling under the proposed conditions shows that the stormwater will continue to be contained on site.
7. LCL Rezoning Exhibit 4-28-20 darker.pdf
 - a. This is the proposed rezoning exhibit that includes 3 pages, prepared by Trio Engineering, dated April 28, 2020.
 - b. It is intended that the rezoning of the parcel be completed concurrent with the PUD Petition approval.
8. LCL_Preliminary Civil_2020-05-08.pdf
 - a. These are the preliminary civil/site/grading/utility layouts consisting of 9 sheets, prepared by Trio Engineering, dated May 5, 2020.
9. PUD Petition Letter Revised 5.8.20.docx
 - a. This is the PUD Petition narrative presented by Bryan Lindgren of Neumann Development Company consisting of 4 pages and dated April 22, 2020.
10. Tree-Survey-Points.xls
 - a. This is a spreadsheet of raw tree data that is supplemental to the tree survey report.

Village Staff has met with Neumann representatives to discuss their proposed development. Key items of discussion that have occurred to further their development planning:

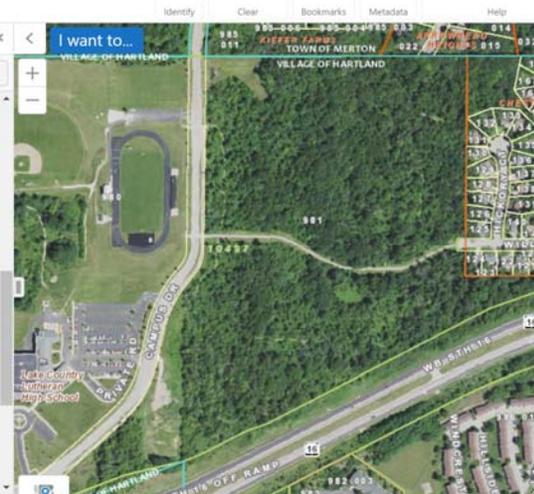
INRA/UCO

- During 2019 SEWRPC concurred with the INRA location that is the basis of the Village's Comprehensive Plan Land Use Map.
- Village Board has adopted the Comprehensive Plan and the Proposed Land Use Map
- Neumann's proposed development is consistent with the Village's Proposed Land Use Map.
- Neumann has provided an INRA delineation that shows most of the site currently being and INRA.
- The additional areas of INRA were previously fallow land. See 1970 vs 2017 aerial photos below.
- Neumann's proposed development plans will permanently preserve 15.3 acres of INRA in a UCO.

1970 Aerial Waukesha County GIS



2017 Aerial Waukesha County GIS



Public/Private Infrastructure

- Neumann is proposing that the east/west road will be a public roadway. Public sanitary sewer and water facilities already exist along the alignment of this future.
- Neumann is proposing that all other infrastructure for the single-family condo units will be Private, including sewer, water, storm, sidewalks, roads, parking, etc.
- Neumann is proposing that all other infrastructure for the multi-family development will be Private, including sewer, water, storm, sidewalks, driveways, parking, etc.

Willow Drive Connection

- Neumann's development proposal does not include a connection to Willow Drive.
- The current utility easement that runs from Willow Drive to Campus Drive will be vacated and replaced with a 60-foot right-of-way dedicated to the Village.
- The east/west public road will dead end and not connect to Willow Drive.
- There will be an emergency pathway that connects to Willow Drive – for use by pedestrians and emergency vehicles only. The path will have bollards/gate so cars cannot pass.
- Neumann is open to constructing a Village roadway connection to Willow Drive, however, Neumann requests that this item be stand alone and considered separately from their development planning/approvals.

NEXT STEPS

- Per Sec. 46-807(1) *Meeting with Plan Commission* - The Plan Commission should consider the 5/18/2020 Plan Commission meeting the Pre-Petition Meeting to review the General Conceptual Development Plan including materials that have been submitted to date and provide direction to the Applicant for their further developing their PUD Petition and General Development Plan.
 - Materials that should be further developed from the PUD Petition requirements are as follows:

- General landscape treatment.
 - Architectural plans, elevations and perspective drawings and sketches, illustrating the design and character of proposed structures.
 - The existing and proposed location of public sanitary sewer, water supply facilities and stormwater drainage facilities – verify connection location for water main (Campus Drive); sewer/water service to single-family units 1-4; setback for single-family units 1-4 along Willow Drive.
 - The existing and proposed location of all private utilities or other easements.
 - Characteristics of soils related to contemplated specific uses.
 - If the development is to be staged, a staging plan.
- Per Sec. 46-807(2) *Petition* – Applicant should submit a completed PUD Petition and General Development Plan for consideration/approval at a subsequent Plan Commission meeting. Following the Plan Commission’s approval of the General Development Plan, the PUD Petition shall be forwarded to the Village Board whereby, prior to approving the PUD Petition, the Village Board would conduct a public hearing.

RTA:rt