

**JOINT MEETING OF THE
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION
AND VILLAGE BOARD AMENDED AGENDA
MONDAY, JULY 20, 2020
7:00 PM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.
AND AVAILABLE ON ZOOM (DETAILS BELOW AGENDA)**

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 the June 15, 2020 meeting.
2. Architectural Board review and consideration of a modified application for a sports pavilion for Lake Country Lutheran, 401 Campus Drive.
3. Plan Commission review and consideration of a Certified Survey Map to divide the Zion Evangelical Lutheran Church property located at 415 W. Capitol Drive into two parcels and to consider a petition to rezone the property to the RS-5 Single-Family Residential Estate District.
4. Architectural Board/Plan Commission and Village Board review and consideration of items related to development of HAV 0423-981 located on Campus Drive east of Lake Country Lutheran.

a. TWO PART PUBLIC HEARING CONDUCTED BY THE VILLAGE BOARD:

i. to hear comments about the proposed Planned Unit Development Agreement to allow the construction of 47 single family condominiums in an urban cluster community, EXCEPT FOR COMMENTS REGARDING THE CONNECTIVITY OF THE PROPOSED PUBLIC ROAD.

ii. to only hear comments as to whether the proposed public road for this development should be connected to existing Willow Drive to the east of the development.

FOLLOWING THE CLOSE OF THE TWO PUBLIC HEARINGS, THE ARCHITECTURAL BOARD/PLAN COMMISSION WILL DISCUSS AND MAKE A RECOMMENDATION TO THE VILLAGE BOARD ONLY AS TO WHETHER THE PROPOSED PUBLIC ROAD FOR THIS DEVELOPMENT SHOULD BE CONNECTED TO EXISTING WILLOW DRIVE TO THE EAST OF THE DEVELOPMENT.

THE VILLAGE BOARD WILL THEN TAKE UP AND CONSIDER ONLY THE RECOMMENDATION OF THE ARCHITECTURAL BOARD/PLAN COMMISSION AS TO WHETHER THE PROPOSED PUBLIC ROAD FOR THIS DEVELOPMENT SHOULD BE CONNECTED TO EXISTING WILLOW DRIVE TO THE EAST OF THE DEVELOPMENT. BECAUSE OF THE STRONG PUBLIC INTEREST IN THIS ASPECT OF THE PROPOSED DEVELOPMENT, THE VILLAGE BOARD AT THIS POINT IN THE PROCEEDINGS MAY MAKE A BINDING DETERMINATION ABOUT THIS ISSUE BEFORE CONSIDERING ANY OTHER ASPECT OF THIS PROPOSED DEVELOPMENT.

- b. BY THE ARCHITECTURAL BOARD/PLAN COMMISSION:
Review, consideration and submission of a recommendation to the Village Board regarding the proposed Certified Survey Map to divide property owned by the Lutheran High School Association of Greater Milwaukee east of Campus Drive for future development.
- c. BY THE ARCHITECTURAL BOARD/PLAN COMMISSION:
Review, consideration and submission of a recommendation to the Village Board regarding the proposed base and overlay zoning requests contained in a Rezoning Petition for property HAV 0423-981 located on Campus Drive east of Lake Country Lutheran, as divided by a proposed Certified Survey Map, for the rezoning of 27.45 acres to RS-5 Single Family Residential with PUD Overlay whose acreage is reduced by (a) an Outlot of 11.0.8 acres to be zoned as an Upland Conservancy Overlay District (UCO); and (b) the dedication of a public road consisting of approximately 1.746 acres without regard to whether it should be connected to existing Willow Drive to the east of the development.
- d. BY THE VILLAGE BOARD OF TRUSTEES:
Review, consideration and action on the recommendation of the Architectural Board/Plan Commission regarding the proposed Certified Survey Map to divide property owned by the Lutheran High School Association of Greater Milwaukee east of Campus Drive for future development.
- e. BY THE VILLAGE BOARD OF TRUSTEES:
Review, consideration and action on the recommendation of the Architectural Board/Plan Commission Review regarding the proposed base and overlay zoning request contained in a Rezoning Petition for property HAV 0423-981 located on Campus Drive east of Lake Country Lutheran, as divided by a proposed Certified Survey Map, for the rezoning of 27.45 acres to RS-5 Single Family Residential with PUD Overlay whose acreage is reduced by (a) an Outlot of 11.0.8 acres to be zoned as an Upland Conservancy Overlay District (UCO); and (b) the dedication of a public road consisting of approximately 1.746 acres without regard to whether it should be connected to existing Willow Drive to the east of the development.
- f. BY THE VILLAGE BOARD OF TRUSTEES:
Review, consideration and possible action to approve the Planned Unit Development Agreement between the Village of Hartland and PARADISE TRAILS, LLC and its exhibits and with possible conditions, including but not limited to the finalization of all exhibits and

approval by village staff of same and supplementation of the PUD Agreement to reflect these proceedings .

5. 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.
6. Adjournment of Architectural Board/Plan Commission.
7. Adjournment of Village Board of Trustees.

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). 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.

Individuals attending public meetings in person will be required to **maintain appropriate social distancing**, (i.e., maintain a 6-foot distance) and be **free of symptoms** related to COVID-19.

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To participate in the Village of Hartland "Zoom" meeting with video,

<https://us02web.zoom.us/j/84776845946?pwd=M3VIQUEydUI6cVWTDNUamVtd3pkUT09>

To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799. The Meeting ID is 847 7684 5946 and the password is 100093.

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, JUNE 15, 2020
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

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

Call to Order- 7:00 pm

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of two meetings, May 18, 2020.

Motion (Hallquist/Schneeberger) to approve the minutes for the two meetings on May 18, 2020, with the removal of Tim Fenner's name from the present roster. Carried (7-0).

2. Architectural Board review and consideration of an application for signage for Lake Country Caring, 603 Progress Drive-

Ethan Zanker was present and said the application for signage is an Eagle Scout project. Hussinger said it meets all codes. He said the size and location is appropriate plus there will be no landscaping.

Motion (deCourcy-Bower/Hallquist) to approve the application for signage for Lake Country Caring, 603 Progress Drive. Carried (7-0).

3. Architectural Board review and consideration of an application for addition of a three season sunroom at the Pickens residence, 686 Briarcliff Ct.

Scott Bear from Bear Sunrooms was present and briefly explained what is being proposed. The sunroom will be at the back of the residence. Hussinger said it meets all zoning requirements.

Motion (deCourcy-Bower/Hallquist) to approve the application addition of a three season sunroom at the Pickens residence, 686 Briarcliff ct. Carried (7-0).

4. Architectural Board review and consideration of an application for construction of a new residence for Rajesh Santharam, 1907 E. Bristlecone Drive-

Rob Miller from Rob Miller Homes was present and explained this is a new construction home. Hussinger said it has been approved by the Arch Board and meets the setbacks. Xykis asked about the master grading plan. Hussinger said their proposed grading is consistent with the master grading plan. Xykis also asked about the square footage on the lower level and Hussinger said that is the minimum requirement in the building code and the village doesn't have authority to be more restrictive.

Motion (Hallquist/Schneeberger) to approve the application for construction of a new residence for Rajesh Santharam, 1907 E. Bristlecone Drive. Carried (7-0).

5. Architectural Board review and consideration of an application for construction of a new residence for Christopher & Jennifer Erato, 415 E. Capitol Drive-

Hussinger said this is a new home construction and it meets the zoning and height requirements. Wallschlager asked what the side setbacks are and Hussinger said 15' on one side and 10' on the other. There was brief discussion on the setback.

Motion (deCourcy-Bower/Bierman) to approve the application for construction of a new residence for Christopher & Jennifer Erato, 415 E. Capitol Drive. Carried (7-0).

6. Architectural Board review and consideration of an application for installation of a fence for Hartland Maple Property, LLC, 340 Maple Avenue-

Paul from Hartland Maple Property, LLC was present and said the fence will go along the back property and will be black in color. Wallschlager asked if semi-trucks had any problems turning around and Paul said no. Hallquist asked if any trees would be cut and Paul said a few would be.

Motion (deCourcy-Bower/Wallschlager) to approve the application for application for installation of a fence for Hartland Maple Property, LLC, 340 Maple Avenue. Carried (7-0).

7. Plan Commission review and consideration of a proposed Planned Unit Development and preliminary site and building plans for property on Campus Drive east of Lake Country Lutheran.

Bryan Lindstrom from Neumann Development was present and explained there are 2 separate plans, they are basically the same but one has the road connecting to Willow Drive and the other one has a walking path that would be wide enough for emergency vehicles. He went on to say they thinned down the plan and are proposing 47 single family condos. He said a draft of the PUD agreement was included with their submittal and they were looking for guidance of which route to go with the public road as well as recommendation for zoning and any changes to the PUD agreement.

Village Engineer Ryan Amtmann said at the May meeting the Plan Commission had reviewed the concept plan. He said they scaled back on the development with only the single family condos now

and the CSM was revised to reflect that. He went on to say the dimensions of the street width was updated. He said 1 plan has a walking path with emergency vehicles. He said the draft PUD was drafted by Village attorney Hector De La Mora.

Lindstrom said the revised submission changes largely with the multi-family dropping off. He said the rezone would only be for the northern portion and the remainder will remain institutional. He went on to say the intent today was to look for recommendation to the Village Board.

Pfannerstill asked Village Attorney if it would be in line to take a vote to get it down to 1 proposal to move forward. Attorney De La Mora said they should take a step back and look at the process as it works. He said the way the ordinances are set up is the Plan Commission makes a recommendation to the Village Board and the Plan Commission renders its recommendation after the vb conducts the Public hearing, and this is the first time he has heard a developer prefer one way but be open to either way to connect or not connect but that they would prefer to segregate out the issue. He said his impression at the last meeting was that there was a general acceptance by the Plan Commission to look at both possibilities and if that continues to be a correct read, it might be best if the Plan Commission to look at all the aspects except the roadway aspect. And for the way of holding the public hearing before the board. He said the plan commission will then have the opportunity to weigh in and they have to make an affirmative recommendation and if they look at the proposed development agreement there are a series of findings and determinations that the Plan Commission have to make about the impact of the project. He said the step to take tonight is number 1 indicate that the plan Commission is in agreement with the overall concept of the 47 units, the development of the northern portion of the parcel and the inclusion of a road the like of which to be determined after the holding of the public hearing that way everyone will have the opportunity to be heard before the village board. He said his understanding is that the connection of the roadway is something mechanically can be accomplished without any significant modification to the development itself. He said he recommends that the Plan Commission not weigh in on road connections until after holding of the public hearing which will be in two steps, the approval of the overall concept and whether the concept contains connection or no connection.

Pfannerstill said what the Plan Commission needs to do tonight is to recommend if it goes to the Village Board to set the Public Hearing and once the Public Hearing is set it will come back to the Plan Commission. He said everyone will have a chance to be heard.

Jean Roessler 243 Willow Drive – commented her driveway starts just at the dip coming up the road and would not like to see that road widened. Pfannerstill said there is no widening of the road on this agenda.

Administrator Rhode said before they get into the questions the Arch Board/Plan Commission have, he just wanted to point out a couple high level items that they have been working towards to get accomplished. He said the main road on the plan road “x” would be a public road, the developer would build it then turn it over to the village with all the utilities connected and the rest of the roads would be private roads.

He said a lot of what you read in the Village engineers or the staffs memo, is if it is a public road they will turn it over to the village and if it’s a private road they would be constructing it to a standard that mutually agree upon and it doesn’t get turned over. He said there is also a trail system the HOA will maintain but it will be granted to the public.

Wallschlagler asked if they are only buying lot 1, and Lindgren said that is correct. She also asked if area A was included in the 27.4 acres or if it was in addition to that. Lindgren said the 27.4 Acres include the road and everything north. There was brief discussion on the acreage in lot 1.

Wallschlagler also commented on the condo association papers she said on page 16 and 17 that the owners could lease it out and who would be ultimately responsible. Lindgren said the owner would ultimately assume responsibility.

Wallschlagler then commented on the square footage of the condo and asked if they have a maximum square footage. Lindgren said they rarely go to the max footage because the nature of the lot dictates it. She then commented about her concern about the cherry trees being taken out. Lindgren said that is why they did the tree survey and like they said last time, they try their best to work around things and they wish they could save every tree but they can't.

There was brief discussion about the trail system. Wallschlagler asked what the words "other structures" refers to in line 100. There was brief discussion on the words "other structures" in the draft and Attorney De La Mora said up until the package had to be distributed to the Plan Commission he was under the understanding that the multi-family was going to be part of this and he made the assumption of what might have been on lot 2 or 3 as a structure but as he now understands this with the comments made this evening the words other structures will be something that he will have to delete because the only thing that will be recreational will be the walking trail and the question will be the surfaces and maintenance of the surfaces. He said he has spoken with the representative of the developer about the fact that they will have to be a little more definitive about the HOA down the road when the developer is out of the picture and 1) the trails continue to exist and 2) there will be growth, and who will be responsible and the HOA will be designated as that party and not the Village. Because the land will still be owned by the HOA and the public will still be able to converse because of an easement.

deCourcy-Bower commented and expressed his concern of the rezoning exhibits of lot 1 and 2 & 3 now that they aren't part of the development. Administrator Rhode commented and said they only found out about the multi-family being dropped 2 days before the packet went out and they asked the developer to try to revamp it so we could be as clean as possible.

Motion (Xykis/Pfannerstill) to move it to the Village Board to set Public Hearing.

Bierman asked if the discussion of setbacks should be now or when it comes back. Rhode said that should be discussed not. Bierman asked about the 15 ft. setback between houses and if that included the overhang. Lindgren said it is foundation to foundation. Bierman said if someone was trying to access the back of the building they only had 15 ft. to work with. Lindgren said it is a guidance. There was discussion on the setback between the houses and the ability to access the houses if needed.

8:12pm – Pfannerstill called for a 5 minute break.

8:17 pm- meeting resumed.

Bierman expressed his concern on the setback being 15 ft. Pfannerstill said at the Public Hearing the Fire Department should give some feedback on how they access homes. There was more discussion on the setback between houses. deCourcy-Bower asked Hussinger what the state

minimum is, and Hussinger said the minimum is 10 ft. or less than you have to start installing firewalls. Xykis commenting about contacting the Fire Dept. to get their recommendations. deCourcy-Bower said his last point he had was regarding private roads vs public and he said that his preference is to have Public roads. He also expressed concerns about snowplowing and ongoing maintenance of the roads.

Steve Kraft 122 Chestnut Ridge Drive – commented on the road.

Nicole Kulas 282 Hickory Court – said they came tonight prepared to present a petition to the Plan Commission and to try to stop the development plan and the road going through to Willow Drive. She said they don't have opposition against the development and she asked if there is anything they can stop the road from going thru as part of the plan.

Pfannerstill said the petition can be accepted and go to the Village Board. He said like the Village Attorney said they have to have a Public Hearing to allow everyone to express what they think. Attorney De La Mora said the Village Board has to make the decision and needs input from the Plan Commission as well as the public to decide how to move forward and the petition can be part of the record. Ms. Kulas asked how she could submit additional signatures and Pfannerstill said she can submit more signatures at any time.

Cheryl Maloney 290 Hickory Court – commented when to submit the petition.

The petition and pictures were submitted for the record.

Resident Jeff Saatkamp 289 Hickory Court - asked what the tentative schedule is. Pfannerstill said this will go to the Village Board on Monday and they will set the Public Hearing date.

A question was asked about the increased traffic on Campus Drive. Rhode said a complete traffic study had been completed. Amtmann said the traffic impact study was done when the multi-family units were still part of the development and they did not recommend any work that needed to be done on Campus Drive.

Schneeberger asked what the width is on a Public road and Amtmann said 26 ft. on public and 24 ft. on private.

Pfannerstill reminded everyone a motion had been made and seconded.

Lindgren said early on it seemed the desire of the board was for the road to be private and if that changed they would certainly like to know that. deCourcy-Bower said when he looks at recent developments in the Village they are all public roads. And he said especially with connectivity through there and people could be driving through there it could be an issue. He said he would rather it be public, it is his preference. Rhode said one challenge is snowplowing and garbage pickup and he said they are trying very hard to stay out of the INRA and by giving small concessions a couple feet on the road and a couple feet on the setback that allows them to get the density to make that happen but if we push public roads then we run into a density issue.

Steve McQueen who works with Neumann Development said if it is a private roads it should look and feel different than other roads and when you do that people know that. He said it has a different spec and it will feel cozy. Rhode said the Village currently has utilities under Road "x" and that's why it has always been recommended to be public roads.

Schneeberger commented on trail growth and who would maintain it. Rhode said he & De La Mora discussed this and that the HOA will have to maintain it as some type of standard that is safe for

people to use. He said there are some spots in there that can't be asphalted. There was more discussion on the trails.

Cole Brown from Arrowhead H.S. Association said the path was cut for cross country runners and for public use. He said he is hoping that the trail stays natural because of State meets.

Pfannerstill said it had been moved and seconded to send this to the Village Board for the Public Hearing to be set. Carried (7-0). He said for the record the petition and pictures have been dropped off.

8. Announcements-

Bierman asked that on the website on the Plan Commission page that something be put there of who to contact because since his name is first on the list he keeps getting calls.

9. Adjourn-

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

Meeting adjourned at 9:03 pm.

Respectfully submitted by
Recording Secretary,

Deidre Bush y, Deputy Clerk



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

Job Address 401 Campus Drive, Hartland, WI 53029				
Lot	Block	Subdivision	Key No. HAV	
Owner		EMAIL	Phone	
Address		City	State	Zip
Contractor		Phone	FAX	EMAIL
Address		City	State	Zip

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: 07/08/2020 Date of Meeting: 07/20/2020 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.

INDEX OF DRAWINGS

X INDICATES ISSUED FOR REVIEW/ CONSTRUCTION
 O INDICATES ISSUED FOR REFERENCE ONLY

VILLAGE RESUBMITTAL	No.	Sheet Name
X	G000	TITLE SHEET, SHEET INDEX, LOCATION MAP
X	AS101	SITE PLAN
X	A100	FLOOR PLAN - LEVEL 1
X	A200	BUILDING ELEVATIONS
X	A300	RENDERINGS



PROJECT TEAM _____ SEAL

ARCHITECT
GROTH Design Group
 700 W Virginia Ave
 Milwaukee, WI 53204
 www.gdg-architects.com
 PH (414) 810-7613

CIVIL:
Trio Civil Engineering
 4100 N Calhoun Road, Suite 300
 Brookfield, WI 53005
 PH (262) 790-1480

STRUCTURAL:
CORE 4 Engineering
 12308 North Corporate Pkwy, Suite 450
 Mequon, WI 53092
 PH (262) 236-9372



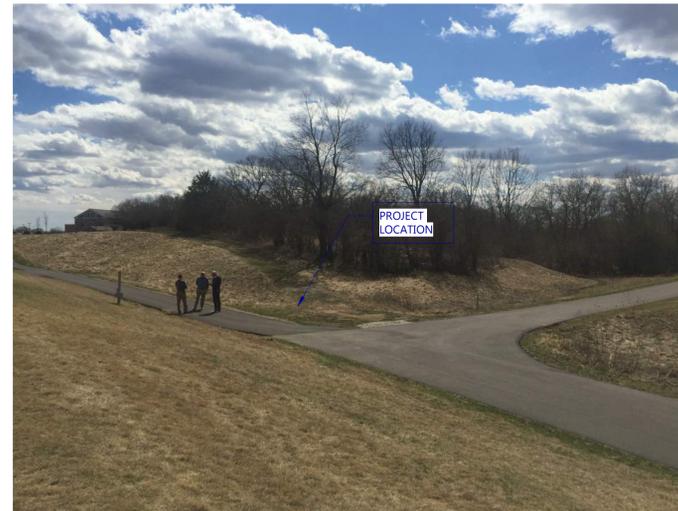
STREET VIEW FROM SOUTH



STREET VIEW FROM NORTHEAST



ON SITE VIEW FROM SOUTH



ON SITE VIEW FROM NORTHEAST

LAKE COUNTRY LUTHERAN SPORTS PAVILION

401 CAMPUS DR. HARTLAND, WI 53029

LOCATION MAP



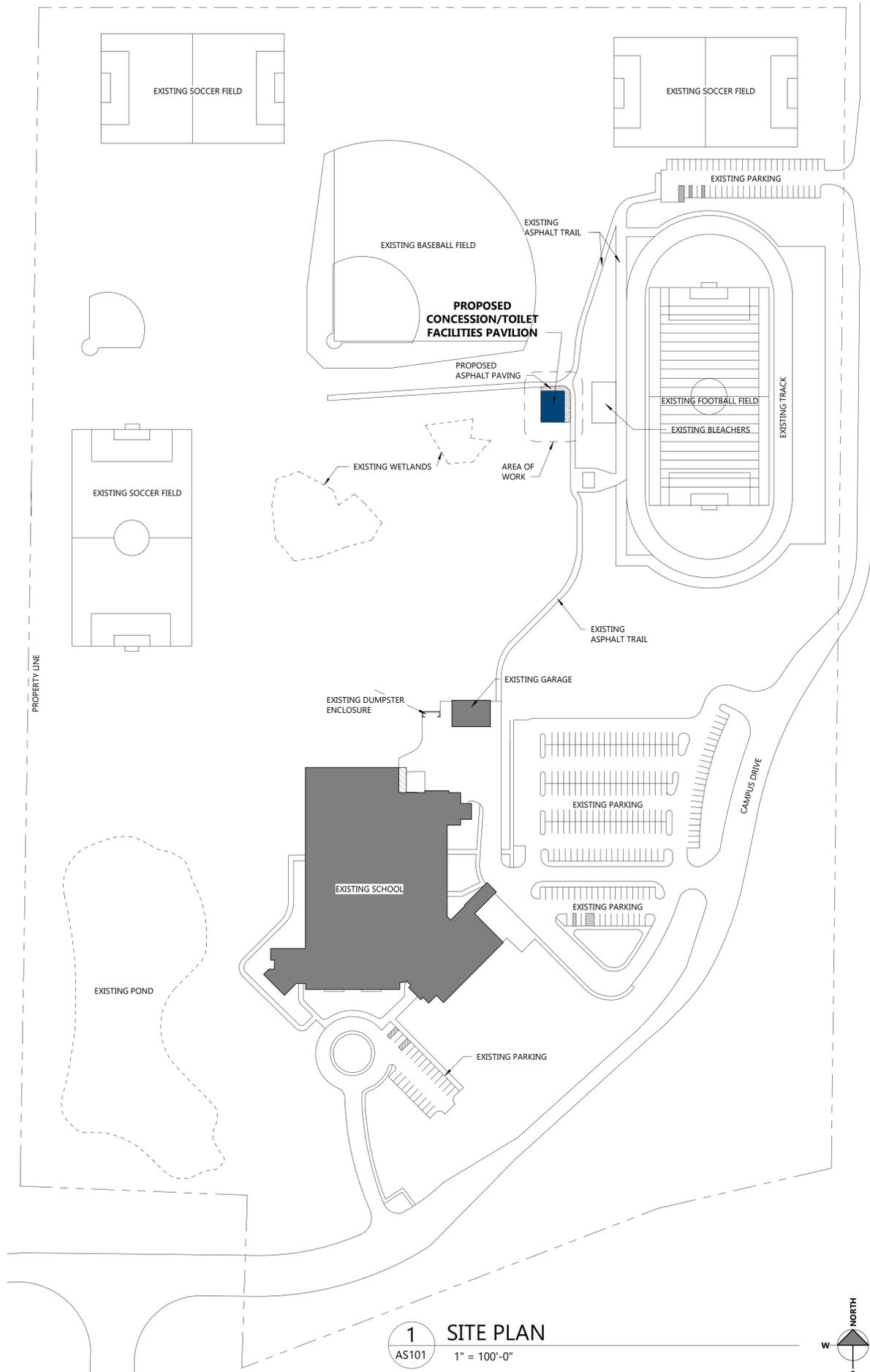
PROJECT INFO

Date
07.08.2020
 Project No.
19.061

SHEET TITLE

TITLE SHEET, SHEET INDEX, LOCATION MAP

G000



1 SITE PLAN
AS101 1" = 100'-0"

SITE PLAN GENERAL NOTES:

- A. NOTIFY DIGGER'S HOTLINE: WISCONSIN'S ONE-CALL CENTER (3) WORKING DAYS PRIOR TO THE START OF ANY WORK, CALL 811 OR (800) 242-8511 OR WWW.DIGGERSHOTLINE.COM
- B. EXISTING TOPOGRAPHIC INFORMATION OBTAINED FROM (SURVEY COMPANY) DATED MONTH, DAY YEAR.
- C. EXISTING UTILITIES ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. HOWEVER, LOCATIONS MAY NOT BE ACCURATE OR COMPLETE. CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO INITIATING EXCAVATION. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES AS NECESSARY TO PROVIDE SERVICE TO THE SITE AND TO PERFORM WORK.
- D. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND COORDINATES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
- E. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION.



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE B105
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613

PROJECT

**LAKE COUNTRY
LUTHERAN**

SPORTS PAVILION

**401 CAMPUS DR.
HARTLAND, WI
53029**

ISSUE

NO.	REV.	DATE	DESCRIPTION

PROJECT INFO

Date
07.08.2020

Project No.
19.061

SHEET TITLE

SITE PLAN

YARD REGULATIONS IN THE I-1 DISTRICT:

- (1) REAR YARD: NOT LESS THAN 25 FEET.
- (2) SIDE YARD: THERE SHALL BE TWO, THE SUM OF THE WIDTHS SHALL BE A MINIMUM OF 25 FEET, AND NO SINGLE SIDE YARD SHALL BE LESS THAN 10 FEET IN WIDTH.

AS101



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE B105
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613

PROJECT

**LAKE COUNTRY
LUTHERAN**

SPORTS PAVILION

**401 CAMPUS DR.
HARTLAND, WI
53029**

ISSUE

NO.	REV.	DATE	DESCRIPTION
1	06.24.2020		CONSTRUCTION BULLETIN 01

**PROGRESS
DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date
07.08.2020
Project No.
19.061

SHEET TITLE

FLOOR PLAN - LEVEL 1

A100

© Groth Design Group, Inc.

FLOOR PLAN GENERAL NOTES:

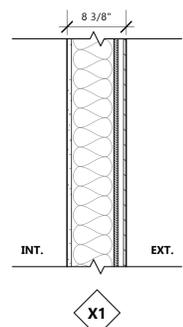
- SEE WALL SCHEDULE FOR WALL ASSEMBLY INFORMATION. NOTE: SEE SECTIONS AND ELEVATIONS FOR CHANGES IN MATERIALS/WALL TYPES/ACCENT-ELEMENTS THAT MAY NOT BE INDICATED AT PLAN CUT.
- ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF INTERIOR FINISH OF WALL. U.N.O. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FINISHED FACE TO EXTERIOR FINISHED FACE. U.N.O.
- ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.
- ALL DOORS USED IN CONJUNCTION WITH EXITS SHALL BE ARRANGED TO READILY OPEN WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE OF EGRESS.
- A THERMAL BREAK IN THE CONCRETE FLOOR SLAB IS REQUIRED AT ALL EXTERIOR DOOR LOCATIONS. SEE DOOR DETAILS FOR MORE INFORMATION.
- PROVIDE PROPER PREPARATION TO ALL SURFACES TO RECEIVE NEW FINISHES.
- WHERE FLOOR DRAINS ARE REQUIRED (SEE PLUMBING) PITCH CONCRETE SLAB TO DRAINS 1/8" PER FOOT, TYP, UNLESS NOTED OTHERWISE.
- ALL GYPSUM BOARD INTERIOR SURFACES TO RECEIVE A LEVEL 4 FINISH AND PRIME COAT FOR FUTURE PAINTING APPLICATION.
- INTERIOR WALLS TO HAVE BULLNOSE EDGES INCLUDING DOOR JAMBS (EXCLUDING AT ROLLING DOORS).
- ALL PARTITIONS TO BE TYPE P1 AND EXTEND TO THE UNDERSIDE OF FLOOR/ROOF DECK UNLESS NOTED OTHERWISE.

FLOOR PLAN - SYMBOL KEY

- EXISTING WALL TO REMAIN
- REMOVED WALL
- NEW WALL
- WALL TYPE TAG. SEE WALL TYPES SHEET FOR ADDITIONAL INFORMATION
- DOOR TAG
- NEW MILLWORK. SEE INTERIOR ELEVATIONS AND DETAILS
- FIRE EXTINGUISHERS
 - FE-1 - RECESSED CABINET
 - FE-2 - SEMI-RECESSED CABINET
 - FE-3 - SURFACE MOUNTED CABINET
 - FE-4 - SURFACE MOUNTED EXTINGUISHER ONLY
- EXISTING DOOR TO REMAIN
- REMOVED DOOR
- NEW DOOR

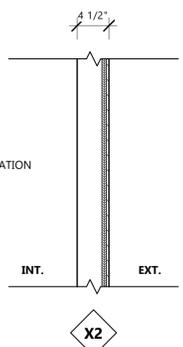
KEYED FLOOR PLAN NOTES

TAG #	DESCRIPTION
1	PRE FINISHED ALUMINUM DOWNSPOUT
2	MOP SINK. SEE PLUMBING FOR MORE INFORMATION
3	WALL MOUNTED MOP AND BROOM HOLDER
4	NOT USED
5	WATER HEATER. SEE PLUMBING
6	MAIN WATER SERVICE LOCATION. SEE PLUMBING
7	NOT USED
8	HOSE BIB. SEE PLUMBING



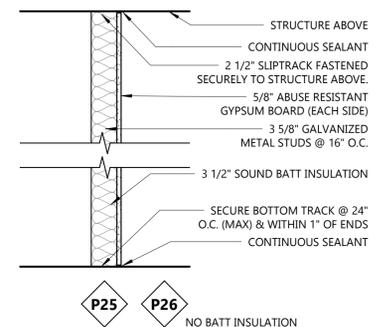
EXTERIOR WALL

- 3/8" FIBER CEMENT LAP SIDING
- TREATED WOOD FURRING STRIPS
- WEATHER RESISTIVE BARRIER
- 5/8" EXTERIOR SHEATHING
- 6" GALVANIZED METAL STUD FRAMING W/ 5 1/2" (MIN R-19) BATT INSULATION
- VAPOR BARRIER
- ABUSE RESISTANT 5/8" GYP BOARD

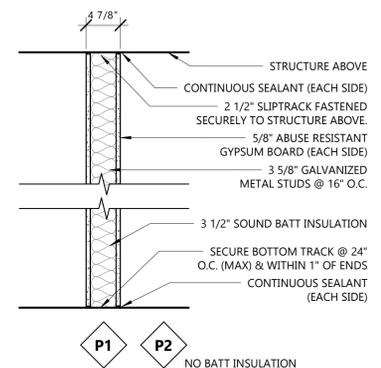


EXTERIOR WALL

- 3/8" VERTICAL SIDING
- WEATHER RESISTIVE BARRIER
- 5/8" EXTERIOR SHEATHING
- ROOF STRUCTURE



P25 P26
NO BATT INSULATION



P1 P2
NO BATT INSULATION

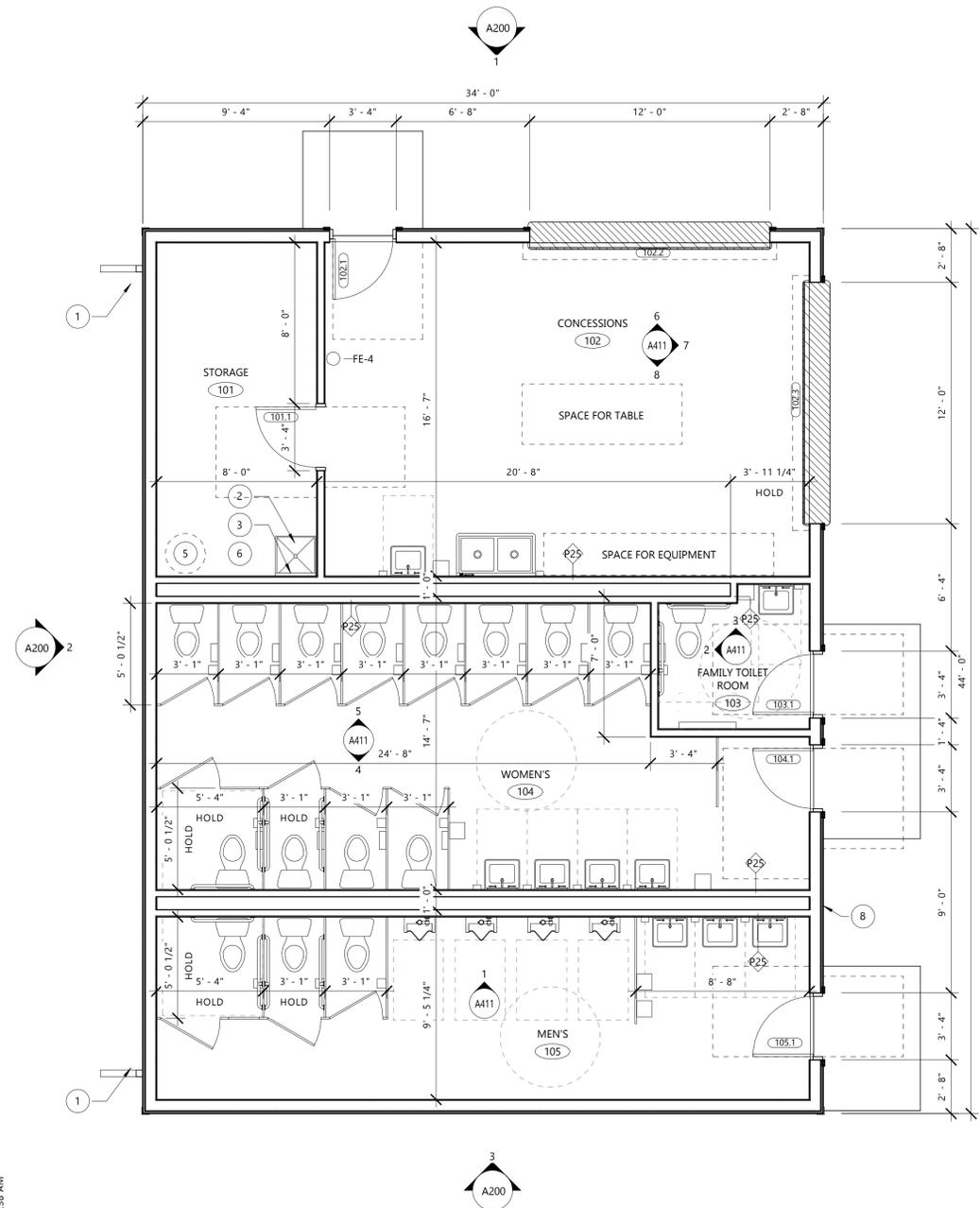
1HR FIRE BARRIER (UL U419)
AS NOTED ON PLANS. USE UL-APPROVED FIRE BARRIER SEALANT IN LIEU OF ACOUSTIC SEALANT

- GENERAL EXTERIOR WALL NOTES:**
- NOT ALL PARTITION TYPES MAY BE USED. SEE PLANS FOR PARTITION TYPES
 - SEE BUILDING ELEVATIONS AND SECTIONS FOR CHANGES IN VENEER
 - SEE WALL SECTIONS FOR MORE INFORMATION
 - MATERIALS LISTED ARE FROM EXTERIOR TO INTERIOR

WALL TYPES - EXTERIOR WALLS
1" = 1'-0"

- GENERAL PARTITION NOTES:**
- NOT ALL PARTITION TYPES MAY BE USED. SEE PLANS FOR PARTITION TYPES
 - HOLD GYPSUM BOARD 1/2" FROM FINISHED FLOOR AND STRUCTURE ABOVE AND PROVIDE SEALANT
 - GYPSUM BOARD TO BE TYPE X TYPICAL UNLESS NOTED AS OTHERWISE TO MEET UL LISTING
 - SEALANT NOTED IS WATER RESISTANT, ACOUSTIC TYPE UNLESS NOTED OTHERWISE TO MEET UL LISTING
 - PROVIDE TILE BACKER BOARD IN LIEU OF GYPSUM BOARD AT ALL TILE LOCATIONS. COORDINATE LOCATIONS W/ FINISH PLANS & SCHEDULES
 - PROVIDE GALVANIZED STUDS AT ALL WET LOCATIONS

WALL TYPES
1" = 1'-0"

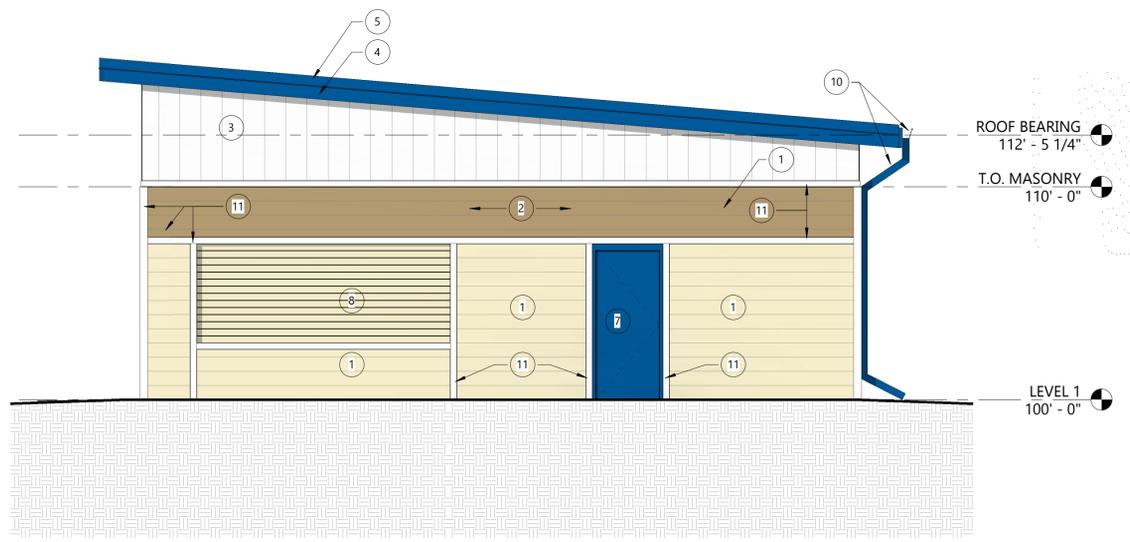


1 LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"

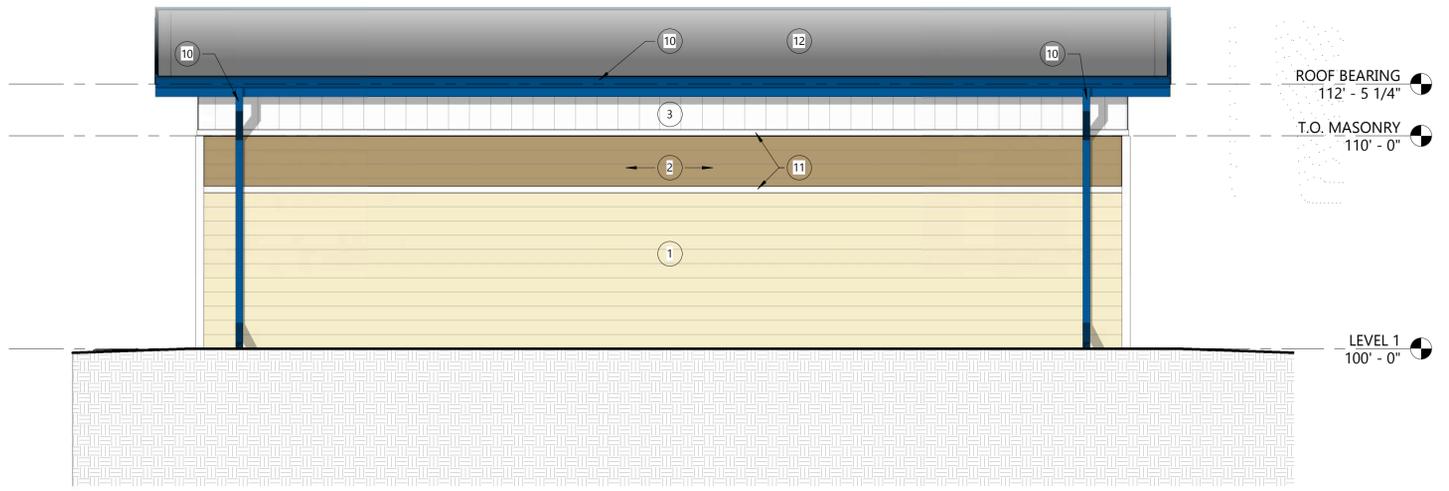
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VILLAGE RESUBMITAL SET

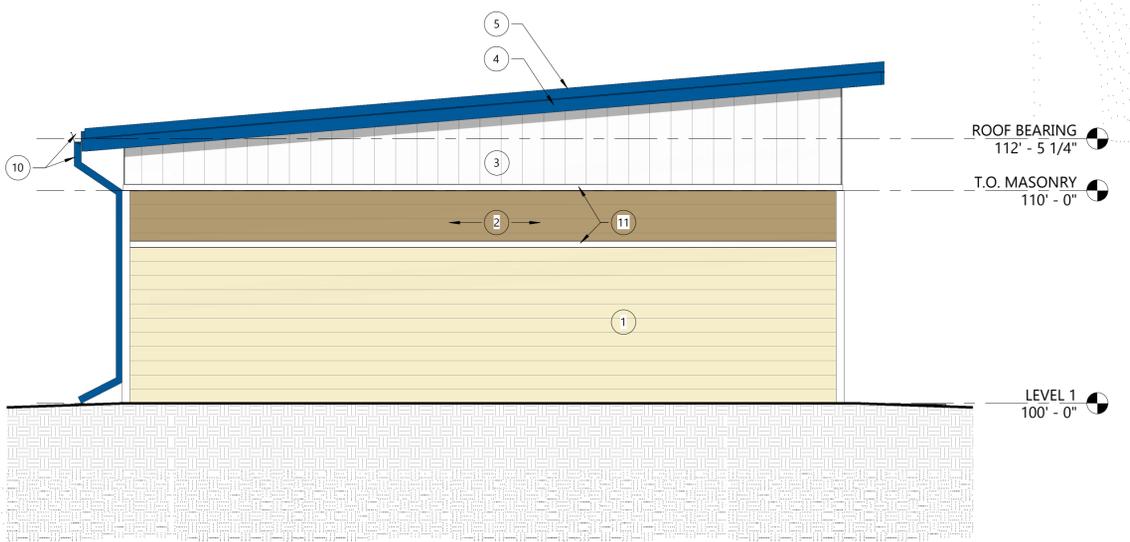
KEYED EXTERIOR ELEVATIONS	
TAG #	DESCRIPTION
1	FIBER CEMENT LAP SIDING FIELD COLOR JAMES HARDIE COLOR "COBBLE STONE" OR SIM
2	FIBER CEMENT LAP SIDING ACCENT COLOR #1 JAMES HARDIE COLOR "KHAKI BROWN" OR SIM
3	VERTICAL BATTEN SIDING 12" WIDTH JAMES HARDIE COLOR "ARCTIC WHITE" OR SIM
4	PREFINISHED METAL FASCIA PAC CLAD COLOR "INTERSTATE BLUE" OR SIM
5	PREFINISHED ALUMINUM GRAVEL STOP PAC CLAD COLOR "INTERSTATE BLUE" OR SIM
6	PREFINISHED METAL SOFFIT PANEL PAC CLAD COLOR "INTERSTATE BLUE" OR SIM
7	HOLLOW METAL DOOR LEAF PAINTED TO MATCH PAC CLAD COLOR "INTERSTATE BLUE" FRAME PAINTED TO MATCH PAC CLAD COLOR "INTERSTATE BLUE" OR SIM
8	PREFINISHED ALUMINUM COILING DOOR, BASIS OF DESIGN: OVERHEAD DOOR COMPANY 652, WITH APPLIED LOGO GRAPHIC, PAINT TO MATCH FIBER CEMENT FIELD COLOR
9	NOT USED
10	6" PREFINISHED METAL GUTTER AND DOWNSPOUTS PAC CLAD COLOR "INTERSTATE BLUE" OR SIM
11	5/4 FIBER CEMENT TRIM PIECE 4" WIDTH JAMES HARDIE COLOR "ARCTIC WHITE" OR SIM
12	EPDM MEMBRANE ROOFING AS SPECIFIED (BASE BID) - PROVIDE ALTERNATE FOR 12" STANDING SEAM METAL ROOFING AS SPECIFIED PAC CLAD COLOR "INTERSTATE BLUE" OR SIM
13	NOT USED
14	NOT USED



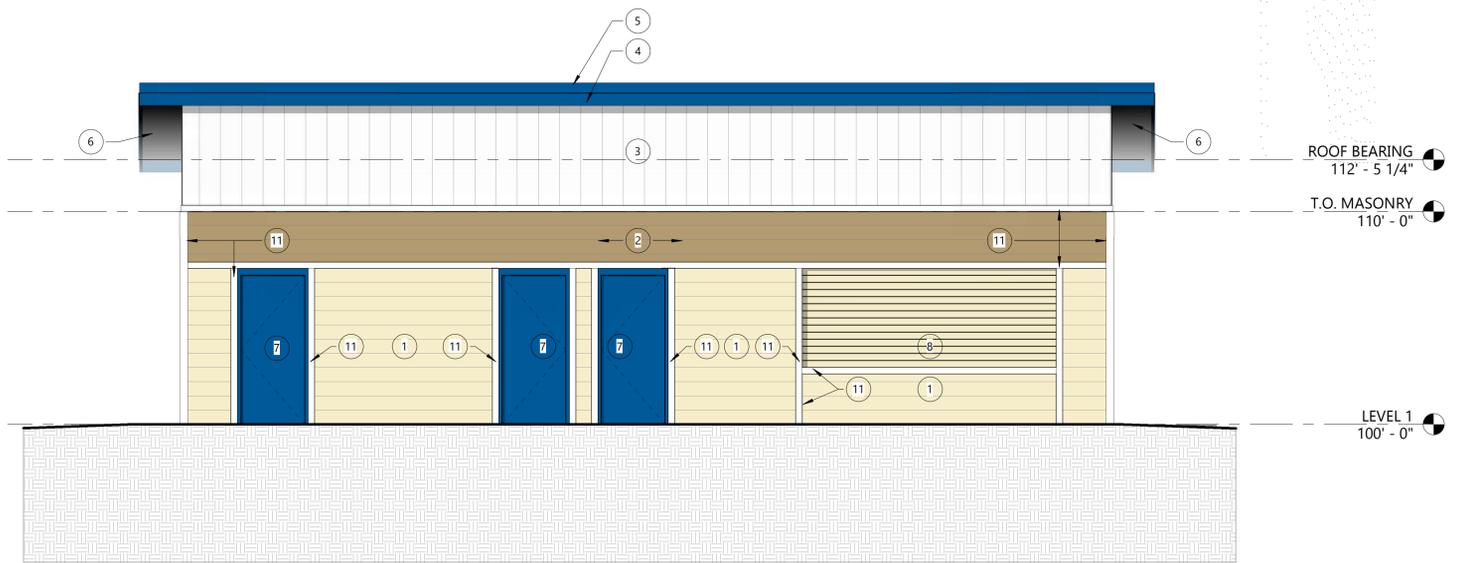
1 NORTH
A100/A200 1/4" = 1'-0"



2 WEST
A100/A200 1/4" = 1'-0"



3 SOUTH
A100/A200 1/4" = 1'-0"



4 EAST-PRESENTATION
A100/A200 1/4" = 1'-0"



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE B105
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613

PROJECT
LAKE COUNTRY LUTHERAN

SPORTS PAVILION

401 CAMPUS DR.
HARTLAND, WI
53029

ISSUE

NO.	REV.	DATE	DESCRIPTION
1		06.24.2020	CONSTRUCTION BULLETIN 01

PROGRESS DOCUMENTS
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO
Date: 07.08.2020
Project No.: 19.061

SHEET TITLE
BUILDING ELEVATIONS

A200

VILLAGE RESUBMITAL SET

7/8/2020 7:46:44 AM



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PROJECT

**LAKE COUNTRY
LUTHERAN**

SPORTS PAVILION

**401 CAMPUS DR.
HARTLAND, WI
53029**

ISSUE

NO. REV. DATE DESCRIPTION

**PROGRESS
DOCUMENTS**

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PROJECT INFO

Date
07.08.2020

Project No.
19.061

SHEET TITLE

RENDERINGS

A300

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VILLAGE RESUBMITAL SET



Approved

KEYED EXTERIOR ELEVATIONS	
TAG #	DESCRIPTION
1	BURNISHED BLOCK CMU-1 FIELD COLOR COUNTY MATERIALS "PREMIER ULTRA DUSK" OR SIM
2	BURNISHED BLOCK CMU-2 ACCENT COLOR COUNTY MATERIALS "PREMIER ULTRA MOONBEAM" OR SIM
3	VERTICAL BATTEN SIDING 12" WIDTH JAMES HARDIE COLOR "ARCTIC WHITE" OR SIM
4	PREFINISHED METAL FASCIA PAC CLAD COLOR "INTERSTATE BLUE" OR SIM
5	PREFINISHED METAL VENTED SOFFIT PANEL PAC CLAD COLOR "INTERSTATE BLUE" OR SIM
6	PREFINISHED METAL DOOR LEAF PAINTED TO MATCH CMU-2 FRAME PAINTED TO MATCH PAC CLAD COLOR "INTERSTATE BLUE" OR SIM
7	PREFINISHED METAL COILING DOOR WITH APPLIED LOGO GRAPHIC, PAINT TO MATCH CMU-2
8	PREFINISHED METAL SUNSHADE AND SUPPORTS PAC CLAD COLOR "INTERSTATE BLUE" OR SIM
9	PREFINISHED METAL GUTTER AND DOWNSPOUTS PAC CLAD COLOR "INTERSTATE BLUE" OR SIM
10	ADA-ACCESSIBLE BI-LEVEL WATER COOLER, SEE PLUMBING FOR MORE INFORMATION
11	MASONRY CONTROL JOINT - SEALANT TO MATCH CMU COLOR
12	WHITE MEMBRANE ROOFING



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PH: (414) 810-7613

PROJECT

LAKE COUNTRY
LUTHERAN

SPORTS PAVILION

401 CAMPUS DR.
HARTLAND, WI
53029

ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS
DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date
03.26.2020
Project No.
19.061

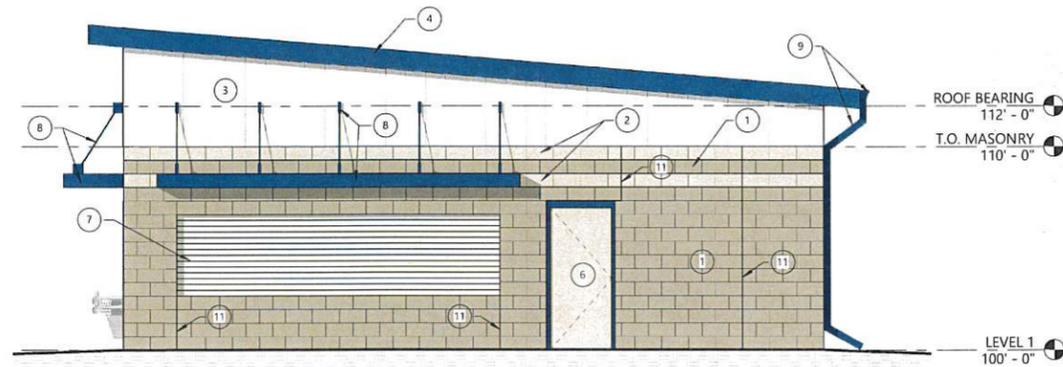
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BUILDING ELEVATIONS

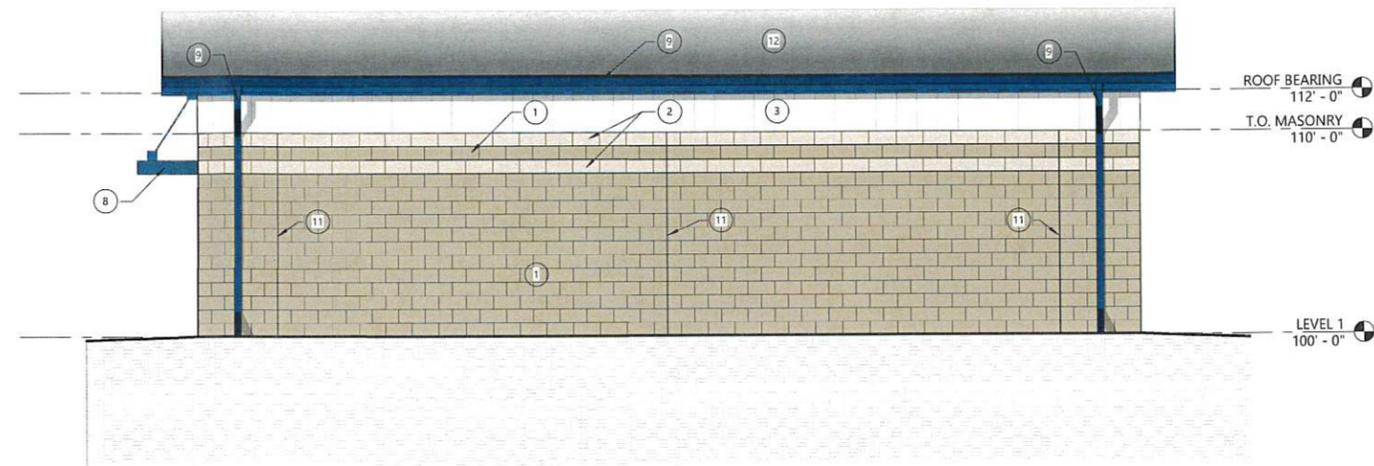
A201

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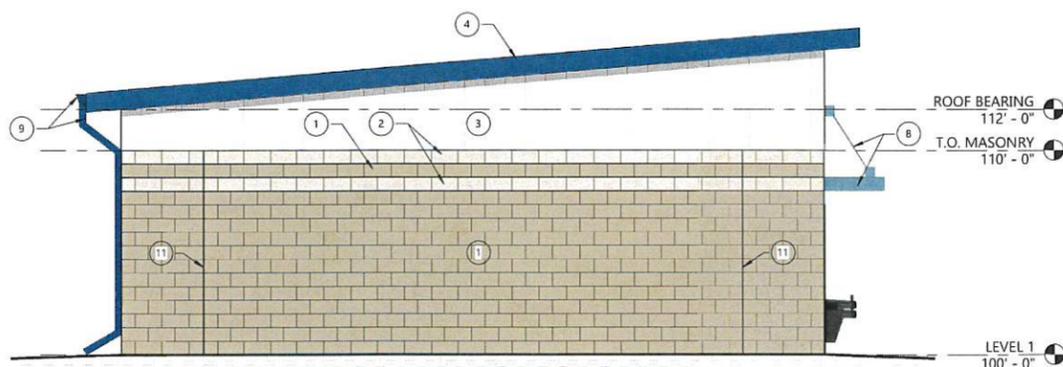
VILLAGE SUBMITTAL SET



1 NORTH
A101 | A201
1/4" = 1'-0"



2 WEST
A101 | A201
1/4" = 1'-0"



3 SOUTH
A101 | A201
1/4" = 1'-0"



4 EAST
A101 | A201
1/4" = 1'-0"

3/27/2020 1:03:47 PM

Revised

KEYED EXTERIOR ELEVATIONS	
TAG #	DESCRIPTION
1	FIBER CEMENT LAP SIDING FIELD COLOR JAMES HARDIE COLOR "COBBLE STONE" OR SIM
2	FIBER CEMENT LAP SIDING ACCENT COLOR #1 JAMES HARDIE COLOR "KHAKI BROWN" OR SIM
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13	NOT USED
14	NOT USED



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PH. (414) 810-7613

PROJECT
LAKE COUNTRY LUTHERAN

SPORTS PAVILION

401 CAMPUS DR.
HARTLAND, WI
53029

ISSUE

NO.	REV. DATE	DESCRIPTION
1	04.24.2020	CONSTRUCTION BULLETIN 01

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date: 07.08.2020

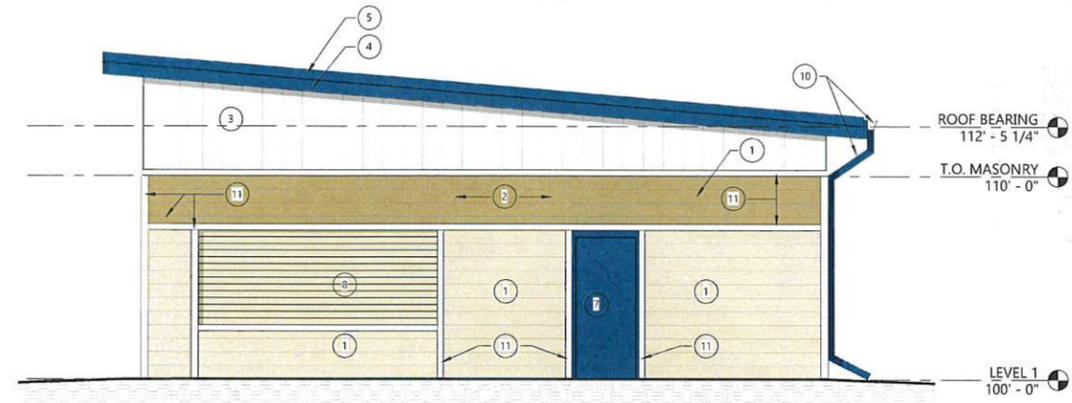
Project No: 19.061

SHEET TITLE
BUILDING ELEVATIONS

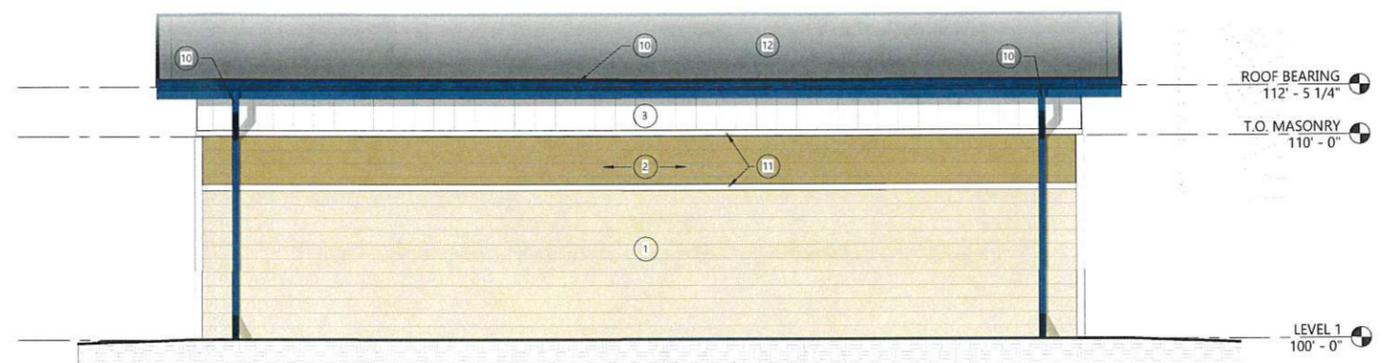
A200

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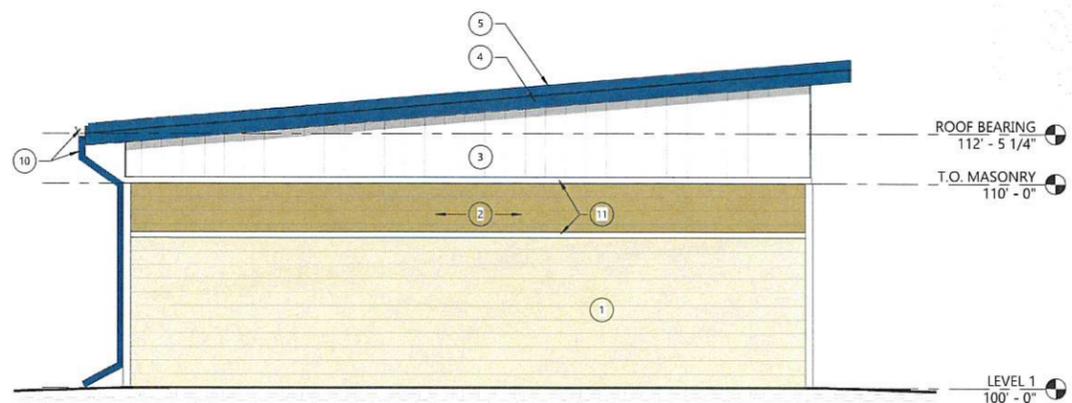
VILLAGE RESUBMITAL SET



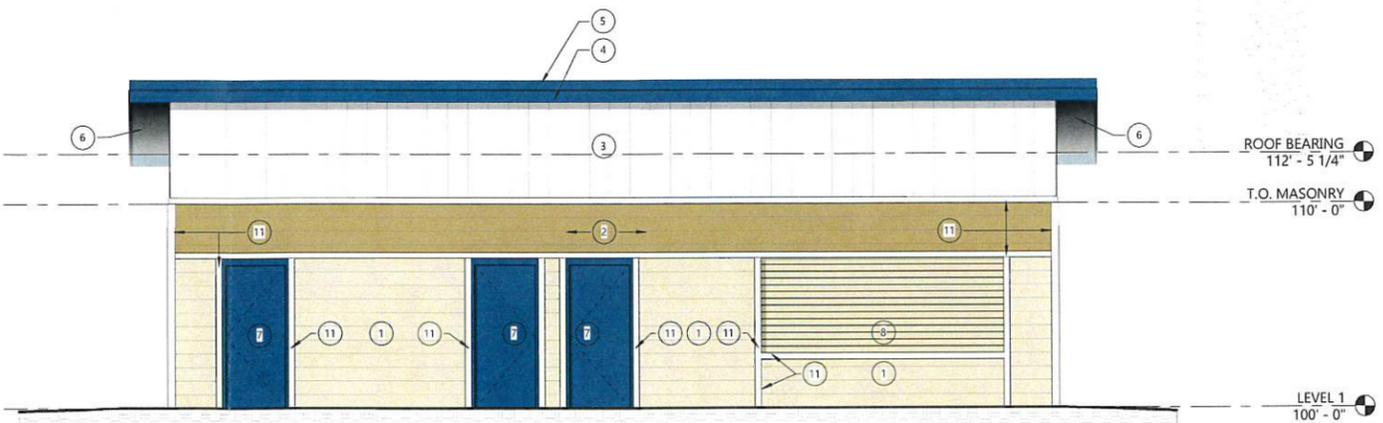
1 NORTH
1/4" = 1'-0"



2 WEST
1/4" = 1'-0"



3 SOUTH
1/4" = 1'-0"



4 EAST-PRESENTATION
1/4" = 1'-0"

7/8/2020 7:46:44 AM

ADAM M & JACQUELYN A PLOWMAN W311N4982 OLD STEEPLE CT HARTLAND WI 53029-8528	ANDREW J & AMANDA M RUSSELL N49W31057 OLD STEEPLE RD HARTLAND WI 53029-8533	
BRIAN NAHEY 5661 HIGHWAY 83 HARTLAND WI 53029-8502	BRUCE THEIS AND NANCY THEIS N49W31109 OLD STEEPLE RD HARTLAND WI 53029	DANIEL CURTIS W310N4984 OLD STEEPLE RD HARTLAND WI 53029-8529
DONALD COLE AND ELIZABETH COLE W310N4987 OLD STEEPLE RD HARTLAND WI 53029	EDWIN AKERS III AND CAROLYN AKERS N49W31086 OLD STEEPLE RD HARTLAND WI 53029	HOMER & KATHY FARIAS 2003 JOINT REVOCABLE TRUST W310N4953 OLD STEEPLE RD HARTLAND WI 53029-8530
JAMES & LINDA HOLMBERG TRUST W310N4958 OLD STEEPLE RD HARTLAND WI 53029	JAMES HAYETT AND MICHELLE HAYETT W310N5012 OLD STEEPLE RD HARTLAND WI 53029	JEFFERY & JUDITH SCHUBERT W310N4932 OLD STEEPLE RD HARTLAND WI 53029
JOHN F VESEL W311N4970 OLD STEEPLE CT HARTLAND WI 53029	JOSEPH M & MICHELLE A MAIER W311N4956 OLD STEEPLE CT HARTLAND WI 53029-8528	JOSHUA ENGEL AND LORA ENGEL N49W31079 OLD STEEPLE RD HARTLAND WI 53029-8533
KIEFER FARMS LLC PO BOX 180621 DELAFIELD WI 53018-0621	KIEFER FARMS LLC PO BOX 180621 DELAFIELD WI 53018-0621	RITA M SCHROEDER N51W34835 WISCONSIN AVE UNIT 206 OKAUCHEE WI 53069-9743
STATE OF WISCONSIN & DEPT OF TRANSPORTATION PO BOX 798 WAUKESHA WI 53187-0798	LUTHERAN HIGH SCHOOL ASSOCIATION OF GREATER MILW 10427 W LINCOLN AVE STE 1300 MILWAUKEE WI 53227-1263	SURVIVOR'S TRUST W307N5276 ANDERSON RD HARTLAND WI 53029-1032
MATTHEW DALE DANIEL AND LYNN CHERYL HARTZEL 400 E CAPITOL DR HARTLAND WI 53029-2202	MATTHEW R ROSE W310N5011 OLD STEEPLE RD HARTLAND WI 53029-8530	WOLFGANG C DORNER REVOCABLE TRUST PO BOX 655 HARTLAND WI 53029



VILLAGE OF HARTLAND
PETITION FOR:



REZONING

ZONING CODE AMENDMENT

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

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

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

- Name: DAVE VAN SLETT

Address of Owner/Agent: 415 W. Capitol Drive (owner location)
W305 N6280 Beaver View Rd. Hartland WI 53029 (agent address)

Phone Number of Owner/Agent: 262-336-4140

FAX No. _____ E-mail slettdt@gmail.com
- State zoning change desired. (Example: From RS-1 (Single Family) to B-1 (Neighborhood Business))

From Institutional to R55 Single Family
- Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").
- State present use of property and intended use. Single Family to
Single Family
- State present language change code section and proposed language (use additional paper if necessary).

No language change needed, just change in code from
Institutional to R55



**APPLICATION FOR
PLAN COMMISSION**

\$300 REVIEW FEE DUE AT TIME OF APPLICATION

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

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

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

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

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

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

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

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

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

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

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

Hello Dave –

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

We have the following comments:

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

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

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

Ryan

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

Vice President



 262-953-3002
 414-840-3296



CERTIFIED SURVEY MAP NO. _____

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

SURVEYORS CERTIFICATION

(State of Wisconsin

: ss

Waukesha County)

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

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

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

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

6-10-20
Date

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

OWNER'S CERTIFICATE

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

James Hahn
James Hahn, President

Dennis M. Rasmussen
Dennis M. Rasmussen, Vice President

Paul Leverage
Paul Leverage, Treasurer

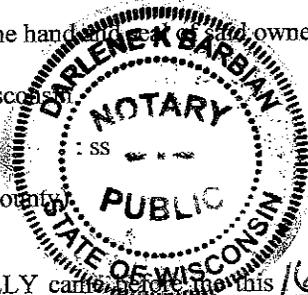
Mark Hahn
Mark Hahn, Recording Secretary

WITNESS the hand of the owner this 16th day of June, 2020.

(State of Wisconsin

: ss

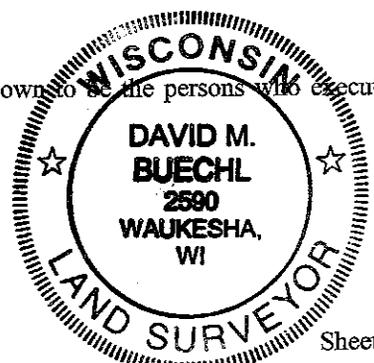
Waukesha County)



PERSONALLY came before me this 16th day of June, 2020, to me known to be the persons who executed the Owner's Certificate and acknowledged the same.

Darlene K. Barbian
Notary Public:

10/18/2021
My commission expires:



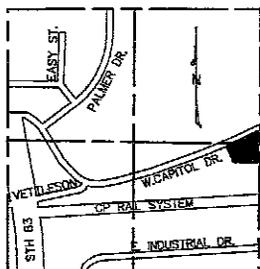
CERTIFIED SURVEY MAP NO. _____

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

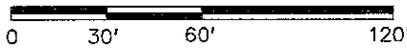
LEGEND

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

LOCATION MAP



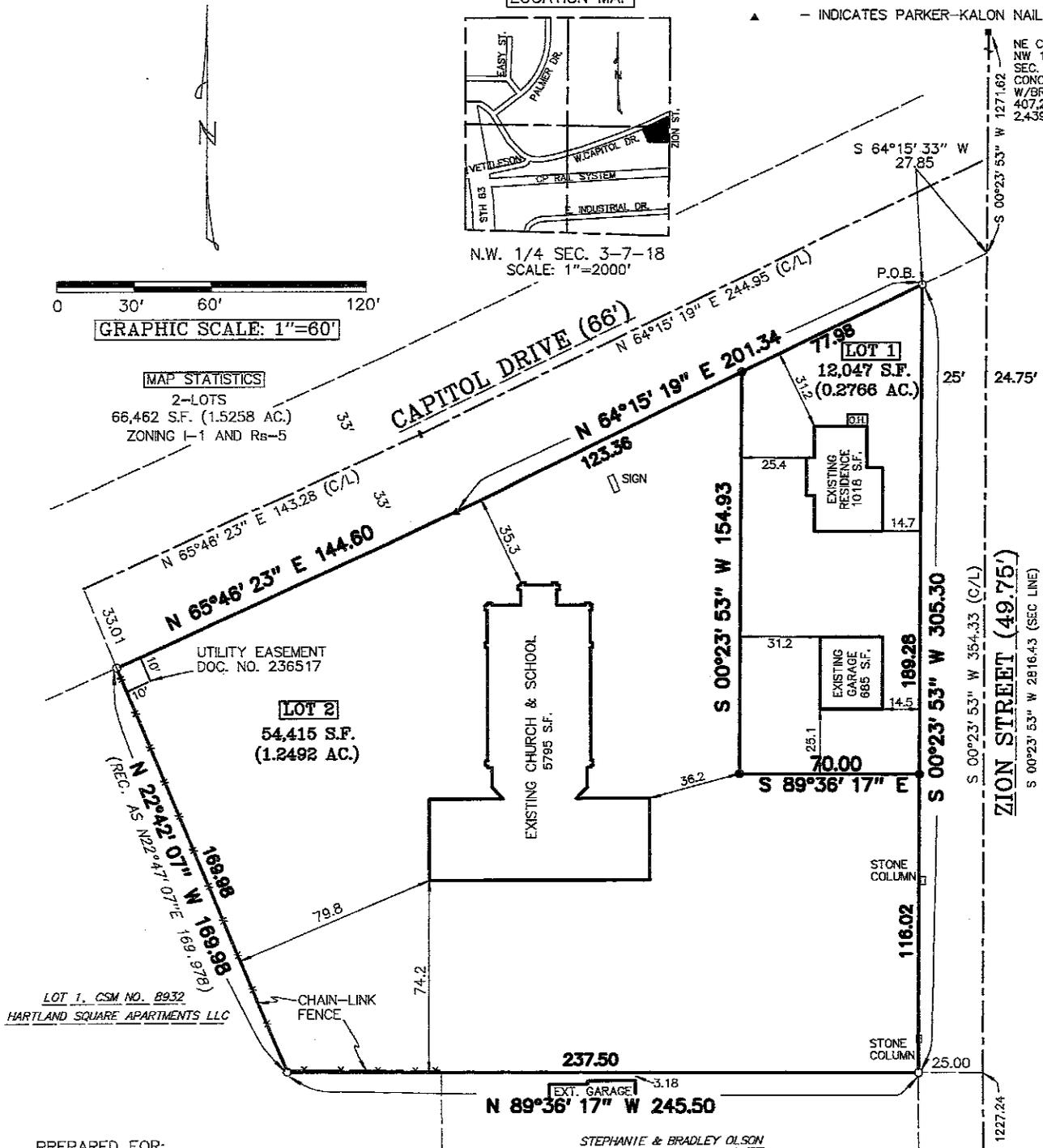
N.W. 1/4 SEC. 3-7-18
SCALE: 1"=2000'



GRAPHIC SCALE: 1"=60'

MAP STATISTICS

2-LOTS
66,462 S.F. (1.5258 AC.)
ZONING I-1 AND R8-5



NE CORNER
NW 1/4
SEC. 3-7-18
CONC. MON.
W/BRASS CAP
407,245.73
2,439,921.45

SE CORNER
NW 1/4
SEC. 3-7-18
CONC. MON.
W/BRASS CAP
404,429.65
2,439,901.89

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

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

ZONING

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

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

STEPHANIE & BRADLEY OLSON
UNPLATTED LANDS

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

THIS INSTRUMENT WAS DRAFTED BY KEITH D. MALKOWSKI



David M. Buechl
6-10-20

CERTIFIED SURVEY MAP NO. _____

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

PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the Village of Hartland this _____ day of _____, 2020

Jeffrey Pfannerstill, Chairman

Darlene Igl, Village Clerk

VILLAGE BOARD APPROVAL:

Approved by the Village Board, Village of Hartland, this _____ day of _____, 2020

Jeffrey Pfannerstill, President

Darlene Igl, Village Clerk



VILLAGE OF HARTLAND

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

Adopted this _____ day of _____, 2019.

VILLAGE OF HARTLAND

ATTEST:

By: _____
Jeffrey Pfannerstill, Village President

Darlene Igl, MMC, WCPC, Village Clerk



Village of Hartland GIS



Village of Hartland

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

DISCLAIMER:

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

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



SCALE: 1 = 42'

Print Date: 5/22/2019

492 PARTNERS LLC
492 RIVERSIDE DR
PRINCETON NJ 08540-5421

ANDREW J SALOMONE
337 PROSPECT AVE
HARTLAND WI 53029-2022

CAROLINE B JOYCE
526 W CAPITOL DR
HARTLAND WI 53029

DANIEL G ANDERSON
315 W CAPITOL DR
HARTLAND WI 53029

DAVE HYLAND
440 W CAPITOL DR
HARTLAND WI 53029

DAVID CATANIA
328 PROSPECT AVE
HARTLAND WI 53029-2023

DAVID JAMBRETZ
338 PROSPECT AVE
HARTLAND WI 53029

DAVID PEERS
345 PROSPECT AVE
HARTLAND WI 53029-2022

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

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

EDWIN & ANNETTE MILLER TRUST
354 PROSPECT AVE
HARTLAND WI 53029

ELIZABETH ANN CONLEY
320 ZION ST
HARTLAND WI 53029-1929

ELMORE MACHINERY CORP
403 EAST AVE
EAGLE WI 53119-2109

GEORGE G GARNEAU JR
330 ZION ST
HARTLAND WI 53029

HARMANN RENTALS LLC
W320N9189 HIGHWAY 83
HARTLAND WI 53029-9737

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

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

HARTLAND SELF STORAGE LLC
74 HALBACH CT
FOND DU LAC WI 54937-8626

HARTLAND SQUARE APARTMENTS LLC
W312S9003 MOCCASIN TRL
MUKWONAGO WI 53149

HARTLAND STATION LLC
249 PAWLING AVE
HARTLAND WI 53029-2052

JARED KELLER
608 W CAPITOL DR
HARTLAND WI 53029-1925

JSO PROPERTIES LLC
614 W CAPITOL DR
HARTLAND WI 53029

KOEPPEL HOLDINGS LLC
PO BOX 46
OCONOMOWOC WI 53066-0046

LEAF INVESTMENTS LLC
512 INDUSTRIAL DR
HARTLAND WI 53029-2310

LESLIE A MOATS
N8331 CARDINAL PASS
IXONIA WI 53036-9451

MAC HOLDINGS LLC
PO BOX 102
DOUSMAN WI 53118-0102

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

MICHELE H ANDRAE
256 W CAPITOL DR
HARTLAND WI 53029

NATHANIEL SAWYER APPLETON
448 W CAPITOL DR
HARTLAND WI 53029-1921

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

PAMELA FILO
344 PROSPECT AVE
HARTLAND WI 53029

PREMIER HARTLAND LLC
3120 GATEWAY RD
BROOKFIELD WI 53045-5112

ROBERT F KALKE JR
370 PROSPECT AVE
HARTLAND WI 53029

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

RYAN DUERWACHTER
359 PROSPECT AVE
HARTLAND WI 53029-2022

SARAH J SAUER
360 PROSPECT AVE
HARTLAND WI 53029

SHAWN M HOPPE
320 PROSPECT AVE
HARTLAND WI 53029-2023

STACY L SMITH
248 PAWLING AVE
HARTLAND WI 53029-2013

STEPHANIE OLSON
341 ZION ST
HARTLAND WI 53029-1928

STONEWOOD STORAGE ASSOCIATES
LIMITED PARTNERSHIP
PO BOX 145
HARTLAND WI 53029

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

THOMAS H BEAUMONT
310 ZION ST
HARTLAND WI 53029

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

TIMOTHY E MUELLER
330 PROSPECT AVE
HARTLAND WI 53029-2023

WISCONSIN ELEC POWER CO
231 W MICHIGAN AVE
MILWAUKEE WI 53203

ZION EVANGELICAL CHURCH
415 W CAPITOL DR
HARTLAND WI 53029