



Village of Hartland

210 Cottonwood Avenue

Hartland WI 53029

PH: 262-367-2714

FAX: 262-367-2430

www.villageofhartland.wi.gov

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, FEBRUARY 17, 2025
6:30 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD**

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 for October 21, 2024.
2. Architectural Board review and consideration of an application for signage for Westrock Apartments, W. Capitol Drive.
3. Architectural Board review and consideration of variance to allow for additional 10' of width for driveway at 811 Surrey Lane.
4. Plan Commission and Architectural Board conceptual review of Palmer Drive Apartments as proposed by Cherry Faith Properties.
5. Plan Commission and Architectural Board conceptual review of Lake Country Lutheran High School expansion
6. Announcements: The following individuals will be given an opportunity to make announcements at the meeting regarding (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.
7. Adjourn.

Ryan Bailey, Village Manager

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: www.villageofhartland.wi.gov (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 Sandee Policello, Village Clerk, at 262-367-2714. The Municipal Building is handicap accessible. To participate in the Village of Hartland "Zoom" meeting with video, <https://us02web.zoom.us/j/86135624649?pwd=KB0weo2hM0f3Rklef0M7dHMkyA9aH2.1> The Meeting ID is 861 3562 4649, Passcode is 664679. To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY OCTOBER 21, 2024
6:30 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Tim Hallquist, Jeff Bierman, Chip Schneeberger (via zoom), Jeff Pfannerstill, David DeCourcy-Bower, and Ann Wallschlager.

Others Present: Ryan Bailey, Scott Hussinger, Ryan Amtmann, Hannah Scherbarth, John Ford, and Deputy Clerk Bushey.

Call to Order- 6:30 pm

Roll Call taken. All present with one vacancy.

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.

- No Comments

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of September 16, 2024.

Motion (Wallschlager/Hallquist/) to approve the Jt. Architectural Board/Plan Commission minutes of September 16, 2024. Carried. (6-0).

2. Architectural Board review and consideration of an application for signage for Empower Movement, 123 Lawn St. -

It was stated that the proposed sign will be on the front of the building. Building inspector Hussinger said he has no issues with the signage.

Motion (deCourcy-Bower/Hallquist) to approve the signage for Empower Movement, 123 Lawn St. (6-0).

3. Architectural Board review and consideration of an application for signage for New Heights Physical Therapy, 1100 Cottonwood Ave -

It was stated panels will be added to the monument sign and the sign on Bailey Dental will be moved to the new building. It will not be internally lite but will have a flood light on it.

Motion (DeCourcy-Bower/Hallquist) to approve the signage for New Heights Physical Therapy, 1100 Cottonwood Ave. Carried. (6-0).

4. Architectural Board review and consideration of an application for signage for Mellow Mutts Spa, 230 Pawling Ave-

Building Inspector Hussinger said the proposed sign will be non-illuminated and is pretty straight forward. Wallschlager asked if there will be any upgrading on the landscaping. Hussinger said he did not

know, and the tenant is proposing the sign, the landscaping would be done the responsibility of the owner.

Motion (DeCourcy-Bower/Hallquist) to approve the signage for Mellow Mutts Spa, 230 Pawling Ave Carried. (6-0).

5. Architectural Board review and consideration of site and building plan for new residential construction at 308 North Ave. -

Brian Gilmore from Gilmore Builders explained the site and building plan. Pfannerstill asked about the decision on the sheds and Hussinger said it was fine; it will be part of the CSM. Hussinger said the building plans before us tonight meet all the Village zoning requirements. Bailey asked about the water and sewer and Hussinger said it is all good. DeCourcy-Bower said he thinks it will fit nicely. Bierman asked about an egress window in the basement, Hussinger said we can address that later.

Motion (DeCourcy-Bower/Hallquist) to approve the site and building plans for new residential construction at 308 North Ave. Carried. (6-0).

6. Architectural Board review and consideration of an application for signage for The Inn, 110 Cottonwood Ave.-

The representative from Green Hills Metal Works was present via zoom and explained it will be in the same place as the previous sign, and the plans explained the height and size. He said the owner and electrical contractor will be doing the lighting and it will be external like the previous lighting. He said it is his understanding that there will be 2 flood lights on each side where the old ones were located. Hussinger asked Maddie Armistead of The Inn if the lights would be turned off at a certain time and she said they are setting up the restaurant with a program that will have everything programmed and the lights will go off at an appropriate time. Discussion on time restaurant will be open and how late lights in downtown area are on.

Motion (DeCourcy-Bower/Schneeberger) to approve the application for signage for The Inn, 110 Cottonwood Ave. Carried. (6-0).

7. Plan Commission review and consideration of a site plan for dumpster enclosure for The Inn, 110 Cottonwood Avenue.

Maddie Armistead said the main objective is to cover the dumpster, it will be 4 metal poles, and the rest will be wood with 2 latched doors. Hallquist asked Hussinger if he had any location issues, and he said there is a meter socket on the adjacent building so it cannot encumber that. Hussinger asked if it will be painted, and she said it will be stained.

Motion (deCourcy-Bower/Hallquist) to approve the site plan for the dumpster enclosure for The Inn, 110 Cottonwood Ave. Carried. (6-0).

8. Architectural Board review and consideration of an application for roof replacement and exterior modification at 544 E. Capitol Drive.

No one was present for this agenda item.

Motion (Wallschlager/deCourcy-Bower) to postpone until the next Plan Commission/Architectural Board meeting in November. (6-0).

- - see discussion and motion made later in the meeting on this item.

9. Plan Commission and Architectural Board review and consideration of plans for the addition of an exterior patio and pergola with revisions to the existing structure's adjacent windows and doors at The Legend at Bristlecone, 1500 Arlene Drive.

John Rodell from The Rodell Group was present to explain the patio addition and revisions. They are proposing an extension to the existing patio west of the club. It will be precast high-quality materials, replacing all the perimeter handrails, putting in new exit stairs, and covering this would be a free-standing pergola not connected to the existing building plus make it more user friendly to the guests. There will be an outdoor service bar for patrons during business hours and also on the existing building open up the west facing wall and they will replace the fixed windows with accordion type doors. They are hoping to have it ready by May or June of next year. DeCourcy-Bower asked about the pitch of the roof on the existing building. Mr. Rodell said the pergola will have its own internal gutter system. Hussinger said he has no issues with the plans.

Motion (deCourcy-Bower/Wallschlager) to approve plans for an addition of an exterior patio and pergola with revisions to the existing structures adjacent windows and doors at The Legend at Bristlecone, 1500 Arlene Drive Carried. (6-0).

10. Plan Commission and Architectural Board review of plans for a warehouse and office structure for Lang Technik-USA, 1025 Walnut Ridge Drive.

Daniel Ayala from Oliver Construction presented the proposed plans. They are looking to build a 23,000 sq ft warehouse and inside sales space. Bailey said they spoke with them and the parking meets the needs of their business. Wallschlager said she looked at the parking space amounts, and she said she comes up with 20 employees and it was stated there are 10. She asked about visitors, and it was stated that they have an open house, and they may have 20 people if that during open house. Discussion on parking. Hallquist asked Hussinger if he had any issues, and he said as staff we are comfortable with it. Bierman asked about the stormwater in the front of the building and where does the overflow go. Amtmann said it will go into the storm sewer in the street. He said one minor thing he noticed was the sq. footage of the parking space and each individual stall needs to be a little bit bigger. Discussion on having to come back for the signage.

Motion (deCourcy-Bower/Hallquist) to approve plans for a warehouse and office structure for Lang Technik-USA with the additional footage for parking stalls. 1025 Walnut Ridge Drive. Carried. (6-0).

Mike Moen for agenda item #8 joined zoom, and per Attorney de la Mora an appropriate action would be to reconsider that action on that agenda item.

Motion (Wallschlager/ Hallquist) to do a reconsideration the motion for the property at 544 Capitol Dr that was postponed until next month and bring it back to this meeting. Carried (6-0).

**

8 - Architectural Board review and consideration of an application for roof replacement and exterior modification at 544 E. Capitol Drive.

Mike Moen said they want to go to a standing seam metal roof rather than standard shingles and he feels it fits the historical home. He said on the front of the house he thinks it used to have a small head roof, and they would like to add it back on and put standing seam on that as well. He had included information on where standing seams were used on homes during that era of the home.

deCourcy-Bower said the Wisconsin Historical Society has guidelines on homes and that is who you would go through and would access if you were applying for a grant to maintain the character. He said in that guidance there is discussion on roofing material. He said this house predates asphalt shingles, it was likely cedar shingles, and it states the roof is 1 of a few places that substitute material is appropriate. He said it talks about weather proofing houses and making sure the roofs are in good condition. He said what we have now is a roof that was probably originally cedar shingles and now has asphalt shingles. And the question is a metal roof acceptable by all the guidelines he has read, and he said yes.

Mr. Moen said he is excited about bringing it back to its historical look.

Discussion on exterior and railing.

Motion (Wallschlager/ Hallquist) to approve the standing seam metal roof and exterior awning over main window and matching brackets and with the color being dark bronze/ brown or black. Carried (6-0).

11. Review, consideration and referral to Village Board of proposed PUD development ("Project") whose approval is being sought by Three Leaf Development on property tax key HAV 0423981056 located on Campus Drive. The Plan Commission will review and consider:

- a. Proposed preliminary site and building plans for senior living development (120 units);**
- b. Proposed preliminary certified survey map;**
- c. Proposed rezoning to RM-1 in conjunction with a PUD Agreement for the Project;**
- d. Proposed petition for a Planned Unit Development**
- e. Proposed land use amendment and Resolution**

Bailey said they are looking for approval to move this to the Village Board.

John Ford from Three Leaf Development was present and briefly explained the Senior Living Development. He said there will be 118 units; the facility will provide continuum of care for seniors, including independent living, assisted living and memory care. Ford shared a third-party market study that supports this type of development. They anticipate collaboration and enjoyment between seniors attending Lake Country Lutheran School events and students coming over to collaborate and engage with the seniors. Ford said they are working with an experienced senior living operator. They feel the project will be a tremendous benefit to the community. Staffing will be 36 – 40 employees with 20 to 24

on any one shift. They hope to break ground by the end of this year and expect 16 – 17 months of construction with completion in spring 2026.

Attorney de la Mora said all legal questions have been answered administratively. Hallquist said he thinks it is a great project. Pfannerstill asked Hussinger if he had anything to add and he said no, staff has seen this for several months.

Bailey said the Fire Chief has said he will be able to get the large apparatus around the building.

Amtmann said everything was submitted and that staff just needs to do a final read to make sure everything is in order, but he thinks overall the project is in good order with what has been submitted.

deCourcy-Bower commented on the stormwater and said the stormwater part of it is not on the same property and wants to make sure all of the agreements and easements that are needed are in place.

Bailey said it is in the PUD that states nothing can be built on that out lot.

deCourcy-Bower said in regard to future expansion into the second lot, are there access agreements and easements in place for that driveway. Bailey said he does not believe there is anything yet, deCourcy-

Bower said he wants to make sure that that driveway is an easement for educational uses. Ben Striker said we can clarify that in the declaration of easements, but LC Lutheran will continue to own out lot 2.

Bailey commented that it could be added as contingent on staff final approval of PUD.

Motion (deCourcy-Bower/Hallquist) to approve the plans contingent on staff final approval of the exhibits, and PUD's as well as an easement for out lot 2 to share the driveway. Carried (6-0).

12. Conceptual review of Cherry Faith Hartland development-

Bailey said Cherry Faith Developer went to the Village Board for the conceptual. Representative for Cherry Faith explained the conceptual project. He said it is 701 Capitol Drive, and the objective is to develop 26 units with 52 parking spots. Bailey said this is on the other side of the Quarry and utilities need to be brought up there. Bailey said it is a difficult parcel because of the utilities and the odd ownership. Wallschlager asked how many handicap parking spaces he will be putting in and he said 12 since there will be 12 of those units, so it will be a one-on-one ratio. Hallquist said he likes the idea and that the size and location are perfect. Hussinger said they sat down a week or 2 ago and had the ability to increase the density by 10%. Attorney de la Mora said he has not seen the materials the board has seen but as Bailey as indicated it is a challenging site with the different jurisdictions. de la Mora asked if the petitioner has reached out to the City of Delafield and petitioner said he just found out about it and has not yet. de la Mora said he could proceed with his plans for the conceptual as he wished, and it would be helpful to look at a PUD agreement and be cognizant of the neighbors. de la Mora said with developments the developer is responsible for the development and the utilities. Brief discussion on the length of the sidewalk. Discussion on a 1 story vs 2 story building and the petitioner said cost-wise a single-story is cheaper. Discussion on garages.

Bailey reminded everyone this is a concept, so no vote is taken.

13. Announcements –

None at this time.

14. Adjourn

Motion (deCourcy-Bower/Schneeberger) to adjourn. Carried (6-0).

Adjourned at 7:57 pm.

Respectfully submitted by

Recording Secretary,
Deidre Bush y, Deputy Clerk



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

Job Address <i>700 W. Capitol Drive, Hartland, WI 53029</i>			
Lot	Block	Subdivision	Key No. HAV0730981001 & 02
Owner 3LP Hartland, LLC		EMAIL <i>arexrode@threeleafdevelopment.com</i>	Phone (414) 775-0857
Address <i>504 W. Juneau Avenue</i>		City <i>Milwaukee</i>	State <i>WI</i> Zip <i>53023</i>
Contractor <i>Innovative Signs</i>	Phone <i>262-432-1330</i>	FAX	EMAIL <i>lisa@innovative-signs.com</i>
Address <i>21700 Doral Road</i>		City <i>Waukesha</i>	State <i>WI</i> Zip <i>53186</i>

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:

- One (1) bound set 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:

- One (1) color rendering 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.
- One (1) site plan with dimensions. Not required for wall signs or other signs attached to the building.
- One (1) set 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 700 West Capitol Drive, Hartland, WI 53029 TAX KEY # HAV 0730981001
OWNER Three LP Hartland, LLC PHONE _____
ADDRESS 504 W. Juneau Avenue CITY Milwaukee STATE WI ZIP 53023
CONTRACTOR Innovative Signs PHONE 262-432-1330
ADDRESS 21700 Doral Road CITY Waukesha STATE WI ZIP 53186

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Please see attached

OVERALL DIMENSIONS OF SIGN 141.50" x 156" COLOR OF BACKGROUND Please see attached

SIZE OF LETTERS IN INCHES 10" & 4.25" Pls see attached COLOR OF LETTERS Please see attached

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

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 12,200.00

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

APPLICANT Lisa Burck DATE 01/31/2025

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

WESTROCK

700 West Capitol Drive , Hartland, WI 53029 US



21700 DORAL ROAD
WAUKESHA WI 53186
262.432.1330
www.innovative-signs.com



Front Elevation

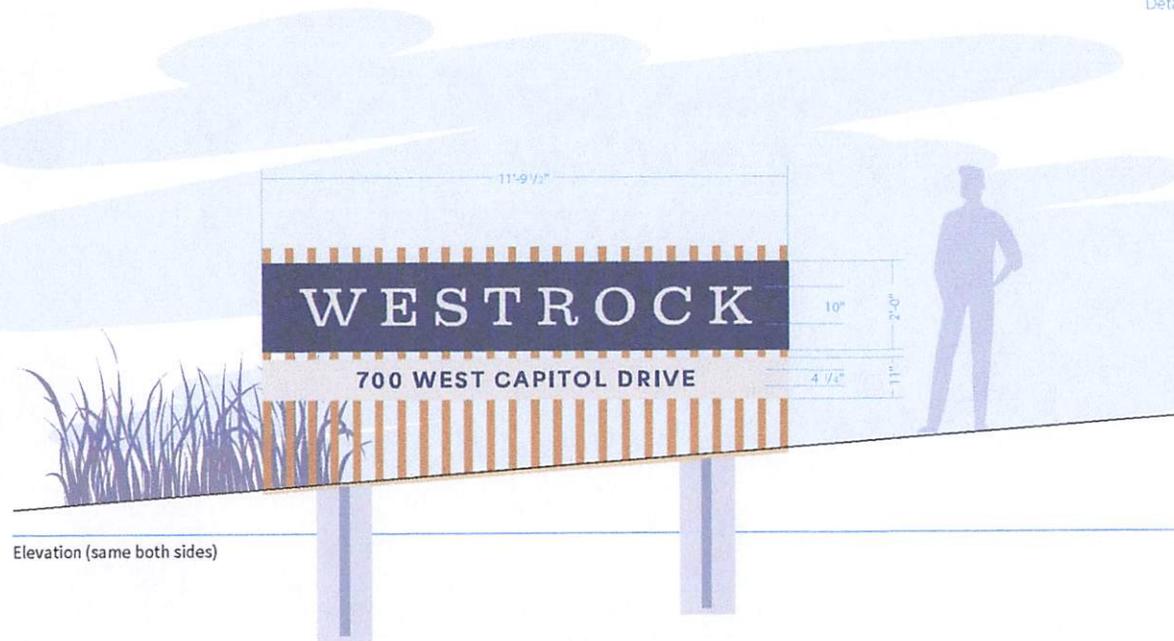
M — Primary Monument Sign

Qty 1

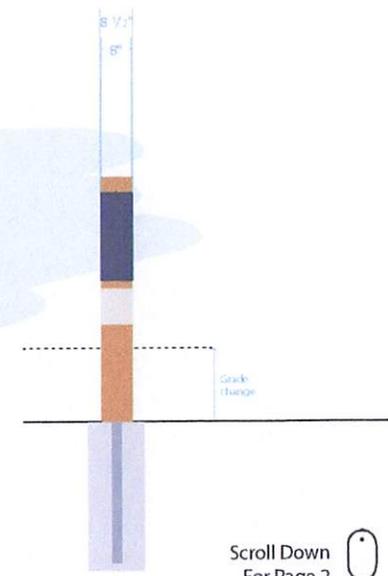
- 1 Fabricated MT-1 posts painted PT-4, x 17 posts
(Footing/foundation requirement TBC by Sign Contractor)
- 2 MT-1 panels painted PT-1 and PT-2, fastened directly to MT-1 posts (fully wraps posts to have sign faces on both sides)
- 3 AC-1 dimensional letters / numbers, painted PT-1 and PT-2 and mounted directly to MT-1 panels (x 2 sets, 1 for each side)



Detail

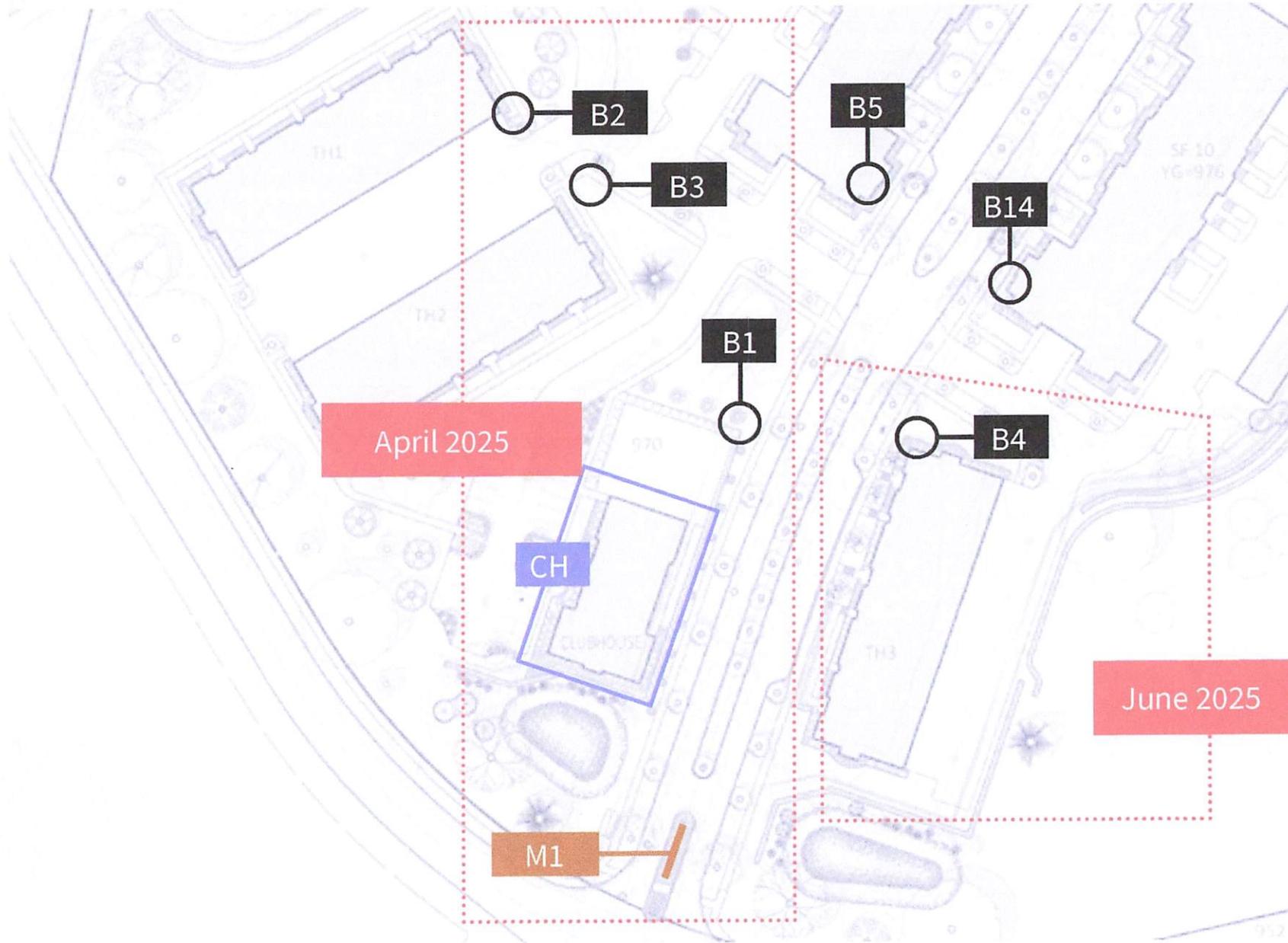


Elevation (same both sides)



Scroll Down For Page 2 

Customer	
Three Leaf Development Monument	
Date	Project Manager
1/29/2024	Emerson M.
Order #	Designer
EST - 14824	Nick M.
Sq. Ft.	Surveyor
36	TBD
Sides	Mounting
S/S <input type="checkbox"/> D/S <input checked="" type="checkbox"/>	Direct Bury Matchplate
Pole Shape	Pole Size
<input type="checkbox"/> Square	(1) 3" - Aluminum
<input checked="" type="checkbox"/> Circle	6x6" Matchplate
Materials & Specifics	
Custom Monument Sign	
- 1/8" routed aluminum panels	
- 2" x 8" - Aluminum Posts	
- Painted Finish	
- 2 Pole Footing (Specs TBD)	
Colors	
 PT-1 - PMS 4139c	
 PT-2 - PMS 7527c	
 PT-4 - PMC 10128c	
Revisions	
<input type="checkbox"/> Revision 1:	
<input type="checkbox"/> Revision 2:	
<input type="checkbox"/> Revision 3:	
<input type="checkbox"/> Revision 4:	





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

PERMIT # _____

JOB LOCATION 700 West Capitol Drive, Hartland, WI 53029 TAX KEY # HAV 0730981001
OWNER Three LP Hartland, LLC PHONE HAV 0730981002
ADDRESS 504 W. Juneau Avenue CITY Milwaukee STATE WI ZIP 53023
CONTRACTOR Innovative Signs PHONE 262-432-1330
ADDRESS 21700 Doral Road CITY Waukesha STATE WI ZIP 53186

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

WORDS AS THEY WILL APPEAR ON THE SIGN:
Please see attached

OVERALL DIMENSIONS OF SIGN 32" x 48" COLOR OF BACKGROUND Please see attached

SIZE OF LETTERS IN INCHES 2" COLOR OF LETTERS Please see attached

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

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 \$ 6,790.00 (total 3)

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 Lisa Burck DATE 01/31/2025

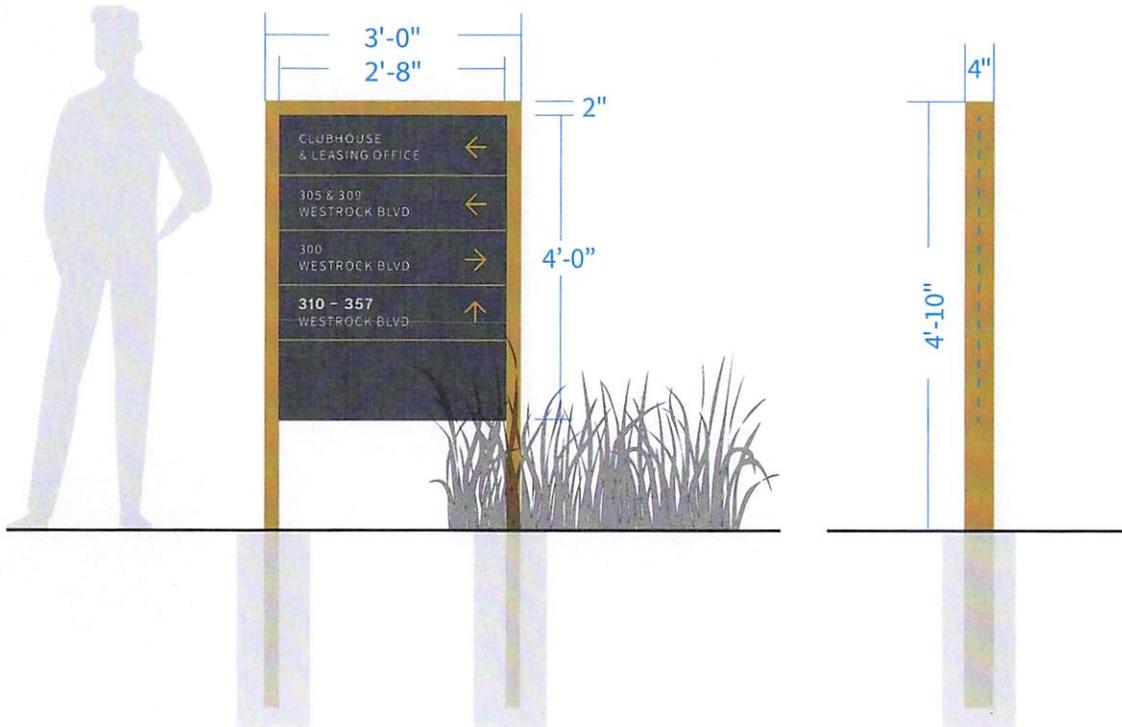
PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

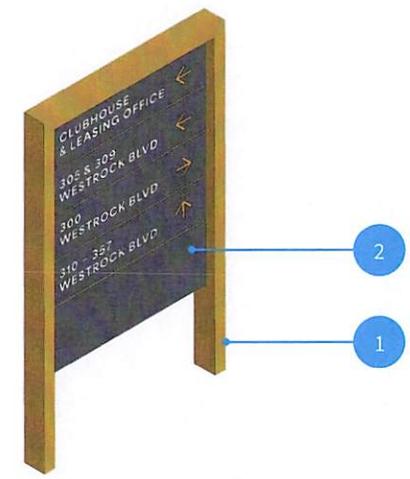
Front Elevation

V(2) — Vehicular Directional Sign (Alternate Design)

Qty 3; V1 & V2 are double-sided, V3 is single-sided (20 destination panels total)



- 1 Fabricated MT-1 post frame, with PT-4 applied finish. (Footing/foundation requirement TBC by Sign Contractor)
- 2 MT-1 panels painted PT-3 with graphics applied as di-cut vinyl - PT-2



Customer	
Three Leaf Development Vehicular Directionals	
Date	Project Manager
1/29/2024	Emerson M.
Order #	Designer
EST - 14824	Nick M.
Sq. Ft.	Surveyor
36	TBD
Sides	Mounting
S/S <input type="checkbox"/> D/S <input type="checkbox"/>	Direct Bury
Pole Shape	Pole Size
<input checked="" type="checkbox"/> Square <input type="checkbox"/> Circle	(1) 3" - Aluminum

Materials & Specifics
Custom Monument Sign
- 1/8" routed aluminum panels
- 2" x 4" - Aluminum Posts
- Painted Finish
- 2 Pole Footing (Specs TBD)

Colors
<input checked="" type="checkbox"/> PT-1 - PMS 4139c
<input checked="" type="checkbox"/> PT-2 - PMS 7527c
<input checked="" type="checkbox"/> PT-4 - PMC 10128c

Revisions
<input type="checkbox"/> Revision 1:
<input type="checkbox"/> Revision 2:
<input type="checkbox"/> Revision 3:
<input type="checkbox"/> Revision 4:

Scroll Down For Page 2



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

PERMIT # _____

JOB LOCATION 700 West Capitol Drive, Hartland, WI 53029 TAX KEY # HAV 0730981001
HAV 0730981002
OWNER Three LP Hartland, LLC PHONE _____
ADDRESS 504 W. Juneau Avenue CITY Milwaukee STATE WI ZIP 53023
CONTRACTOR Innovative Signs PHONE 262-432-1330
ADDRESS 21700 Doral Road CITY Waukesha STATE WI ZIP 53186

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

WORDS AS THEY WILL APPEAR ON THE SIGN:
Please see attached

OVERALL DIMENSIONS OF SIGN 31"x18" COLOR OF BACKGROUND Please see attached
SIZE OF LETTERS IN INCHES 2" COLOR OF LETTERS Please see attached

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

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 \$ 3,600.00 (total 2)

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 Lisa Burck DATE 01/31/2025

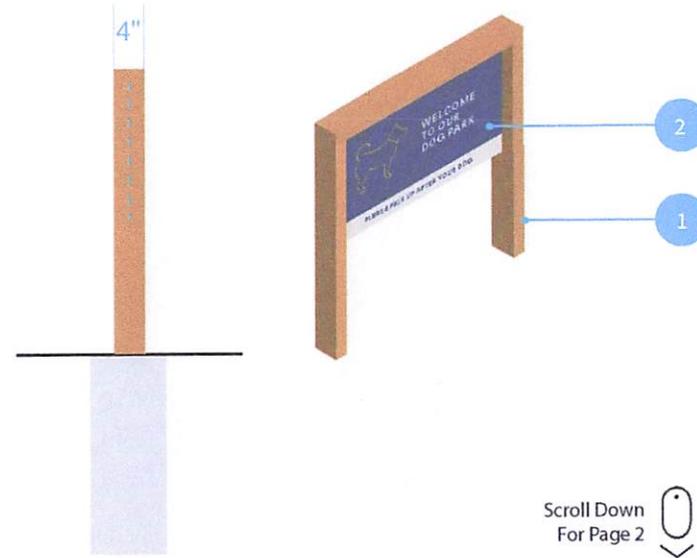
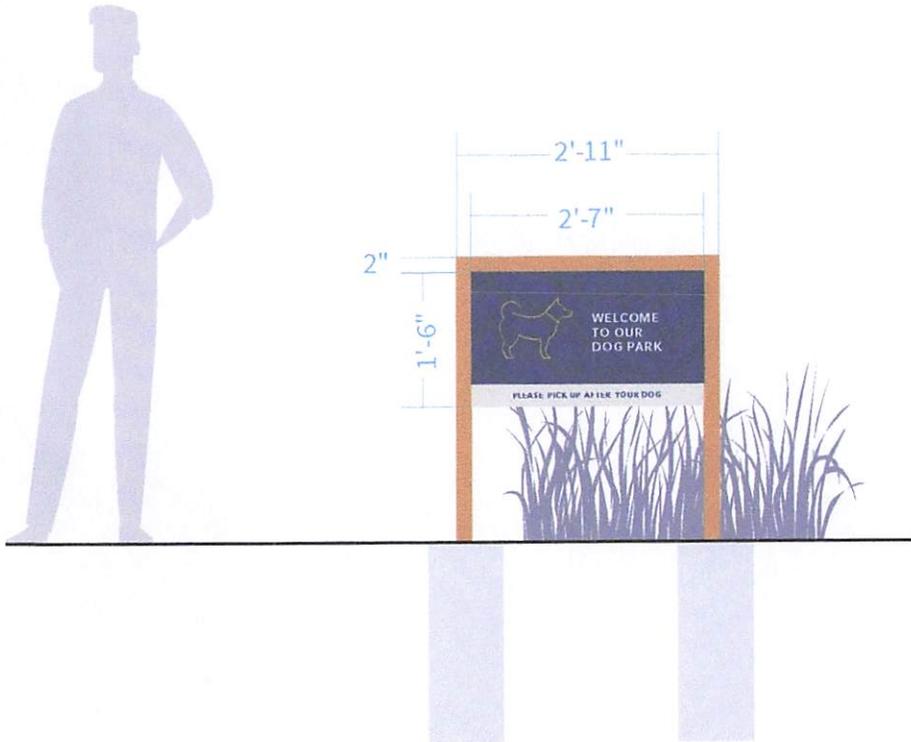
PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

Front Elevation

A(2) — Amenity Sign (Design Alternate)
Qty 2

- 1 Fabricated MT-1 post frame, with LM-1 applied finish. (Footing/foundation requirement TBC by Sign Contractor)
- 2 MT-1 panels painted PT-3 with graphics applied (both sides) as either di-cut vinyl (color TBD) or direct print



Scroll Down
For Page 2

Customer	
Three Leaf Development Vehicular Directionals	
Date	Project Manager
1/29/2024	Emerson M.
Order #	Designer
EST - 14824	Nick M.
Sq. Ft.	Surveyor
36	TBD
Sides	Mounting
S/S ■ D/S ■	Direct Bury
Pole Shape	Pole Size
■ Square	(1) 3" - Aluminum
○ Circle	
Materials & Specifics	
Custom Monument Sign	
- 1/8" routed aluminum panels	
- 2" x 4" - Aluminum Posts	
- Painted Finish	
- 2 Pole Footing (Specs TBD)	
Colors	
■	PT-1 - PMS 4139c
■	PT-2 - PMS 7527c
■	PT-4 - PMC 10128c
Revisions	
<input type="checkbox"/>	Revision 1:
<input type="checkbox"/>	Revision 2:
<input type="checkbox"/>	Revision 3:
<input type="checkbox"/>	Revision 4:





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

Job Address				
Lot	Block	Subdivision	Key No. HAV	
Owner			Phone	
Address		City	State	Zip
Contractor	Phone	FAX	E-Mail Address	
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 **FIVE WORKING DAYS PRIOR TO THE MEETING DATE** at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

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

One & Two Family

One (1) bound set of construction plans and application material and one (1) electronic copy of all submittals. Plans must be stamped "approved by the developer" if required.

These plans may be reused to apply for the building permit. Building elevations are all that is necessary to obtain Architectural Board approval. Although it is recommended that complete construction plans along with other building permit application material be submitted in order to begin the permit process as soon as possible after the meeting.

Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

One (1) site plan. The site plan must be detailed and dimensioned and may also be reused to apply for the building permit. One set of site plans must be stamped "approved by the developer" (if applicable).

One (1) plat of survey is required for new dwellings at the time of building permit application.

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

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

**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 prior to submission of an application.
3. All requested or required information, including the application and appropriate fees, must be received prior to the deadline in order to be placed on the agenda. Village Staff has been directed to delay placement on the Architectural Board Agenda based on incomplete submittals.
4. Applications shall include professional-level drawings of all elevations showing the existing and proposed conditions.
5. One (1) set of application materials and one (1) electronic copy (PDF) of all application materials must be submitted by the deadline.
6. 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. Street right-of-way
 - n. Miscellaneous items including, but not limited to, 100 year floodplain, wetland boundary, environmental corridor
7. Additional information may be requested by the Architectural Board or Staff.
8. The Applicant must complete and submit the required Professional Services Reimbursement Form along with any required deposit at the time of application.
9. The Applicant or a representative of Applicant able to make representations on behalf of the Applicant shall attend the meeting at which the matter will be discussed. Failure to have representation will result in tabling of the request to the next meeting.



VILLAGE OF HARTLAND

210 Cottonwood Avenue | Hartland, WI 53029 | 262-367-2714

CURB, SIDEWALK, DRIVEWAY REPLACEMENT PERMIT

This permit is granted on conditions that the Permittee will obey all Sections of the Village of Hartland Code of Ordinances and all specifications, rules, and requirements of the Department of Public Works pertaining to this permit and as noted on the back of this form. Allow up to two days for processing before beginning work.

FEES

Permit fee: \$150.00 Refundable deposit: \$2000.00 Payable to: Village of Hartland

Permits will not be issued until both the permit fee and deposit are received.

Deposit will be refunded after work is completed and inspected by the Village in accordance with Village payment processes.

CONTACT INFORMATION

Location of work: Address: _____ Lot Number: _____

Requestor's name: _____

Phone numbers: Mobile: _____ Office: _____

Address: _____

Email: _____

Contractor: _____

Contact person: _____

Phone numbers: Mobile: _____ Office: _____

Address: _____

Email: _____

Deposit refund* will be mailed to ___ Requestor ___ Contractor at the address above.

***Refunds will not be released until project has passed inspection. Call 262-367-4750 for inspection.**

SUMMARY OF WORK

Please provide a brief summary of work and attach drawings.

OFFICE USE ONLY

Fee: _____ Deposit: _____ Date: _____ Receipt: _____

Permit number: _____ Permit expires in _____ days. Deposit released: ___Yes ___No

SPECIFICATIONS, RULES, AND REQUIREMENTS

- Curb end tapers at curb shall be a minimum of 15 inches in length and at the end of curb sections shall be 3 feet in length.
- Drive entrance widths at the curb shall be in accordance with the attached drawing.
- Prior to pouring of concrete for the sidewalk, the Owner/Contractor shall contact the Village Department of Public Works, 262-367-4880, to request an inspection of the forms. The form installation shall be complete by the scheduled inspection time. Inspections shall be scheduled 24 hours in advance. In addition, the owner/contractor shall schedule a final inspection when all work is complete, including patching of any damaged asphalt.
- There shall be no standing water in the excavation at the time of inspection or at the time of pouring concrete.
- The bottom of the excavation shall be 4-inch minimum compacted granular material. Remove unsuitable subgrade material prior to placement.
- The concrete shall be six bag mix.
- Joints in the sidewalk shall be installed or saw cut at approximately 5-foot intervals. A one-half inch expansion joint shall be provided at one end. No longitudinal joints will be permitted in the gutter line.
- No concrete shall be placed when the air temperature is less than 40 degrees Fahrenheit. Any owner/contractor pouring sidewalk during a time when it may be damaged by plowing/street salting operation, does so at their own risk and will be responsible for replacing damaged concrete if so directed by the Village.
- The new sidewalk shall be protected and not driven on for seven days from the time of pour.
- The entire construction area shall be adequately protected by barricades or cones.
- All joints and sidewalk edges shall be tooled and all work done in a workmanship like manner.
- Concrete Curb & Gutter replacement shall be tied into existing concrete with deformed tie bars. Curb replacement adjacent to catch basins shall not be tied in.
- Minimum distance from sawcut to existing contraction joint in existing concrete Curb & Gutter shall be no less than 3-FT.

SPECIFICATIONS, RULES, AND REQUIREMENTS

BARRICADING: Any person installing, excavating, constructing, grading, filling, storing material, occupying a public right-of-way, or public place or doing any other repairing or improving in any public right-of-way or public place shall provide adequate barricades, lights and such other protective devices as may be necessary to warn the public of the condition of the area and to prevent injury to any person or property.

OCCUPYING STREET: Materials occupying street shall be kept at least ten feet (10') away from any tree, valve box, manhole or catch basin. Materials and equipment shall be kept at least ten feet (10') away from fire hydrants, fifteen (15') away from crosswalks and in accordance with restrictions of the Code of Ordinances.

DRAINAGE: Gutters and drainage ditches shall be kept open at all times and shall be restored to their original condition.

BLOCKING ROADWAY: The blocking of the entire roadway is not permitted.

REVOCAION OF PERMIT: The Director of Public Works or his representative reserves the right to revoke this permit at any time, if in their judgement, it is to the best interest of the Village of Hartland.

DAMAGE TO STREET: Any damage to street surfacing as a result of the proposed work shall be repaired by saw cutting and removing the existing damaged pavement which shall be replaced in kind.

TRAFFIC CONTROL: Traffic control for all work within the Village right-of-way shall be in accordance with the State of Wisconsin Manual on Uniform Traffic Control Devices.

All barricades/channelizing devices used during nighttime operations shall be equipped with steady burn warning lights. All construction signing shall be equipped with flashing warning lights.

Through traffic shall be maintained over at least one (1) lane at all times during the construction operations allowed under this permit. A flag person is required during the period during which one lane operation exists. Multi-lane roadways shall be required to have at least one (1) lane in each direction open to through traffic at all times. During non-working hours, all normal traffic lanes must be open to through traffic.

If a road closure is granted, the applicant shall be responsible for posting a marked detour route and maintaining all signs and traffic control devices. All signs posted shall be in accordance with the State of Wisconsin Manual on Uniform Traffic Control Devices. Prior to posting the detour, the applicant shall submit the proposed route to the Village of Hartland Department of Public Works for review and approval.

When a road closure is granted, the applicant shall be responsible for notifying all necessary authorities – police department, fire department, schools and bus companies, newspapers, and so on – a minimum of ten (10) days prior to commencing operations so that their operations may be altered if necessary.

BACKFILL MATERIALS: Slurry backfill is required in all excavation within the pavement and shoulder areas to within five (5) feet of the edge of pavement or back of curb and under all sidewalk and paths.

The excavated material may be placed back in all other areas if it does not contain wood, roots, concrete or asphalt. The material shall be placed in lifts not to exceed twelve (12) inches in depth. Each lift shall be mechanically compacted prior to the placement of any subsequent lift(s).

PAVEMENT PLACEMENT: No open cut in street allowed. Excavator must contact DPW at (262)367-2714 or (262)367-4750 prior to opening street.

All pavements, curb and gutter, and sidewalk/paths shall be full depth saw cut prior to removal. Existing asphaltic concrete pavements shall be restored with asphaltic concrete pavement to match the thickness of the existing pavement, with a minimum thickness of three and one-half inches. The asphalt shall be placed in two lifts and compacted. No patch limits in wheel paths.

A butt joint shall be ground into the pavement at each end of the project limits to ensure a smooth transition to the repaired sections (s).

All damaged, settled, or removed sections of concrete curb and gutter and sidewalk shall be replaced in accordance with Village specifications. At the beginning and every 50' of the sections to be replaced, ½ inch expansion joint material shall be used. Until the warmer weather allows for concrete replacement, all concrete features shall be temporarily replaced and maintained to match the existing concrete sidewalk and curb and maintained until replaced. Call for inspection prior to pour.

All existing pavement markings that are disturbed by the construction, operations shall be restored or replaced in kind.

Sidewalk excavation during the cold months must be temporarily patched with concrete mix and maintained by the requesting utility. No undermining of the sidewalk.

TRAFFIC SIGNS: All roadway signs that are disturbed must be put back in the same location and in the same condition that existed prior to construction activities. Any damaged or missing signs that existed prior to construction must be replaced to the satisfaction of the Department of Public Works.

Temporary stop signs will be placed by the Department of Public Works.

RESTORATION: All existing drainage patterns must be maintained and restored if disturbed by construction operations.

All grassed areas disturbed shall be restored with a minimum of three (3) inches of topsoil, fertilizer, and seed.

Erosion mat will be required until the grass areas can be repaired in Spring.

Silt fence or straw bales, ditch checks will be required.

SEWER AND WATER UTILITIES: Maintain ten (10) foot clearance around fire hydrants at all times during construction.

MISCELLANEOUS ITEMS: The applicant shall ensure that proper erosion control measures are implemented at all times before, during, and after construction activities until all disturbed areas have achieved sustained growth.

The contractor shall contact Diggers Hotline for utility locates at least 72 hours prior to excavation.

All disturbed areas shall be restored to their present condition or better.

The contractor shall clean mud and other debris from the street on a daily basis. Brooming/sweeping is required on a regular basis throughout the project and at the completion of work.

Concrete curb & gutter or sidewalk will need replacement in late Spring, if needed. No work during snow removal operations.

OTHER:

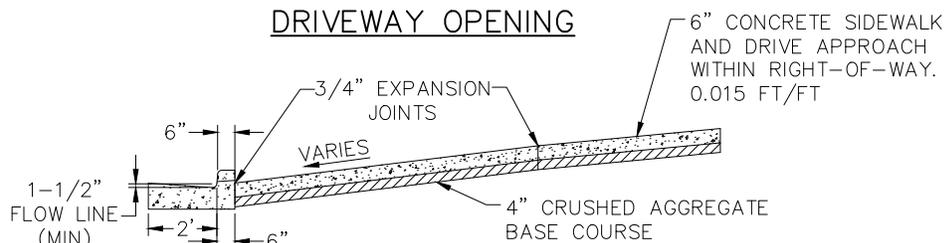
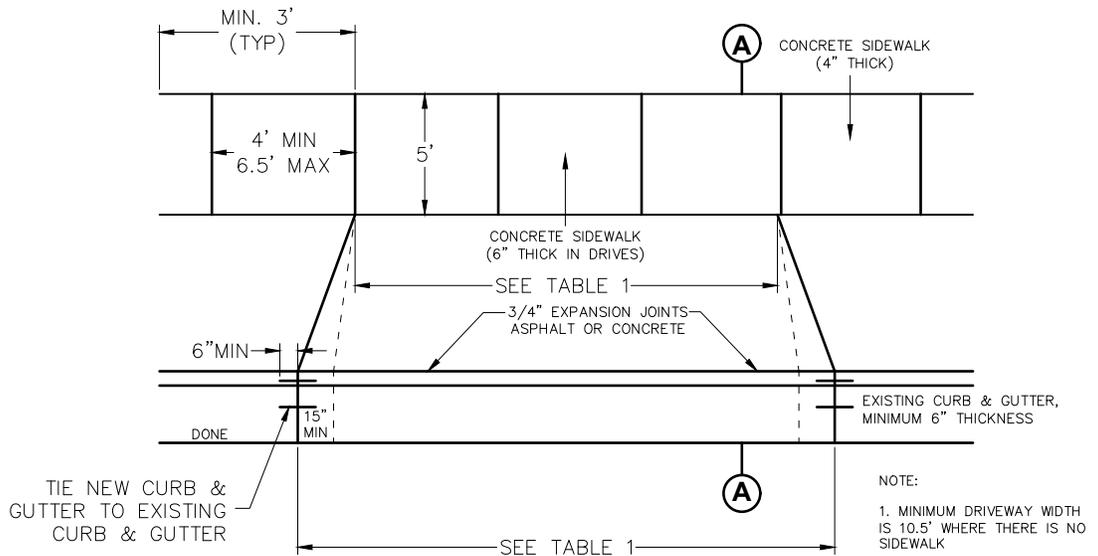
GUARANTEE: (Damage of Village Property) The Permittee guarantees that he/she shall reimburse the Village of Hartland for all damages to any Village property resulting from his/her work operations and to hold the Village of Hartland harmless in case of any accident or on account of any damages, arising through the issuance of this permit, regardless of whether such damage or accident is done by himself, herself or their agents, employees or subcontractors.

THE ACCEPTANCE OF THIS PERMIT BY THE PERMITTEE CONSTITUTES AN ACKNOWLEDGEMENT AND ACCEPTANCE OF THE CONDITIONS AND REGULATIONS HEREIN NOTED.

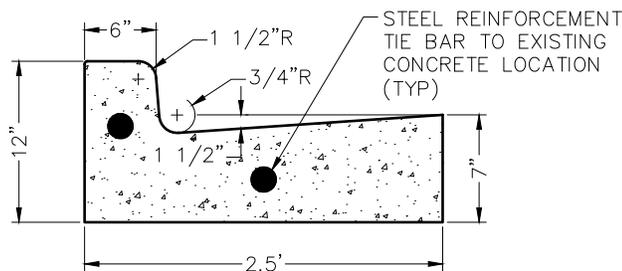
Director of Public Works

Date

Jan 14, 2022 7:40am
 R: \RawMaterials\Drawings\library\CLIENT 09\Standard Specifications\PV-06.dwg Model
 IMAGES: G:\SHT\RMGraphic.jpg;
 XREFS:



SECTION A-A



TYPICAL CURB SECTION

	WIDTH AT ROW	WIDTH AT ROAD
SINGLE/TWO FAMILY RESIDENTIAL	MAX 20'	MAX 26'
ALL OTHER DISTRICTS	MAX 25'	MAX 32'

TABLE 1 – DRIVEWAY WIDTH

- NOTE:
1. IN AREAS WHERE CURB IS MOUNTABLE, DRIVEWAYS TO MATCH TOP OF CURB.
 2. DRIVEWAY OR SIDEWALK BEING INSTALLED SHALL NOT BE LOCATED WITHIN 5 FT HORIZONTALLY FROM SEWER MANHOLE, WATER VALVE BOX, CURB STOP BOX, STORM INLET/CATCH BASIN OR FIRE HYDRANT.
 3. DEFORMED TIE BARS SHALL FOLLOW STATE SPECIFICATION 505. NO.4 BARS, 30" INCHES IN LENGTH. BARS SHALL BE CENTERED FROM EDGES OF CONCRETE.

**VILLAGE OF HARTLAND
 CURB, DRIVEWAY AND SIDEWALK REMOVAL DETAIL**

PV-06 48

NO SCALE

EXHIBIT PV-06



Project Proposal



Reliable. Responsive. Reputable.

www.blackearthpavement.com

W339 S1404 CTY Hwy C, Delafield, WI 53018

Office\Scheduling: (262) 361-3435

Fax: (262) 806-4083

Jake Keating

Direct: (262) 470-0259

Email: jake@blackearthpavement.com

Tony Nestoras

811 Surrey Ln.

Hartland, WI 53029

Mobile: (262) 893-3258

Home:

Email: tonynestoras@gmail.com

Proposal #: 71404

Proposal Date: 12/16/2024

Pavement Extension

350 Total Sq. Ft.

\$5,150.00

Notes: Dig and base existing grass to create straight driveway from road to asphalt along side garage. Base using up to 26 ton crushed stone. Finish grade and compact. Machine pave at 3" thick. Curb will not be cut. Existing curb to be used.

Site plan approval from city required before work begins.

Grand Total

\$5,150.00

Finance With



Notes:

Asphalt Paving Procedures:

1. Cut butt joint at road for smooth transition with new asphalt (if applicable).
2. Remove existing asphalt and haul from site (if applicable).
3. Dig and rebase any soft areas present with crushed stone (see base repair disclaimer).
4. Finish grade driveway adding or removing stone as needed to promote proper drainage.
5. Compact base with vibratory roller.
6. Machine pave driveway to a finish compacted thickness of 3" with 3/8" surface mix asphalt unless specified.
7. Flare ends of driveway to promote ease of entry/exit.
8. If culvert is present, wrap ends with asphalt if specified.
9. Hot roll driveway to blend seams and bring driveway to finish compacted grade.
10. Cold roll driveway to provide smooth finish and maximum compaction.
11. Block driveway with streamer to ensure no entry for 72 hours.

Asphalt Paving Disclaimers:

1. If more than 22 ton of the driveway base is determined to be unsuitable, the owner will be notified and we will charge an additional \$47.00 per ton placed to dig and re-base area with crushed stone to a minimum depth of 8" or a depth required to achieve a stable base course. (no base repair included for asphalt overlays)
2. There may be a potential for standing water or drainage problems due to the necessity of meeting existing heights of garage floor, sidewalk(s), road, hardscaping, etc. If 2% slope cannot be achieved due to these existing heights.
3. Finish grade of new driveway may not match existing grade of surrounding landscaping after grading and installation is completed.
4. Landscape restoration (i.e. backfilling) is not included in proposal unless otherwise stated.
5. Damage to existing surfaces in direct path of construction area will be repaired at the owners' option and expense.
6. Warranty:
 - i. We will repair or replace any structural cracks occurring within the first year of driveway installation.
 - ii. We will repair any drainage issues 0.125" or deeper where 2% slope can be achieved.
 - iii. There is no warranty on asphalt overlays.

Customer Initial: _____

Contract Terms & Conditions:

1. Any changes or modifications to the project will be subject to proposal revision.
2. If sealcoating, Federally approved, asphalt emulsion sealer will be used.
3. If sealcoating and/or crack filling, we will fill cracks 1\4" or larger in width. Cracks over 2" **will not be** filled. Surface cracks may remain visible after sealcoat is applied due to sealer shrinkage. Joints between concrete and asphalt **will not** be filled. Seller is **not responsible** for crack filling of deteriorated (alligatoring) areas.
4. **Warranty:** All materials will meet the specifications set forth in this proposal and all work is to be completed in a workmanlike manner according to standard industry practices. We will, at our option, replace or repair any defects in material or workmanship within one year from the date the work was performed. This warranty is not transferable.

Excluded from Warranty:

 - I. Vehicles making sharp turns on freshly sealcoated, crack filled or paved surfaces can produce visible markings that are not repairable. Delivery and garbage vehicles are common causes of these markings, which will fade over time.
 - II. If sealcoating, adhesion **cannot be guaranteed** if one or more of the following conditions exist:
 - a. Pavement is located directly under tree canopies.
 - b. Petroleum spillage or chemical residue is on pavement surface.
 - c. Pre-existing flaking condition exists.
 - d. Damage caused by snow removal, drainage problems on project, standing water, construction traffic or conditions outside of normal usage.
 - e. Customer directs us to seal in temperatures below 50 degrees Fahrenheit.
5. We are not responsible for damage to unmarked private lines (ie, electric dog fences, light poles, irrigation, etc.)
6. Additional work needed to complete the project due to unexpected or unsuitable base conditions will result in additional time & material charges.
7. No additional work will be started without owner's authorization. All agreements are contingent upon weather, accidents or delays beyond our control.
8. Our employees are fully covered by Workman's Compensation Insurance.
9. We reserve the right to post before, during or after images of the job site on social media and/or on the company's website for marketing purposes. Identifying addresses or persons will NOT be part of any photograph.
10. **Down Payment** - Contracts \$5,000 or greater will require a 25% down payment prior to any work being scheduled
11. **Payment Terms** - Payment is due within 10 days of completion of project. 1.5% interest will be charged 11 days after payment due date and every subsequent 30 days after the initial late fee. Any credit card payments are subject to a 3% convenience fee. Bounced payments are subject to a \$30 fee.
12. This proposal is valid for 30 days.

I have read and agree to ALL procedures, terms and conditions for the above proposal.

Authorized Signature 

Date 01-22-2025

Customer Signature _____

Date _____

Thank You for taking the time to consider this proposal
Questions about your service? Visit our FAQ page - www.blackearthpavement.com



IN-PROGRESS VIGNETTES



VIEW OF SOUTHEAST CORNER



VIEW FROM OF EAST SIDE



VIEW OF SOUTHWEST CORNER



VIEW OF NORTHEAST CORNER



1 1ST FLOOR PLAN
1" = 30'-0"



2 2ND FLOOR PLAN
1" = 30'-0"

BUILDING MATRIX

FIRST FLOOR 1: 13,300 SF
SECOND FLOOR 2: 12,300 SF
TOTAL AREA 25,600 SF

PARKING 60 SPOTS (26 Garage)
GUEST PARKING 7 SPOTS

UNIT MIX

1-BEDROOM (~650 SF) 13 UNITS
2-BEDROOM (~950 SF) 13 UNITS
TOTAL 26 UNITS

ZONING INFO

MINIMUM LOT AREA: (1) BEDROOM = 2,500 SF PER UNIT
(2) BEDROOM = 3,000 SF PER UNIT

PARKING REQ: (2) SPACES PER UNIT

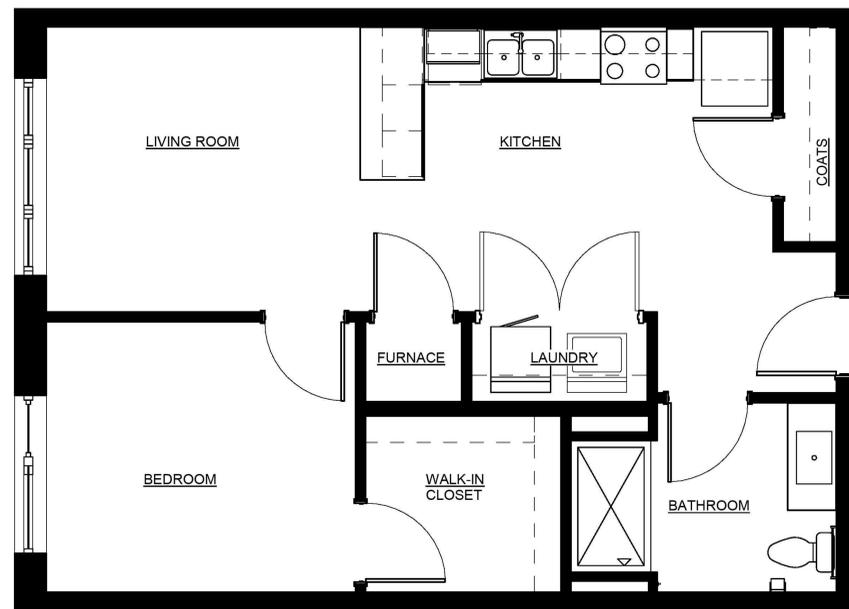
GUEST PARKING REQ: (0.25) SPACES PER DWELLING



1 FIRST FLOOR PLAN
1/16" = 1'-0"



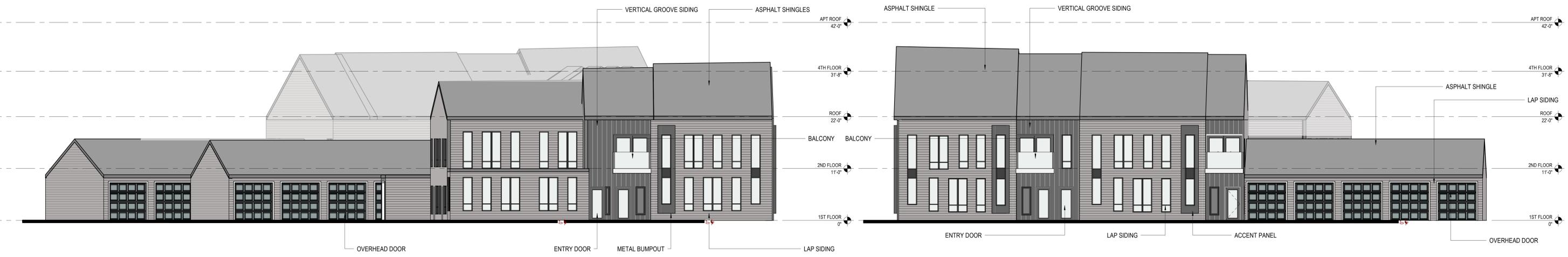
2 SECOND FLOOR PLAN
1/16" = 1'-0"



TYPICAL 1-BEDROOM UNIT PLAN
3/8"=1'-0"



TYPICAL 2-BEDROOM UNIT PLAN
3/8"=1'-0"



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

2 North Elevation
1/8" = 1'-0"



4 East Elevation
1/8" = 1'-0"



3 West Elevation
1/8" = 1'-0"

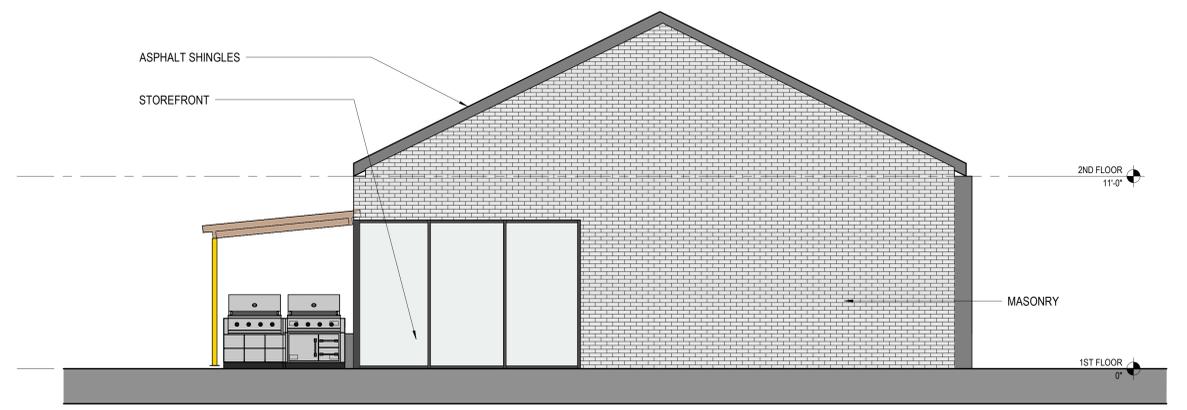


Palmer Drive Apartments (Hartland)

BUILDING ELEVATIONS Opt.3
 Scale: 1/8" = 1'-0"
 Date: 01/22/25
 Engberg Anderson Project No.: 253827.00



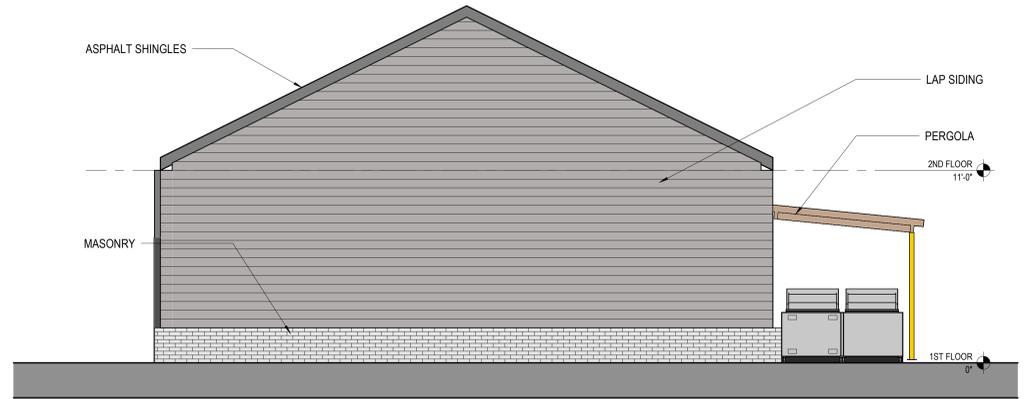
1 FIRST FLOOR COMMUNITY BUILDING
1/4" = 1'-0"



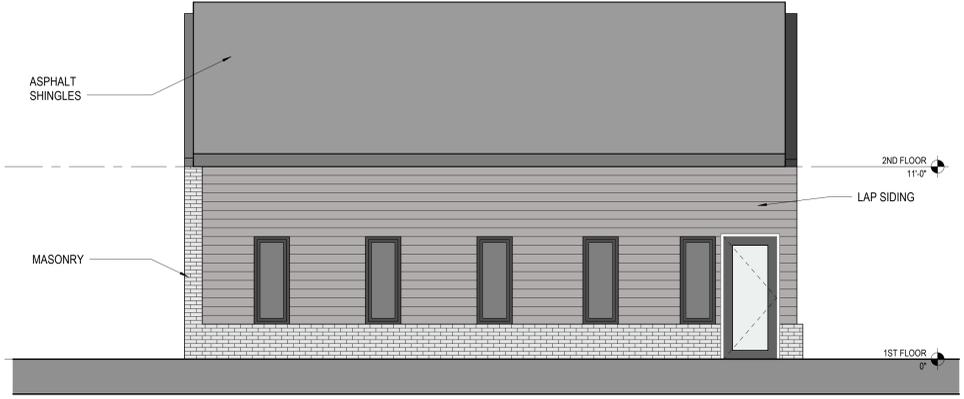
2 COMMUNITY ROOM - EAST ELEVATION
1/4" = 1'-0"



3 COMMUNITY ROOM - SOUTH ELEVATION
1/4" = 1'-0"



4 COMMUNITY ROOM - WEST ELEVATION
1/4" = 1'-0"



5 COMMUNITY ROOM - NORTH ELEVATION
1/4" = 1'-0"

