



## Village of Hartland

210 Cottonwood Avenue

Hartland WI 53029

PH: 262-367-2714

FAX: 262-367-2430

[www.villageofhartland.wi.gov](http://www.villageofhartland.wi.gov)

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**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA  
MONDAY, MARCH 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 February 17, 2025.
2. Architectural Board review and consideration of an application for signage for Body In Balance Physical Therapy, 557 Cottonwood Avenue.
3. Architectural Board review and consideration of an application for signage for Sjoberg Tool and Manufacturing, 530 Progress Drive.
4. Plan Commission and Architectural Board review and consideration of commercial addition, T-Lon, 1110 Richards Road.
5. Plan Commission and Architectural Board review and consideration of residential addition, 185 Warren.
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](http://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/82148248527?pwd=oHFHY5XQoCtrCDdYYpCZYiw5NoLTfp.1> The Meeting ID is 821 4824 8527, Passcode is 279337. To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.

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

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

Others Present: Ryan Bailey, Scott Hussinger, Deputy Clerk Bushey Emerson Mueller, Mike Duffek and Duwan Cherry.

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 October 21, 2024 -**

Motion (Wallschlager/Schneeberger) to approve the Jt. Architectural Board/Plan Commission minutes of October 21, 2024. Carried. (6-0).

**2. Architectural Board review and consideration of an application for signage for Westrock Apartments, W. Capitol Drive -**

Emerson Mueller was present on zoom to explain the signage. There will be directional signage as well as a monument sign. Building Inspector Hussinger said he does not have a problem with any of the signage. Hallquist asked if they would be illuminated and if the monument sign would have lighting. Mr. Mueller said it will not be internally illuminated but the developer may want some up lighting on it. It was stated the directional signs within the project will not be illuminated at all. Brief discussion on what was on the application regarding illuminated lighting. Hussinger asked if the lighting on the monument sign would be on all night and the petitioner said they are up for discussion on that. Hussinger said they can come back regarding the illumination.

Motion (Wallschlager/de Courcy-Bower) to approve the signage for Westrock Apartments, W. Capitol Drive with the understanding that any illumination at the main entrance they need to come back and talk to staff and get their approval. And get staff approval on landscaping around monument sign. (6-0).

**3. Architectural Board review and consideration of a variance to allow for an additional 10' of width for driveway at 811 Surrey Lane-**

The petitioner was not present. The Building Inspector said the village has a max driveway width standard of 20 ft. at the right of way line and 26 ft. at the curb and he is at 22 ft at the curb. He said he could expand at left 4 ft at the curb and still comply with the code and he is at 11 ft. Pfannerstill asked

what the reason is he is asking for it and Hussinger said he has more vehicles and wants easier access to the vehicles. Hussinger said his concern is he isn't seeking a variance; he is seeking an exception for convenience and he worries if this board approves it based on convenience how do you say no later . He said if you remember a year or so ago: at 340 maple Ave across from Nixon Park near the RR tracks they came in for additional driveway width because when we converted that RR crossing to a safe crossing, we extended the median and it impacted their ability to access their site, so they needed it, and the board granted it. Hussinger said he does not think that is similar. Pfannerstill said the petitioner wants the extension to go towards the corner of Surrey and Chesham vs going the other way further onto his own property and Hussinger said correct. Hallquist said on the curb he could do an additional 4 ft and then if he could bump it out goes towards his house, he can make it as wide as he wants and Hussinger responded that once he gets on to his property out of our right of way, in theory he can go as wide as he wants.

Hussinger said it is to limit the access to the road so there is consistency not just for aesthetics but for safety. Hussinger said all the vehicle traffic to and from the house is not channeled thru a driveway but rather a really wide front yard and it creates hazards.

DeCourcy-Bower said reading through the ordinance, we can approve it, as it reads, to prevent a traffic hazard. He said what he thinks he is hearing there is no traffic hazard as was with the Manufacturing commercial property because they could not physically get the trucks in there and they were banging into things. He said to him; he thinks that is the criteria and he does not think they can approve based on the language in the ordinance. Pfannerstill agreed with DeCourcy-Bower and said that this is a completely separate situation. He said the Village extends an immense amount of leniency on street parking by allowing overnight parking with the only restriction that commercial vehicles cannot sit out and cars cannot be there more than 24 hours. Pfannerstill said there are other options for them to take. Village Manager said the property owner is currently overseas but the Building Inspector and DPW Director Jensen recommendation were not for this. Discussion on the curb. Hussinger said the petitioner can widen his driveway just not 11 ft.

Motion (DeCourcy-Bower/Wallschlager) to deny the application to seek a waiver for the expansion of the driveway by 11 ft, 1100 Cottonwood Ave. Carried. (6-0).

**Recess taken: 6:47 pm**

**Meeting resumed: 6:48 pm**

**4. Plan Commission and Architectural Board conceptual review of Palmer Drive Apartments as presented by Cherry Faith Properties -**

Pfannerstill reminded everyone this is just a conceptual and this already went to the Village Board as a conceptual.

Mike Duffek from Duffek construction was present and explained the project and said he has been working with Duwan for several months working on budgets and architectural plans. He said they know there are some utility issues they need to work through on this site. He said they wanted to come in and get opinions, thoughts, the look of the building and the layout of the project. The Project is proposing to have twenty-six units with thirteen being ADA accessible. He said Duwan and his associates have a passion for helping those who have a disability. There is a parking garage for every unit with additional

parking to the north of the building as well, plus a community room on the south side as well. Village Manager Bailey gave a little background information and said some of the challenges as he mentioned is the water is across so it has to get run over. The sewer is a challenge as it is in Delafield so we will need an easement or ownership to run it up from that property up to this parcel. Mr. Cherry is aware there is quite a cost associated with getting sewer to this parcel. Pfannerstill said in full disclosure to the Plan Commission, and he did say this to the Village board as well, he met with the mayor of Delafield and did express to him that the village would just like to have the street fall under the Village. He said there is a portion of Delafield that cuts into this which makes this wild, because we get to the line of Delafield with our plows we go however fall, drop them again, we stop our salt, we go over it, we have to have an easement and he said it would be much better if they would just let us have and they gain nothing from it. Bailey said if you look at the map you see the triangle and that is owned by the HOA and there is a 20 ft section of the road that Delafield owns and other parcels are owned by us, Merton, Delafield so it is kind of goofy. He said Palmer will be redone eventually that is on our list and will probably have curb and gutter. Pfannerstill said he just went. DeCourcy- Bower said in previous discussions about this parcel about putting sidewalk on Palmer and it would be great if Palmer could have sidewalks. Pfannerstill said for us to have to ask if we can build on it, just give us the road, it would save them money and it would help all of us. Bailey said there is a desire for a sidewalk, but it is tricky, and we have to make sure it is safe, but we are working on it. DeCourcy-Bower said he thinks the concept is good, and having buildings that will have disabled individuals in them, and for them to get to Kwik Trip or Village Center is pretty important in his opinion so he would like that to be part of it and somehow be done. Discussion on the sidewalk.

DeCourcy-Bower asked if there is any financing associated with this.

“Audio inaudible.” Duwan Cherry said he has applied for several grants through Waukesha County. It was stated a TIF is not something that he is looking for from the Village. Pfannerstill said even though it is a conceptual he likes to have a motion to keep it moving forward.

Motion (Hallquist/Wallschlager) to approve conceptual of Palmer Apartments to continue to move forward. Carried. (6-0).

##### **5. Plan Commission and Architectural Board conceptual review of Lake Country Lutheran School expansion -**

Pfannerstill said this has been to the Village Board as a conceptual and voted to come to plan commission. No one was present for Lake Country Lutheran, and they were notified last Wednesday that someone needed to be present. Pfannerstill said this is for a high school that is gaining enrollment. Hussinger said he thinks it is important to note that Lake Country Lutheran came in 20 years ago with a master plan.

And this is consistent with their master plan. Bailey said Ryan Amtmann said this is straight forward. DeCourcy-Bower said his only question is there are a lot of things going on, on the west side and he knows there were sewer upgrades done and asked if how we are doing with capacity, and it was stated that would be reviewed.

Motion (Hallquist/Schneeberger) to approve the conceptual review of Lake Country Lutheran School expansion to move forward. Carried. (6-0).

**6. Announcements –**

Pfannerstill said the American Legion had their sleepout for veterans and hope they did well. He said there is also a primary election tomorrow in Hartland.

**7. Adjourn**

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

Adjourned at 7:10 pm.

Respectfully submitted by

Recording Secretary,  
Deidre Bush y, Deputy Clerk

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

PERMIT # \_\_\_\_\_

JOB LOCATION 557 Cottonwood Ave TAX KEY # HAW 0732996015  
OWNER Circle J Properties PHONE 262-369-8633  
ADDRESS 557 Cottonwood Ave CITY Hartland STATE WI ZIP 53029  
CONTRACTOR Signworks PHONE 262-673-7318  
ADDRESS 501 W. Summer St. CITY Hartland STATE WI ZIP 53027

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Body in Balance - Physical Therapy

OVERALL DIMENSIONS OF SIGN 24" x 46" COLOR OF BACKGROUND Black  
SIZE OF LETTERS IN INCHES 7.5" and 3.25" COLOR OF LETTERS White

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 \$ 2942.86

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

APPLICANT [Signature] DATE 2/25/2025

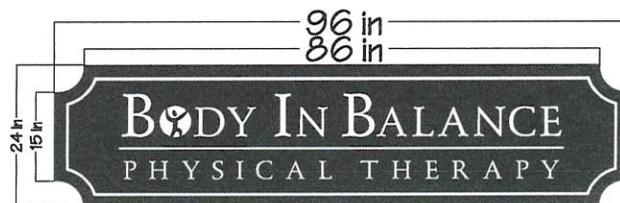
PLANS APPROVED: ARCHITECTURAL BOARD \_\_\_\_\_

APPLICATION APPROVED: BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_



**OPTION B**

2" Deep Aluminum Sign Cabinet (Non-Illuminated) with 1" Black Retainers - Removable Side  
 - 3mm White ACM with Black Premium Vinyl



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

**PERMIT #** \_\_\_\_\_

**JOB LOCATION** 530 Progress Drive **TAX KEY #** HAV 0730958019  
**OWNER** Jim Sjoberg/Sjoberg Tool and Manufacturing Corp. **PHONE** 262-367-4469  
**ADDRESS** 530 Progress Drive **CITY** Hartland **STATE** WI **ZIP** 53029  
**CONTRACTOR** FASTSIGNS Menomonee Falls **PHONE** 262-253-0799  
**ADDRESS** W173 N9170 St. Francis Dr. #1 **CITY** Menomonee Falls **STATE** WI **ZIP** 53051

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

**WORDS AS THEY WILL APPEAR ON THE SIGN:**

Sjoberg Tool logo - EAST BUILDING - 530

**OVERALL DIMENSIONS OF SIGN** 72" wide x 48" tall w/18" skirt **COLOR OF BACKGROUND** White  
**SIZE OF LETTERS IN INCHES** 5" and 8" address **COLOR OF LETTERS** White/Black/Blue  
**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 \$** 3,500

**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** Danielle Spitzza **DATE** 2-24-25

**PLANS APPROVED:**            ARCHITECTURAL BOARD \_\_\_\_\_

**APPLICATION APPROVED:** BUILDING INSPECTOR \_\_\_\_\_ **DATE** \_\_\_\_\_

#3

## SIGN SPECS

### DESCRIPTION

Double-Sided Monument Sign

**MATERIALS** Painted Aluminum  
Max Metal Panels  
Vinyl Graphics

### SIGN SIZE

48" tall x 72" wide x 7" deep

### INSTALLATION INFO

3" x 9' install poles set in concrete footings

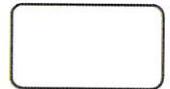
### SIGN COLORS



Black Frame and Vinyl



Sjoberg Tool Blue Vinyl



White Max Metal



Silver Aluminum

**FASTSIGNS**  
Make Your Statement™

W173N9170 St. Francis Drive, Suite 1  
Menomonee Falls, WI 53051  
262-253-0799  
www.FASTSIGNS.com/452

### Side View



Sign to be installed 15' East of property line and 35' East of Progress Dr.



**MEMORANDUM**

TO: Planning Commission Members  
FROM: Scott Hussinger, Building Inspector/Zoning Administrator  
DATE: March 8, 2025  
RE: T-Lon Expansion

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The applicant is seeking to combine 1010 and 1110 Richards Road AND construct additions to both buildings.

- The Planning Commission recently performed a concept review and seemed to support the project.
- CSM to combine parcels must be submitted and approved for this project to be in compliance with Village Zoning Code. Proposed CSM has not been submitted.
- Any Planning Commission approval must be subject to “final approval of CSM”.

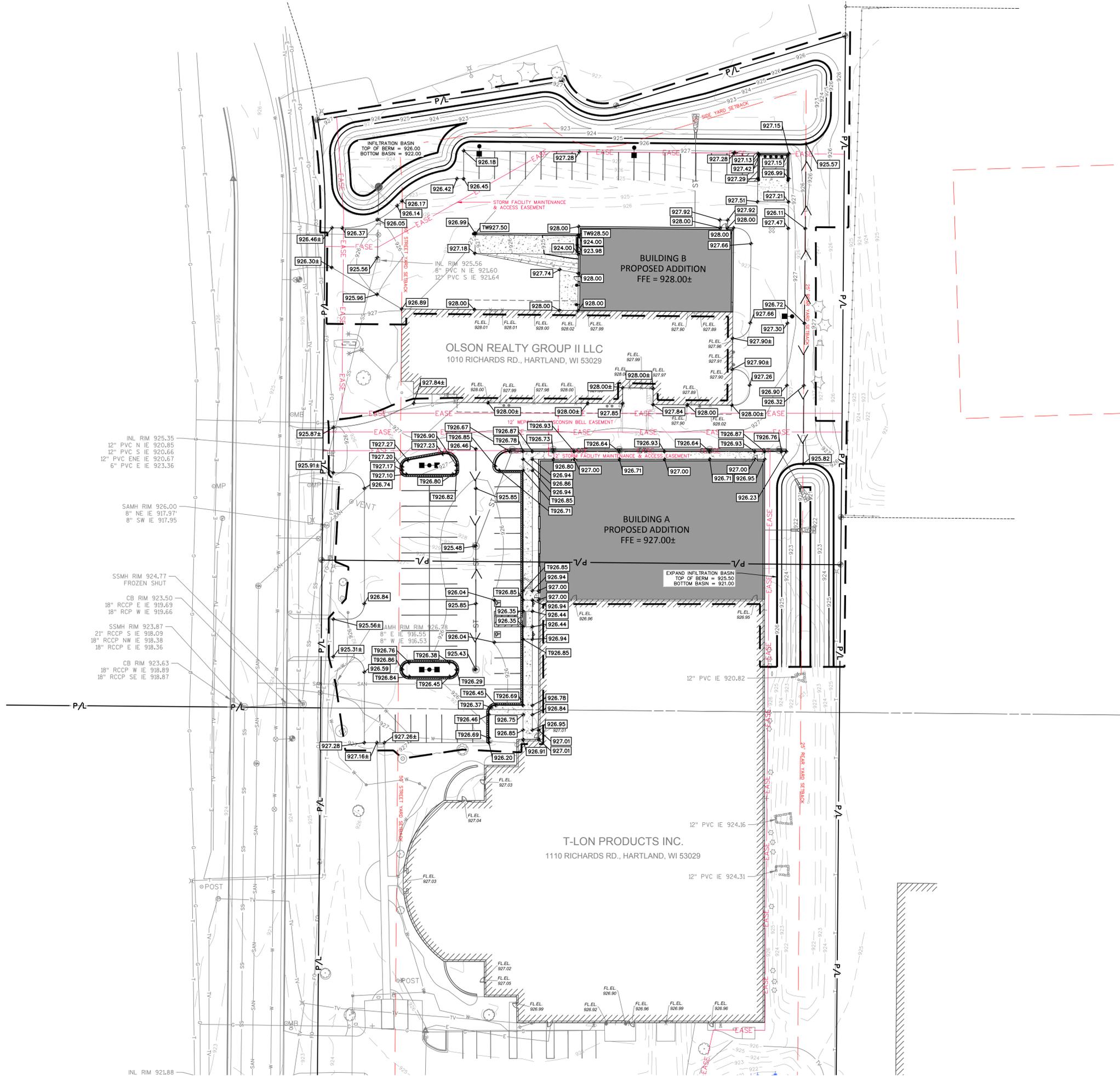












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Plan Commission Set:	02/24/2025
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Proposal Set:	xx/xx/xxxx
Permit Set:	xx/xx/xxxx
Construction Set:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx

REVISIONS:

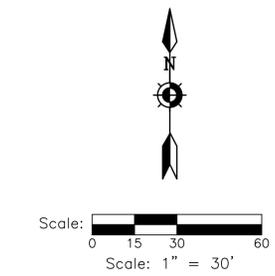
1 --	
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PROJECT ADDRESS:

PROJECT NAME  
 T-LON PRODUCTS INC EXPANSION  
 STREET ADDRESS  
 1110 RICHARDS ROAD  
 CITY/ STATE / ZIP  
 HARTLAND, WI 53029

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION



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KEY INDEX

	PROJECT LIMITS
	PROPERTY LINE
	EASEMENT LINE
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED SPOT GRADE
	MATCH EXISTING GRADE
	PROPOSED TOP OF CURB GRADE. REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
	PROPOSED TOP OF WALL
	DRAINAGE SWALE

Architect: AMH    Engineer: RB    Reviewed By: --

Sheet Title:  
 SITE GRADING PLAN

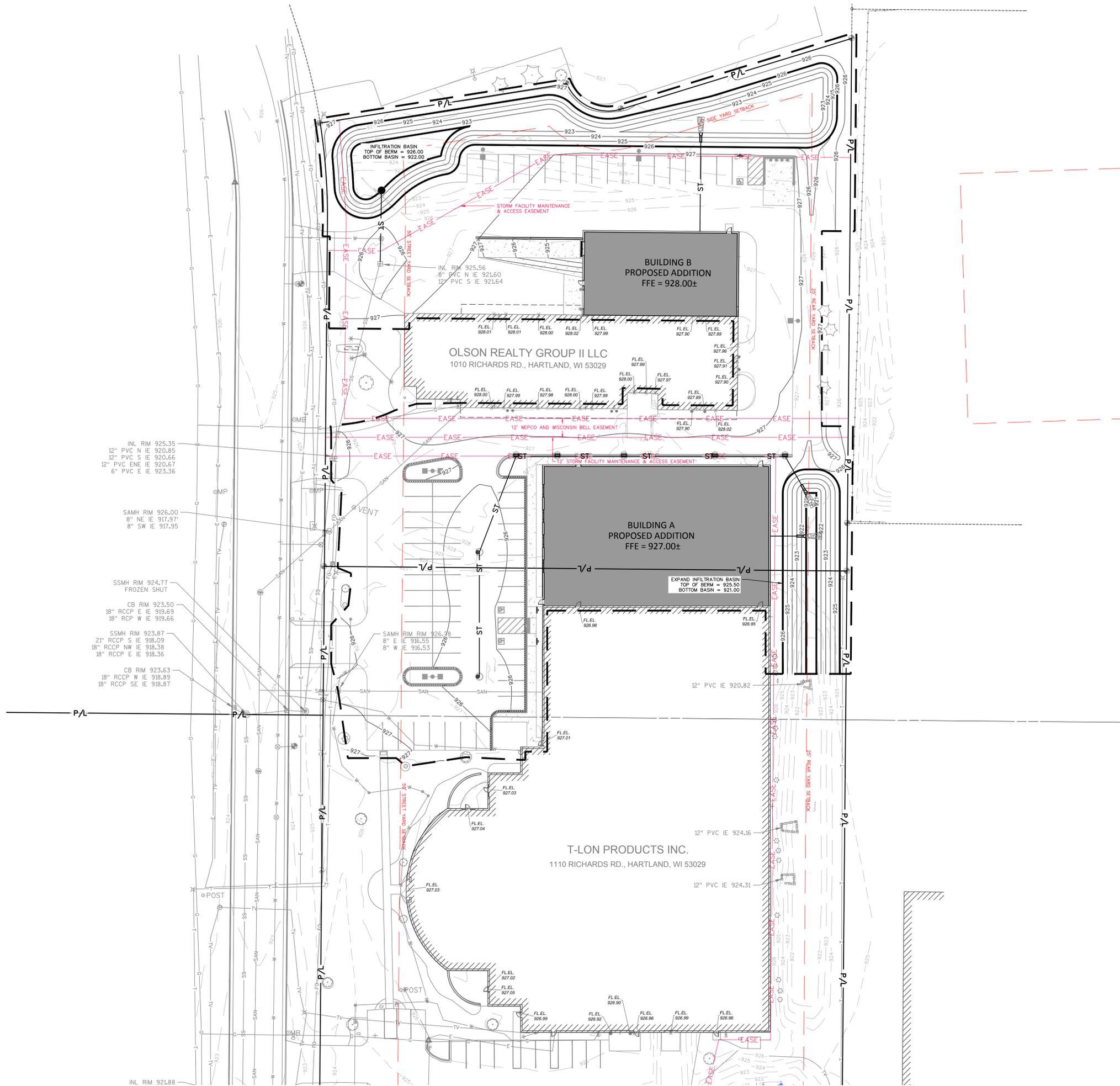
Sheet Number:  
**C104**  
 Project Number:  
**P13696**

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ENGINEERS

CONTRACTORS

ARCHITECTS



Scale: 0 15 30 60  
Scale: 1" = 30'



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**UTILITY NOTES**

- CAUTION** KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.
- 1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
- 2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- 3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
- 4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- 5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
- 6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
- 7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

**KEY INDEX**

	PROJECT LIMITS
	PROPERTY LINE
	EASEMENT LINE
	STORM CATCH BASIN WITH ROUND FRAME & GRATE
	STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
	ROP APRON ENDWALL
	RIP RAP
	STORM SEWER



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**REVISIONS:**

1 --	
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**PROJECT ADDRESS:**

PROJECT NAME  
T-LON PRODUCTS INC EXPANSION  
STREET ADDRESS  
1110 RICHARDS ROAD  
CITY/ STATE / ZIP  
HARTLAND, WI 53029

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH Engineer: RB Reviewed By: --

Sheet Title:  
SITE UTILITY PLAN

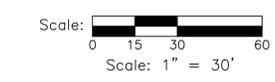
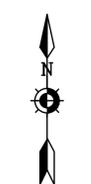
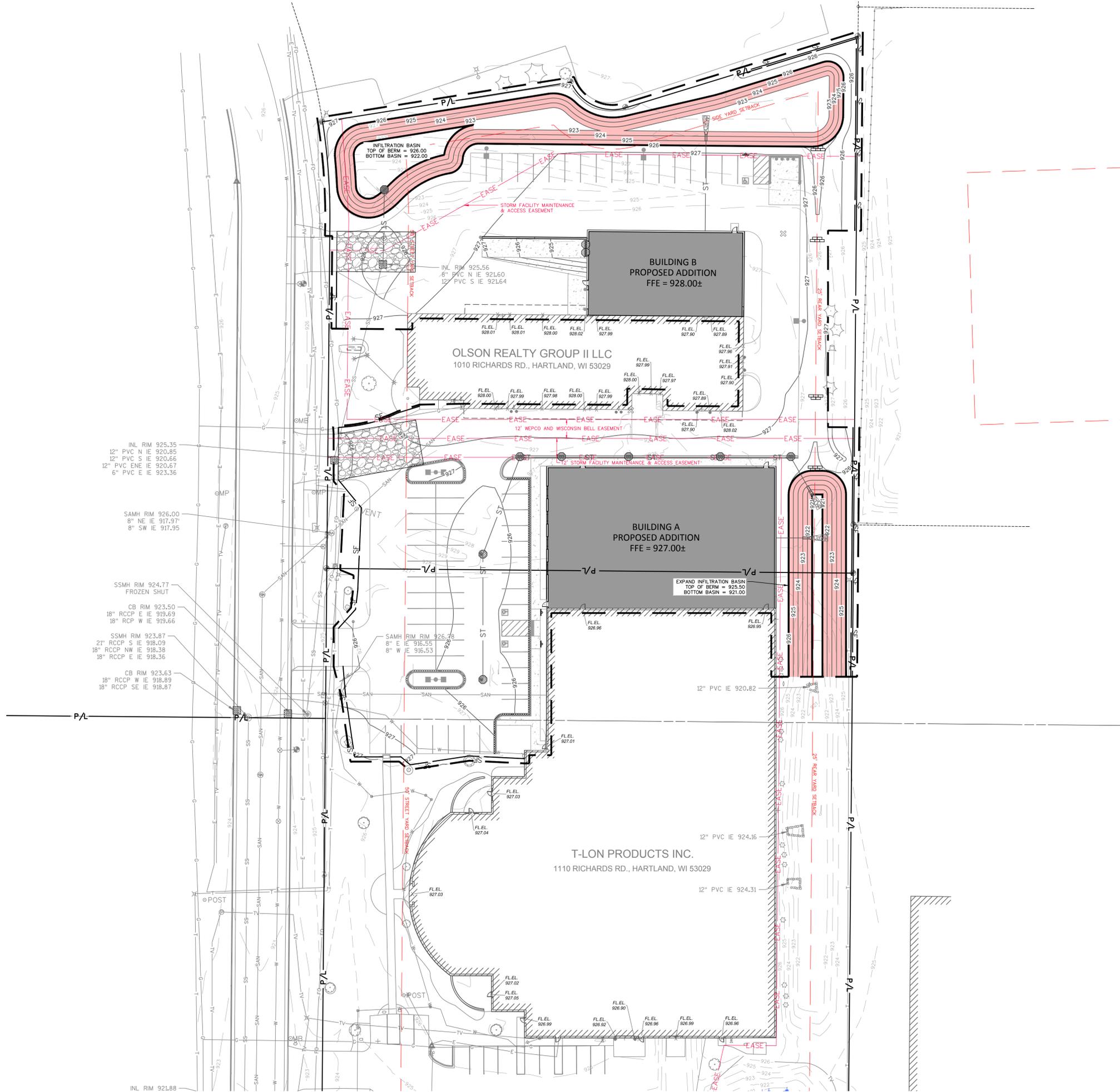
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**EROSION NOTES**

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

**POINTS OF CONTACT**

**OWNER REPRESENTATIVE:**  
DREW OLSON  
OLSON REALTY  
1110 RICHARDS ROAD  
HARTLAND, WI 53029  
PHONE: (262) 443-0473

**PROJECT ENGINEER:**  
RYAN BIRSCHBACH, P.E.  
KAPUR & ASSOCIATES, INC  
788 N. JEFFERSON STREET SUITE 900  
MILWAUKEE, WI 53202  
PHONE: (262) 758-6035

**CONSTRUCTION MANAGER:**  
TBD

**KEY INDEX**

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
- USE CLASS I, TYPE A FROM WSDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
- USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.
- FILTER FABRIC FENCE
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
- TRIANGULAR SILT DIKES
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED



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**ISSUE DATES:**

Plan Commission Set:	02/24/2025
Budget Set:	xx/xx/xxxx
Proposal Set:	xx/xx/xxxx
Permit Set:	xx/xx/xxxx
Construction Set:	xx/xx/xxxx
Record Drawings:	xx/xx/xxxx

**REVISIONS:**

1 --	
------	--



**PROJECT ADDRESS:**

PROJECT NAME  
T-LON PRODUCTS INC EXPANSION  
STREET ADDRESS  
1110 RICHARDS ROAD  
CITY/ STATE / ZIP  
HARTLAND, WI 53029

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH    Engineer: RB    Reviewed By: --

Sheet Title:  
SITE EROSION CONTROL PLAN

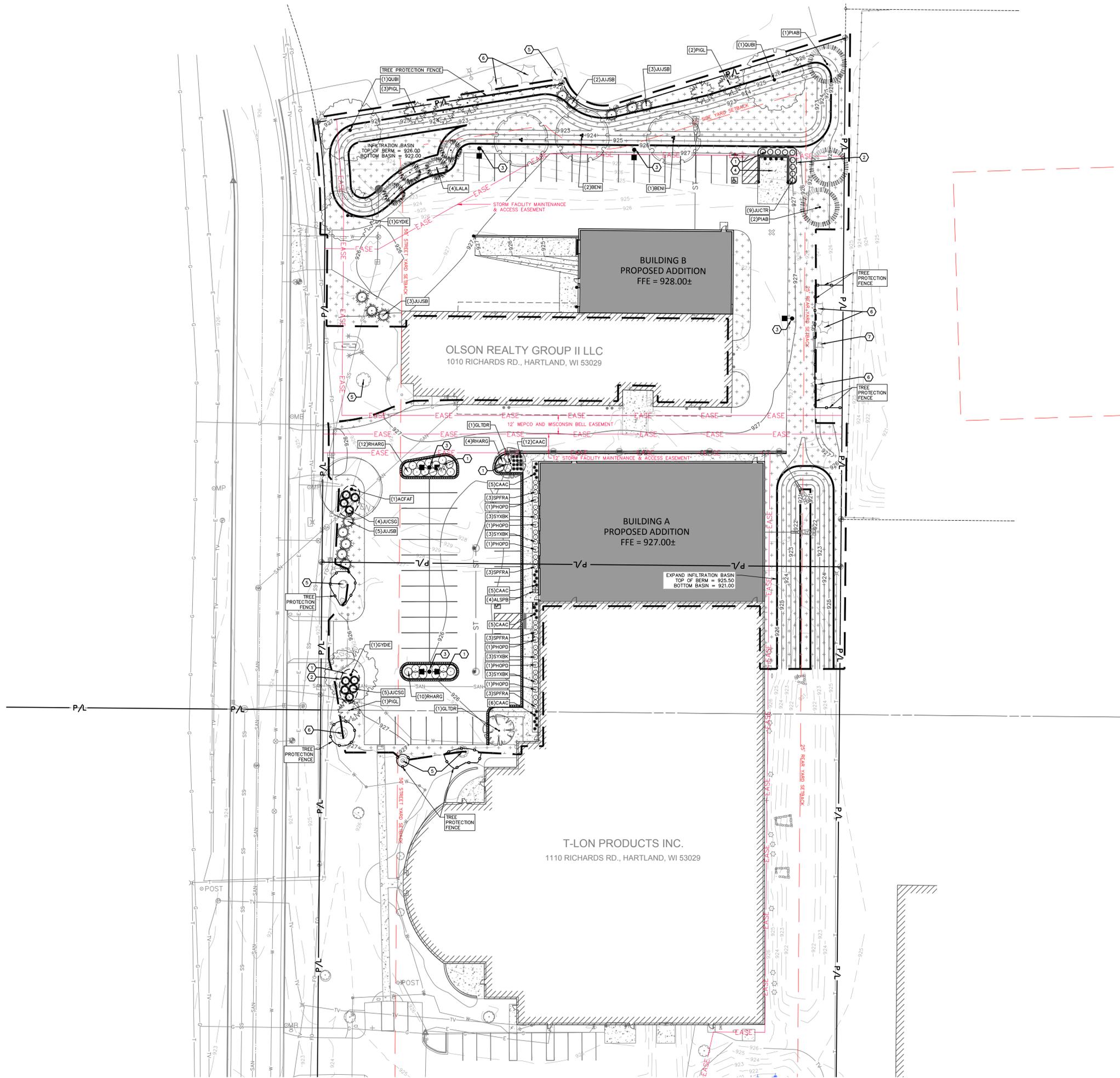
Sheet Number:  
**C106**  
Project Number:  
**P13696**

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS





Scale:   
Scale: 1" = 30'



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www.DiggersHotline.com

### HATCH LEGEND

	PROJECT LIMITS	(3) L201
	PROPERTY LINE	
	EASEMENT LINE	
	TEMPORARY TREE PROTECTION FENCE	
	AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, LAWN GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.	
	PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE	
	QUANTITY OF PLANTS IN THE PLANT GROUPING	
	LEADER LINE	
	PLANT SYMBOL (SYMBOL VARIES)	

### KEY INDEX

(1)	SHREDDED HARDWOOD MULCH	(8) L201
(2)	ALUMINUM EDGING AT PLANTING BED	(9) L201
(3)	LIGHT POLE (SEE SITE LIGHTING PLAN FOR OFFICAL LOCATIONS)	
(4)	DUMPSTER ENCLOSURE (SEE CIVIL AND ARCHITECTURAL PLANS)	
(5)	EXISTING DECIDUOUS TREE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)	
(6)	EXISTING EVERGREEN TREE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)	
(7)	GRIND EXISTING STUMP AND REMOVE WOOD CHIPS FROM SITE. FILL HOLE FROM STUMP GRINDING WITH TOPSOIL.	



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ISSUE DATES:

Plan Commission Set:	02/24/2025
Budget Set:	xx/xx/xxxx
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REVISIONS:

1 --	



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ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH    Engineer: RB    Reviewed By: --  
Sheet Title:  
**SITE LANDSCAPE PLAN**

Sheet Number:  
**L101**  
Project Number:  
**P13696**

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS

# Plant Schedule

Code	Scientific Name	Common Name	Quantity	Spacing	Install Size	Mature Size
						(Height/Spread)
<b>Canopy Trees: (Install in accordance with detail 4/L201)</b>						
ACFAF	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	1	Per Plan	2" caliper DBH B&B	50'/40'
GLTDR	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	2	Per Plan	2" caliper DBH B&B	45'/20'
GYDIE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	2	Per Plan	2" caliper DBH B&B	50'/35'
QUBI	Quercus bicolor	Swamp White Oak	2	Per Plan	2" caliper DBH B&B	50'/40'
<b>Ornamental Trees: (Install in accordance with detail 4/L201)</b>						
BENI	Betula nigra	River Birch	3	Per Plan	12' multi-stem B&B	40'-70'/35'-50'
<b>Evergreen Trees: (Install in accordance with detail 5/L201)</b>						
JUJSB	Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper	13	Per Plan	6' tall B&B	17'/7'-9'
LALA	Larix laricina	Tamarack	4	Per Plan	6' tall B&B	30'-50'/10'-15'
PIAB	Picea aibea	Norway Spruce	3	Per Plan	6' tall B&B	50'-70'/25'-30'
PIGL	Picea glauca	White Spruce	6	Per Plan	6' tall B&B	40'-60'/10'-20'
<b>Deciduous Shrubs: (Install in accordance with detail 6/L201)</b>						
PHOPD	Physocarpus opulifolius 'Donna May' PP22.634	Little Devil Ninebark	6	Per Plan	24" tall pot	3'-4'/3'-4'
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	26	Per Plan	18" spread pot	2'-3'/6'-8'
SPFRA	Spiraea x fritschiana 'JIN Select A'	Pink-a-licious Fritsch Spirea	12	Per Plan	18" tall pot	2'-3'/2'-3'
SYXBK	Syringa x 'SMNSDTP'	Baby Kim Lilac	12	Per Plan	15" tall pot	2'-3'/2.5'-3'
<b>Evergreen Shrubs: (Install in accordance with detail 6/L201)</b>						
JUCSG	Juniperus chinensis 'Sea Green'	Sea Green Juniper	9	Per Plan	18" tall pot	4'-6'/6'-8'
JUCTR	Juniperus chinensis 'Trautman'	Trautman Juniper	9	Per Plan	4' tall B&B	12'/4'
<b>Perennials: (Install in accordance with detail 7/L201)</b>						
ALSPB	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	4	Per Plan	#1 cont.	8"-12"/18"-24"
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	33	Per Plan	#1 cont.	4'-5'/18"-24"

**NOTE: ALL TREES SIZES MUST BE MEASURED AT DBH (DIAMETER AT BREAST HEIGHT) WHICH IS 4.5 FEET ABOVE FINISH GRADE PER VILLAGE OF HARTLAND REQUIREMENTS. NURSERY INDUSTRY STANDARDS ARE TO MEASURE TREE CALIPERS 6 INCHES ABOVE FINISH GRADE, SO MAKE SURE TO ORDER AND INSTALL LARGER CALIPER TREES THAT WILL MEET VILLAGE OF HARTLAND MINIMUM DBH SIZE REQUIREMENTS.**

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.

**1 PLANT SCHEDULE**  
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- WOOD MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF SHREDDED HARDWOOD MULCH OVER TYPAR WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ADJUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

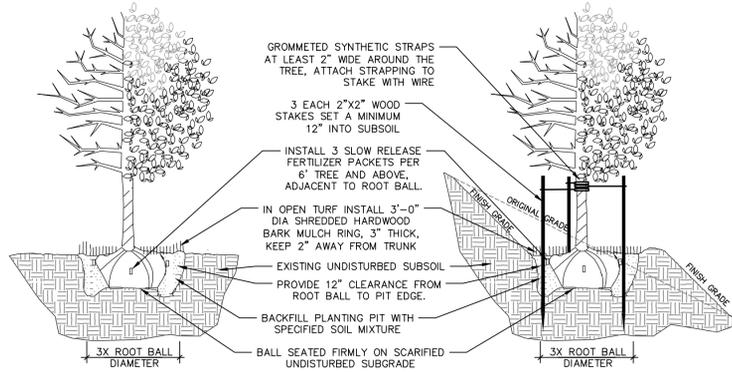
**2 LANDSCAPE NOTES**  
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

**TREE PROTECTION NOTES:**

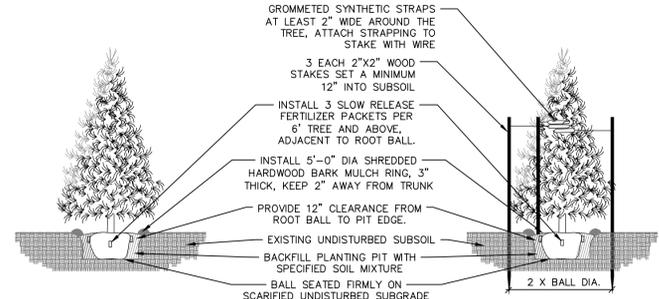
DURING CONSTRUCTION, REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED) SHALL BE TAKEN, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING.

- TO PROTECT AND PRESERVE THE TREES INDICATED TO REMAIN, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCE NO CLOSER TO THE TRUNK THAN 1 FOOT FOR EVERY 1 DBH (TREE DIAMETER AT GREATEST HEIGHT) OF TREE TO REMAIN OR AS INDICATED ON THE LANDSCAPE PLAN. ADDITIONALLY, SIGNS SHALL BE POSTED INFORMING THE PUBLIC AND SITE WORKERS THAT THE AREA FENCED IS A PROTECTED ZONE AND THE ZONE SHALL BE LEFT UNDISTURBED. THE GRADE SHALL NOT BE CHANGED IN THE PROTECTED ZONE. NO TREE PROTECTION FENCE IS REQUIRED WHERE EXISTING PAVEMENT IS WITHIN THE PROTECTED AREA.
- NO CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT PARKING OF VEHICLES OR MATERIAL OR SPOILS STORAGE SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE THAT IS INDICATED TO BE PRESERVED.
- ALL REQUIRED PROTECTIVE FENCING (PLASTIC ORANGE CONSTRUCTION FENCING) OR OTHER PHYSICAL BARRIER MUST BE IN PLACE AROUND THE TREE PRESERVATION AREA AND/OR TREES PRIOR TO BEGINNING CONSTRUCTION. THE FENCING OR OTHER PHYSICAL BARRIER MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD. ALL FENCING MUST BE SECURED TO METAL POSTS DRIVEN INTO THE GROUND DEEP ENOUGH TO REMAIN VERTICAL AND PLUMB, AND SHALL BE SPACED NO FURTHER THAN TEN FEET (10') APART.
- NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN THOSE APPROVED FOR BRACING, GUYING OR WRAPPING, SHALL BE ATTACHED TO TREES DURING THE CONSTRUCTION PERIOD.
- DRAINAGE OF THE SITE SHALL BE DESIGNED SO THAT AFTER CONSTRUCTION, THE SAME AMOUNT OF WATER AND RATE OF DISCHARGE WILL REACH THE TREES AS IT DID PRIOR TO CONSTRUCTION.
- WHEN TRENCHING ALONGSIDE EXISTING TREES IS UNAVOIDABLE, THE TRENCH MUST BE 1 FOOT FOR EVERY 1 INCH DBH AWAY FROM THE BASE OF THE EXISTING TREE TO BE PROTECTED.
- CONSTRUCTION PRUNING AND ROOT PRUNING OF TREES DIRECTLY IMPACTED BY CONSTRUCTION MAY BE REQUIRED FOR PRESERVATION OF EXISTING TREES.
- REMOVE TEMPORARY TREE PROTECTION FENCE WHEN ALL CONSTRUCTION IS COMPLETE.

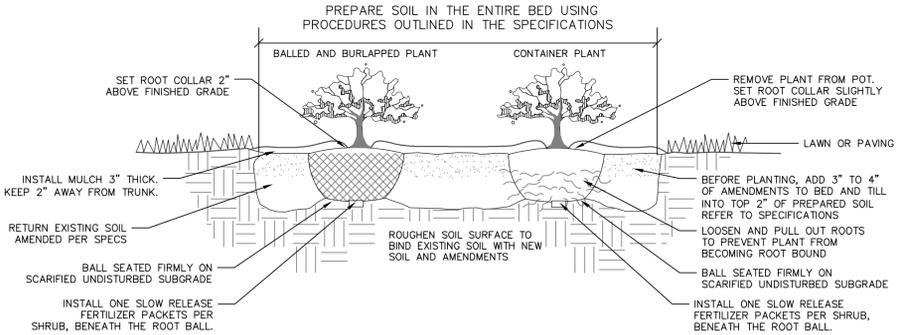
**3 TREE PROTECTION NOTES**  
N.T.S.



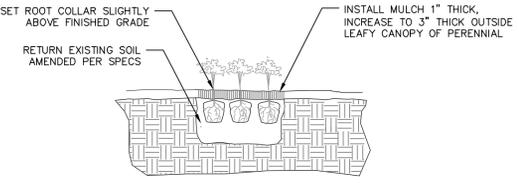
**4 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE**  
N.T.S.



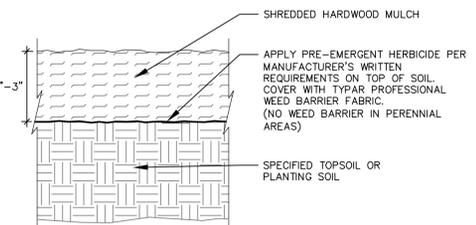
**5 EVERGREEN TREE PLANTING & STAKING**  
N.T.S.



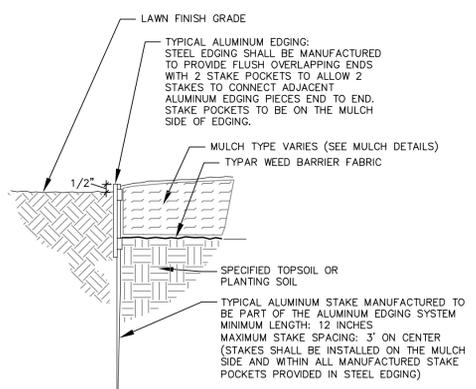
**6 DECIDUOUS & EVERGREEN SHRUB PLANTING**  
N.T.S.



**7 PERENNIAL PLANTING**  
N.T.S.



**8 SHREDDED HARDWOOD MULCH SECTION**  
N.T.S.



**9 ALUMINUM EDGING AT PLANTING BED SECTION**  
N.T.S.

NOTE: 1. BEVEL OR RECESS THE TOP OF ALUMINUM EDGING 1/2" BELOW THE TOP OF SIDEWALK OR TOP OF CURB WHERE EDGING TERMINATES AT A SIDEWALK OR CURB TO PREVENT A TRIPPING HAZARD.



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1 --



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Architect: AMH  
Engineer: RB  
Reviewed By: --

Sheet Title:  
**SITE LANDSCAPE DETAILS**

Sheet Number:

**L201**

Project Number: --

**P13696**

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS















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

Job Address 185 Warren Ave.			
Lot 3	Block B	Subdivision Riverside Plat	Key No. HAV 0729046
Owner Dawn D'Amico & Mike Kivlin			Phone 414-339-8438
Address S27 W29431 Jarmon Rd		City Genese Depot	State WI Zip
Contractor		Phone	FAX
Address		City	State Zip
		E-Mail Address	

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: 3-6-2025      Date of Meeting: 3-17-25      Item No. 5

**185 WARREN AVE  
HARTLAND, WI 53029**

OWNERS:  
DAWN D'AMICO & MIKE KILVIN  
POINT OF CONTACT:  
MIKE KILVIN - 414-339-8438  
LAST UPDATED 3/6/2025

**SITE DETAILS**

MUNICIPALITY: HARTLAND		INSPECTOR: SCOTT HUSSINGER	
WASTE/WATER	SEWER: VILLAGE OF HARTLAND	WALL HEIGHT	BASEMENT: MECHANICAL ROOM ONLY - 7FT
	WATER: VILLAGE OF HARTLAND		1ST FLOOR ADDITION: 8 FT
			2ND FLOOR: N/A
			VAULTED CEILING LOCATIONS: N/A
			HALF WALL LOCATIONS: NA

**WINDOWS**

OPTIONS	STYLE/DESIGN - DESCRIPTION	SIERRA PACIFIC PREMIUM VINYL
	H3 SPECIES (if applicable)	NOT APPLICABLE
	TYPE (PER WINDOW SCHEDULE)	SINGLE HUNG
	GRILLE PATTERN (PER ARCHITECT/PLAN)	6 LITE ON TOP ONLY
	EXTERIOR COLOR	WHITE
	INTERIOR SASH COLOR	WHITE
	INTERIOR JAMB COLOR	PRIMED WHITE
	GRILLE COLOR	WHITE INSIDE/WHITE OUTSIDE
	SDL GRILLE PROFILE	SIMULATED DIVIDED LITE
	SDL WIDTH & STYLE	NOT APPLICABLE
	GRILL INSIDE GLASS	SQUARE
	EXTENSION JAMB	6 9/16" / Match current design
	DRYWALL RTN	NO
	HARDWARE COLOR	WHITE
	SCREEN TYPE	STANDARD / HALF SCREEN IF AVAILABLE

Bidding Option 1: Bid Simulated Divided Lite Grills as an option Bid Option 2: Replace all existing windows - see window schedule

**EXTERIOR DOORS**

EXTERIOR DOORS	<b>FRONT DOOR STYLE (not included in bid)</b>	NOT APPLICABLE
	RAISED OR FLAT	NOT APPLICABLE
	MATERIAL	NOT APPLICABLE
	PAINT OR STAIN & COLOR	NOT APPLICABLE
	HINGE COLOR	NOT APPLICABLE
	GLASS TYPE	NOT APPLICABLE
	ACTIVE DOOR (FOR DOUBLE DOOR) (PER PLAN)	NOT APPLICABLE
	<b>EAST EXTERIOR DOOR (NO SCREEN DOOR NEEDED)</b>	SIMPSON - 37504
	RAISED OR FLAT	RAISED PANEL (6 LITE, SINGLE PANEL BELOW)
	MATERIAL	FIR
	PAINT OR STAIN & COLOR	STAIN
	HINGE COLOR	MATTE BLACK
	GLASS TYPE	PLAIN
	<b>DOOR FROM HOUSE TO PORCH (INTERIOR POCKET DOOR)</b>	SIMPSON - 37015
	PAINT OR STAIN & COLOR	FIR / STAIN
HINGE COLOR	MATTE BLACK	
<b>BACK PORCH DOOR TO EXTERIOR (NO SCREEN DOOR)</b>	SIMPSON - 37015	
PAINT OR STAIN & COLOR	STAIN	
HINGE COLOR	MATTE BLACK	
<b>BACK PORCH FULL SCREEN DOOR TO EXTERIOR</b>	NO SCREEN DOOR	

NOTES & OPTIONS:

**GARAGE DOORS**

OPENER & DOOR	DOOR STYLE	NONE
	COLOR	N/A
	OPENERS (PER STALL)	N/A
	DOOR HARDWARE	N/A
	<b>GARAGE DOOR NOTES:</b>	

**EXTERIOR DETAILS**

SIDING & TRIM	<b>STONE OR MASONARY</b>	(SEE EXTERIOR NOTES ON ARCHITECTURAL PLANS)	
	TYPE OR MATERIAL	STUCCO TO MATCH EXISTING HOUSE	
	MORTAR COLOR	N/A	
	JOINT TYPE	N/A	
	<b>SIDING</b>		
	LAP SIDING MATERIAL AND SIZE	N/A	
	TEXTURE	N/A	
	COLOR	N/A	
	BOARD & BATTON MATERIAL AND SIZE	NA	
	COLOR	NA	
	SHINGLES MATERIAL AND SIZE	NA	
	STRAIGHT OR STAGGERED	NA	
	PREMADE CORNERS OR CORNER TRIM (CEDAR)	NA	
	WOVEN (HARDY)	NA	
	PAINT COLOR OR STAIN	NA	
	<b>TRIM</b>	STUCCO TRIM AROUND THE WINDOWS PER PLAN	
	MATERIAL AND SIZE (PER PLAN)	STUCCO - Match existing Design	
	TRIM TEXTURE	SMOOTH	
	FASCIA TEXTURE	SMOOTH	
	SOFFIT TEXTURE	SMOOTH	
	COLOR	WHITE	
	LIGHT BLOCK SIZE	9X16	
	ROOF & GUTTER	<b>ROOF MATERIAL (new material on addition only)</b>	OWENS CORNING DURATION SHINGLE
		COLOR - DURATION	TERRA COTTA
		STANDING SEAM (METAL)	NONE
COPPER OR PREFINISHED STEEL (COLOR)		NONE	
<b>GUTTER MATERIAL</b>		ALUMINUM	
SIZE		5"	
COLOR		WHITE	
<b>GUTTER APRON</b>		YES	
COLOR		WHITE	
<b>GUTTER GUARD - TYPE</b>		NONE	

NOTES & OPTIONS: We would like an alternative bid for Vinyl Siding in place of stucco. / 2nd Bid on Roofing Entire Roof

**PORCH & DRIVEWAY (BID PER PLAN)**

MATERIAL	FRONT DECK OR PORCH	PORCH: CONCRETE / PER PLAN
	RAIL MATERIAL	N/A
	BACK DECK OR PORCH	N/A
	RAIL MATERIAL	N/A
	UNDERDECKING SYSTEM (FRONT, BACK, BOTH, NONE)	NONE
	ELECTRICAL IN NEWELS (FRONT, BACK, BOTH, NONE)	NONE
	RISER COLOR WHITE	N/A
	PAINT OR STAIN (WOOD)	N/A

NOTES & OPTIONS:

**STANDARD OPTIONS**

ADDITIONAL OPTIONS APPROVED	FURNACE AND AIR CONDITIONER / ZONES	1 FURNACE / 1 AIR CONDITIONER   1 ZONE
	GARAGE DRYWALL	NO
	GARAGE INSULATION	NO
	HOSE BIBS	2 ADDITIONAL TOTAL PER PLAN
	GAS HOOK UP	NO
	WATER HEATER SIZE	EXISTING
	WATER SOFTENER	EXISTING
	IRON FILTER	NO
	RO SYSTEM (LOCATIONS)	NO
	CENTRAL VAC	NO
	HEATED FLOOR LOCATIONS	NO
	HOME AUDIO/STRUCTURED WIRING/SPEAKERS	NO
	SECURITY SYSTEM	NO
	SOUND INSULATION	NO
	COMFORT SYNC THERMOSTAT	YES

NOTES & OPTIONS:

**INTERIOR SELECTIONS**

INTERIOR SELECTIONS	<b>DRYWALL FINISH</b>	LIGHT ORANGE PEEL
	CORNER	SQUARE
	<b>HARDWOOD FLOOR - SPECIES AND WIDTH</b>	CORETEC VV662-05013 PREMIUM 9" WIDE
	HOLE FILLING OPTION	NO
	FINISH	NO
	<b>FIREPLACE IN LIVING ROOM (ADD'L FIREPLACE IN NOTES)</b>	EXISTING
	FUEL TYPE	EXISTING
	BRAND	EXISTING
	<b>FIREPLACE SURROUND (PER PLAN)</b>	EXISTING
	STONE OR TYLE MATERIAL	EXISTING
	HEARTH TYPE AND MATERIAL	EXISTING
	MANTEL TYPE AND MATERIAL	EXISTING

NOTES & OPTIONS:

**BASE MILLWORK & OPTIONS**

DOORS   STAIRCASE TRIM STYLE   DOORS   MILLWORK   CLOSETS   BASEMENT	<b>DOOR &amp; WINDOW TRIM TYPE</b>	MATCH EXISTING STYLE (POPLAR WOOD), TO BE PAINTED
	<b>BASEBOARD TYPE</b>	MATCH EXISTING STYLE (POPLAR WOOD), TO BE PAINTED
	<b>INTERIOR DOOR STYLE</b>	MATCH EXISTING STYLE (POPLAR WOOD), TO BE PAINTED
	HINGE COLOR	MATTE BLACK
	<b>UNIQUE INTERIOR DOORS STYLE</b>	DOES NOT APPLY
	HINGE COLOR	MATTE BLACK
	<b>CROWN MOLDING</b>	NO
	<b>WALL PANELING</b>	NO
	<b>WAINSCOTTING</b>	NO
	<b>WAINSCOT BACKING</b>	NO
	<b>CEILING DETAILS</b>	
	BARRELL CEILING	NO
	VAULTED CEILING	NO
	BEAMS	NO
	<b>CLOSET LAYOUT</b>	MALOMINE SHELVES AND POLES (OWNER TO APPROVE)
<b>STAIR TO BASEMENT</b>	UNFINISHED	
<b>STAIR TO 2ND FLOOR</b>	NO	
- NEWL POST	NO	
- RAIL STYLE	NO	
- BALUSTER STYLE	NO	
- RISERS	NO	
- ROSETTE STYLE	NO	

NOTES & OPTIONS:

**SELECTION SPECIFICATIONS**

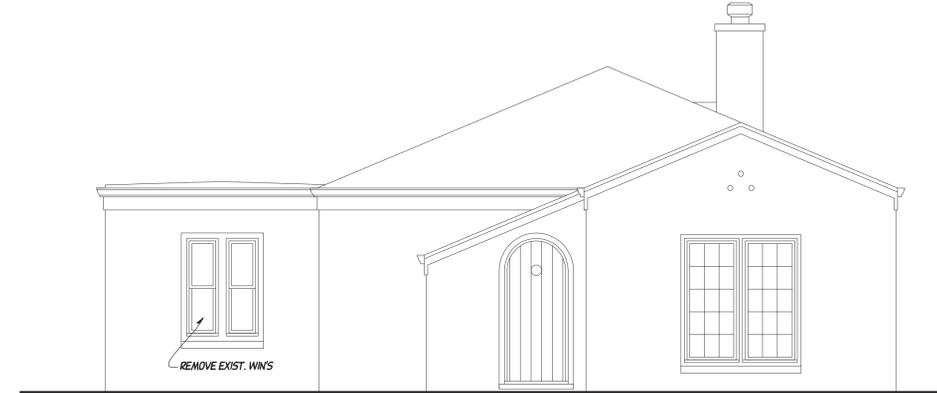
SELECTIONS	<b>APPLIANCES BY OWNER</b>	LG Studio: 30" Gas Slide In Range LSG56338N   36" Fridge: SRFB27W3   24" Dishwasher: SDWB24W3   Hood: 36" LSHD3680N
	<b>CABINET LAYOUT, COLOR AND HARDWARE</b>	PER PLAN
	WALL SCRIBE OR FIT TO WALL	WALL SCRIBE
	WOOD TYPE AND FINISH	MAPLE PAINTED
	BACKS / INTERIORS	UPPERS ONLY
	CABINET HEIGHTS	TO THE CEILING ON WALL IN KITCHEN
	DOORS / DRAWERS	FLAT PANEL 401 / TOP SLAB
	OVERLAY	3/4" FULL OVERLAY
	HARDWARE	TBD
	MOLDINGS	TBD
	<b>PLUMBING</b>	Kitchen, Master Bath
	<b>HARDWARE</b>	TBD
	<b>TILE (MATERIAL, DIRECTION, GROUT COLOR)</b>	Mudroom, Kitchen, Hallway, Back Porch
	<b>LIGHT FIXTURES</b>	TBD
	<b>COUNTERTOPS</b>	TBD
	<b>CARPET</b>	TBD
	<b>PAINT COLORS</b>	TBD
	<b>HARDWOOD FLOOR STAIN COLOR</b>	N/A
	<b>ELECTRICAL</b>	FIXTURES PER PLAN / OUTLETS PER CODE AND PER PLAN
	SWITCH TYPE & COLOR	TOGGLE - WHITE
<b>OTHER ELECTRICAL NEEDS</b>	REFER TO ELECTRICAL PLANS	
<b>SHOWER DOORS</b>	PER PLAN	
STYLE	FRAMELESS	
GLASS OPTIONS	TBD	
SWINGS	PER PLAN	
HARDWARE/METAL	CHROME	
ADDITIONAL FEATURES	TBD	

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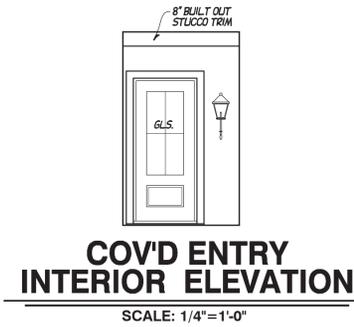
**EXIST. (East)  
LEFT ELEVATION**

SCALE: 1/4"=1'-0"



**EXIST. (North)  
FRONT ELEVATION**

SCALE: 1/4"=1'-0"



**COVID ENTRY  
INTERIOR ELEVATION**

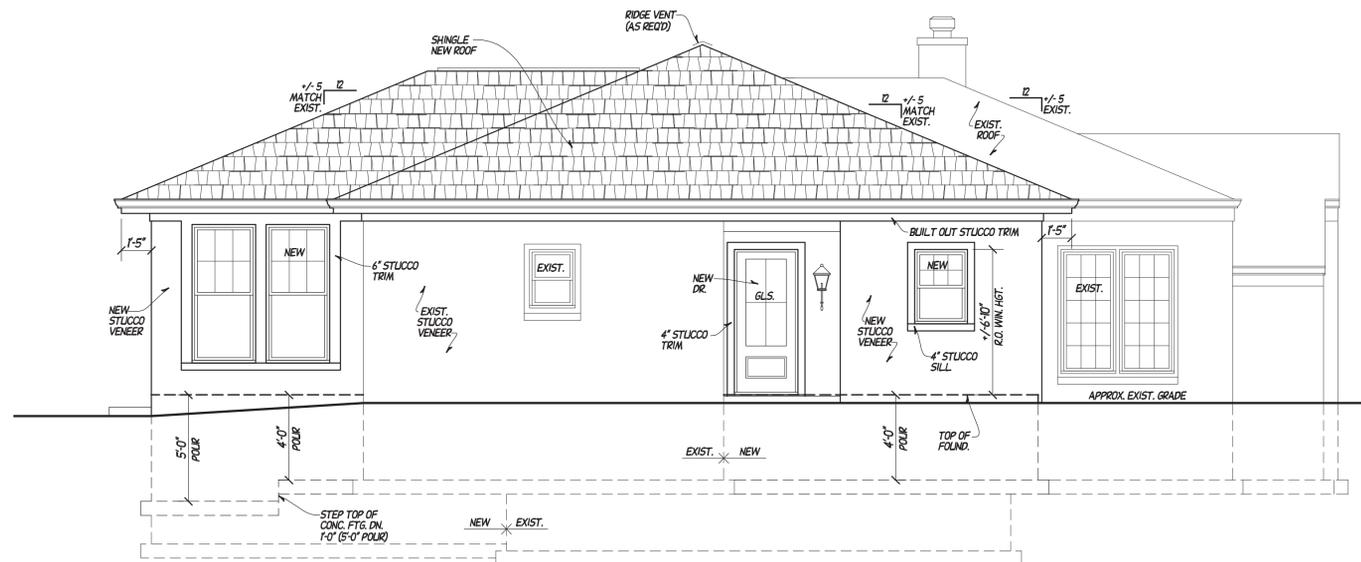
SCALE: 1/4"=1'-0"

**EXTERIOR MATERIAL NOTES:**

- ALL TRIM TO BE BUILT OUT STUCCO
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES. (MATCH EXIST.)
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM. (MATCH EXIST.)
- ALL EXTERIOR CEILINGS TO BE 1X6 T&G.

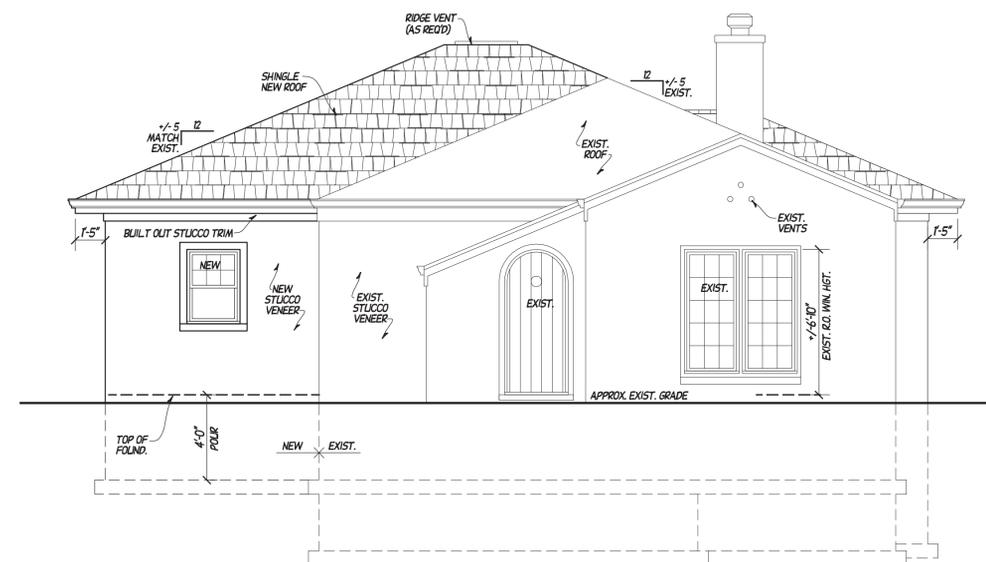
**CONC. FTG. DEPTH NOTE:**

- STEP CONC. FTGS. DEEPER AS REQ'D PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48" FROST PROTECTION FROM FINISHED GRADE.



**PROPOSED (East)  
LEFT ELEVATION**

SCALE: 1/4"=1'-0"



**PROPOSED (North)  
FRONT ELEVATION**

SCALE: 1/4"=1'-0"

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HARTLAND, WI 53029

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2/14/25 2/21/25 (2)

COMPLETION DATE	REVISIONS
NOT COMPLETE ADS X	

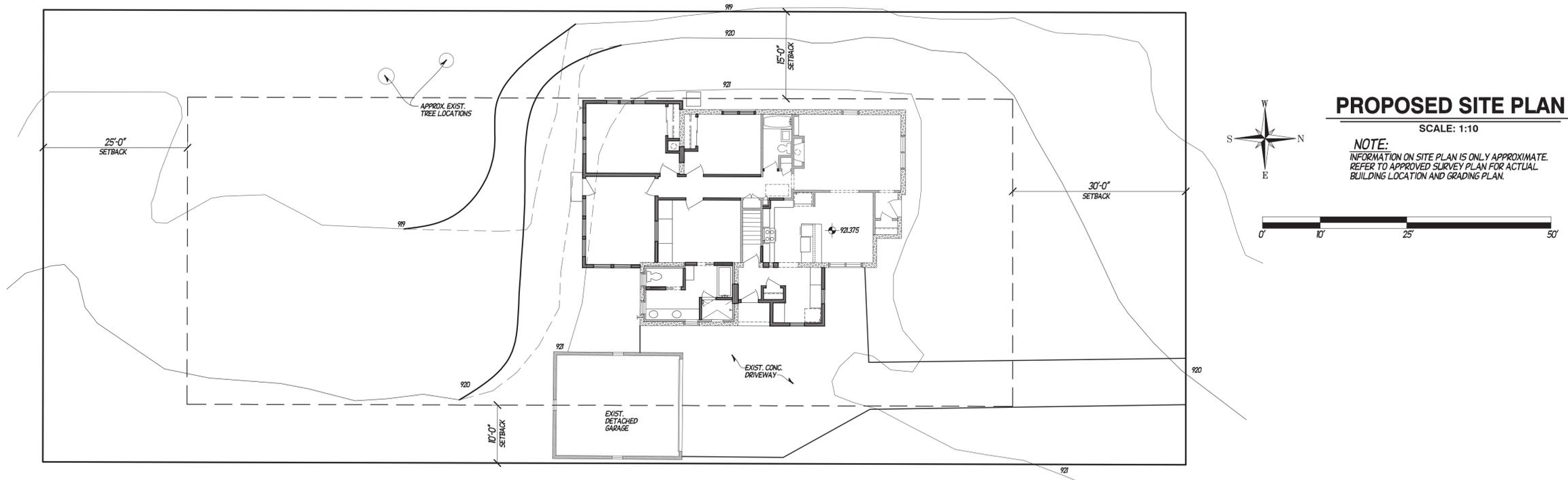
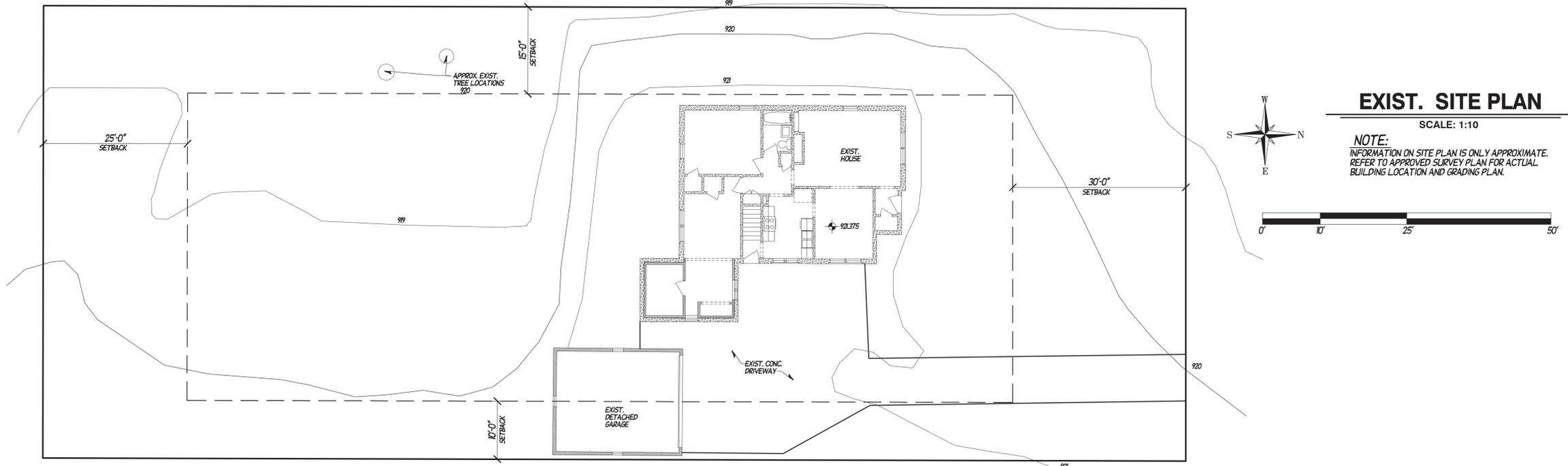
DESIGNED BY B. TOM	DRAWN BY G.T.H.	CHECKED B. TOM
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**SHEET NO.**  
1 OF 8



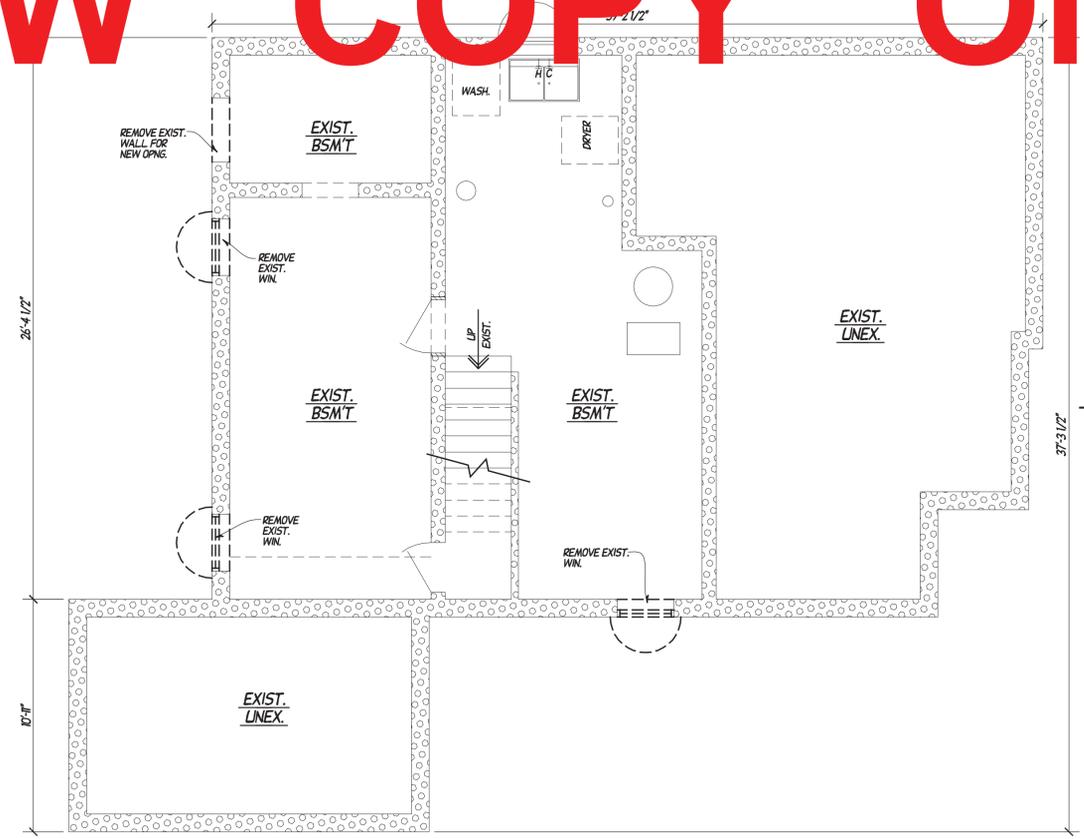
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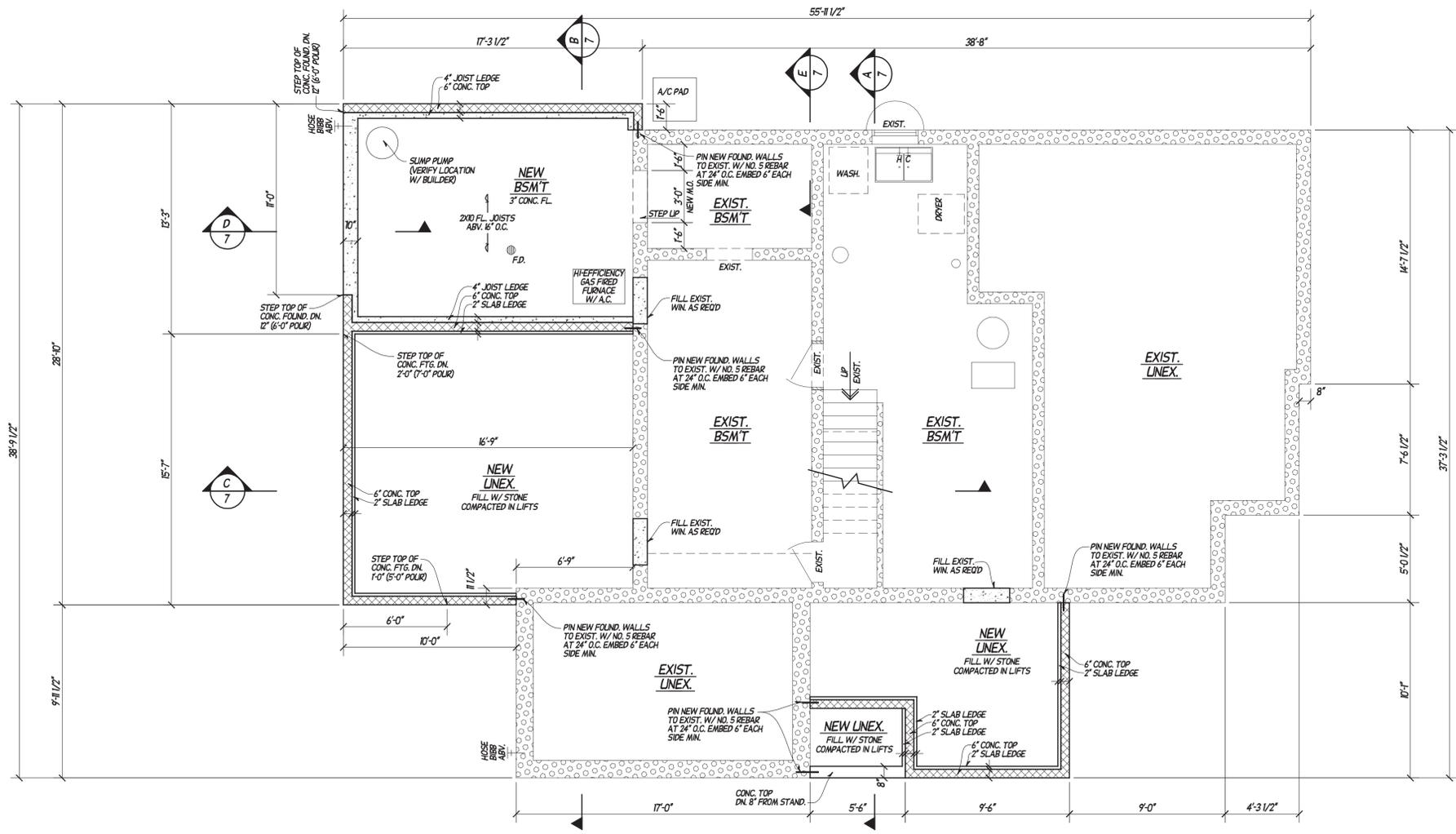
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2/14/25 2/21/25 (0)

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<p><b>DESIGNED BY</b> B. TOM</p>	<p><b>COMPLETION DATE</b> NOT COMPLETE ADS X</p>
<p><b>DRAWN BY</b> G.T.H.</p>	<p><b>REVISIONS</b></p>
<p><b>CHECKED</b> B. TOM</p>	
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<p><b>JOB NUMBER</b> 181424-D</p>	
<p><b>SHEET NO.</b> 3 OF 8</p>	

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**EXIST. / DEMO. FOUNDATION PLAN**  
 SCALE: 1/4"=1'-0"  
**WALL HATCH LEGEND:**  
 [---] EXIST. WALLS TO BE REMOVED  
 [---] EXIST. CONC. BLOCK FOUND. WALLS TO REMAIN



**PROPOSED FOUNDATION PLAN**  
 SCALE: 1/4"=1'-0"  
**WALL HATCH LEGEND:**  
 [---] EXIST. CONC. BLOCK FOUND. WALLS TO REMAIN  
 [---] NEW FOUND. WALL. TOP TO BE FLUSH WITH EXIST. FIN. FL.  
 [---] NEW JOIST LEDGE DN. 12" FROM EXIST. FIN. FL. HGT.  
 [---] NEW SLAB LEDGE DN. 8" FROM EXIST. FIN. FL. HGT.  
**NOTES:**  
 ● TOP OF NEW FOUND. TO MATCH EXIST. FINISHED FL. HGT.  
 ● ALL DIMENSIONS ARE +/-; FIELD VERIFY & ADJUST AS NEEDED.  
 ● NEW FOUND. TO BE POURED CONC. W/ STEEL REBAR.  
 ● WIN. NOTES:  
 - ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES)  
 - WIN. HGTs, AS NOTED ON PLAN.  
 - MATCH EXIST. WIN. TYPE.  
 ● MATCH EXIST. EXTERIOR HGTs. & TRIM DETAILS.  
 ● ALL INTERIOR DETAILS TO MATCH EXIST.  
 ● RELOCATE EXIST. UTILITY SERVICES AS REQ'D.

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B. TOM	12/30/24	
B. TOM	1/31/25	
B. TOM	2/14/25	
B. TOM	2/21/25	
B. TOM	2/21/25	

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 2/14/25 2/21/25 (2)

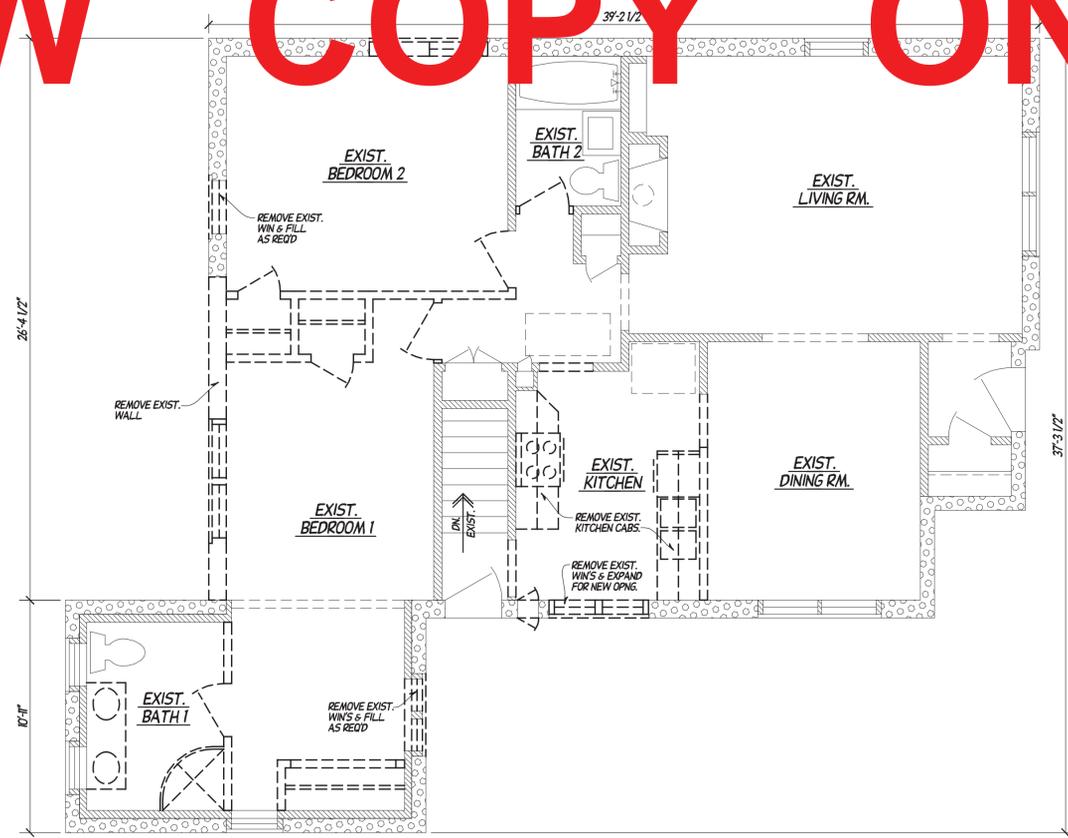
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## EXIST. / DEMO. FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

### WALL HATCH LEGEND:

- EXIST. WALLS TO BE REMOVED
- EXIST. CONC. BLOCK WALLS TO REMAIN
- EXIST. STUD WALLS TO REMAIN



## PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

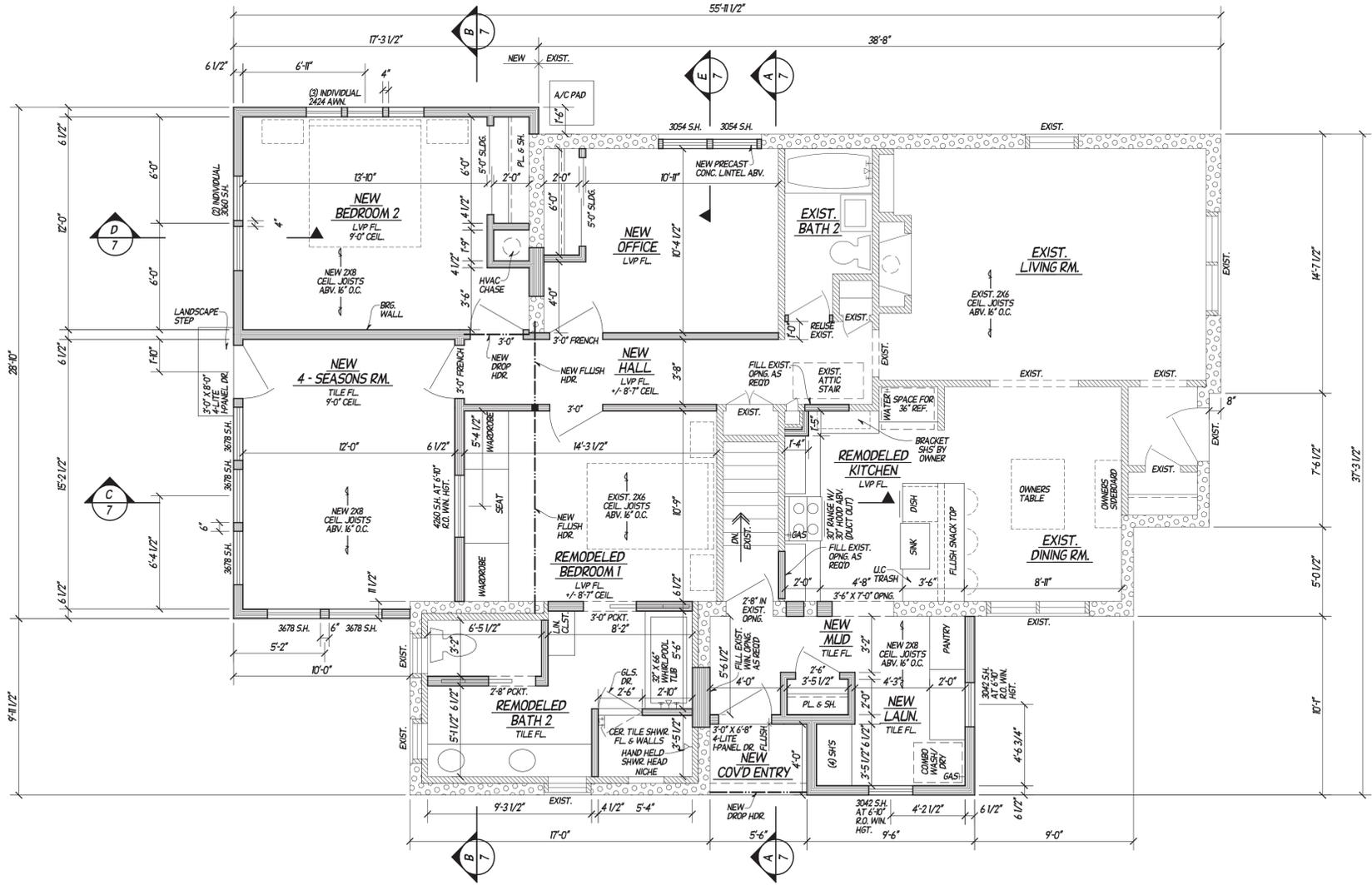
EXIST. / REMODELED LIVING AREA:	1294 SQ.FT.
NEW BEDROOM ADDITION:	282 SQ.FT.
NEW MUD & LAUN. ADDITION:	129 SQ.FT.
NEW COVID ENTRY:	22 SQ.FT.
NEW 4-SEASONS RM.:	195 SQ.FT.
TOTAL:	1842 SQ.FT.

### WALL HATCH LEGEND:

- EXIST. CONC. BLOCK WALLS TO REMAIN
- EXIST. STUD WALLS TO REMAIN
- NEW 2X STUD WALLS

### NOTES:

- 9'-0" NEW FIRST FL. WALL HGT.
- ALL DIMENSIONS ARE +/-, FIELD VERIFY & ADJUST AS NEEDED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- WIN. NOTES:
  - ALL WINDOWS TO BE SIERRA PACIFIC SINGLE HUNG 8000 SERIES.
  - ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES), +/- 8'-0" R.O. WIN. HGT.
  - ALL WIN. & DR. R.O. HGT'S ARE +/- (MATCH EXIST.) - MATCH EXIST. WIN. TYPE & HGT.
- MATCH EXIST. EXTERIOR HGT'S. & TRIM DETAILS.
- ALL INTERIOR DETAILS TO MATCH EXIST.
- ALL NEW DOORS TO BE +/- 6'-8" HGT. (MATCH EXIST.)
- RELOCATE EXIST. HVAC VENTS & REGISTERS AS RECD.
- RELOCATE EXIST. PLUMBING AS RECD.
- RELOCATE EXIST. ELECTRICAL AS RECD.



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 8/16/24 12/30/24 1/31/25

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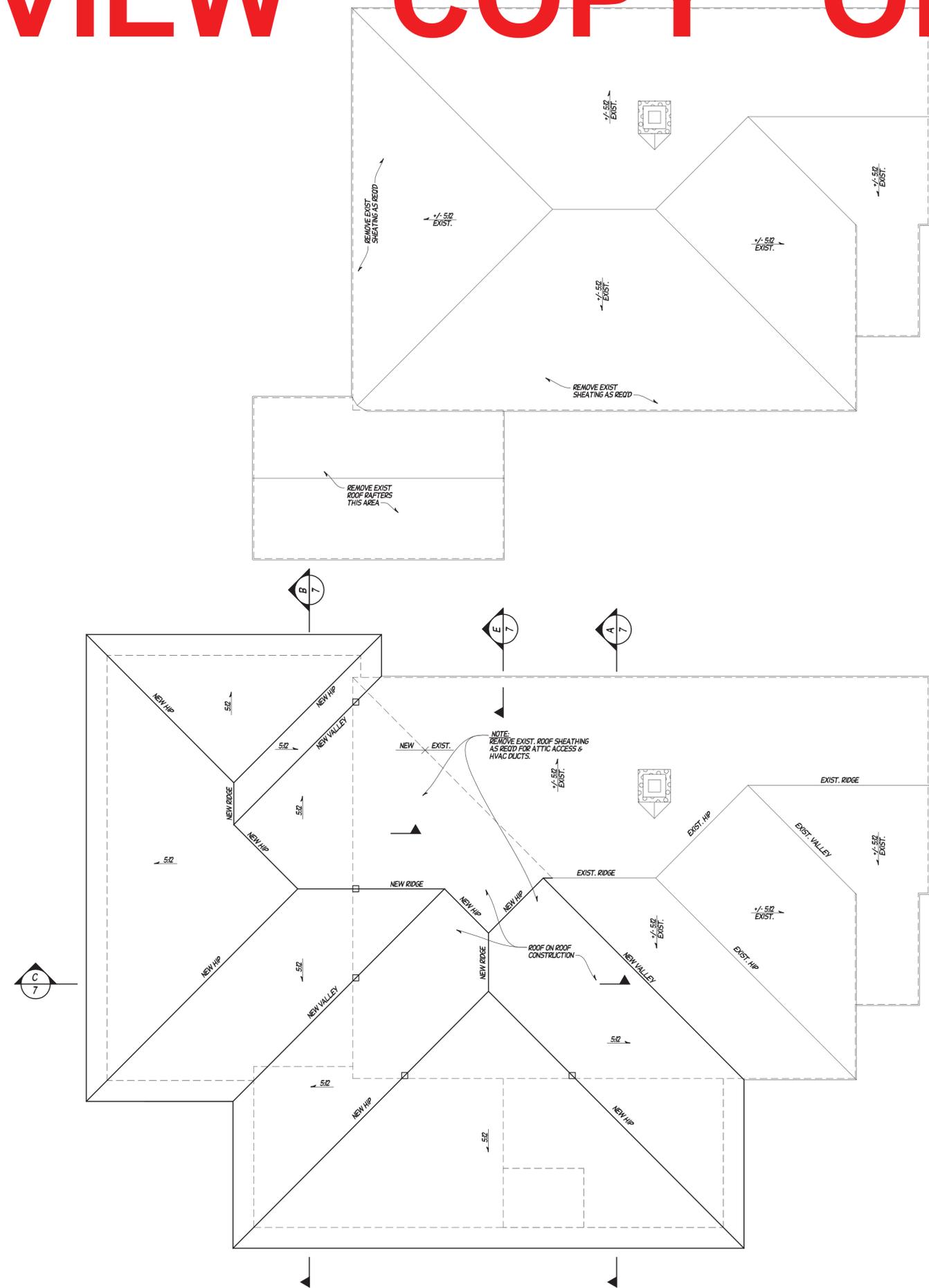
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## EXIST. ROOF PLAN

SCALE: 1/4" = 1'-0"

## PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

### NOTES:

- 9'-0" NEW FIRST FL. WALL HGT.
- SUPPORT BRACE ALL RAFTERS, RIDGES, HIPS VALLEYS TO LOAD BEARING WALLS & BEAMS BELOW AS POSSIBLE.
- □ - BRACING & BEARING POINTS
- 2 X 10 RAFTERS 16" O.C. EXCEPT WHERE NOTED.
- INSTALL RIDGE VENTS AS REOD.
- INSTALL ICE & WATER SHIELD MEMBRANE AT ALL VALLEYS & DRIP EDGES.
- ALL SHINGLES TO BE DIMENSIONAL ASPHALT SHINGLES.

8/16/24 12/30/24 1/31/25  
2/14/25 2/21/25 (C)

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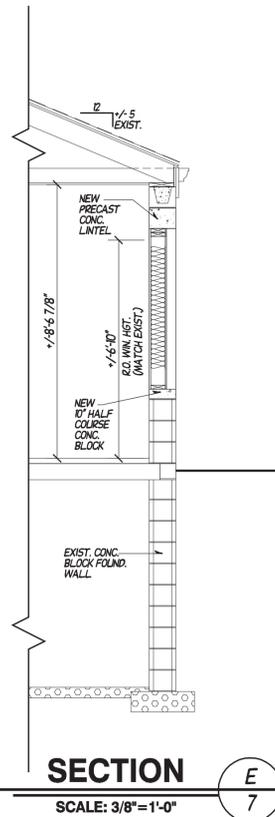
COMPLETION DATE	REVISIONS
NOT COMPLETE ADS X	

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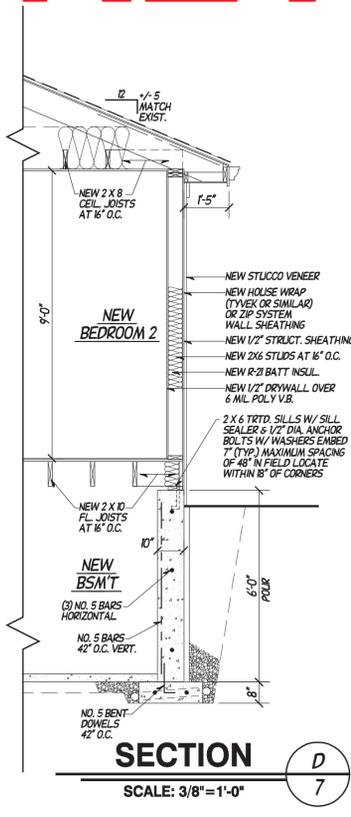
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<b>181424-D</b>
<b>SHEET NO.</b>
<b>6 OF 8</b>

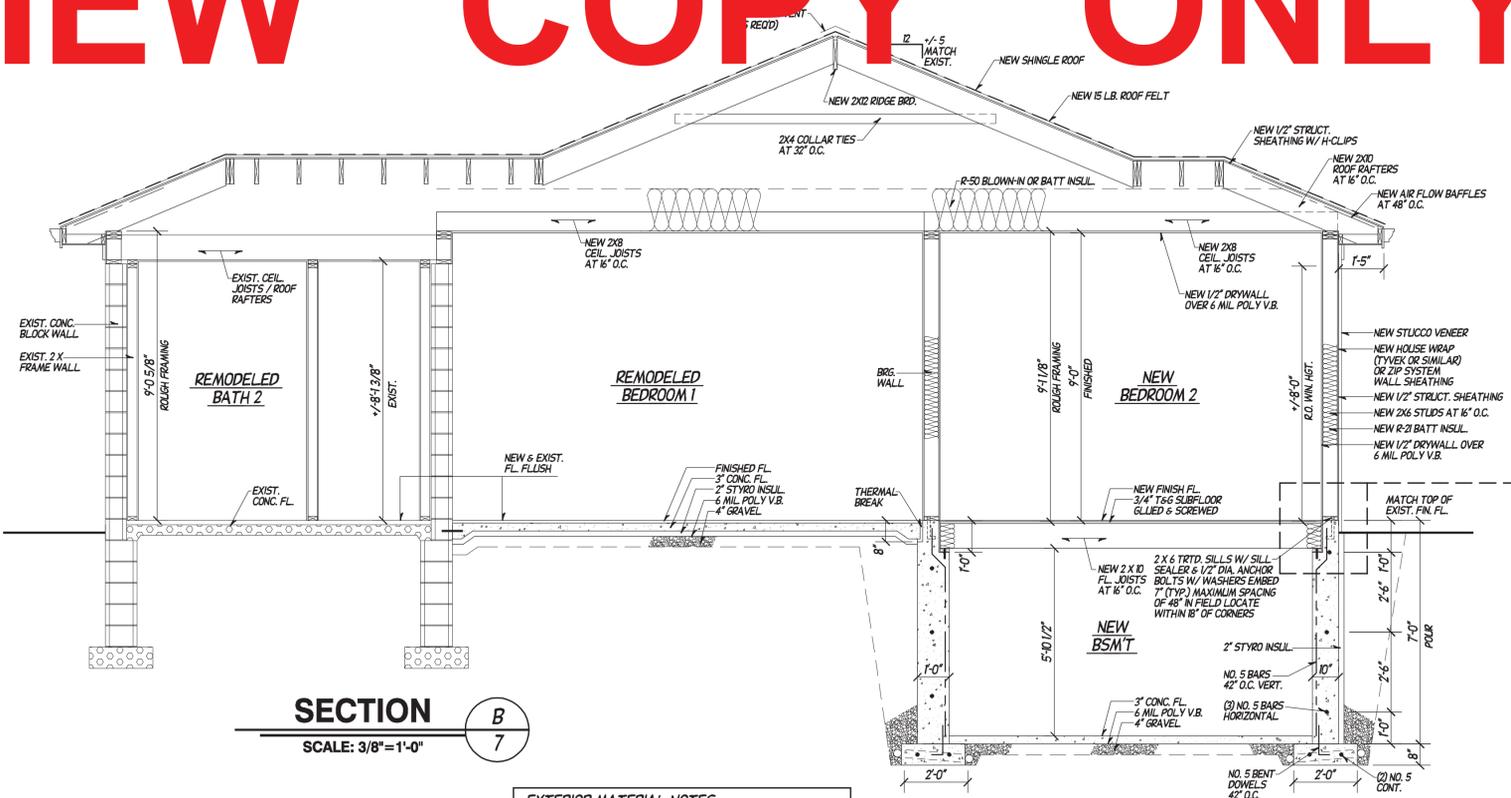
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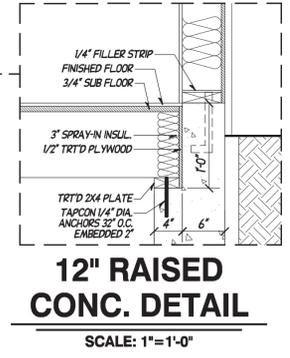
**SECTION E**  
SCALE: 3/8"=1'-0"



**SECTION D**  
SCALE: 3/8"=1'-0"



**SECTION B**  
SCALE: 3/8"=1'-0"



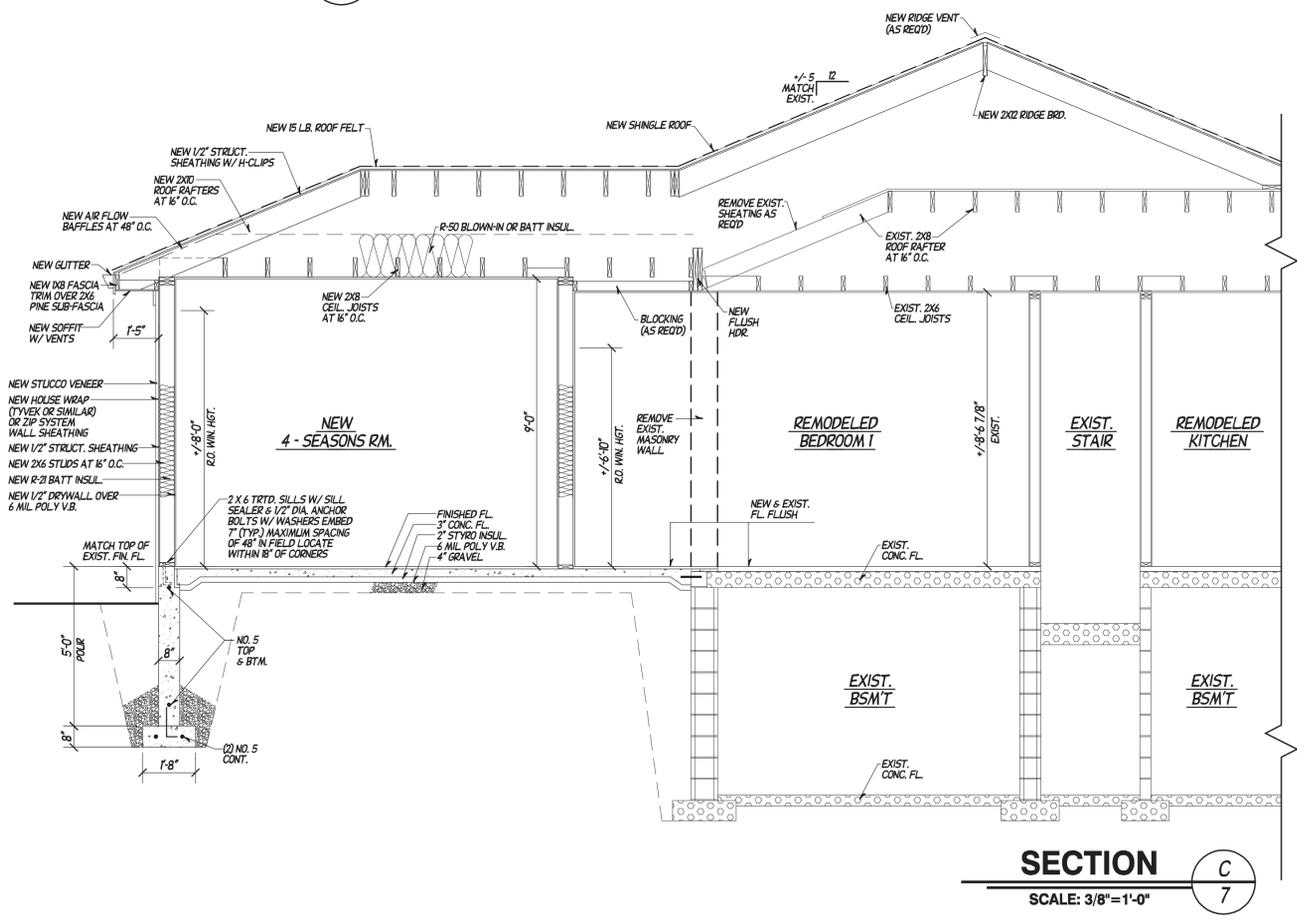
**12\"/>**

**EXTERIOR MATERIAL NOTES:**

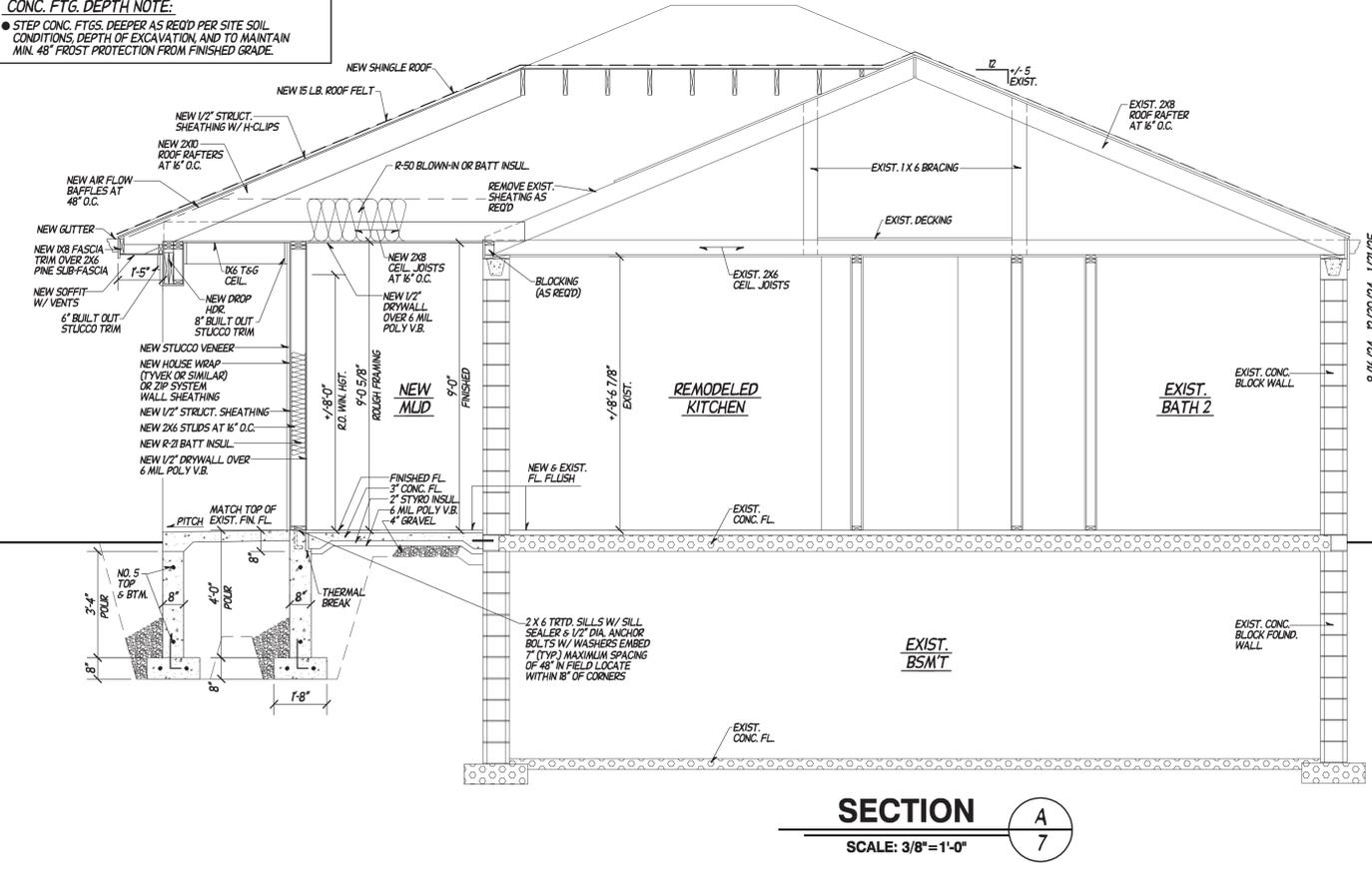
- ALL TRIM TO BE BUILT OUT STUCCO
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES. (MATCH EXIST.)
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM. (MATCH EXIST.)
- ALL EXTERIOR CEILINGS TO BE 1x6 T&G.

**CONC. FTG. DEPTH NOTE:**

- STEP CONC. FTGS. DEEPER AS RECD PER SITE SOIL CONDITIONS, DEPTH OF EXCAVATION, AND TO MAINTAIN MIN. 48\"/>



**SECTION C**  
SCALE: 3/8"=1'-0"



**SECTION A**  
SCALE: 3/8"=1'-0"

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G.T.H.		
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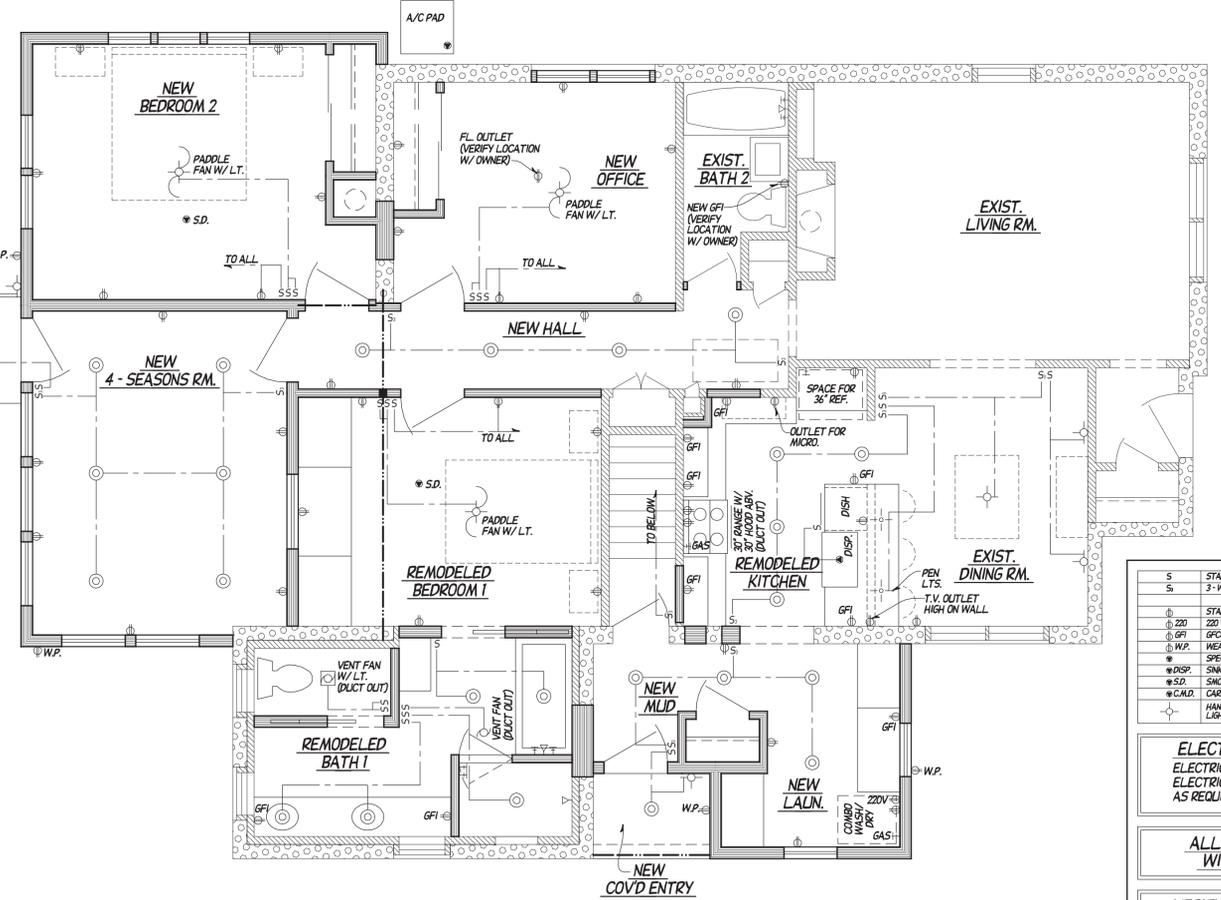
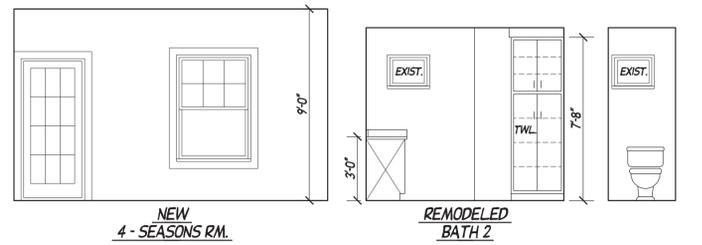
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**NOTE: ALL WALL BRACING REQUIREMENTS DERIVED FROM WISCONSIN SPS 321.25 (8) OR ENGINEERED**

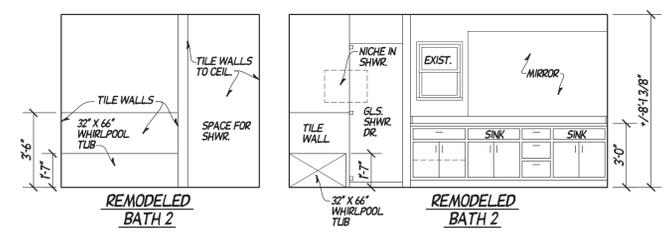
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**PROPOSED ELEC. FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"



**PROPOSED ELEC. & BRACING FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

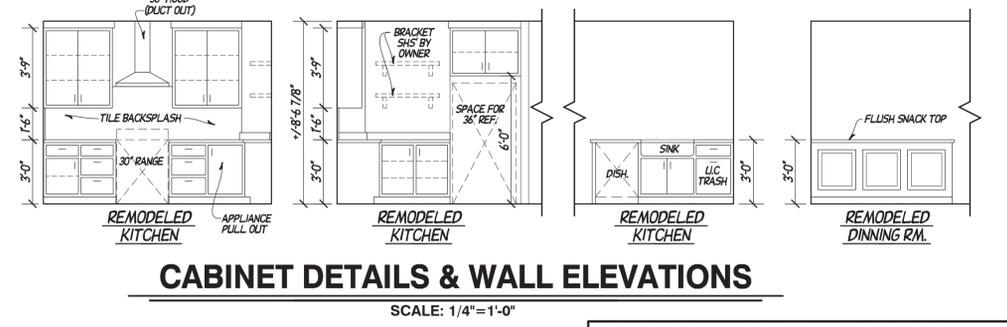


S	STANDARD SWITCH	PL	PENDANT LIGHT
S3	3-WAY SWITCH	PFL	PADDLE FAN W/ LIGHT
SO	STANDARD OUTLET	VFO	VENT FAN (DUCT OUT)
220	220 VOLT OUTLET	L.V. VENT FAN (DUCT OUT)	L.T. W/ VENT FAN (DUCT OUT)
GFI	GFCI PROTECTED OUTLET	WM	WALL MOUNTED LIGHT FIXTURE
W.P.	WEATHER PROTECTED OUTLET	RC	RECESSED CAN LIGHT
SC	SPECIAL APPLIANCE CONNECTION		
DISP.	SINK DISPOSAL		
SD	SMOKE DETECTOR		
C.M.D.	CARBON MONOXIDE DETECTOR		
H.M.	HANGING / CEILING MOUNTED LIGHT FIXTURE		

**ELECTRICAL DISCLAIMER:**  
ELECTRICAL PLAN IS FOR PRELIMINARY DESIGN PURPOSES ONLY. ELECTRICAL CONTRACTOR IS TO REVIEW & MAKE MODIFICATIONS AS REQUIRED FOR ELECTRICAL CODE COMPLIANCE.

ALL ELECTRICAL TO BE VERIFIED IN FIELD WITH OWNERS PRIOR TO INSTALLATION

VERIFY WITH ELECTRICIAN THE FEASIBILITY OF ELECTRICAL OUTLETS ADDED TO CONC. AREAS



**CABINET DETAILS & WALL ELEVATIONS**  
SCALE: 1/4"=1'-0"

**NOTE: CALL LETTERS & NUMBERS ON THIS PAGE REFERENCE THIS PAGE ONLY AND DO NOT CORRESPOND TO OTHER PAGES OF THIS PLAN.**

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**COMPLETION DATE** 2/14/25  
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**REVISIONS**

**DRAWN BY** G.T.H.  
**CHECKED** B. TOM

**JOB NUMBER** 181424-D  
**SHEET NO.** 8 OF 8



# Hilmer & Associates LLC Land Surveying

Office: 262-567-5893

E-mail: hilmerassociates@gmail.com

W217 Vista Drive  
Oconomowoc, WI. 53066

## Plat of Survey # 3723

Description per Doc. No. 4173558

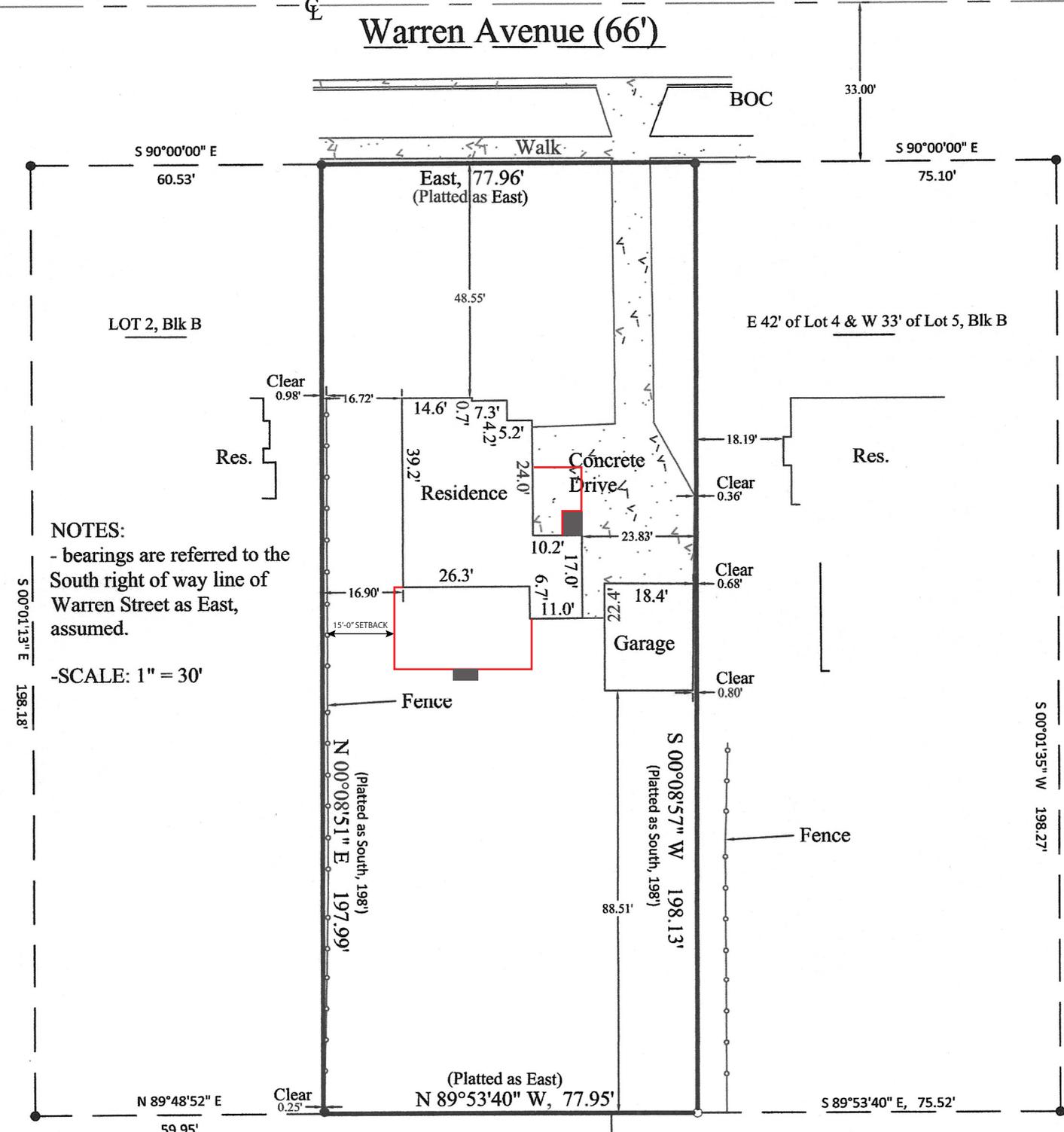
Lot 3 and the West 18 feet of Lot 4, Block B of Riverside Plat, a part of the Northeast Quarter of Section 3, Town 7 North, Range 18 East, Village of Hartland, County of Waukesha, State of Wisconsin.

Prepared by:  
Hilmer & Associates LLC  
Paul J. Hilmer, PLS  
W217 Vista Drive  
Oconomowoc, WI. 53066  
(262) 567-5893

Prepared for:  
Dawn D'Amico  
185 Warren Ave.  
Hartland, WI. 53029

### Legend:

- indicates 1" iron pipe found.
- ⊕ indicates 2" iron pipe found.
- indicates 1" x 18" iron pipe set, weighing 1.68 lbs./ft.
- ⊠ indicates Mon. w/brass cap found.



### NOTES:

- bearings are referred to the South right of way line of Warren Street as East, assumed.

-SCALE: 1" = 30'

State of Wisconsin)  
County of Jefferson) SS

I have surveyed the above described property and the above map is a true representation thereof, and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements, roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or otherwise acquire an interest in the property, and they and their heirs, assigns and legal representatives shall warrant and guarantee the title thereto within one (1) year from the date thereof.

Dated at Oconomowoc, Wisconsin, this 18th day of OCTOBER, 2023.

REV. 10/24/23 drawing number and prepared for

Signed: *[Signature]*  
Registered Wisconsin Land Surveyor No. 2496

