



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, OCTOBER 20, 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
 - a. August 18, 2025
 - b. September 15, 2025
2. Architectural Board review and consideration of an application for signage for 1023 E. Capitol Drive, Zion Lutheran Church
3. Architectural Board review and consideration of an application for signage for 401 Campus Drive, Lake Country Lutheran
4. Architectural Board review and consideration of two-family new construction at 412 Cottonwood Avenue
5. Plan Commission review and consideration of T-Lon Products addition at 1110 Richards Road
6. Plan Commission review and consideration of installation of a parking lot at 163 E. Capitol Dr
7. Plan Commission review and consideration of amendment to the Planned Unit Development for the Sandhill Development
8. 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.
9. 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/89757637331?pwd=jFOus1fQwQCuc9s7CDBkaQg1UBPE0u.1> The Meeting ID is 897 5763 7331, Passcode is 782362. To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES AMENDED
MONDAY AUGUST 18, 2025
6:30 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

Others Present: Scott Hussinger, Deputy Clerk Bushey, Bailey

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

- **Consideration of a motion to nominate a Chairperson Pro-Tem for tonight's in lieu of Chairman Pfannerstill attending via Zoom and not being physically at the meeting -**

Motion (Hallquist/Bierman) to nominate Wallschlager as Chairman Pro-Tem for tonight's meeting. Carried. (6-0).

- 1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of July 21 2025 –**

Motion (Hallquist/Bierman) to approve the Jt. Architectural Board/Plan Commission minutes of July 21, 2025, Carried. (6-0).

- 2. Architectural Board review and consideration of an application for signage for Ryno Development, LLC, 614 W. Capitol Drive -**

Ryan Menghe, the owner of Ryno Development, was present and explained the signage. Hallquist asked if it will be lighting for the sign and Mr. Menghe said yes it would be externally lit. Due to it being in a residential area it was stated that it should be on a timer with a shut-off time being 9 pm. Hussinger asked about landscaping around the sign and said there should be some low ground cover around the sign. The petitioner said he would also like to change the position of the sign from perpendicular to W. Capitol to parallel to W. Capitol.

Motion (Hallquist/Bierman) to approve the application for signage for Ryno Development, LLC, 614 W. Capitol Drive with landscaping at base of sign and the external lighting on a timer. Carried. (6-0).

- 3. Architectural Board review and consideration of an application of façade improvements to 614 W. Capitol Drive –**

Ryan Menghe said the house is in the historic district and he would like to do redo the roof with new shingles and gutters. He would also like to replace the soffit and the fascia he will replace with composite vs wood. He was asked how old the home is, and he said 1934. Brief discussion on the roof.

Motion (Bierman/Hallquist) to approve the application of façade improvements to 614 W. Capitol Drive. Carried. (6-0).

4. Plan Commission review and consideration of a Conditional Use Permit for Boros Real Estate, LLC, dba Adava Care, 300 E. North Shore Drive-

Building Inspector Hussinger this is just a formality in change in ownership. He said the sign was reviewed last month.

a. Public Hearing for Conditional Use Permit-

Opened at 6:39 pm. There were no comments. Public Hearing was closed at 6:39 pm.

b. Consideration of a motion to recommend approval of the Conditional Use Permit.

Motion (DeCourcy-Bower/Hallquist) to approve the Conditional Use Permit. Carried (6-0).

Announcements-

- Hartland Street Dance is this weekend.
- Another Informational meeting will be held Wednesday at 6:05 pm in the Community Center.

5. Adjourn

Motion (Hallquist/Bierman) to adjourn. Carried (6-0).

Adjourned at 6:42 pm.

Respectfully submitted by

Recording Secretary,

Deidre Bushéy, Deputy Clerk

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY SEPTEMBER 15, 2025
6:30 PM BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

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

Others Present: Ryan Bailey, Scott Hussinger, Deputy Clerk Bushey, Ryan Amtmann, John Ford, Kelvin Klink, Kevin Servi, Mike Moen, Jane Maas, Olivia Moore, and Village Attorney Hector de la Mora.

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.

* Jane Maas commented on an ambulance bill from April. She also commented on her frustration regarding people coming on her property asking if she plans on selling.

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes for August 18, 2025.

Chairman Pfannerstill noted that all members were present with one vacancy.

Wallschlager made a motion to approve the minutes from the 8-18-25 meeting, Hallquist seconded it.

During discussion of the minutes, a board member pointed out that the minutes did not properly reflect that Wallschlager was appointed pro tem for the August 18, 2025, meeting. Initial motions were withdrawn.

Motion by Hallquist to table the minutes until the next Architectural board and Plan commission meeting. Second by Schneeberger. Motion carried unanimously.

2. Architectural Board review and consideration of an Extraterritorial Certified Survey Map for tax keys DELT0767024 and DELT0767005004 on West Lakeside Drive, Town of Delafield.

Chairman Pfannerstill explained that the village has extraterritorial rights for everything within 1.5 miles from the border of Hartland when it relates to a town deciding something. The parcel in question appears to be southeast of North Shore Middle School.

Jordan Carrick, representing the applicant, was present for questions. A board member confirmed that there was no chance this property would ever come into the village and that there were no issues with the map.

Motion by de Courcy-Bower to approve the extraterritorial certified survey map for tax keys DELT0767024 and DELT0767005004 on West Lakeside Drive, Town of Delafield. Second by Hallquist. Motion carried unanimously.

3. Architectural Board review and consideration of residential addition 201 Granary Circle.

Olivia Moore with Elegant Builders presented the residential addition plans, noting that the homeowners Andy and Rebecca were also present. She explained that the existing home has white cream vinyl siding, and the proposed addition would feature a coordinating cream James Hardie

fiber cement board. The roof would be asphalt shingles to replace the existing asphalt roof with a red, brown, neutral color.

Building Inspector Hussinger confirmed there were no zoning issues and that the project met all village setback requirements. Bierman questioned an item on the building permit that referred to "occupational property," which Moore indicated was likely an error filled out by her office manager. The applicant confirmed the property was purely residential with no businesses operating from it and agreed to correct the form.

Motion by de Courcy-Bower to approve the residential addition at 201 Granary Circle. Second by Schneeberger. Motion carried unanimously.

4. Architectural Board review and consideration of residential addition/sunroom for 634 Cardiff Drive.

The applicant presented plans for a residential addition and sunroom, showing pictures of similar finished products. They explained that the siding, which would be minimal due to the primarily window construction, would match the rest of the house. They would be buying siding and painting it to match since the current color is discontinued. Shingles would be slate gray to tie in with the same shingles for the house, with white gutters and matching overhangs. Scott Spencer confirmed there were no issues with the plan.

Motion by de Courcy-Bower to approve the addition at 634 Cardiff Drive. Second by Schneeberger. Motion carried unanimously.

5. Plan Commission review and consideration of site plan change to increase parking at Westrock residences, 700 W. Capitol Drive.

John Ford of 3 Leaf Partners provided an update on the WestRock Residence project, noting that the three townhomes along with the clubhouse and initial stacked flat unit have been delivered. The next stacked flat building would be delivered at the end of the month, with additional buildings being delivered at a rate of one per month until completion in spring of next year.

Mr. Ford explained that they were requesting a revision to the overall site plan regarding unassigned visitor surface parking stalls. After working with their property management company, they wanted to provide additional visitors and guest unassigned parking spaces. He emphasized that this would not impact the previously approved structured parking within the building or the additional garages. The changes would not affect the stormwater system, snow removal, turning radiuses, or circulation for emergency vehicles. The green space impervious ratio would increase slightly by 0.4 percent to 26.3 percent overall.

Amtmann confirmed that he had reviewed the revisions submitted earlier that day and was satisfied with the adjustments made to address his earlier comments regarding configurations of some stalls and proximity to sidewalks.

Motion by Wallschlager to approve the site plan change to increase parking at WestRock residences. Second by de Courcy-Bower. Motion carried unanimously.

6. Plan Commission review and consideration of Eagle Pass Development

a. Preliminary Plat

Kalvin Klink explained that the preliminary plat had been submitted to the state for review, and state comments had not yet been received. In response to questions about responsibility for common areas, it was confirmed that all outlots would be owned by the seven lot owners, with each having a one-seventh ownership stake in those areas.

b. Developer Agreement and Deed Restrictions

Village Attorney Hector de la Mora said that he had exchanged drafts with the developer's attorney. The primary change needed involved responsibility and ownership for the outlots. His draft initially had them being transferred to the village, but they would instead remain under the ownership of all seven lot owners.

He clarified that the declarations for the development identified the outlots as common areas, with each lot having a one-seventh proportionate ownership and financial responsibility for maintenance.

c. Stormwater Management Plan

Ryan Amtmann explained that the stormwater plan directed all water on the site to drain into their stormwater facility on the south side of the lot. There was also a two-acre off-site area to the east that drains into this subdivision and would go through the pond. The pond is an infiltration basin that would infiltrate into the ground, with the first emergency overflow going into the storm sewer to the east in Lake Country Meadows and into their pond.

Amtmann noted that during the recent heavy rains (11 inches), he observed the pond and there was not much water in it, indicating it has tremendous capacity. He stated that the stormwater plan would enhance the drainage in the overall area, including areas to the south. The modeling shows that during a hundred-year event, water will remain in the pond, and if the ground is frozen, it will be directed to the east.

d. Site Plans and Specifications

Ryan Amtmann reported that the site plans had been updated through several iterations and were in very good shape. The developer had already addressed some remaining minor technical comments, and Hussinger was comfortable that the plans met the village's specifications and detailed drawings.

During discussion, a resident, Gary Strombeck from 305 Badger Drive, spoke about stormwater management and architectural standards. He expressed satisfaction with the stormwater management plan after meeting with Ryan Bailey four weeks ago. He asked whether the subdivision would adopt side-loading garages, which he noted was a feature in other RS-1 subdivisions in Hartland.

The developer explained that while some lots have sufficient width for side-loaded garages, not all would accommodate them due to lot configurations, especially the pie-shaped lots on cul-de-sacs. Building Inspector Hussinger confirmed that side-loaded garages would be difficult on some lots due to their pie shape and the grading challenges they present.

Hussinger suggested that the developer return to the Architectural Review Board with standards for the homes, or that each individual home plan comes before the board for review. de Courcy-Bower expressed his preference of that, given the sensitivity of this development to the adjacent subdivision and that it is only seven properties, each home should come before the Architectural Review Board for approval.

The board also discussed erosion control, with the developer seeking permission to begin staking for erosion control and tree removal. Ryan and others emphasized the need to follow proper sequencing and permit processes, with final approval possibly coming at next Monday's Village Board meeting.

Motion by de Courcy-Bower to approve the Eagle Pass Development preliminary plat, developer agreement and deed restrictions, stormwater management plan, and site plans and specifications, contingent upon staff approval, verification of all those documents and continued oversight. Second by Schneeberger. Motion carried unanimously.

** Break taken at 7:24pm

** Meeting resumed at 7:26pm

7. Plan Commission review and consideration of installation of parking lot at 163 E. Capitol Drive.

Mike Moen, owner of the property at 163 E. Capitol Drive, presented his plans to remove the existing driveway and parking area behind his building and replace it with an expanded parking area. He explained that his property is under a third of an acre with a small lot, and he wanted to maximize parking. He also proposed widening the driveway entrance from approximately 11 feet to 20 feet, noting that visitors sometimes have difficulty entering and exiting due to street parking overlapping the driveway.

Mr. Moen described removing a small green space along the building and extending the driveway to the building itself. The plan included 13 parking spaces in the back measuring 10 feet by 18 feet, with a 24-foot clear space in the center. He provided details on water flow, noting it would flow directly to the road, as well as elevation information showing the natural drainage pattern.

Several board members expressed concerns about the proposal:

- de Courcy-Bower noted that the Village Center Revitalization Plan envisions cohesive parking across the backs of properties in this area, allowing businesses to share parking efficiently.
- There were questions about snow storage given the limited offsets from adjacent properties.
- Board members requested photometric plans for the lighting to assess potential impacts on residential properties to the south.
- There were concerns about widening the driveway entrance, which could be detrimental to the downtown street parking.
- Jeff Bierman raised questions about dumpster enclosures, noting that while the property currently uses individual garbage cans, commercial properties with multiple tenants typically require proper dumpster enclosures with screening.

Mr. Moen expressed frustration that his neighbors did not have to comply with some of these requirements and felt the board was overreaching. Scott Hussinger explained that municipal standards change over time, and when a property owner requests a major change like a parking lot expansion, the village considers the entire site plan including lighting, drainage, landscaping, and waste management facilities.

After considerable discussion, the board determined that the submittal lacked sufficient information for approval. Chairman Pfannerstill encouraged Mr. Moen to work with staff to develop a plan that would meet village requirements.

Motion by de Courcy-Bower to deny the request for installation of a parking lot at 163 E. Capitol Drive as submitted. Second by Wallschlager. Motion carried unanimously.

8. Announcements

There were no announcements.

9. Adjourn

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

Adjourned at 8:02 pm.

Respectfully submitted by

Recording Secretary,
Deidre Bush y, Deputy Clerk



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

Job Address <u>1023 E capitol Dr.</u>			
Lot	Block	Subdivision	Key No. HAV <u>0725958</u>
Owner <u>Zion EV Luth church</u>		EMAIL	Phone <u>262-367-3617</u>
Address <u>1023 E capitol Dr.</u>		City <u>Hartland</u>	State <u>WI</u> Zip <u>53029</u>
Contractor <u>Finishing Touch signs</u>		Phone <u>715-845-0500</u> FAX	EMAIL <u>mackenzie@ftsign.com</u>
Address <u>5111 Sherman St.</u>		City <u>Wausau</u>	State <u>WI</u> Zip <u>54401</u>

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

10-8-25

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 1023 E capitol Dr. TAX KEY # _____
OWNER Zion EV Luth church PHONE 262-367-3617
ADDRESS 1023 E capitol Dr. CITY Hartland STATE WI ZIP 53029
CONTRACTOR Finishing Touch Signs PHONE 715-845-0500
ADDRESS 5111 Sherman St CITY Wausau STATE WI ZIP 54401

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Zion Lutheran church
Zionhartland.org, 262-367-3617
variable digital messaging

OVERALL DIMENSIONS OF SIGN 86.5" x 97.5" COLOR OF BACKGROUND white/green

SIZE OF LETTERS IN INCHES Varies - see proof COLOR OF LETTERS white/green

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

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 \$ 26,000

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 10-6-25

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

Option 1

105.5 in

97.5 in

85 in

Need Logos
Need Field Verification



5111 Sherman St,
Wausau, WI 54401
Office: 715-845-0500

Customer: Zion Lutheran Church
Job Location: Hartland
Job #: 20671
Proof Date: 9-10-25
Sales Rep: Pat
Designer: DB
Client Approval:

- Substrate:
- Double Sided
 - Single Sided
 - Lit Sign
 - Non Lit
 - Opaque Vinyl
 - Translucent Vinyl
 - Frosted
 - Painted
 - Exterior
 - Interior

- Colors:
- White
 - TBD
 - Pantone 188
 - Pantone 2767
 - Black
 - TBD

Sign Specifications:

- (2) Lexan face replacements with translucent vinyl for existing cabinet
- New EMC to replace readerboard. (1) New non lit cabinet with white cut vinyl fastened to bottom
- Option to have new posts to sleeve over existing posts. Option to have new posts replace existing depending on field verification

The main sign design features a white background with a green border. At the top left is a logo of a cross with an eagle. To the right of the logo is the text "Zion LUTHERAN CHURCH" in green. Below this is a green banner with the website "zionhartland.org" and phone number "262-367-3617" in white. The center of the sign is a large rectangular area with a rainbow gradient background. At the bottom, a black banner contains the quote "Christ Jesus came into the world to save sinners." and the reference "1 Timothy 1:15" in white. Dimensions are indicated on the left and right sides of the sign.

104.5 in

31 in

45 in

10.5 in

5.2 in
2.75 in

12.375 in

3.7 in

2.9 in

FINAL DRAWING APPROVAL
These drawings will be released to manufacturing once signed and returned. Any detail or dimension changes will delay fabrication and incur extra charges. Once the design is approved Finishing Touch will not be responsible for errors. Colors shown for representation only. Actual paint or vinyl graphics may not match ink colors on layout.

This artwork is copyrighted and may not be reproduced or used without written permission. Design fees will be charged without authorized use.



5111 Sherman St,
Wausau, WI 54401

Office: 715-845-0500

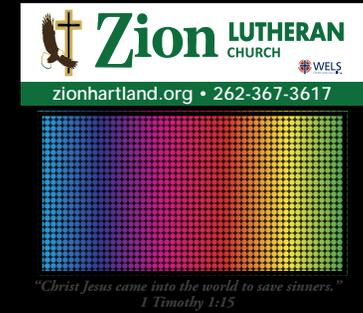
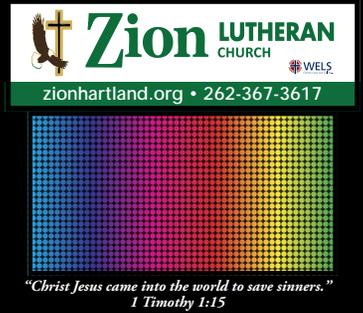
Customer: Zion Lutheran Church
Job Location: Hartland
Job #: 20671
Proof Date: 9-10-25
Sales Rep: Pat
Designer: DB
Client Approval:

Substrate:

- Double Sided
- Single Sided
- Lit Sign
- Non Lit
- Opaque Vinyl
- Translucent Vinyl
- Frosted
- Painted
- Exterior
- Interior

Colors:

- TBD
- TBD
- TBD
- TBD
- TBD
- TBD



Sign Specifications:

-

-

-

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Option 2

105.5 in

97.5 in

85 in

Need Logos
Need Field Verification



5111 Sherman St,
Wausau, WI 54401
Office: 715-845-0500

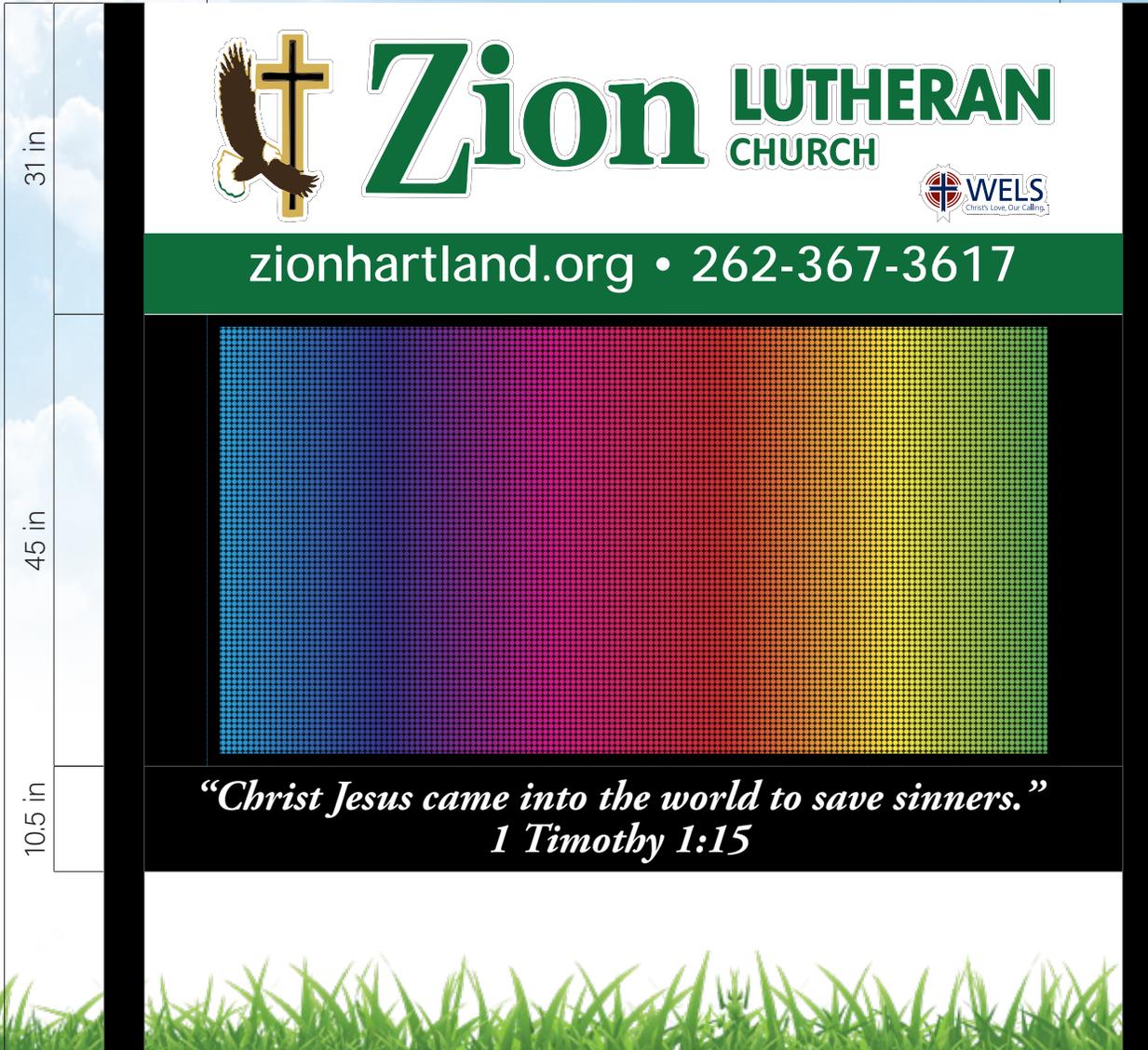
Customer: Zion Lutheran Church
Job Location: Hartland
Job #: 20671
Proof Date: 9-10-25
Sales Rep: Pat
Designer: DB
Client Approval:

- Substrate:
- Double Sided
 - Single Sided
 - Lit Sign
 - Non Lit
 - Opaque Vinyl
 - Translucent Vinyl
 - Frosted
 - Painted
 - Exterior
 - Interior

- Colors:
- White
 - TBD
 - Pantone 188
 - Pantone 2767
 - Black
 - TBD

Sign Specifications:

- (2) Routed aluminum faces with acrylic backed characters mounted to existing cabinet. Option for new cabinet depending on field verification
- New EMC to replace readerboard. (1) New non lit cabinet with white cut vinyl fastened to bottom
- Option to have new posts to sleeve over existing posts. Option to have new posts replace existing depending on field verification



104.5 in

31 in

45 in

10.5 in

105.5 in

97.5 in

85 in

5.9 in
3.6 in

15.75 in

3.7 in

2.9 in

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Wausau, WI 54401

Office: 715-845-0500

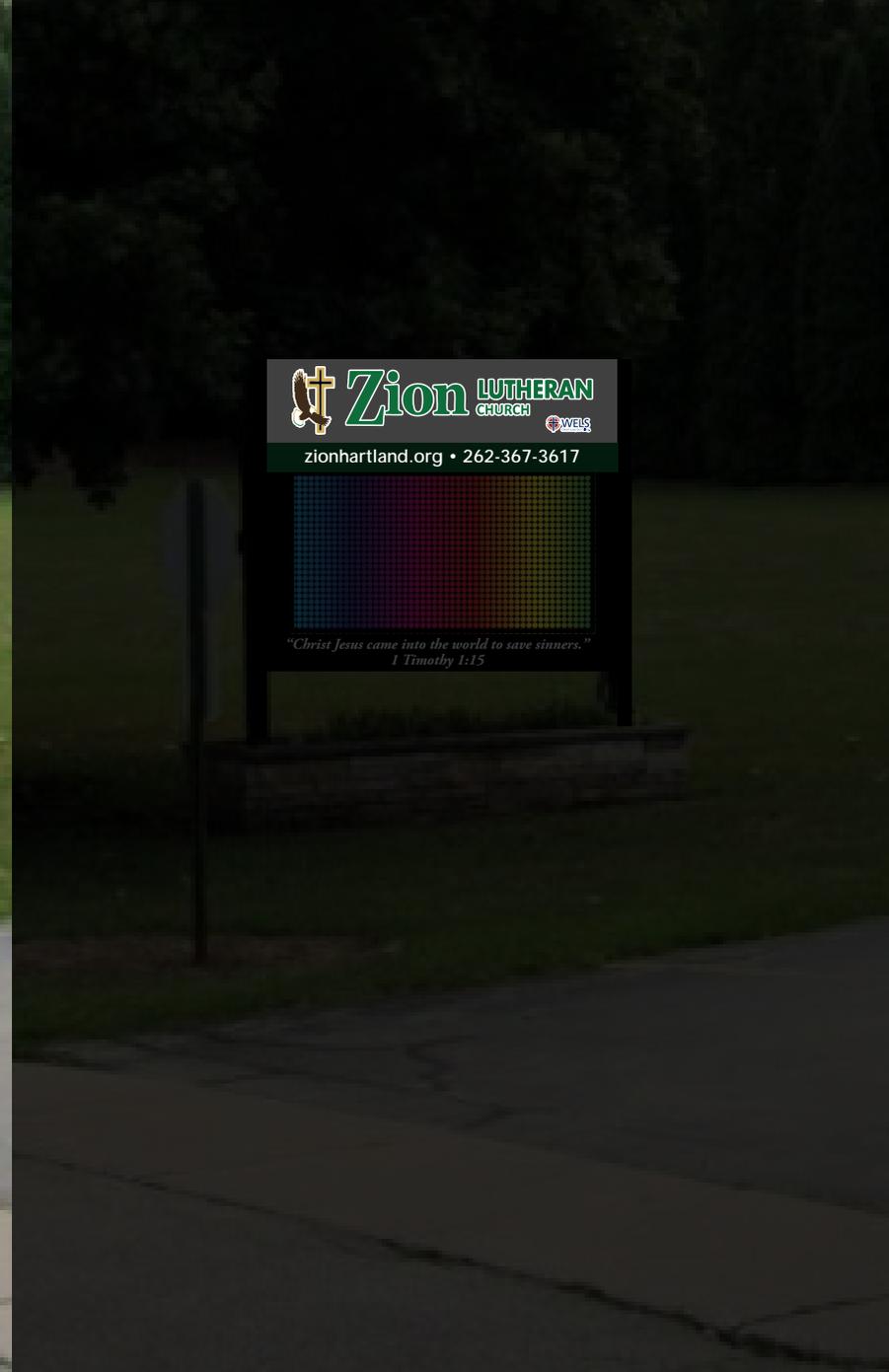
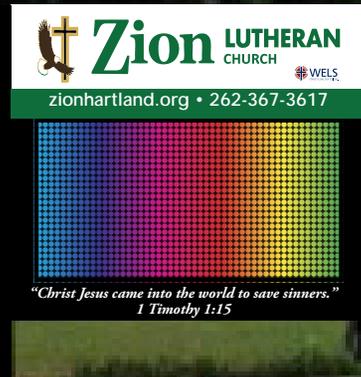
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- Interior

Colors:

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- TBD
- TBD
- TBD
- TBD
- TBD



Sign Specifications:

-

-

-

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Design fees will be charged without authorized use.



Zion LUTHERAN SCHOOL

3K to 8th Grade



zionhartland.org • 262-367-3617

SUNDAY WORSHIP 9:00AM

MONDAY 6:30 PM

Zion Ev. Lutheran Church (WELS)







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

Job Address 401 Campus Dr Hartland, WI 53029-2555				
Lot	Block	Subdivision	Key No. HAV	
Owner		EMAIL	Phone	
Address		City	State	Zip
Contractor		Phone	FAX	EMAIL
Address		City	State	Zip

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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: 10/13/25 Date of Meeting: 10/20/25 Item No. 5

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

PERMIT # _____

JOB LOCATION 401 Campus Drive, Hartland, WI 53029 TAX KEY # HAV 0423980
OWNER Lutheran High School Assoc of Greater Milw PHONE 414-507-5542
ADDRESS 10427 W Lincoln Ave 1300 CITY Milwaukee STATE WI ZIP 53029
CONTRACTOR Lemberg Electric PHONE 414-531-6191
ADDRESS 4085 N 128th Street CITY Brookfield STATE WI ZIP 53005

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

WORDS AS THEY WILL APPEAR ON THE SIGN:
LCL Lake Country Lutheran High School

OVERALL DIMENSIONS OF SIGN 6' H X 9'10" including base, Dark Blue
sign is 3'3" H X 9'10" W COLOR OF BACKGROUND PMS 295
SIZE OF LETTERS IN INCHES 12" High 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 \$ \$6,000

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 Marislena Torres DATE 10/13/25

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____



Lake Country Lutheran High School - Exterior Sign Improvements

401 Campus Dr. / Hartland, WI 53029

Drawing Package Title: Lake Country Lutheran Exterior Sign Improvements 1 (2)

Date: 9-24-25



SIGNS

4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

S1 / Monument Sign

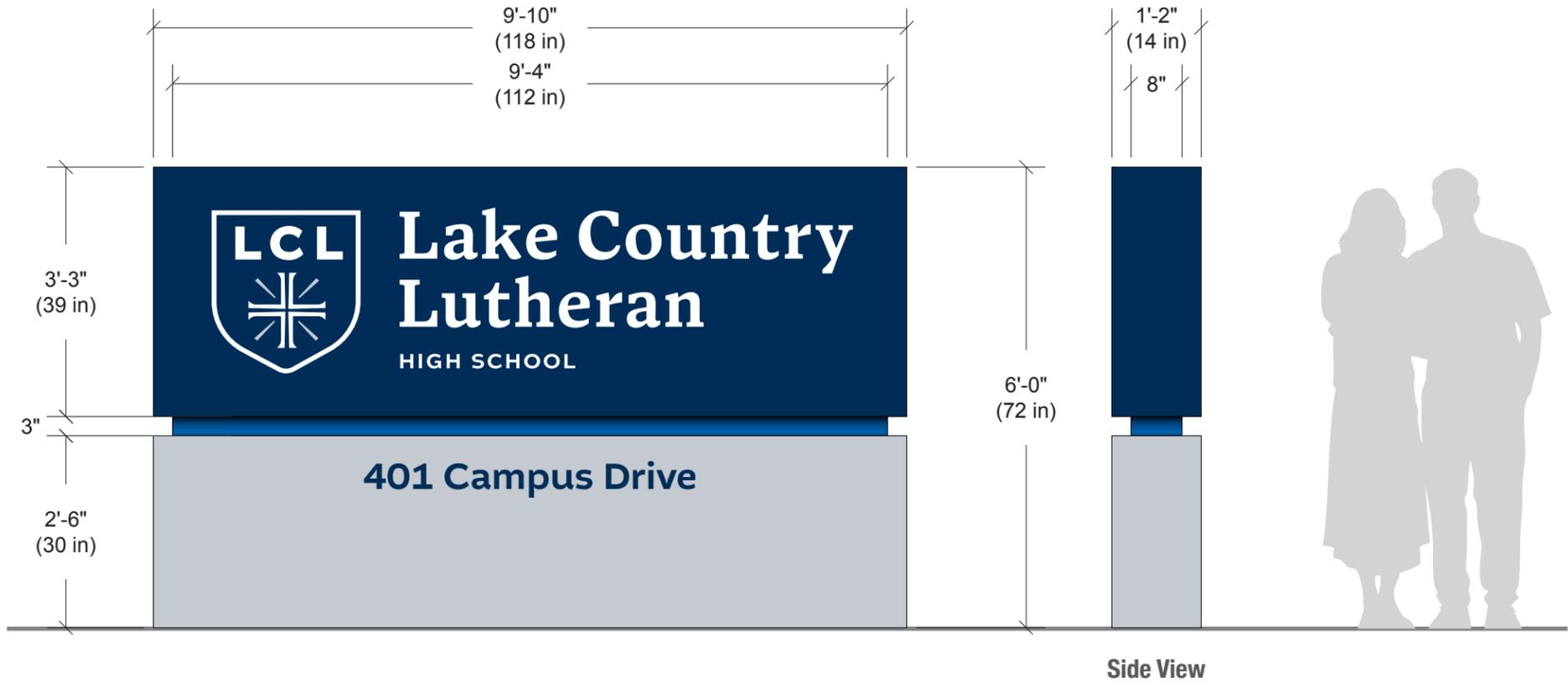
One (1) New Monument Sign.
Double Sided / Illuminated
277v
Sign Requires Landscaping per Code - See Next Sheet

(A) Monument
14" +/- deep sign cabinet with 1/8" thick routed aluminum faces, backed with white polycarbonate. Internal white LED illumination (standard white). Fabricated aluminum reveal and shroud (address on shroud is vinyl graphics (non-illuminated).

Installation
Sign to saddle mount a 3" x 3" sq. steel post, set in 24" diameter by 5' deep concrete footing.

JW Request a 4" x 4" pole be quoted.

- Colors:
- (P1) Match PMS 295
 - (P2) Match PMS 2133
 - (P3) Match PMS 428



Side View



Illumination

9.26.25- We should call diggers ASAP for placement because of under ground challanges. JW can meet with the client to place the signs on the property.



4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

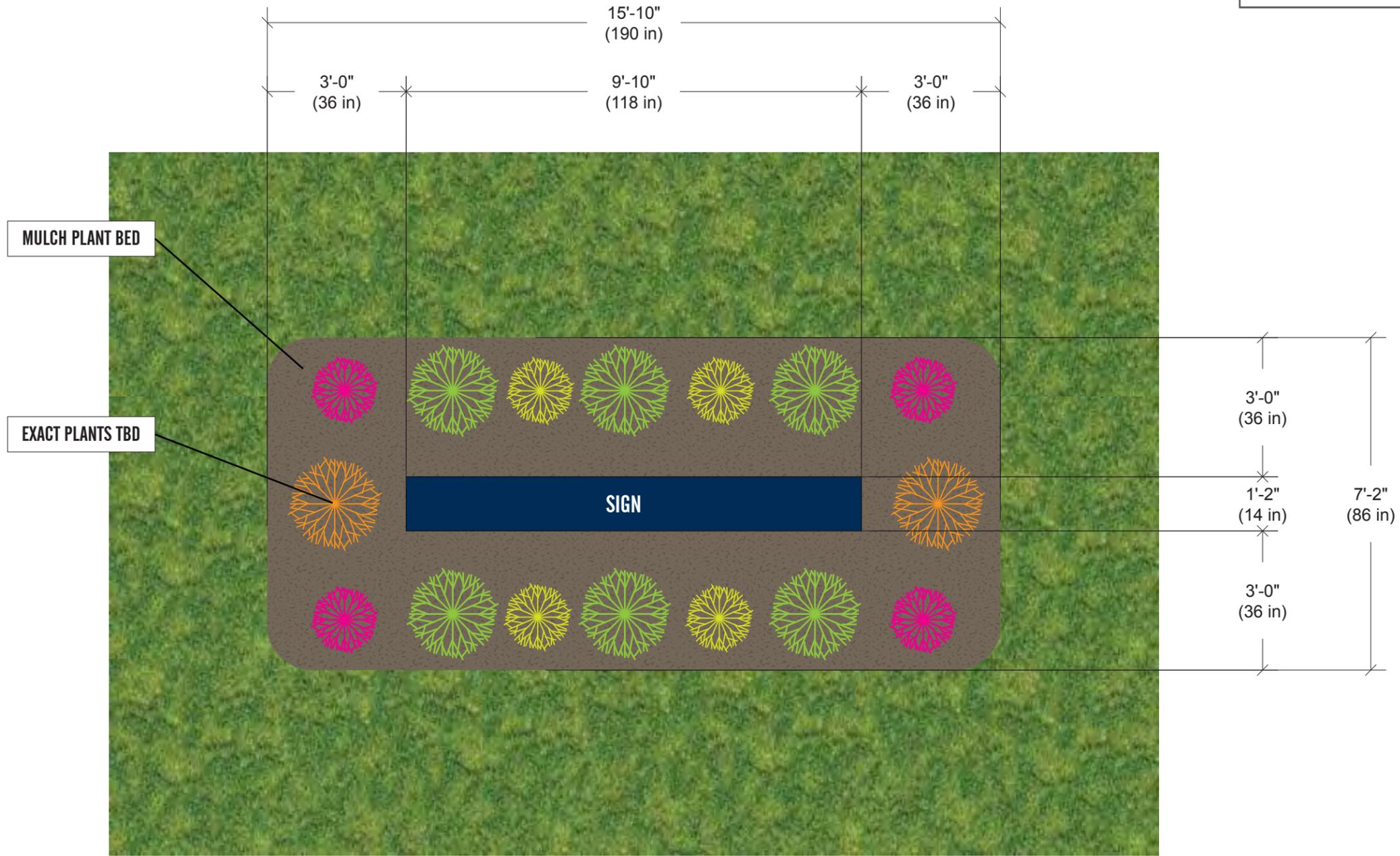
Client: Lake Country Lutheran High School
Location: 401 Campus Dr.
City: Hartland, WI 53029

Sales Representative: John Wachniak
Project Manager: TBD
Designer: Eric Bailey

Scale: 1/2"=1'
Paper Size: 11x17
Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status Date:
LCLHS_ESI_MON_v01_r01_D 8-29-25

S1 / Monument Sign - Landscape Plan



LANDSCAPE PLAN - SCALE: 3/8"=1'



SIGNS

4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: Lake Country Lutheran High School

Location: 401 Campus Dr.

City: Hartland, WI 53029

Sales Representative: John Wachniak

Project Manager: TBD

Designer: Eric Bailey

Scale: 3/8"=1'

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status

LCLHS_ESI_MON(LSP)_v01_r00_D

Date:

7-22-25

S2-S5 / Directional Signs

Four (4) New Directional Signs.
Single Sided / Non-Illuminated

(A) Directional Signs

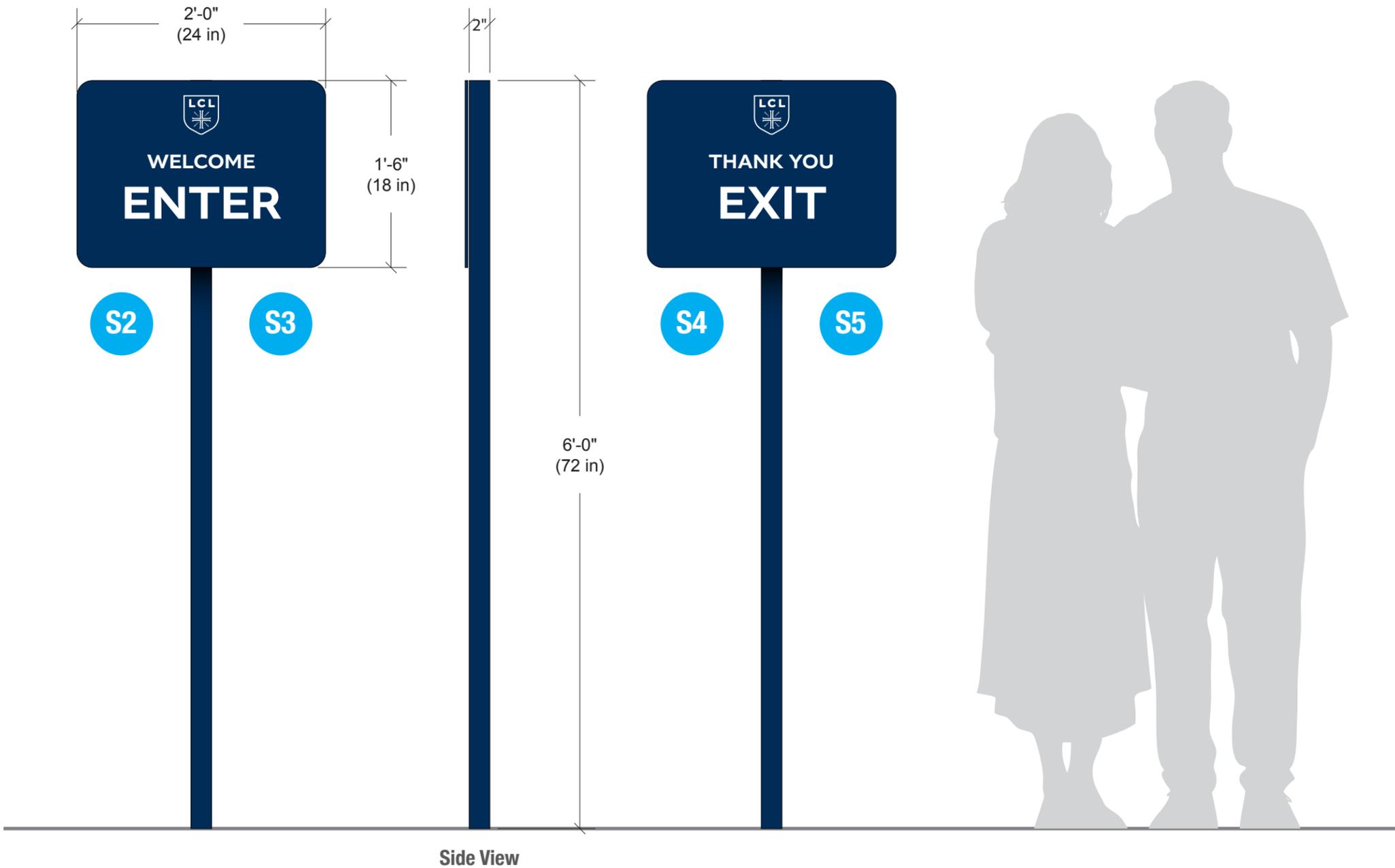
24" x 18" aluminum panels with PMS 295 (Blue) painted finish, with 3M White Reflective vinyl graphic lettering and logos. 2" x 2" square aluminum posts, painted to match panels (PMS 295).

Installation

Direct bury into typical concrete footing.

Colors:

 (P1) Match PMS 295



SIGNS

4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: Lake Country Lutheran High School

Location: 401 Campus Dr.

City: Hartland, WI 53029

Sales Representative: John Wachniak

Project Manager: TBD

Designer: Eric Bailey

Scale: 1"=1'

Paper Size: 11x17

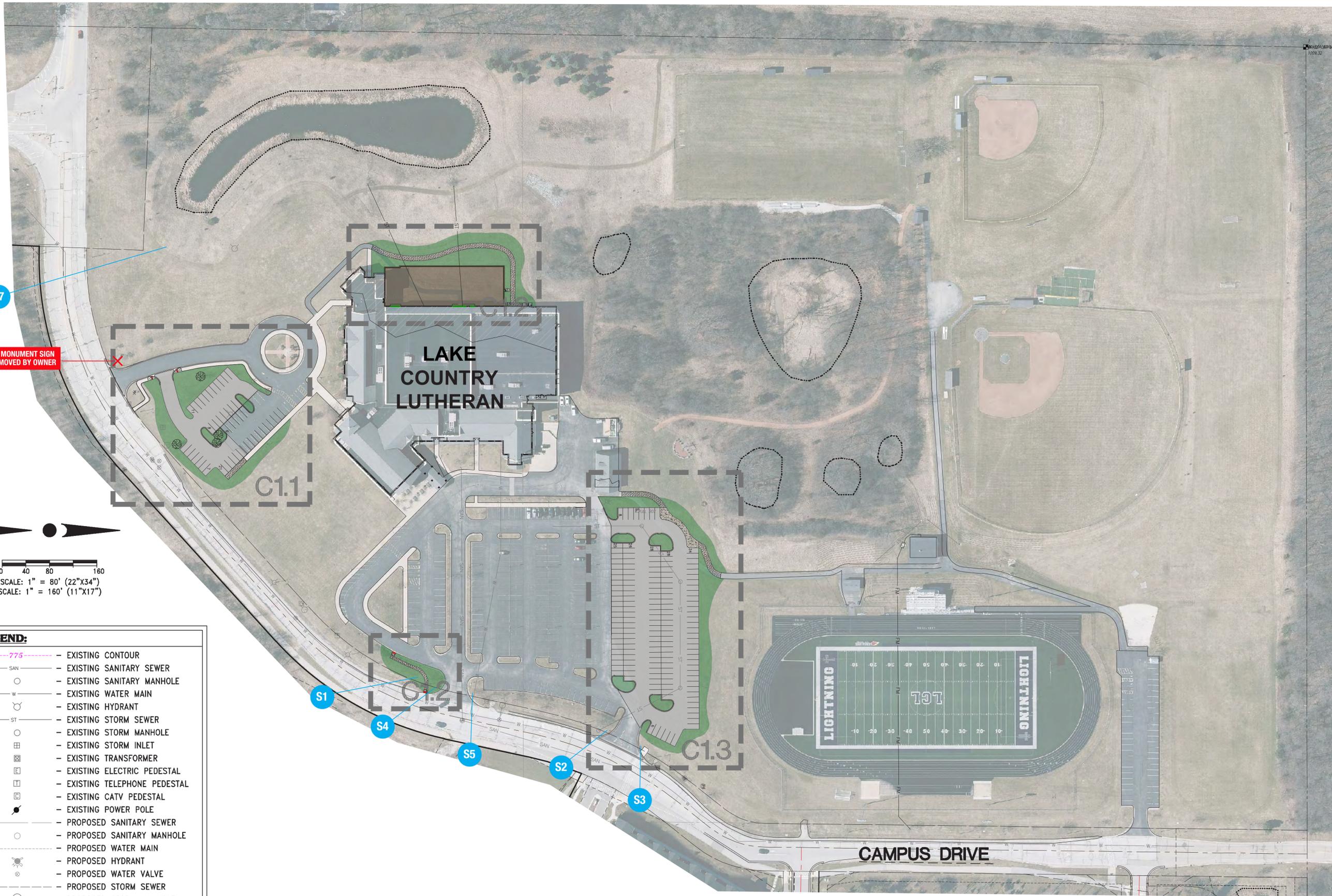
Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status

LCLHS_ESI_EO_v01_r02_D

Date:

9-24-25



S7

EXISTING MONUMENT SIGN TO BE REMOVED BY OWNER

C1.1

LAKE COUNTRY LUTHERAN

S1

S4

S5

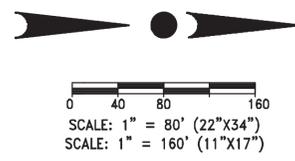
S2

S3

C1.2

C1.3

CAMPUS DRIVE



LEGEND:

	775 - EXISTING CONTOUR
	- EXISTING SANITARY SEWER
	- EXISTING SANITARY MANHOLE
	- EXISTING WATER MAIN
	- EXISTING HYDRANT
	- EXISTING STORM SEWER
	- EXISTING STORM MANHOLE
	- EXISTING STORM INLET
	- EXISTING TRANSFORMER
	- EXISTING ELECTRIC PEDESTAL
	- EXISTING TELEPHONE PEDESTAL
	- EXISTING CATV PEDESTAL
	- EXISTING POWER POLE
	- PROPOSED SANITARY SEWER
	- PROPOSED SANITARY MANHOLE
	- PROPOSED WATER MAIN
	- PROPOSED HYDRANT
	- PROPOSED WATER VALVE
	- PROPOSED STORM SEWER
	- PROPOSED STORM MANHOLE
	- PROPOSED STORM INLET
	- PROPOSED STORM END SECTION

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. **CALL DIGGERS HOTLINE 1-800-242-8511**

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jaudelko@tribeng.com

PROJECT:
LAKE COUNTRY LUTHERAN ADDITION
VILLAGE OF HARTLAND, WISCONSIN
BY: GROTH DESIGN GROUP
N58W6161 COLUMBIA RD.
CEDARBURG, WI 53012

REVISION HISTORY

DATE	DESCRIPTION
3/21/2025	PRELIMINARY SUBMITTAL

DATE:
MARCH 21, 2025

JOB NUMBER:
25-10-1092

DESCRIPTION:
PROPOSED SITE PLAN

SHEET
C1.0

Location of the monument sign



Notes & Revisions | Check List & Flagged Items

7-22-25
Initial set of drawings, per John's notes.
EB

-

8-29-25
Updated monument height to 6' / all sign verbiage updated / removed S6/ per clients feedback.
EB

-

9-24-25
Updated S2-5 per clients feedback.
EB

-

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Job File Location Sales:Customer Folders/Lutheran High School Association/Lake County Lutheran- Monument- Wayfinding | Job File Location Design:Lemberg Sign Vault (Sync)/Lake Country Lutheran High School- Sign Improvements



SIGNS

4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: Lake Country Lutheran High School

Sales Representative: John Wachniak

Scale: -

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status

LCLHS_ESI_PN_v01_r02_D

Date:

9-24-25

Location: 401 Campus Dr.

Project Manager: TBD

Paper Size: 11x17

City: Hartland, WI 53029

Designer: Eric Bailey

Signature / Date: _____

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

Job Address <u>412 Cottonwood Avenue</u>			
Lot <u>3</u>	Block <u>4</u>	Subdivision <u>Stephen Warren's Addition</u>	Key No. HAV <u>0729187</u>
Owner <u>Jake Ackerman</u>		Phone <u>262-993-0034</u>	
Address <u>S63W34835 Paper Rd.</u>		City <u>Eagle</u>	State <u>WI</u> Zip <u>53119</u>
Contractor		Phone	FAX
Address		E-Mail Address <u>jake@highmarkwi.com</u>	
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 TEN 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, 1 set of 11 x 17 plans, 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.

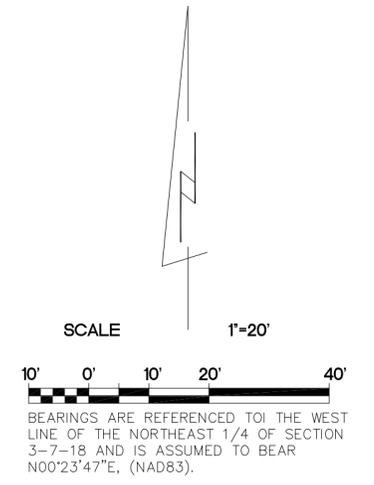
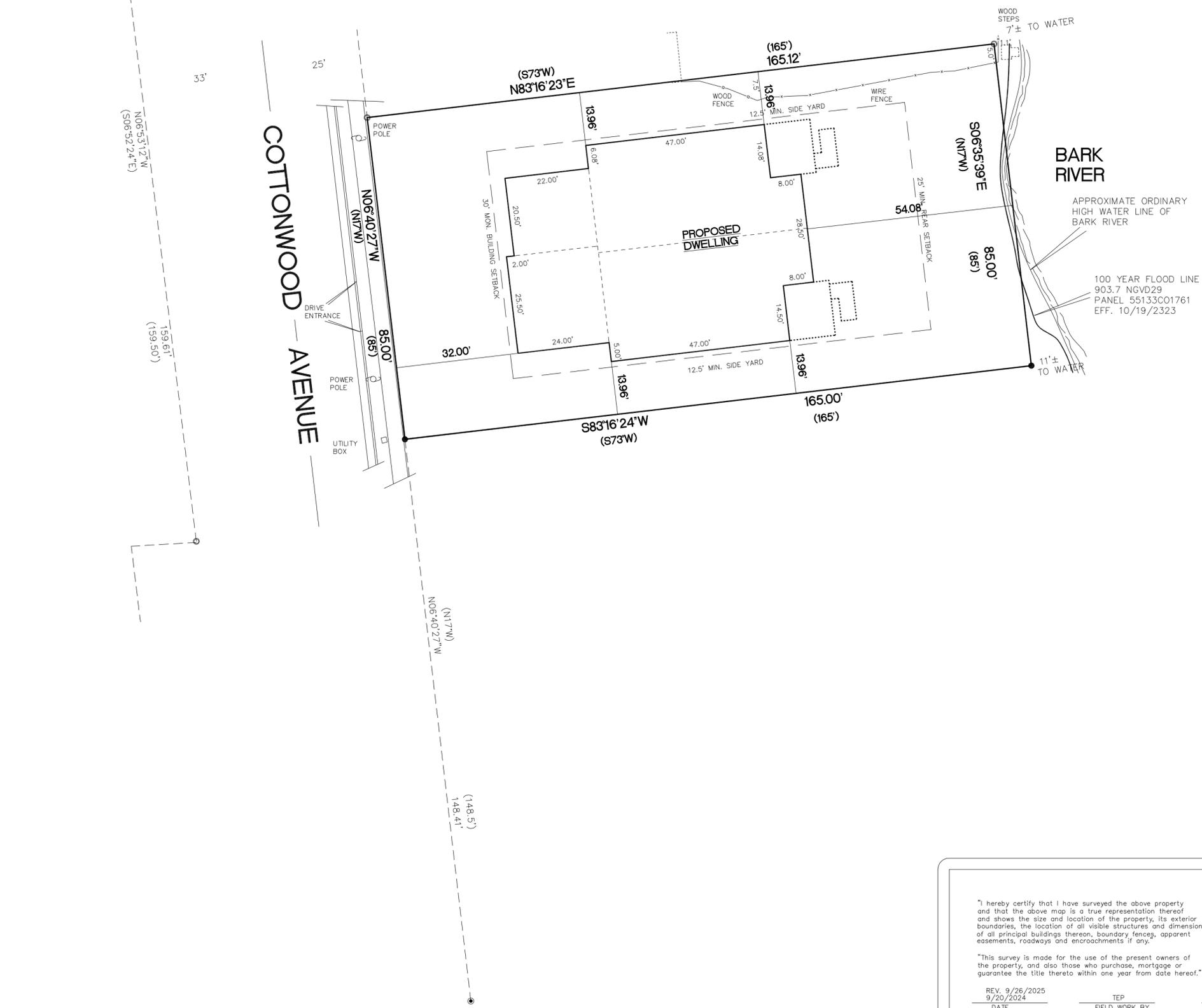
NOTE: Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied: Sept 26 2025 Date of Meeting: October 20, 2025 Item No. _____

PLAT OF SURVEY

LOT 3 AND A PART OF LOT 2, IN THE PLAT OF BLOCK 4 OF STEPHEN WARREN'S ADDITION TO THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWN 7 NORTH, RANGE 18 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3 AND RUNNING THENCE NORTH ALONG THE HIGHWAY, 85 FEET; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 3, TO THE EAST LINE OF SAID LOT 2; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 4, TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE WESTERLY TO THE PLACE OF BEGINNING.

SURVED FOR: JAKE ACKERMAN
 SURVEY ADDRESS: 412 COTTONWOOD AVE.



14030 SQ. FT.

- FOUND 2' O.D. IRON PIPE
- FOUND 1 1/4' O.D. IRON PIPE
- SET 1 1/4' O.D. IRON PIPE
- () RECORDED AS DIMENSIONS

NOTE: MIN. SIDE YARD IS 10', WITH A MINIMUM SUM OF 25'

CHECK WITH VILLAGE BUILDING INSPECTOR TO SEE IF THERE IS A MINIMUM SETBACK OFF THE 100 YEAR FLOOD LINE OR THE RIVER.

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

"This survey is made for the use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto within one year from date hereof."

Kettle Moraine Surveying Inc.
 P.O. Box 357
 Eagle WI 53119
 (262)594-3484
 kettlemorainesurveying.com



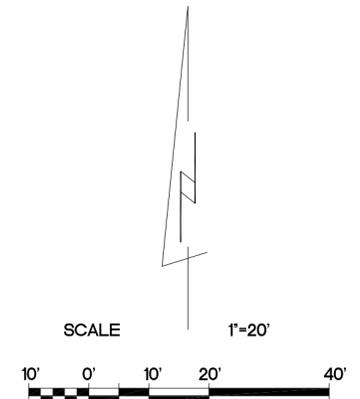
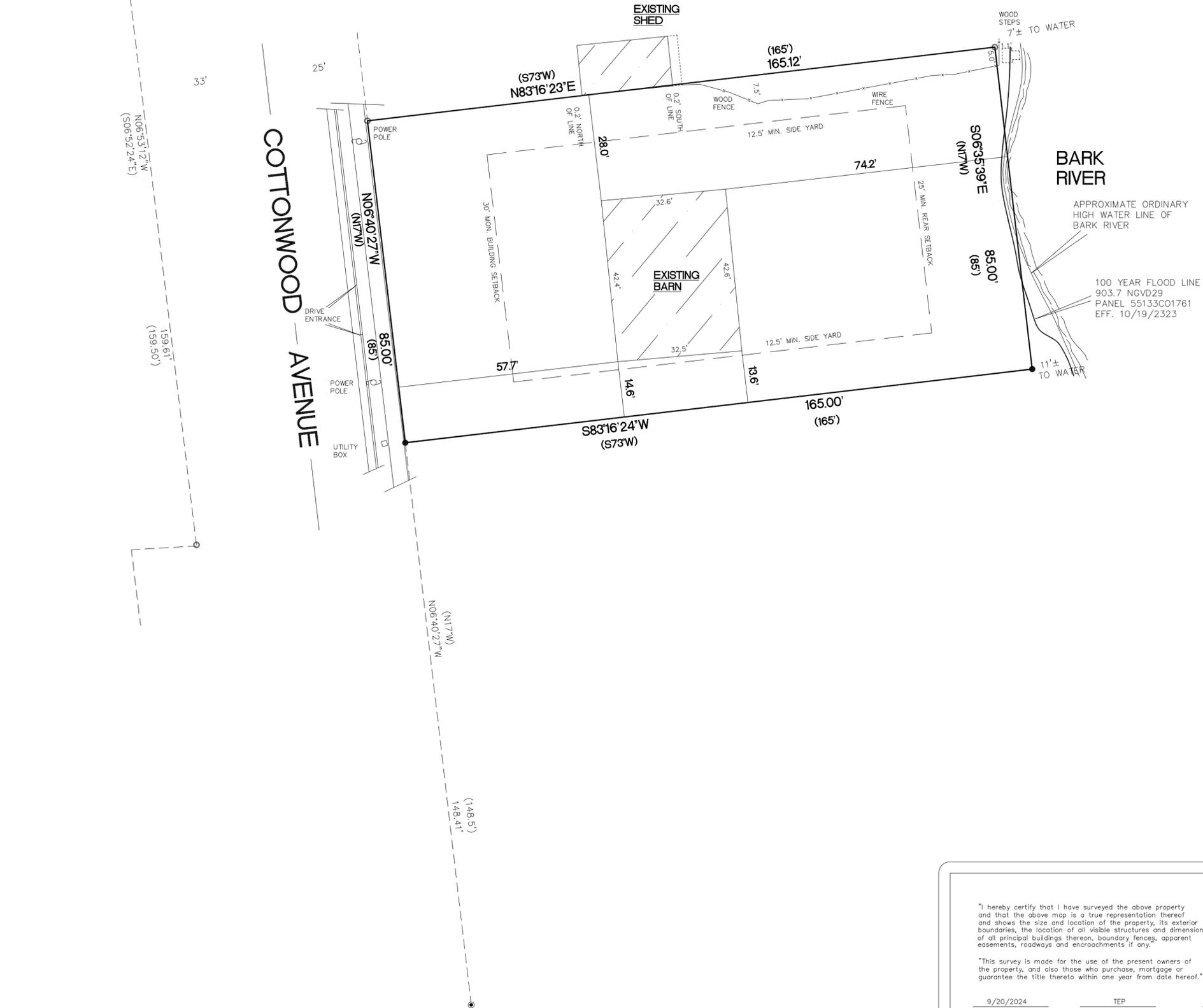
THIS IS NOT AN ORIGINAL SURVEY UNLESS

REV. 9/26/2025
 9/20/2024 DATE TEP FIELD WORK BY TEP DRAWN BY 24090 JOB NUMBER

PLAT OF SURVEY

LOT 3 AND A PART OF LOT 2, IN THE PLAT OF BLOCK 4 OF STEPHEN WARREN'S ADDITION TO THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWN 7 NORTH, RANGE 18 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3 AND RUNNING THENCE NORTH ALONG THE HIGHWAY, 85 FEET; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 3, TO THE EAST LINE OF SAID LOT 2; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 4, TO THE SOUTH-EAST CORNER OF SAID LOT 3; THENCE WESTERLY TO THE PLACE OF BEGINNING.

SURVED FOR: JAKE ACKERMAN
 SURVEY ADDRESS: 412 COTTONWOOD AVE.



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 3-7-18 AND IS ASSUMED TO BEAR N00°23'47"E, (NAD83).

14030 SQ. FT.

- FOUND 2' O.D. IRON PIPE
- FOUND 1 1/4' O.D. IRON PIPE
- SET 1 1/4' O.D. IRON PIPE
- () RECORDED AS DIMENSIONS

NOTE: MIN. SIDE YARD IS 10', WITH A MINIMUM SUM OF 25'

CHECK WITH VILLAGE BUILDING INSPECTOR TO SEE IF THERE IS A MINIMUM SETBACK OFF THE 100 YEAR FLOOD LINE OR THE RIVER.

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

"This survey is made for the use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto within one year from date hereof."

Kettle Moraine Surveying Inc.
 P.O. Box 357
 Eagle WI 53119
 (262)594-3484
 kettlemorainesurveying.com



THIS IS NOT AN ORIGINAL SURVEY UNLESS...

9/20/2024 DATE TEP FIELD WORK BY TEP DRAWN BY 24090 JOB NUMBER



GEHL HOMES LLC

130 E MOREY RD.
NORTH PRAIRIE, WI
53153

262-719-4195

WWW.GEHLHOMES.COM

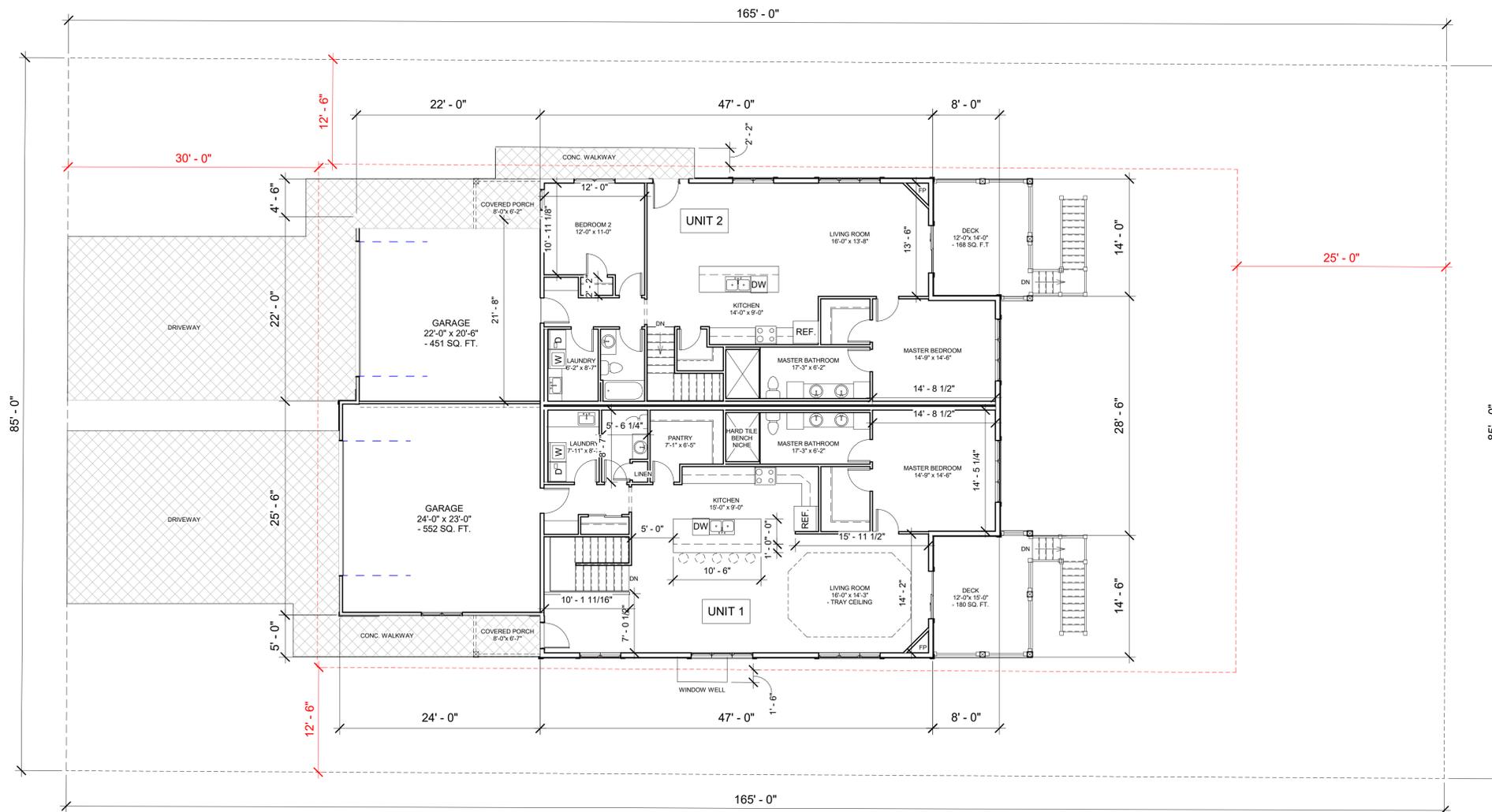
JAKE@GEHLHOMES.COM

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GEHL HOMES
DESIGN

Ackerman
412 COTTONWOOD AVE

100
Site Plan



1 SITE PLAN
1/8" = 1'-0"



GEHL HOMES LLC

130 E MOREY RD.
NORTH PRAIRIE, WI
53153

262-719-4195

WWW.GEHLHOMES.COM

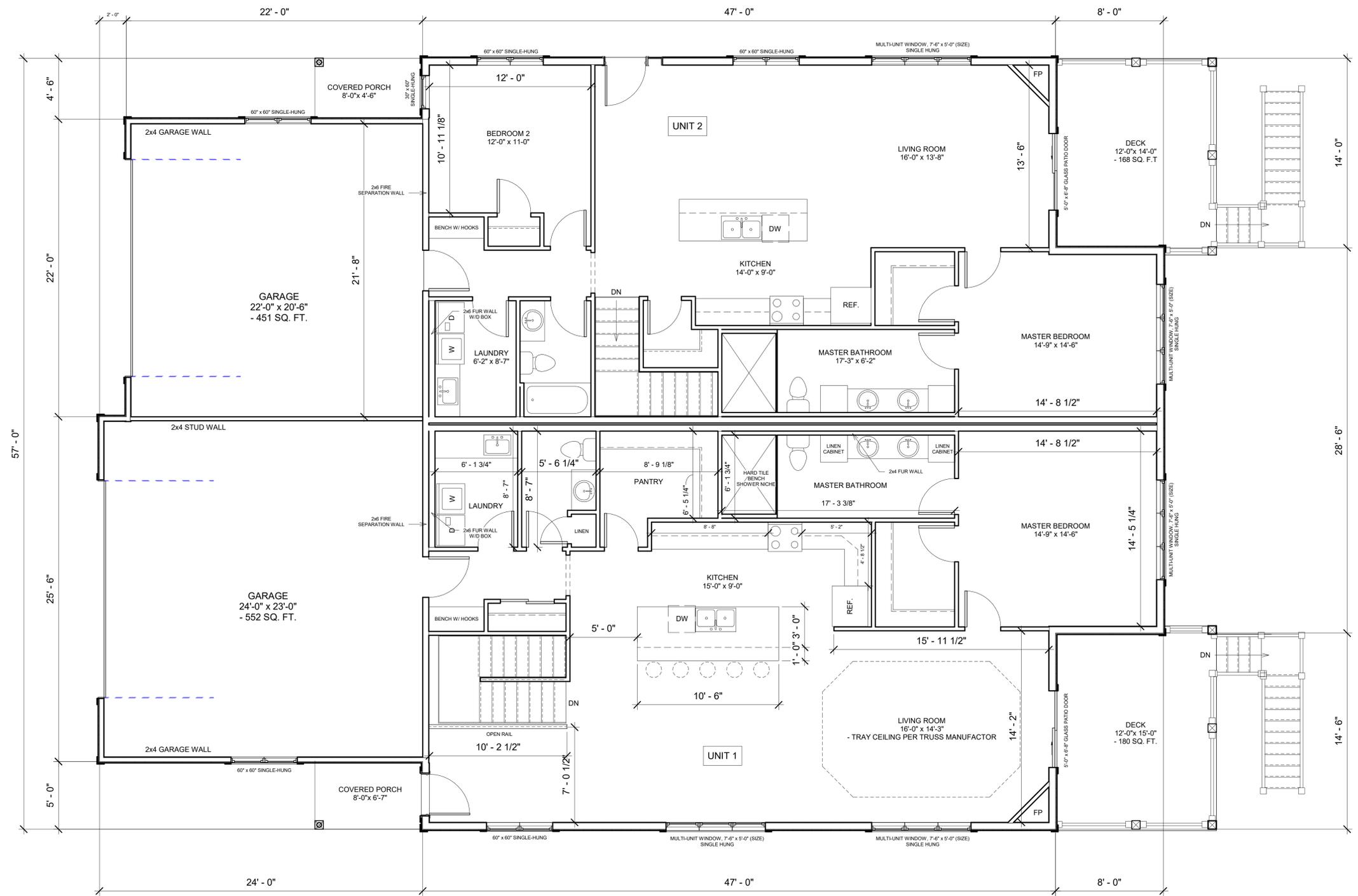
JAKE@GEHLHOMES.COM

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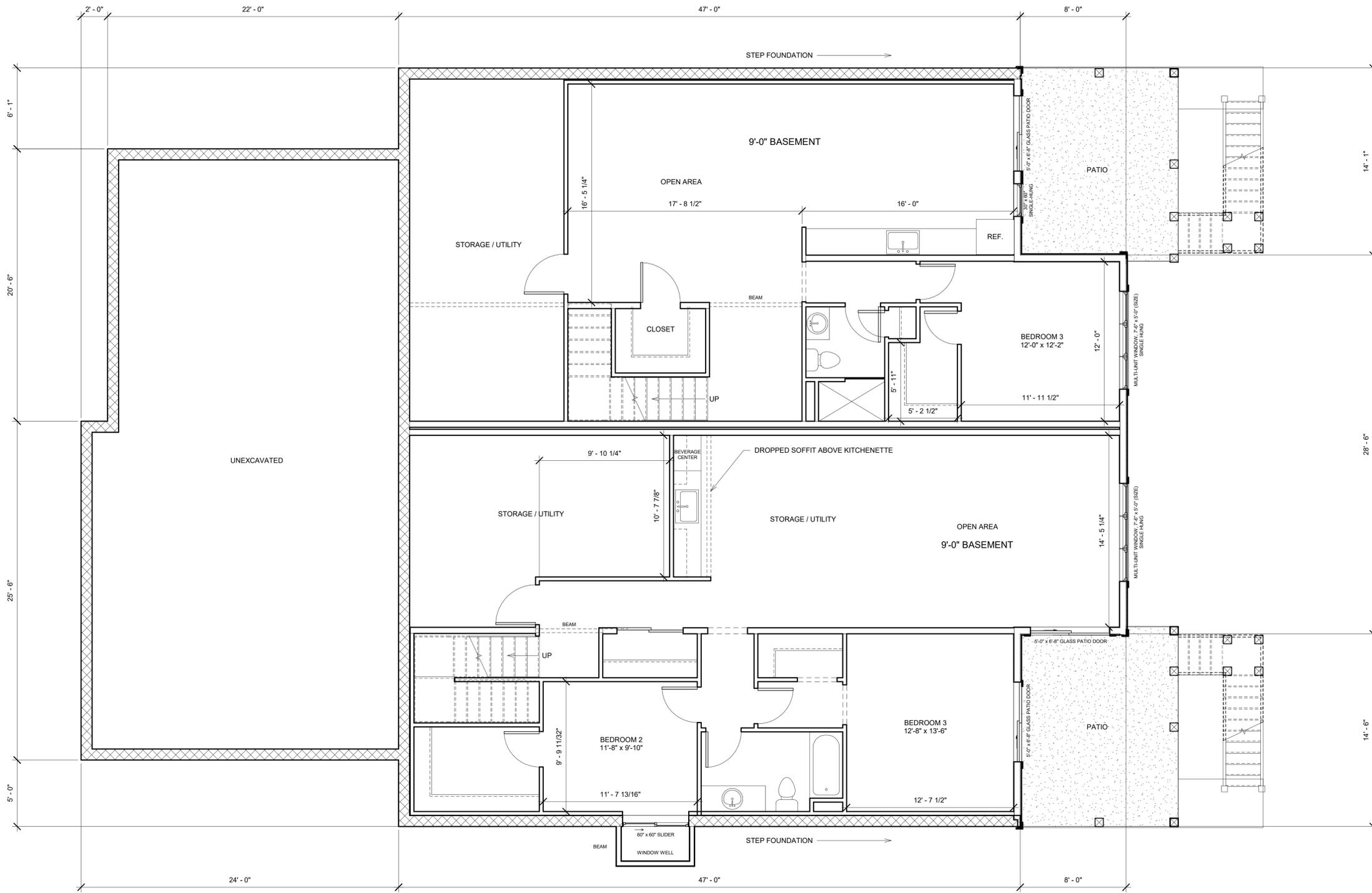
GEHL HOMES
DESIGN

Ackerman
412 COTTONWOOD AVE

A100
First Floor Plan



① FIRST FLOOR
1/4" = 1'-0"
UNIT 1 - 1,526 SQ. FT.
UNIT 2 - 1,372 SQ. FT.
TOTAL - 2,898 SQ. FT.



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

UNIT 1 - 1,288 SQ. FT.
UNIT 2 - 1,135 SQ. FT.
TOTAL - 2,423 SQ. FT.



GEHL HOMES LLC

130 E MOREY RD.
NORTH PRAIRIE, WI
53153

262-719-4195

WWW.GEHLHOMES.COM

JAKE@GEHLHOMES.COM

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GEHL HOMES
DESIGN

Ackerman
412 COTTONWOOD AVE

A101
Basement Plan



GEHL HOMES LLC

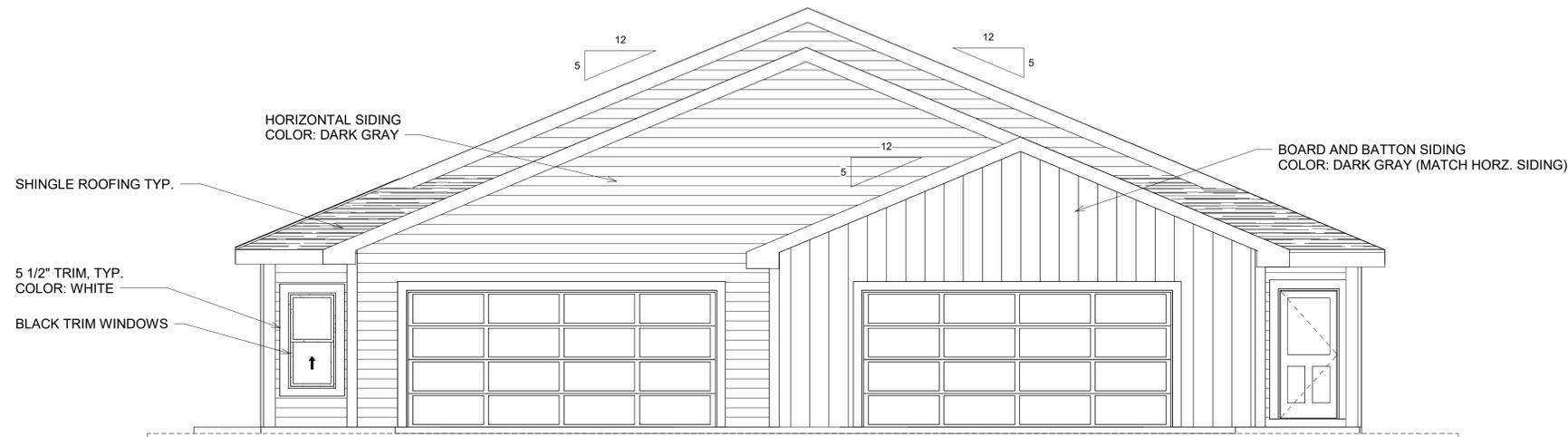
130 E MOREY RD.
NORTH PRAIRIE, WI
53153

262-719-4195

WWW.GEHLHOMES.COM

JAKE@GEHLHOMES.COM

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① FRONT ELEVATION
1/4" = 1'-0"



② REAR ELEVATION
1/4" = 1'-0"

GEHL HOMES
DESIGN

Ackerman
412 COTTONWOOD AVE

A102
ELEVATION 1



GEHL HOMES LLC

130 E MOREY RD.
NORTH PRAIRIE, WI
53153

262-719-4195

WWW.GEHLHOMES.COM

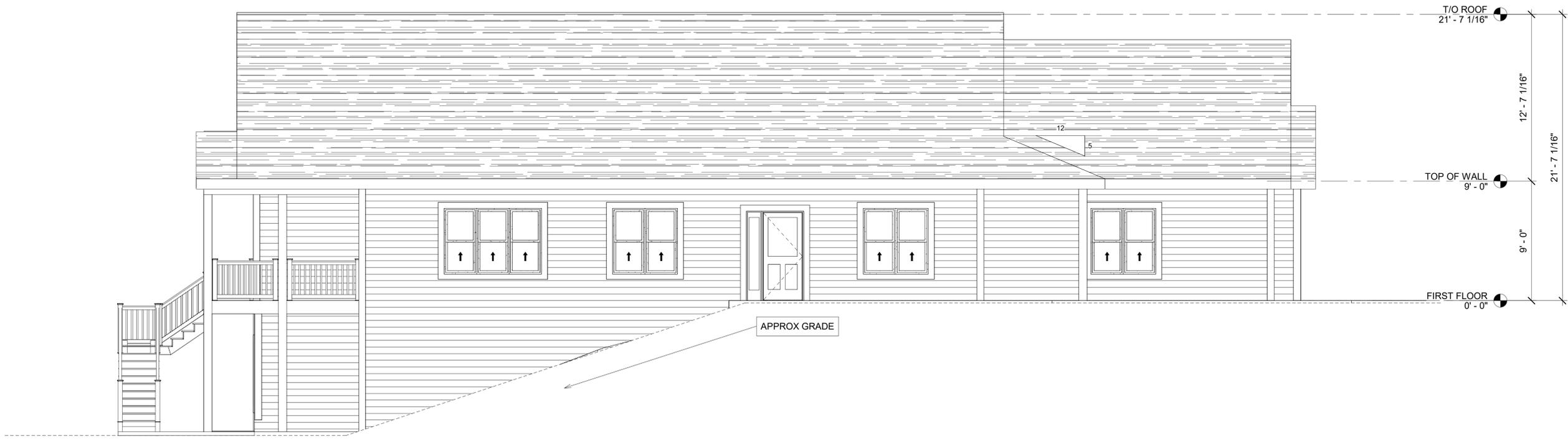
JAKE@GEHLHOMES.COM

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GEHL HOMES
DESIGN

Ackerman
412 COTTONWOOD AVE

A103
ELEVATION 2



① LEFT ELEVATION
1/4" = 1'-0"



② RIGHT ELEVATION
1/4" = 1'-0"



GEHL HOMES LLC

130 E MOREY RD.
NORTH PRAIRIE, WI
53153

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**GEHL HOMES
DESIGN**

Ackerman
412 COTTONWOOD AVE

R1
RENDERING 1



APPLICATION FOR PLAN COMMISSION

REVIEW FEE DUE AT TIME OF APPLICATION - \$300

INITIAL CONCEPTUAL REVIEW - (NO FEE)

Project Description and Narrative: (attach additional sheet if necessary)			
Proposed Use			
Project Location			
Project Name			
Owner		Phone	
Address		City	State Zip
Engineer/Architect		Phone	FAX
Address		City	State Zip
Contact Person	Phone	FAX	E-mail

The Plan Commission meets on the third Monday of the Month at 6:30 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

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

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

One (1) set of bound application materials and one (1) electronic copy of all materials must be submitted.

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

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

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

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



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

Job Address 1110 Richards Rd, Hartland, WI 53029				
Lot	Block	Subdivision	Key No. HAV	
Owner		EMAIL	Phone	
Address		City	State	Zip
Contractor		Phone	FAX	EMAIL
Address		City	State	Zip

The Architectural Board meets on the THIRD MONDAY of the Month at 6:30 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The DEADLINE for filing is FIFTEEN WORKING DAYS PRIOR TO THE MEETING DATE at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

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

Commercial/Industrial/Multifamily:

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. _____

**TLON Products Addition
Table of Contents**

DATE: 09/26/2025
OWNER: Olson Realty LLC
PROJECT ADDRESS: 1110 Richards Rd, Hartland, WI 53029
ADDRESSED TO: Village of Hartland



SUBMISSION SCOPE

- 1) PLAN COMMISSION
- 2) ARCHITECTURAL REVIEW

DOCUMENTS

- 1) D1029.25 TLON Products Addition – TOC
- 2) Plan Commission Application
- 3) Architectural Board Application
- 4) T-Lon Products Addition Business Operations Summary
- 5) T-Lon SWM Memo 09-26-2025
- 6) Milestone Schedule - T-Lon - Schedule - 8.4.25

DRAWINGS

G000 - TITLE SHEET
G003 - LIFE SAFETY
C100 – EXISTING CONDITIONS AND REMOVALS
C1.10 – SITE PLAN
C2.00 – GRADING AND EROSION CONTROL PLAN
C3.00 – DETAILS
L1.10 – LANDSCAPE PLAN
L1.20 – LANDSCAPE DETAILS
A010 - ARCHITECTURAL SITE PLAN
A200 - OVERALL FLOOR PLAN
A210 - PARTIAL PLAN
A240 - ROOF PLAN
A301 - EXTERIOR ELEVATIONS - OVERALL
A302 - EXTERIOR ELEVATIONS - ENLARGED
A400 - BUILDING SECTIONS
A850 - RENDERINGS

Daniel Ayala, D.Arch, AIA, NCARB

Architect

daniela@oliverconstruction.com

1770 Executive Drive | Oconomowoc, WI 53066

(262) 567-6677 | www.oliverconstruction.com





TLON Products – New Storage-Shipping and Receiving Addition

DATE: 09/17/2025

PURPOSE: Business Operations Plan

PROJECT ADDRESS: Hartland, WI

Business Operations Narrative

TLON Products (Olson Reality LLC), residing at 1110 Richards Rd, Hartland, WI 53029 is a family-owned American manufacturer of ptfе (Teflon) sealing systems, specializing in compression molding and machining finished parts. TLON Products employs 71 personnel, inclusive of office and manufacturing employees. The existing building is 48,172 sqft, 40,603 sqft being production space. A light volume shipping and receiving area on the south side of the building. The proposed addition is situated in existing impervious pavement.

TLON Products proposes to add 7,691 sqft of storage/shipping and receiving program on the south side of the existing building to improve flow and efficiency of shipping and receiving functions. Volume of shipping and receiving is not anticipated to increase with the addition. Parking space will be reduced to accommodate the new addition, but there is currently a surplus of parking spaces relative to personnel counts. Remaining parking area will accommodate current parking needs. A marginal area of pavement will be added in the south east corner of the parking lot to accommodate tractor trailer maneuvering. Incidental modifications including an sidewalk addition and additional parking space striping are proposed to the north of the existing building for improved access to the adjacent parcel, 1010 Richards Rd, Hartland, WI 53029. The adjacent parcel is owned by the same entity.

Business Operations

Hours of Operation

- Monday-Friday, 8:00am to 5:00pm

Personnel

- 15 office personnel
- 56 warehouse personnel

Existing Building Use

41,000 square feet manufacturing floor

10,000 square feet office space

New Addition Building Use

7,691 square feet warehouse/shipping floor



Building a Better World
for All of Us®

MEMORANDUM

TO: Village of Hartland

FROM: Logan Ketelhut, EIT
Mark Mickelson, PE (Lic.WI)

DATE: September 26, 2025

RE: T-Lon Products Expansion Stormwater Management Compliance
SEH No. 187190

T-Lon Products is looking to expand upon its current facility at 1110 Richards Road in the Village of Hartland. The plan consists of a 7,690 ft² building expansion off the south side of the existing facility.

The proposed building will be in an area that is an existing asphalt parking lot. The plan includes minor utility adjustments, landscaping areas, and sidewalk. T-Lon Products owns 1110 Richards Rd and the adjacent North lot 1010 Richards Road. The proposed sidewalk will connect the two property's parking lots to allow for usage by both.

The property has an existing stormwater management report that was approved in 2006 when the original building was constructed and the plan accounted for expansion of the building to the north along with an adjacent parking lot. This expansion was completed in 2015 and complied with the existing stormwater management reports proposed design. The existing site has an infiltration basin and wet pond on site for stormwater management. The stormwater management plan shows these BMPs reduce the 100-yr post development flow rate to the predevelopment 10-yr flow rate and the post development 10-year flow rate to the predevelopment 2-yr flow rate. These BMPs also improve water quality by removing 99.85% of suspended solids. No infiltration requirement was imposed on the site due to it being considered an in-fill, but infiltration was still used to take advantage of the well-draining soils. An analysis was done on the two properties land use and impervious surfaces to ensure the project does not increase any impervious surface, runoff, or curve numbers.

The proposed conditions do not increase the impervious surface area on the site. There is a slight decrease due to the added landscape area. The plans reduce the amount of pavement by 7,696 ft² while increasing roof area by a similar amount. The proposed plans would increase total green space/pervious surface area by 20 SF. See tables below. This also applies to the composite curve number of the overall site. The curve number would remain the same at 86.1. There is also a reduction in pollutant loading to the basins since asphalt parking lot is removed and roof area is added.

Existing Conditions	1110		1010		Proposed Conditions	1110		1010	
	SF	Acres	SF	Acres		SF	Acres	SF	Acres
Lot Area	174,209	4.00	102,363	2.35	Lot Area	174,209	4.00	102,363	2.35
Pavement/Sidewalk	41,421	0.95	35,745	0.82	Pavement/Sidewalk	33,163	0.76	36,307	0.83
Roof	49,965	1.15	12,287	0.28	Roof	57,641	1.32	12,287	0.28
Pervious	82,823	1.90	54,331	1.25	Pervious	83,405	1.91	53,769	1.23
Impervious	91,386	2.10	48,032	1.10	Impervious	90,804	2.08	48,594	1.12
Total Existing Impervious Area 139,418					Total Proposed Impervious Area 139,398				

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351

262.646.6855 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

Conditions (CN)	Existing (SF)	Proposed (SF)
Pavement(98)	77,166	69,470
Roofs(98)	62,252	69,928
Open Space(74)	137,154	137,174
Composite CN	86.10	86.10
Total Impervious Surface	139,418	139,398

The proposed plans are not increasing any impervious surface, runoff, or curve numbers. Based on this information, the proposed development's anticipated runoff, along with the management facilities already in-place, will be suitably managed and fall within the limits established by the original storm water management plan. We recommend no further storm water management measures should be needed to meet the Village's requirements for storm water management.

SW Management Memorandum
September 26, 2025
Page 3

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T-Lon Products Warehouse Addition Project Schedule Fri 9/26/25

ID	Task Name	Duration	Start	Finish	% Complete	Predecessors	Timeline											
							Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
1	T-Lon Products Project Schedule	201 days	Tue 8/19/25	Wed 6/3/26	0%		/19 → T-Lon Products											
2	Design & Approvals Process	76 days	Tue 8/19/25	Thu 12/4/25	0%		/19 → Design & Approvals Process											
3	Initial Verbal Approval	0 days	Tue 8/19/25	Tue 8/19/25	0%		/19 Initial Verbal Approval											
4	Propose Design Build Agreement	15 days	Tue 8/19/25	Tue 9/9/25	0%	3	8/19 Propose Design Build Agreement											
5	Owner Approve Design Build Agreement	3 days	Wed 9/10/25	Fri 9/12/25	0%	4	9/10 Owner Approve Design Build Agreement											
6	Schematic Design	11 days	Tue 8/19/25	Wed 9/3/25	0%	3	8/19 Schematic Design											
7	Owner Approve Schematic Design	1 day	Thu 9/4/25	Thu 9/4/25	0%	6	9/4 Owner Approve Schematic Design											
8	Business Park Submission	5 days	Fri 9/5/25	Thu 9/11/25	0%	7	9/5 Business Park Submission											
9	Architectural & Civil Design Development	14 days	Fri 9/5/25	Wed 9/24/25	0%	7	9/5 Architectural & Civil Design Development											
10	Owner Approve DD Drawings	0 days	Thu 9/25/25	Thu 9/25/25	0%	9FS+1 day	9/25 Owner Approve DD Drawings											
11	Structural Engineering/Architectural Construction Documents	10 days	Mon 9/15/25	Fri 9/26/25	0%	9SS+6 days	9/15 Structural Engineering/Architectural Construction Documents											
12	Local Plan Commission & Architectural Board Submittal & Review	17 days	Mon 9/29/25	Tue 10/21/25	0%	9FS+2 days	9/29 Local Plan Commission & Architectural Board Submittal & Review											
13	Planning Commission Approval	0 days	Tue 10/21/25	Tue 10/21/25	0%	12FF	10/21 Planning Commission Approval											
14	Owner Approve Construction Documents	0 days	Mon 9/29/25	Mon 9/29/25	0%	11FS+1 day	9/29 Owner Approve Construction Documents											
15	Submit Early Start Construction	5 days	Tue 9/30/25	Mon 10/6/25	0%	14	9/30 Submit Early Start Construction											
16	State Approval Submission	40 days	Tue 9/30/25	Mon 11/24/25	0%	14	9/30 State Approval Submission											



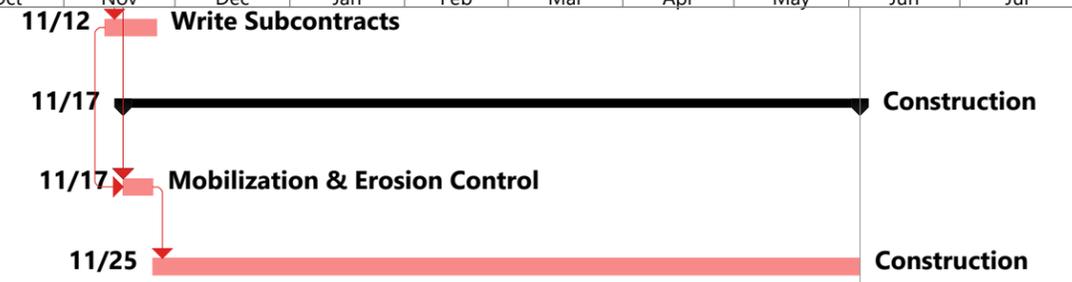
T-Lon Products Warehouse Addition Project Schedule Fri 9/26/25

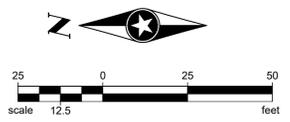
ID	Task Name	Duration	Start	Finish	% Complete	Predecessors	Timeline																
							Aug	Sep	Qtr 4, 2025			Qtr 1, 2026			Qtr 2, 2026			Qtr 3, 2026					
17	Change of Gas Service Submission	1 day	Wed 9/10/25	Wed 9/10/25	0%	4		9/10															
18	Gas Service Change Approval	30 days	Thu 9/11/25	Wed 10/22/25	0%	17		9/11															
19	Gas Service Move by WE Energies	5 days	Thu 10/23/25	Wed 10/29/25	0%	18																	
20	Create MEPFP Scoping Bid Package	4 days	Mon 9/15/25	Thu 9/18/25	0%	5		9/15															
21	Bid MEPFP Contractors	6 days	Fri 9/19/25	Fri 9/26/25	0%	20		9/19															
22	Select MEPFP Contractors	3 days	Mon 9/29/25	Wed 10/1/25	0%	21			9/29														
23	MEPFP Engineering	15 days	Thu 10/2/25	Wed 10/22/25	0%	22				10/2													
24	MEPFP State Submission and Approval	30 days	Thu 10/23/25	Thu 12/4/25	0%	23					10/23												
25	Business Park Approval	10 days	Fri 9/12/25	Thu 9/25/25	0%	8		9/12															
26	Local Building Permits	10 days	Tue 10/7/25	Mon 10/20/25	0%	15					10/7												
27	State Approval Confirmation	0 days	Mon 11/24/25	Mon 11/24/25	0%	16																	
28	Bidding & Procurement	42 days	Mon 9/29/25	Tue 11/25/25	0%			9/29															
29	Create Bid Package	15 days	Mon 9/29/25	Fri 10/17/25	0%	11		9/29															
30	Bid Project to Subcontractors	10 days	Mon 10/20/25	Fri 10/31/25	0%	29					10/20												
31	Scope of Bids	5 days	Mon 11/3/25	Fri 11/7/25	0%	30						11/3											
32	Construction Contract Value Proposed	0 days	Fri 11/7/25	Fri 11/7/25	0%	31							11/7										
33	Owner Approval of Construction Contract Value	2 days	Mon 11/10/25	Tue 11/11/25	0%	32								11/10									



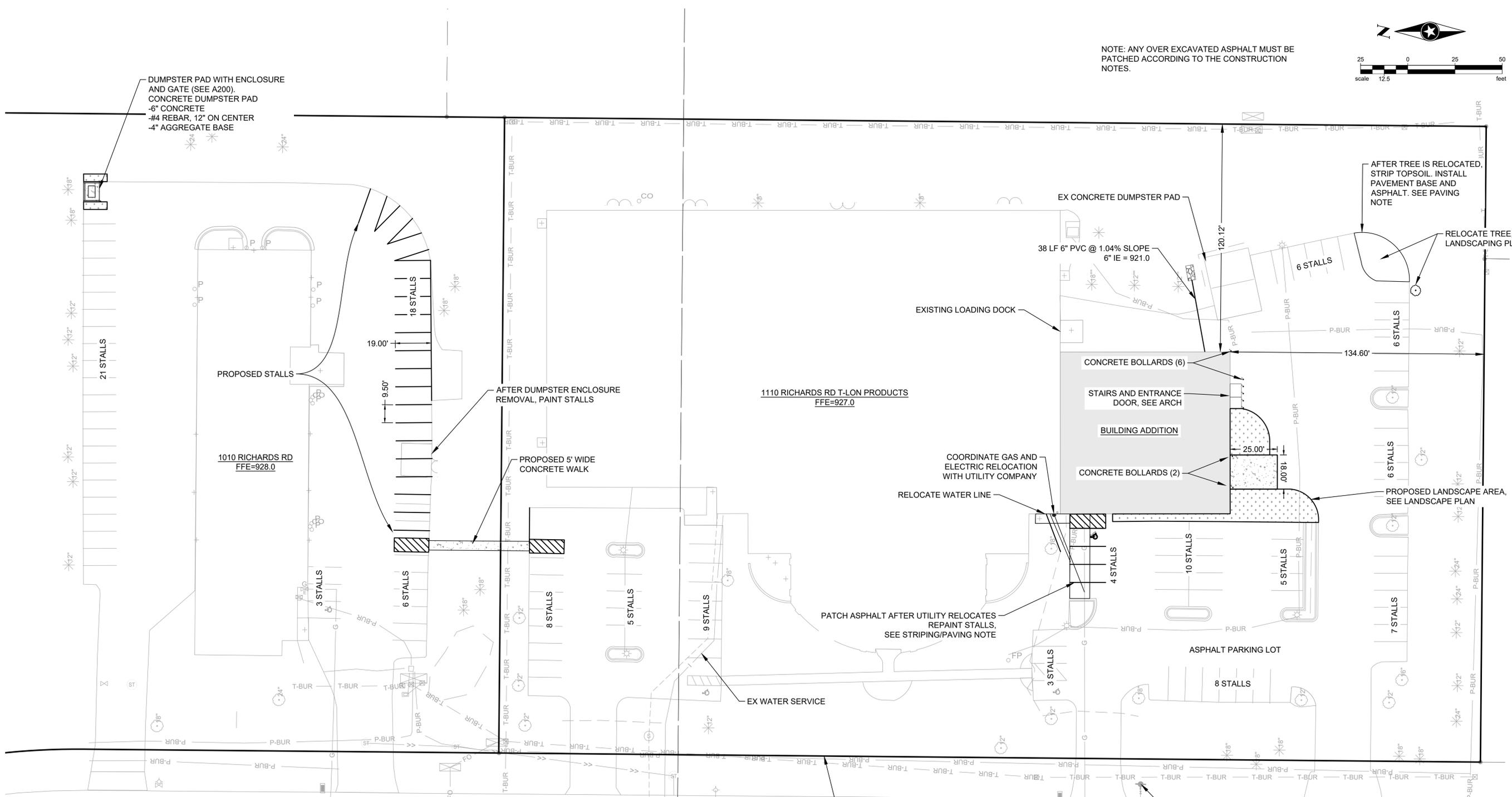
T-Lon Products
Warehouse Addition
Project Schedule
Fri 9/26/25

ID	Task Name	Duration	Start	Finish	% Complete	Predecessors	Aug		Sep		Qtr 4, 2025			Qtr 1, 2026			Qtr 2, 2026			Qtr 3, 2026		
									Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul				
34	Write Subcontracts	10 days	Wed 11/12/25	Tue 11/25/25	0%	33						11/12										
35	Construction	138 days	Mon 11/17/25	Wed 6/3/26	0%							11/17										
36	Mobilization & Erosion Control	6 days	Mon 11/17/25	Mon 11/24/25	0%	33,13FS+5 days,						11/17										
37	Construction	132 days	Tue 11/25/25	Wed 6/3/26	0%	36						11/25										





NOTE: ANY OVER EXCAVATED ASPHALT MUST BE PATCHED ACCORDING TO THE CONSTRUCTION NOTES.



1770 EXECUTIVE DRIVE
 COONINGVILLE, WI 53086
 PHONE: (262) 581-6877
 FAX: (262) 581-4676

OLIVER
 CONSTRUCTION CO.

PROJECT INFORMATION:

OWNER:
 T-LON PRODUCTS (OLSON REALTY LLC)
TITLE:
 ADDITION

ADDRESS:
 1110 RICHARDS RD,
 HARTLAND, WI 53029

REVISIONS

NO.	DATE	DESCRIPTION

SHEET INFO

PROJECT NO. : D102925
 DATE : 10/10/2025
 DRAWN BY :
 LJK
 SHEET TITLE : SITE PLAN

SHEET NO.

C1.10

PARKING SUMMARY

TOTAL EXISTING ACROSS BOTH PARCELS
 -126 TOTAL STALLS
 -3 ADA STALLS

TOTAL PROPOSED ACROSS BOTH PARCELS
 -125 STALLS
 -3 ADA STALLS

PARKING REQUIREMENTS
 BUSINESSES/OFFICES - 1 SPACE FOR EACH 500SF AND 1 FOR EVERY 2 EMPLOYEES.
 MANUFACTURING - 1 SPACE FOR EVERY 2 EMPLOYEES
 2% OF ALL SPACES TO BE ADA

1010 RICHARDS RD
 10,000SF BUSINESS = 20 SPACES
 15 OFFICE EMPLOYEES = 8 SPACES
 56 MANUFACTURING EMPLOYEES = 28 SPACES

1010 RICHARDS RD
 12,500SF BUSINESS = 25 SPACES
 10 OFFICE EMPLOYEES = 5 SPACES

TOTAL REQUIRED SPACES = 86 SPACES
TOTAL PROVIDED SPACES = 125 SPACES
 REQUIRED ADA STALLS (2%) = 2.5 (3)
 PROPOSED ADA STALLS = 3

Existing Conditions	1110		1010	
	SF	Acres	SF	Acres
Lot Area	174,209	4.00	102,363	2.35
Pavement/Sidewalk	41,421	0.95	35,745	0.82
Roof	49,965	1.15	12,287	0.28
Pervious	82,823	1.90	54,331	1.25
Impervious	91,386	2.10	48,032	1.10
Total Existing Impervious Area	139,418			

Proposed Conditions	1110		1010	
	SF	Acres	SF	Acres
Lot Area	174,209	4.00	102,363	2.35
Pavement/Sidewalk	33,163	0.76	36,307	0.83
Roof	57,641	1.32	12,287	0.28
Pervious	83,405	1.91	53,769	1.23
Impervious	90,804	2.08	48,594	1.12
Total Proposed Impervious Area	139,398			

CONSTRUCTION NOTES

PATCH ASPHALT PAVING:
 -BINDER COURSE: 2" 3 LT 58-28
 -SURFACE: 1.5" 4 LT 58-28
 -BASE (IF IN BAD CONDITION): 8" CRUSHED AGGREGATE

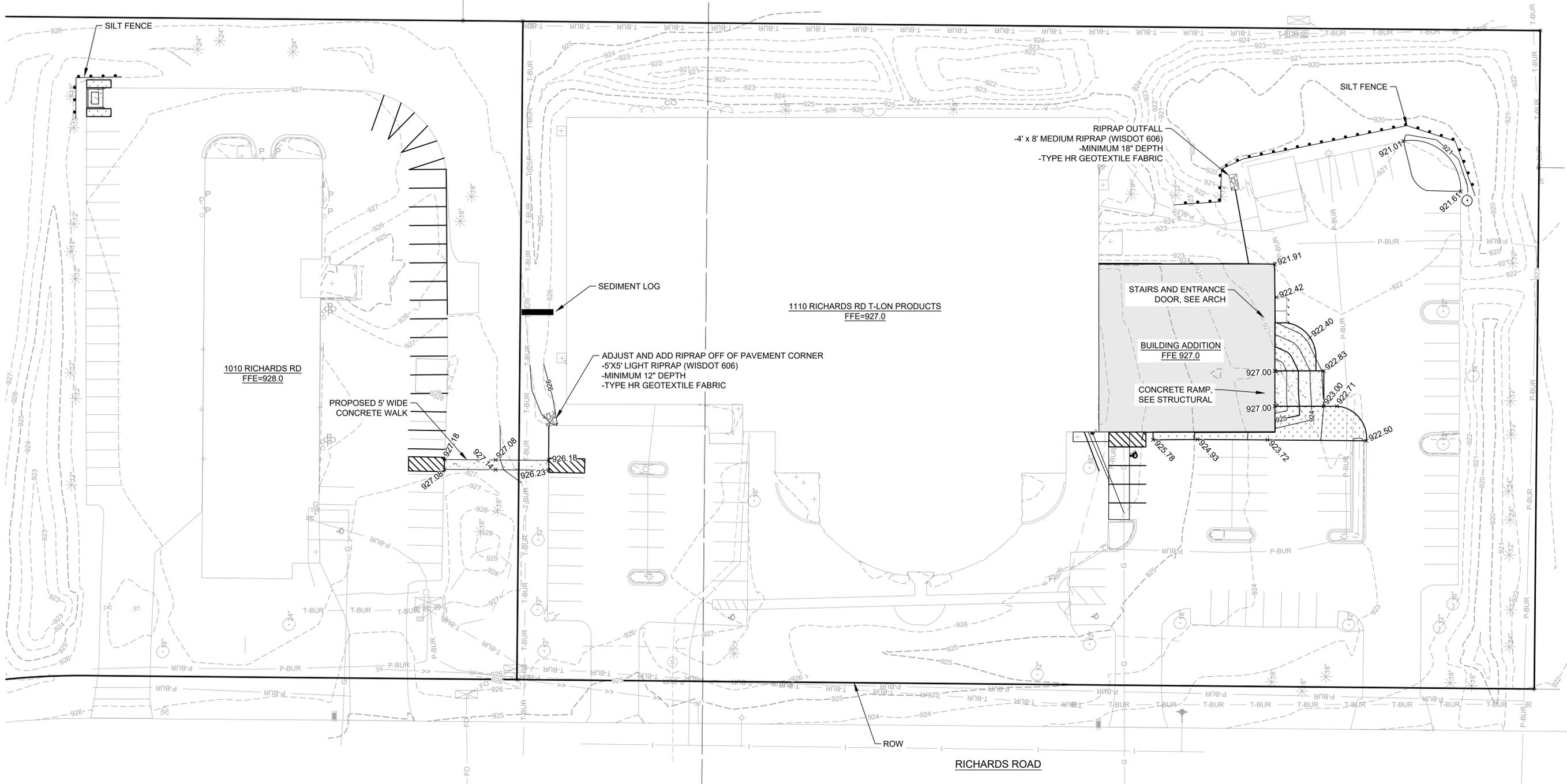
CONCRETE WALK:
 -5" THICK CONCRETE
 -3" CRUSHED AGGREGATE BASE

STRIPING:
 -4" WIDE, WHITE, ACETONE PAINT

UTILITIES:
 -COORDINATE BUILDING SANITARY SEWER, WATER SERVICE, AND STORM SEWER WITH MECHANICAL DRAWINGS.

-ALL WORK PERFORMED MUST ADHERE TO THE STANDARDS AND SPECIFICATIONS OF THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN DEPARTMENT OF NATURAL RESOURCES, WISCONSIN DEPARTMENT OF TRANSPORTATION, AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICE.

THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER FEDERAL AND STATE LAWS. THE VILLAGE SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$10,000 PER VIOLATION. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF OLIVER CONSTRUCTION COMPANY.



EROSION CONTROL NOTES

POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.

KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.

SITE INSPECTIONS SHALL BE COMPLETED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.

INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.

INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).

INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.

IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.

SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH AND DISPOSE OF APPROPRIATELY. CONTROLLING DUST SHALL BE COMPLETED PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.

PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.

THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER SECTION 943.06 OF THE WISCONSIN STATUTES AND IF CONVICTED, THE VIOLATOR SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$10,000 OR A JAIL TERM NOT TO EXCEED TWO YEARS.

1770 EXECUTIVE DRIVE
 OCONOMOC, WI 53086
 PHONE: (262) 581-6877
 FAX: (262) 581-4076

PROJECT INFORMATION:

OWNER:
 T-LON PRODUCTS (OLSON REALTY LLC)
TITLE:
 ADDITION

ADDRESS:
 1110 RICHARDS RD,
 HARTLAND, WI 53029

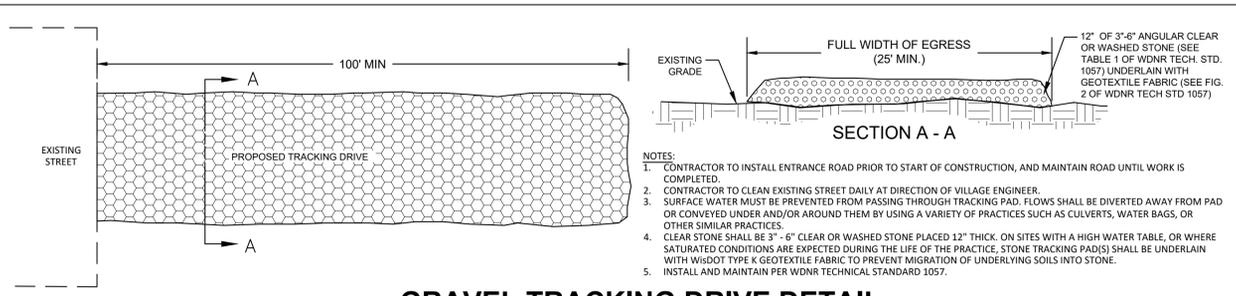
REVISIONS

NO.	DATE	DESCRIPTION

SHEET INFO

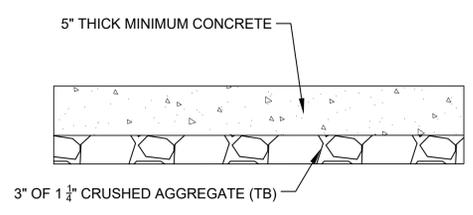
PROJECT NO. : D102925
 DATE : 10/10/2025
 DRAWN BY : LJK
 SHEET TITLE : GRADING & EROSION CONTROL PLAN

SHEET NO.
C2.00

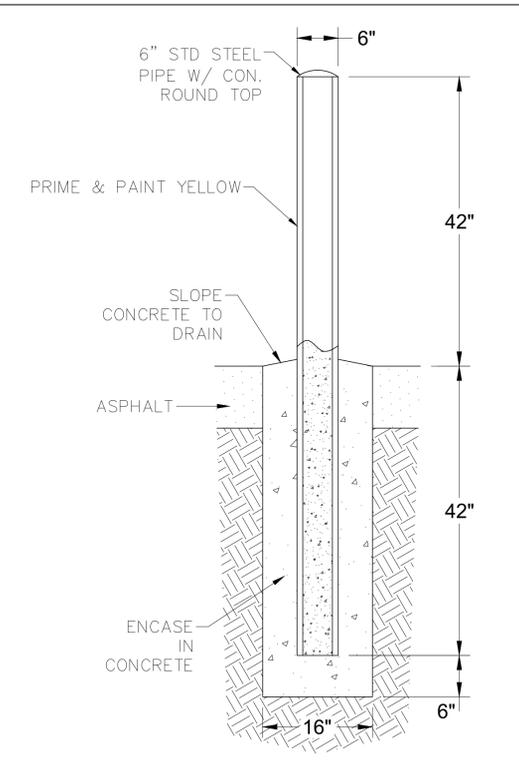


GRAVEL TRACKING DRIVE DETAIL
NTS

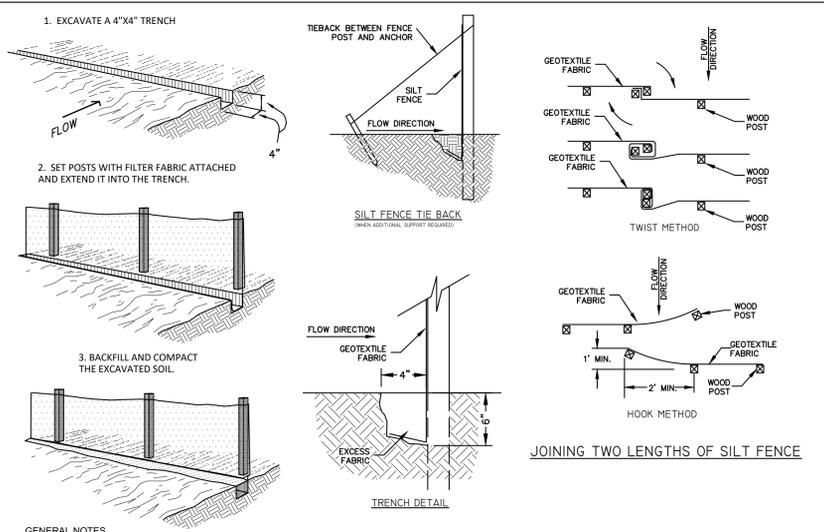
- NOTES:**
- CONTRACTOR TO INSTALL ENTRANCE ROAD PRIOR TO START OF CONSTRUCTION, AND MAINTAIN ROAD UNTIL WORK IS COMPLETED.
 - CONTRACTOR TO CLEAN EXISTING STREET DAILY AT DIRECTION OF VILLAGE ENGINEER.
 - SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM PAD OR CONVEYED UNDER AND/OR AROUND THEM BY USING A VARIETY OF PRACTICES SUCH AS CULVERTS, WATER BAGS, OR OTHER SIMILAR PRACTICES.
 - CLEAR STONE SHALL BE 3" - 6" CLEAR OR WASHED STONE PLACED 12" THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH WISDOT TYPE K GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO STONE.
 - INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD 1057.



SIDEWALK DETAIL
NTS

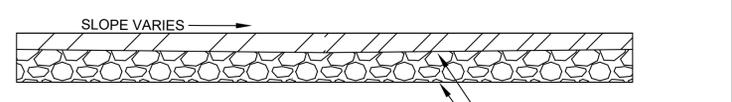


BOLLARD DETAIL
NTS



SILT FENCE DETAIL
NTS

- GENERAL NOTES:**
- INSTALL AND MAINTAIN PER DNR TECHNICAL STANDARD 1056
 - TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
 - WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
 - CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS:
A) TWIST METHOD -- OVERLAP THE END POST AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, OR
B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
HORIZONTAL BRACE REQUIRED WITH A 2"X4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
 - SILT FENCE TO EXTEND ACROSS THE TOP OF PIPE.



PARKING LOT PAVEMENT CROSS SECTION
NTS

PAVEMENT NOTES:
PARKING & DRIVES
ASPHALT - 1-1/2" SURFACE, 2" BINDER
BASE - EXISTING BASE TO REMAIN, AREAS BEING RAISED TO BE DONE WITH 1-1/4" CRUSHED AGGREGATE

THIS DOCUMENT AND THE INFORMATION HEREIN IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER FEDERAL AND STATE LAWS. THE USER SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$1000 PER VIOLATION. INFORMATION NOT TO EXCEED TWO YEARS.

1770 EXECUTIVE DRIVE
OCONOMOC, WI 53086
PHONE: (262) 581-6877
FAX: (262) 581-4076

OLIVER
CONSTRUCTION CO.

PROJECT INFORMATION:

OWNER:
T-LON PRODUCTS (OLSON REALTY LLC)
TITLE:
ADDITION

ADDRESS:
1110 RICHARDS RD,
HARTLAND, WI 53029

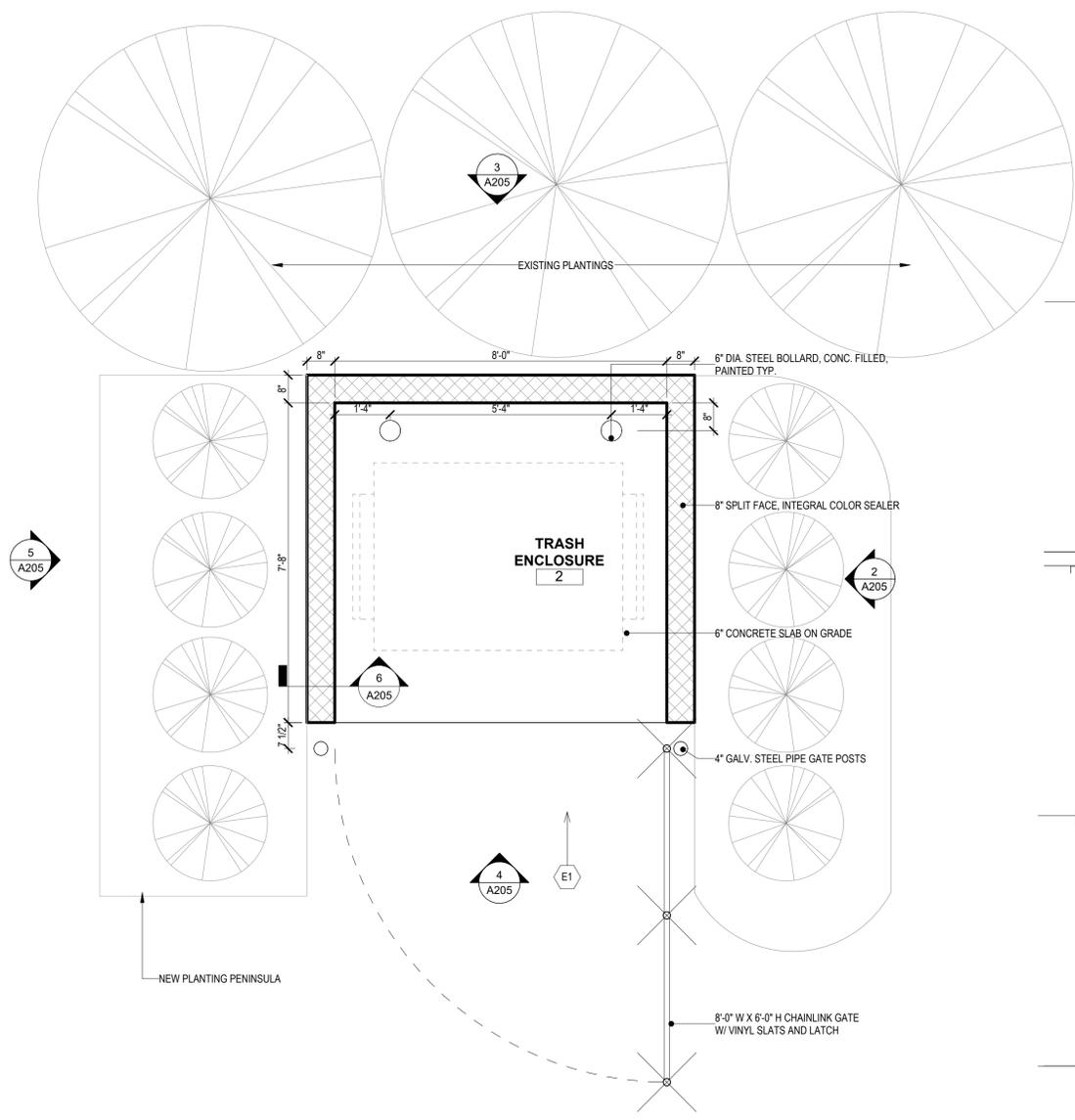
REVISIONS

NO.	DATE	DESCRIPTION

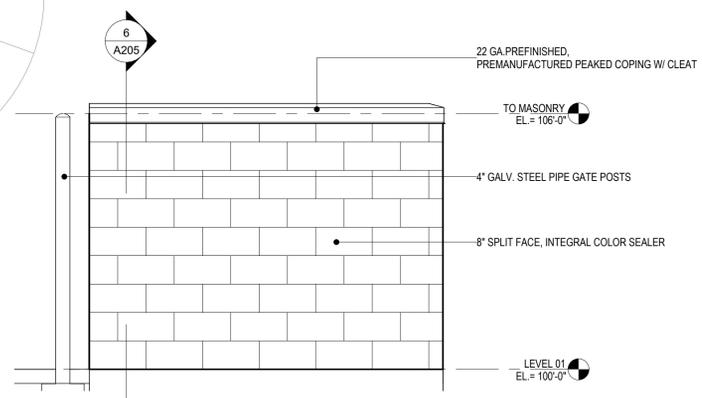
SHEET INFO

PROJECT NO. :
D102925
DATE :
09/26/2025
DRAWN BY :
LJK
SHEET TITLE :
DETAILS

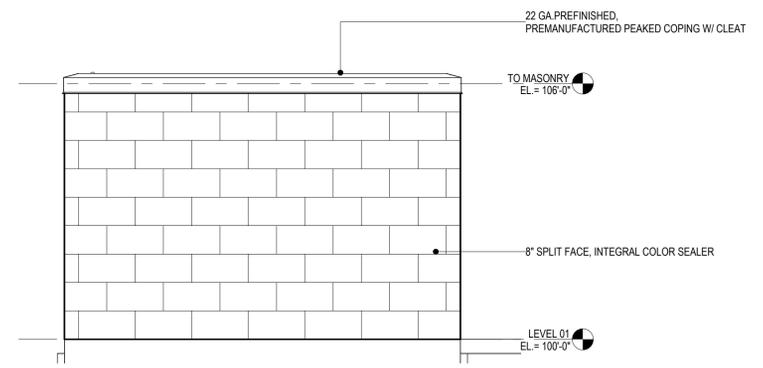
SHEET NO.
C3.00



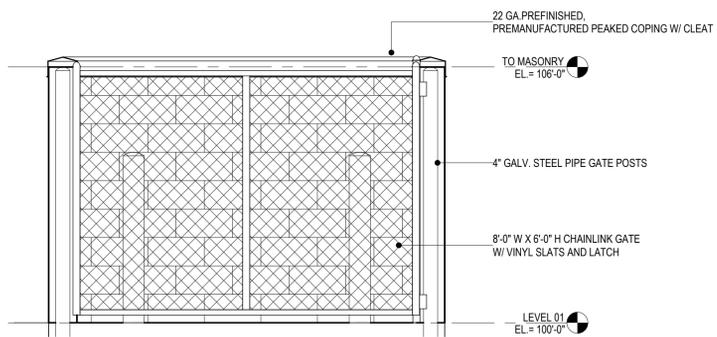
1 FLOOR PLAN
SCALE: 1/2" = 1'-0"



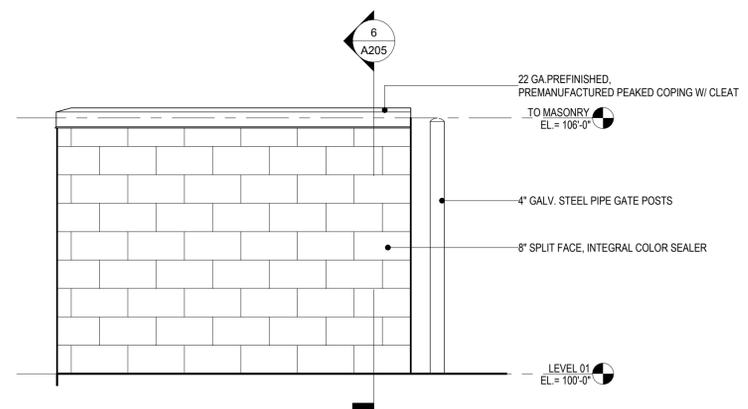
2 EXTERIOR ELEVATION - EAST
SCALE: 1/2" = 1'-0"



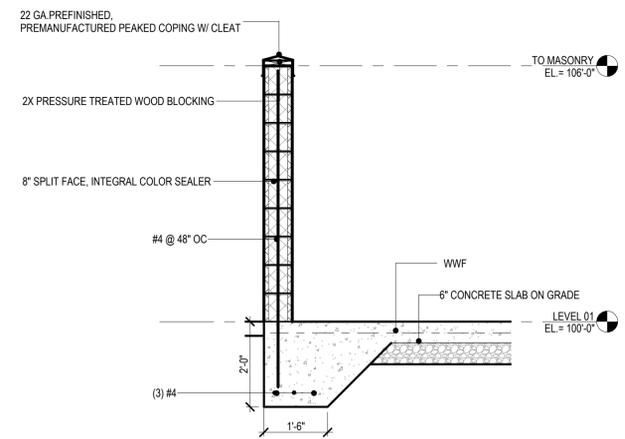
3 EXTERIOR ELEVATION - NORTH
SCALE: 1/2" = 1'-0"



4 EXTERIOR ELEVATION - SOUTH
SCALE: 1/2" = 1'-0"



5 EXTERIOR ELEVATION - WEST
SCALE: 1/2" = 1'-0"



6 WALL SECTION
SCALE: 1/2" = 1'-0"



SPLIT FACE MASONRY

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1770 EXECUTIVE DRIVE
OCONOMOC, WI 53066
PHONE: (262) 567-6677
FAX: (262) 567-4676

OLIVER
CONSTRUCTION CO.

PROJECT INFORMATION:

OWNER:
OLSON REALTY, LLC

TITLE:
TRASH ENCLOSURE

ADDRESS:
1010 Richards Rd,
Hartland, WI 53029

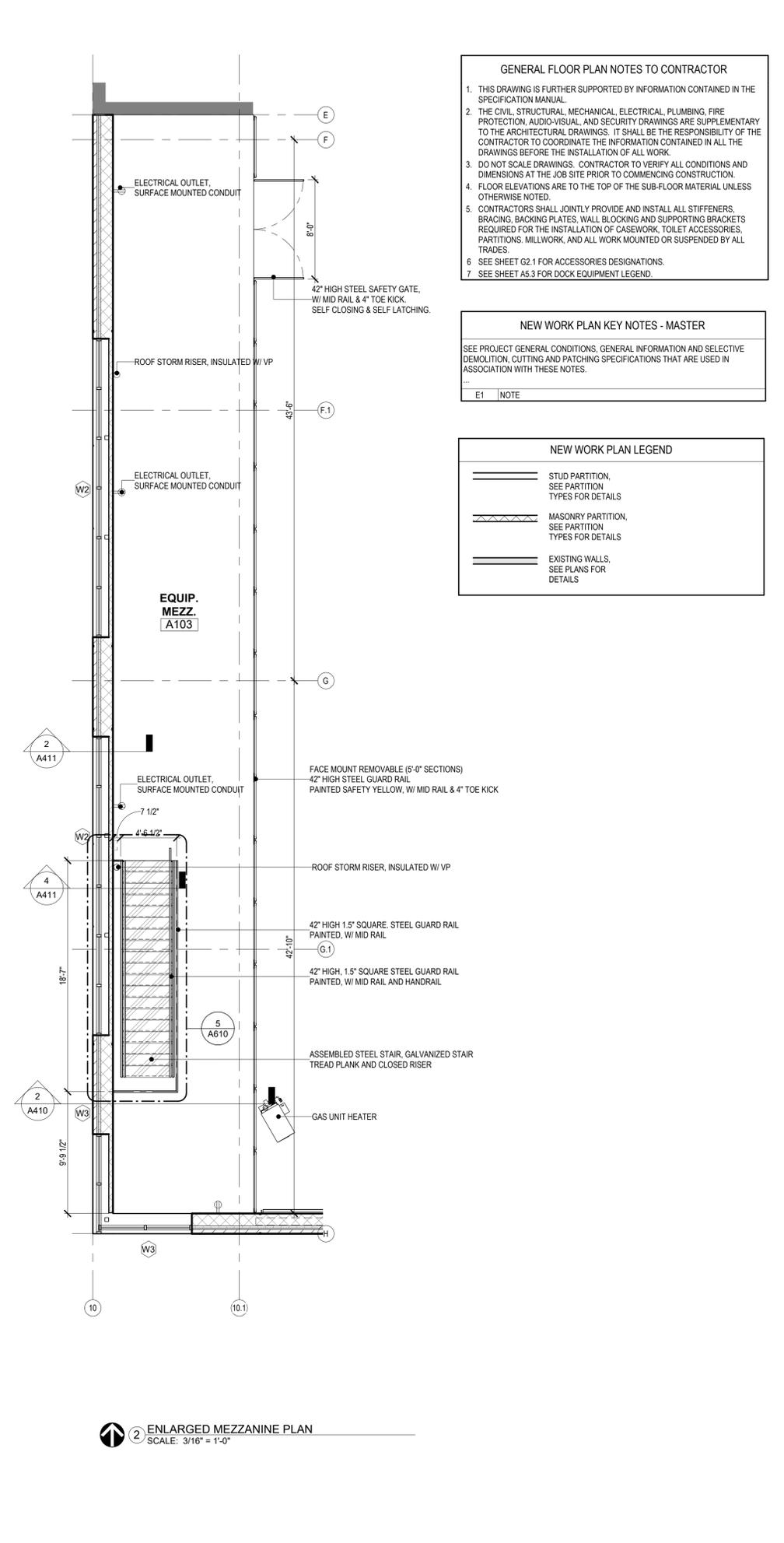
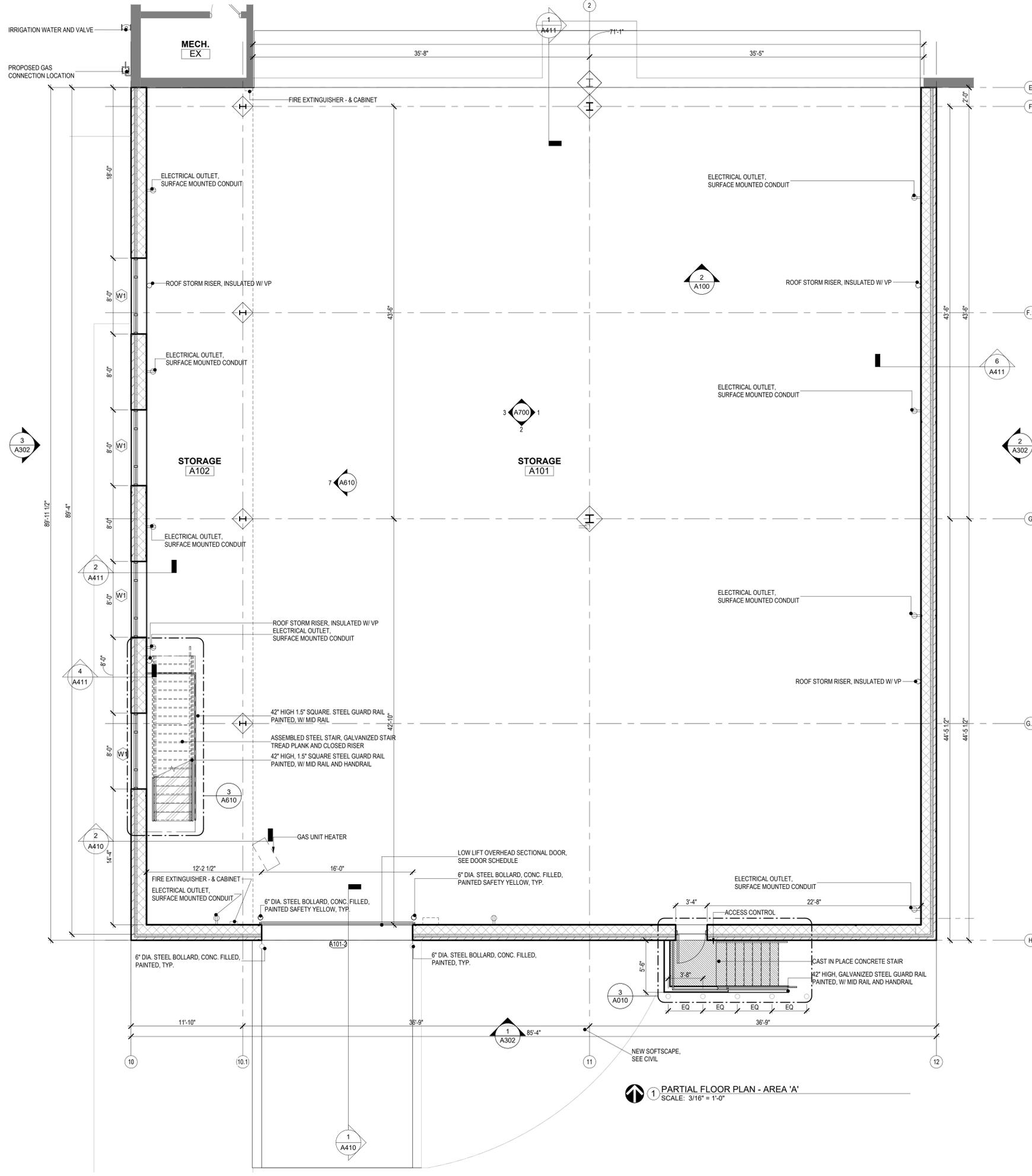
REVISIONS

NO.	DATE	DESCRIPTION

SHEET INFO

PROJECT NO. :
D1029.25
DATE :
10.10.2025
DRAWN BY :
Author
SHEET TITLE :
PLAN, ELEVATIONS,
SECTIONS

SHEET NO.
A015



GENERAL FLOOR PLAN NOTES TO CONTRACTOR

- THIS DRAWING IS FURTHER SUPPORTED BY INFORMATION CONTAINED IN THE SPECIFICATION MANUAL.
- THE CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AUDIO-VISUAL, AND SECURITY DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE INFORMATION CONTAINED IN ALL THE DRAWINGS BEFORE THE INSTALLATION OF ALL WORK.
- DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
- FLOOR ELEVATIONS ARE TO THE TOP OF THE SUB-FLOOR MATERIAL UNLESS OTHERWISE NOTED.
- CONTRACTORS SHALL JOINTLY PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACKING PLATES, WALL BLOCKING AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF CASEWORK, TOILET ACCESSORIES, PARTITIONS, MILLWORK, AND ALL WORK MOUNTED OR SUSPENDED BY ALL TRADES.
- SEE SHEET G2.1 FOR ACCESSORIES DESIGNATIONS.
- SEE SHEET A6.3 FOR DOCK EQUIPMENT LEGEND.

NEW WORK PLAN KEY NOTES - MASTER

SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

E1	NOTE
----	------

NEW WORK PLAN LEGEND

- STUD PARTITION, SEE PARTITION TYPES FOR DETAILS
- MASONRY PARTITION, SEE PARTITION TYPES FOR DETAILS
- EXISTING WALLS, SEE PLANS FOR DETAILS

1770 EXECUTIVE DRIVE
OCONOMOC, WI 53066
PHONE: (262) 567-6677
FAX: (262) 567-4676

OLIVER CONSTRUCTION CO.

PROJECT INFORMATION:

OWNER: T-LON PRODUCTS (OLSON REALTY LLC)
TITLE: ADDITION

ADDRESS: 1110 RICHARDS RD, HARTLAND, WI 53029

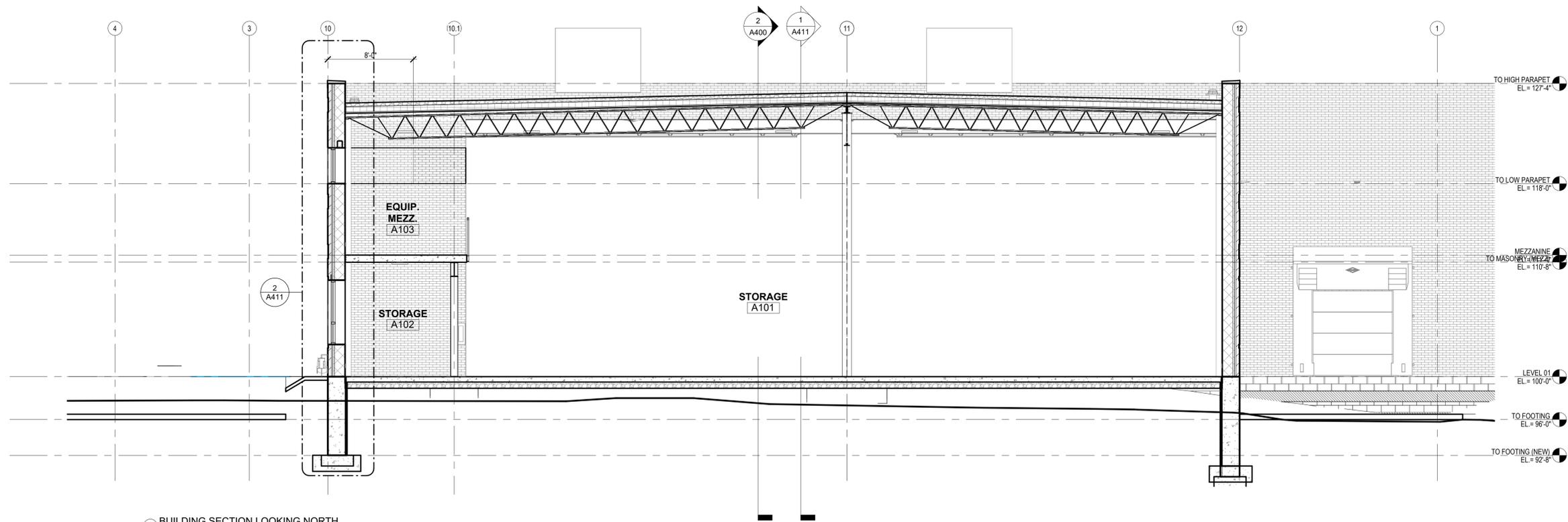
REVISIONS

SHEET INFO

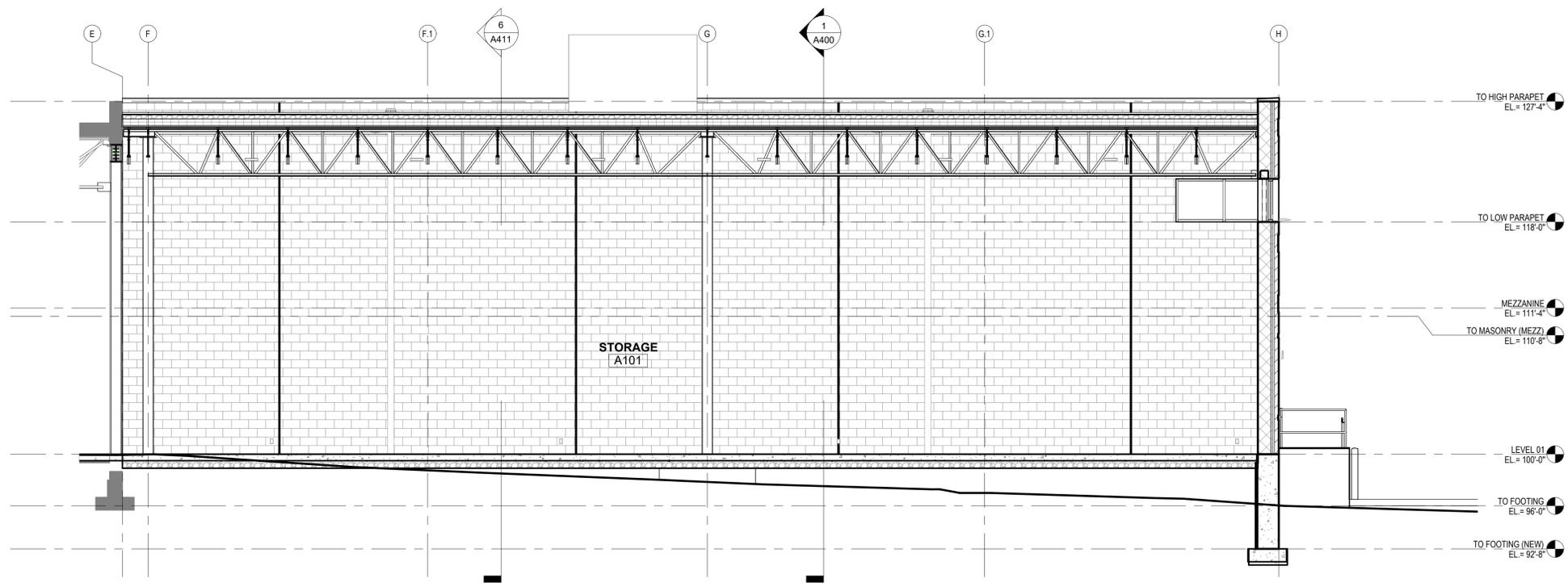
PROJECT NO. : D1029.25
DATE : 09/26/2025
DRAWN BY :
Author :
SHEET TITLE : PARTIAL PLAN -

SHEET NO. **A210**

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1 BUILDING SECTION LOOKING NORTH
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION LOOKING EAST
SCALE: 3/16" = 1'-0"

1770 EXECUTIVE DRIVE
OCONOMOWOC, WI 53096
PHONE: (262) 567-6677
FAX: (262) 567-4676

OLIVER
CONSTRUCTION CO.

PROJECT INFORMATION:

OWNER:
T-LON PRODUCTS (OLSON REALTY LLC)
TITLE:
ADDITION

ADDRESS:
1110 RICHARDS RD,
HARTLAND, WI 53029

REVISIONS

NO.	DATE	DESCRIPTION

SHEET INFO

PROJECT NO. :
D1029.25
DATE :
09/26/2025
DRAWN BY :
Author
SHEET TITLE :
BUILDING SECTIONS

SHEET NO.
A400

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

Job Address <u>163 E Capitol Dr Hartland, WI</u>			
Lot	Block	Subdivision	Key No. HAV
Owner <u>Mike Moen</u>		EMAIL <u>Moen1978@gmail.com</u>	Phone <u>262-510-1896</u>
Address <u>163 E Capitol Dr</u>		City <u>Hartland</u>	State _____ Zip _____
Contractor <u>Black Earth</u>		Phone _____ FAX _____	EMAIL _____
Address _____		City _____	State _____ Zip _____

The Architectural Board meets on the THIRD MONDAY of the Month at 6:30 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The DEADLINE for filing is FIFTEEN WORKING DAYS PRIOR TO THE MEETING DATE at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

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

Commercial/Industrial/Multifamily:

- 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: Sept 3rd Date of Meeting: Sept. 15th Item No. _____



APPLICATION FOR PLAN COMMISSION

- REVIEW FEE DUE AT TIME OF APPLICATION - \$300
 INITIAL CONCEPTUAL REVIEW - (NO FEE)

Project Description and Narrative: (attach additional sheet if necessary) Add parking space, parking lot Add or widen the street approach Added parking to be asphalt			
Proposed Use Business			
Project Location 163 E Capitol Dr			
Project Name			
Owner Mike Moen		Phone 262-510-1096	
Address 163 E Capitol Dr		City Hartland	State WI
Engineer/Architect		Phone	Zip 53029
Address		FAX	
City		State	Zip
Contact Person	Phone	FAX	E-mail

The Plan Commission meets on the third Monday of the Month at 6:30 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

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

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

One (1) set of bound application materials and one (1) electronic copy of all materials must be submitted

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

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

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

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

163 E Capitol Dr – Parking Addition Summary

Project Intent

The proposed parking lot addition at 163 E Capitol Dr is designed to meet functional parking needs while maintaining compliance with municipal standards and respecting neighboring properties.

Site Grading and Drainage

- The parking lot will follow the existing Waukesha County GIS-mapped geographical contours.
- Water flow will remain consistent with current conditions and will **not** be redirected or altered.

Parking Layout and Dimensions

- Parking stalls will be constructed at **10 ft wide by 18 ft long**.
- Drive aisles will provide a minimum of **24 ft of open clearance** between opposing spaces or at the lot's center.
- Layout is intended to maximize efficiency while ensuring safe vehicle movement.

Setbacks and Neighbor Coordination

- The proposed lot will be constructed with a **3 ft setback** from the property line.
- For any work within the 3 ft setback along the east lot line, **permission from the neighboring property owner will be sought** prior to installation.

Accessibility Compliance

- The stalls located closest to the building will be designated as **handicap-accessible** and marked accordingly to comply with ADA requirements.

Conclusion

This parking addition proposal is designed to:

- Align with local zoning and setback requirements.
- Ensure proper water flow and drainage.
- Provide safe, accessible, and efficient parking for tenants and visitors.

- Respecting neighboring properties through communication and coordination.

Parking Lot Lighting Plan – 90 ft × 60 ft Section

Main Parking Area Dimensions

- Size: **90 ft long × 60 ft wide**
-

Pole Placement

- **Pole 1**
 - Located **20 ft in from the west end** of the lot
 - Placed **8 ft outside the south edge**
 - **Pole 2**
 - Located **20 ft in from the east end** of the lot
 - Placed **8 ft outside the north edge**
-

Fixtures

- Each pole has **2 LED lights** (total of 4 lights)
 - **20 ft mounting height**
 - **Full-cutoff, shielded fixtures** (no upward light)
 - **4000K max color temperature** for comfortable visibility
-

Lighting Coverage

- Lights shine **inward toward the lot center**
 - Average brightness: **~1.4 footcandles** (meets code range of 0.2–2.0 fc)
 - **Property line brightness ≤ 0.5 footcandles**, preventing glare to neighbors
-

Operating Hours

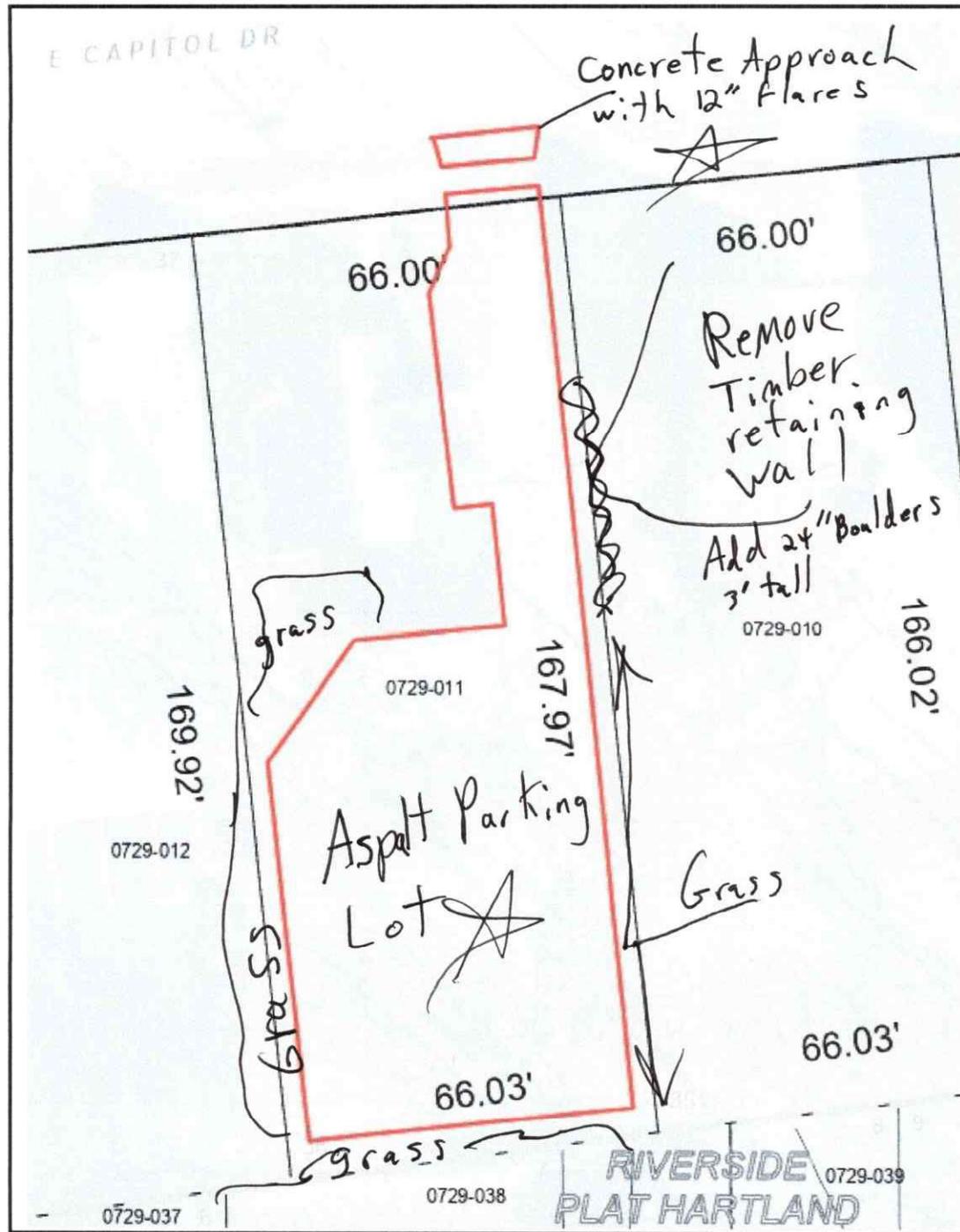
- Lights on **from dusk until 30 minutes after closing**
 - Lights then **dimmed to 50%** for overnight security
-

 **This plan meets Hartland Sec. 46-955:**

- Correct fixture type (shielded, no upward glare)
- Proper aiming (no spillover to streets or neighbors)
- Correct illumination range and limits
- Height under 25 ft
- Clear photometric compliance

What the labels show:

- Lot size = **90 ft long × 60 ft wide**
- **Pole 1:** placed **20 ft from the west end, 8 ft outside the south edge**
- **Pole 2:** placed **20 ft from the east end, 8 ft outside the north edge**
-  **Arrows** = how lights shine inward to cover the lot evenly
- Black text marks overall **lot length (90 ft)** and **width (60 ft)**



Legend

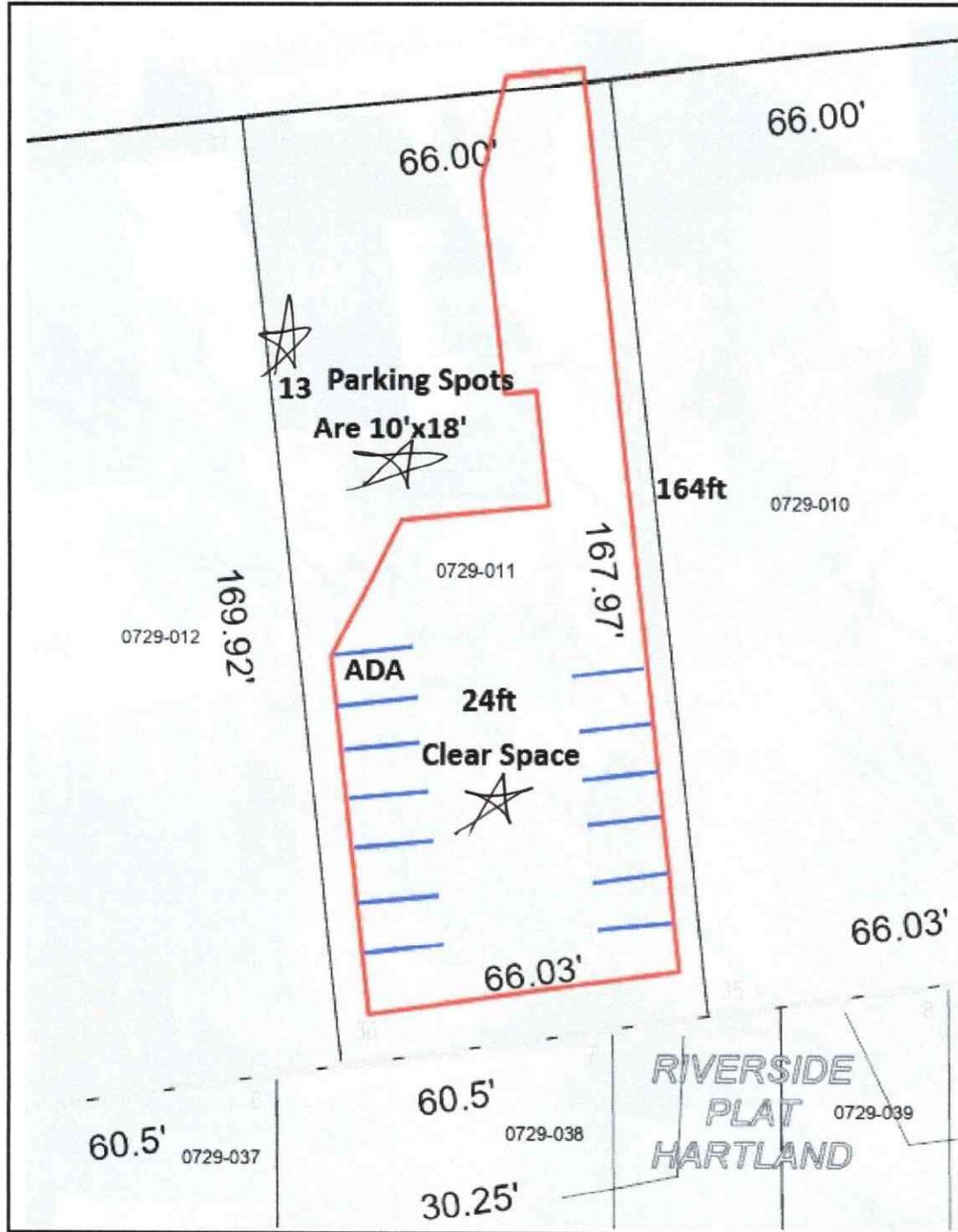
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- PLSS Corners
 - Center of Section
 - Closing Corner
 - Ghost Corner
 - Meander Corner
 - Quarter Corner
 - Section Corner
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 - PL-Note
 - PL-Original_Parce
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 - PL-Tie
 - PL-Tie_Line
 - RR_CL
 - RW_Radius
- Lots
- Rights of Way
 - Dedicated
 - Prescriptive Easer
 - Proposed
 - Railroad
 - Reserved
 - Vacated
 - <all other values>
- Road Centerlines
- Water Boundaries

0 30.00 Feet

Notes:

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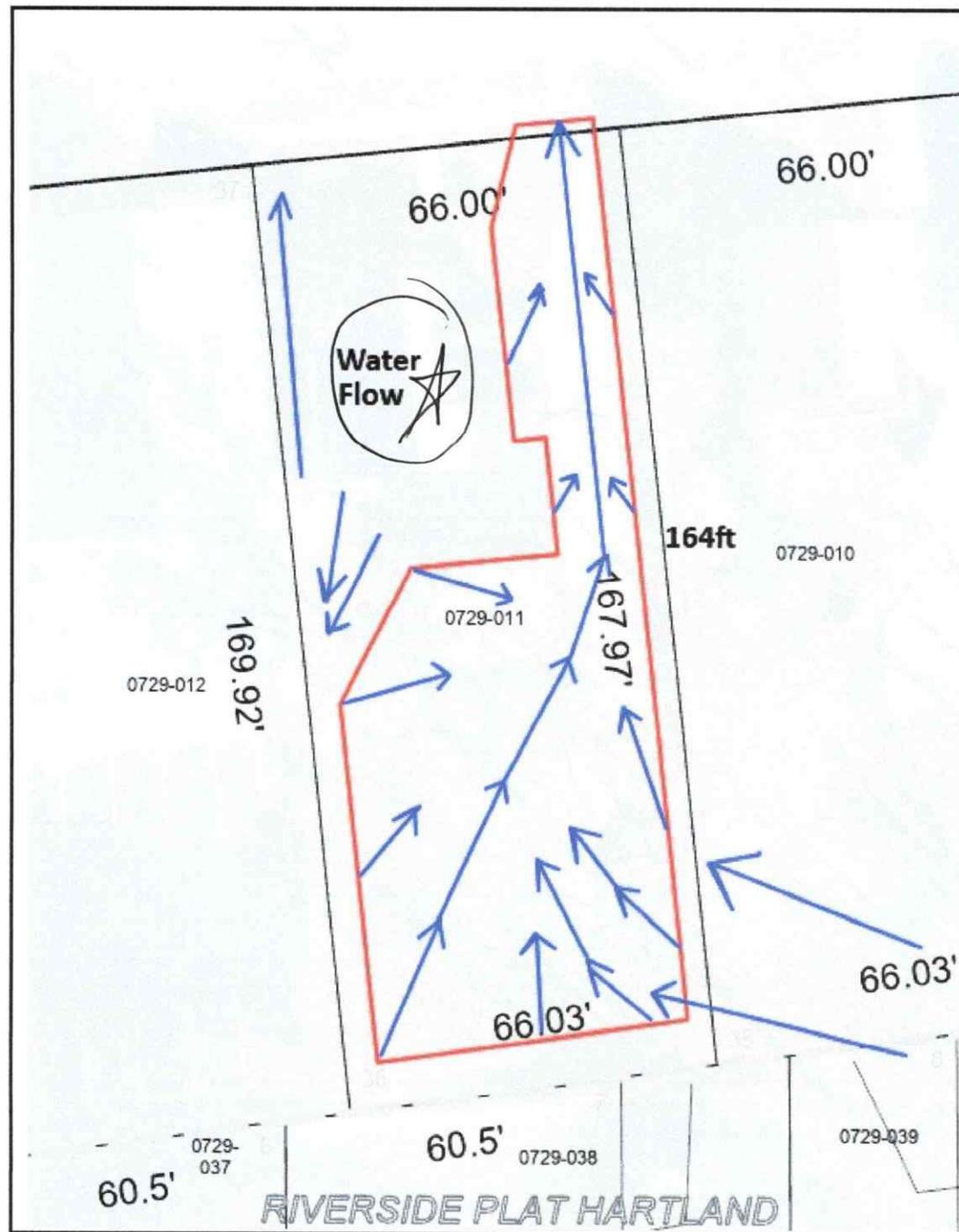
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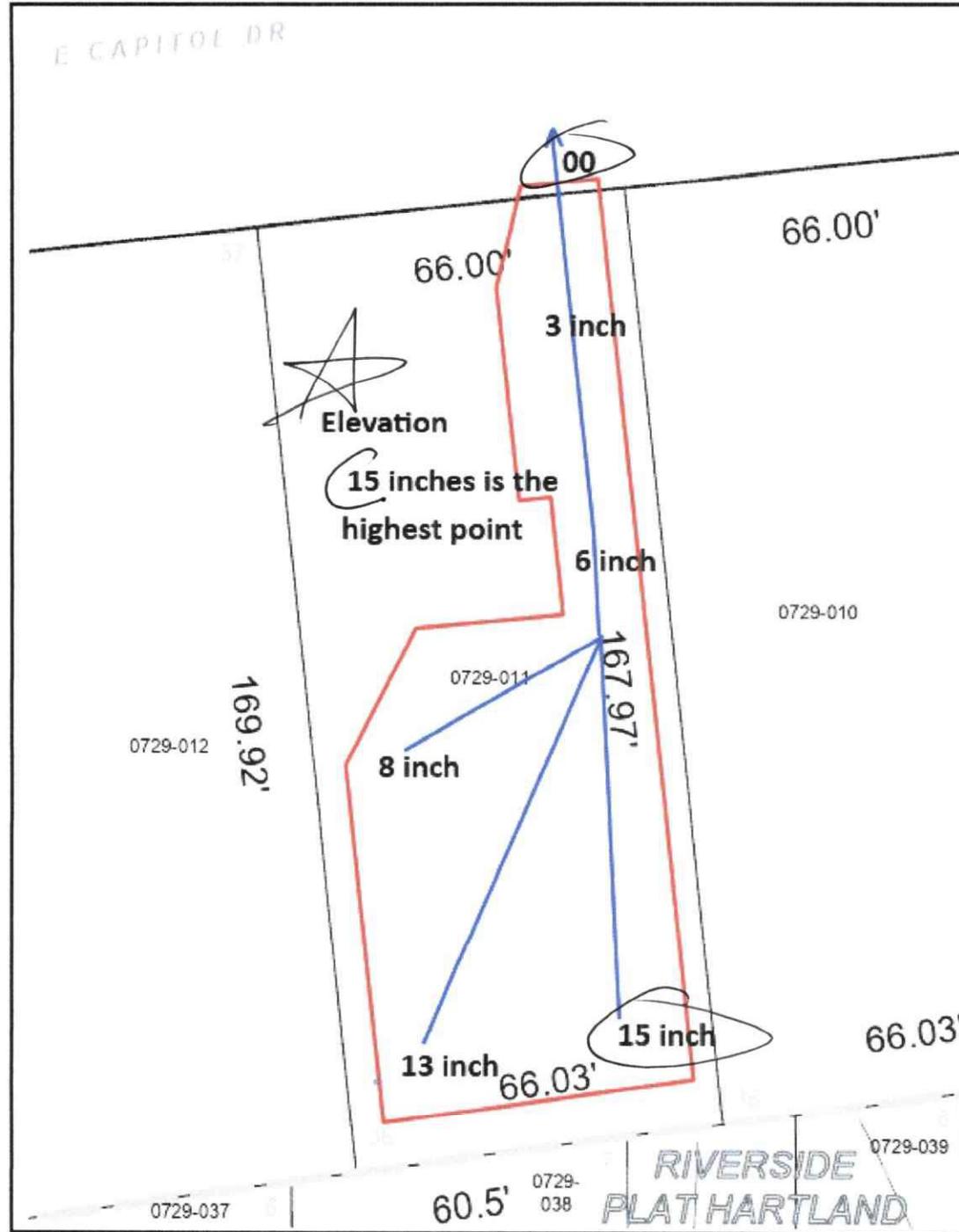
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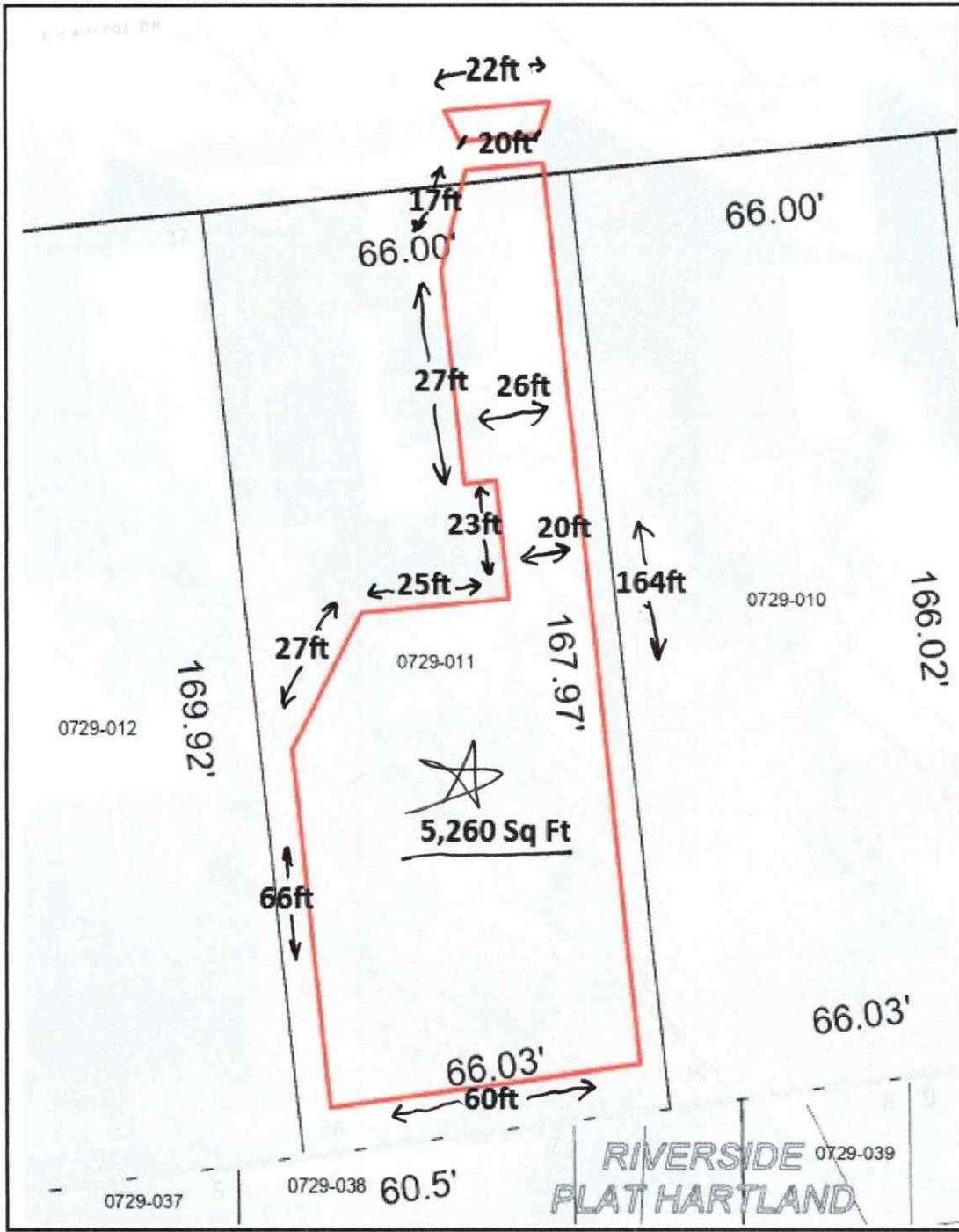
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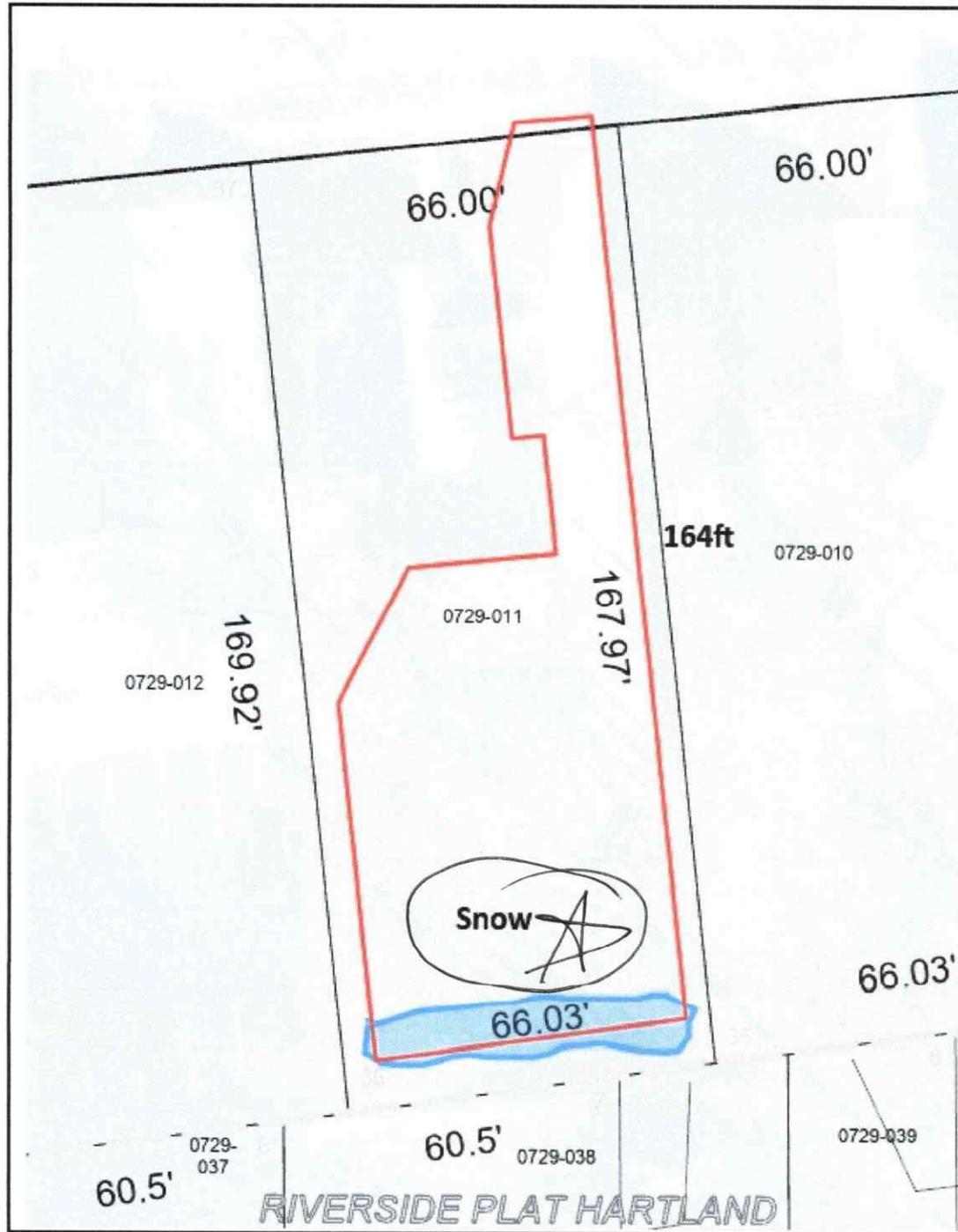
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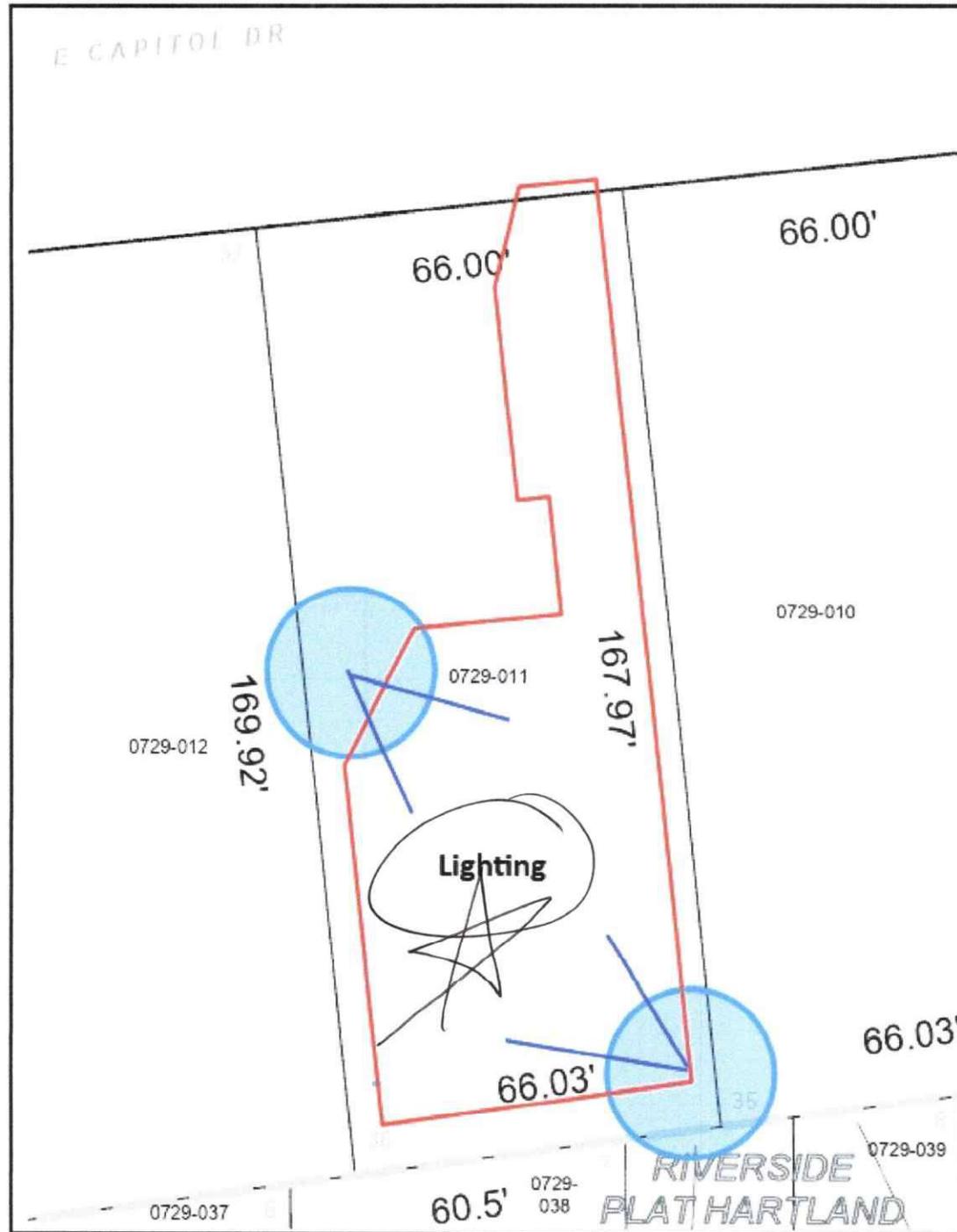
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Legend

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From: [Jim Siepmann](#)
To: [Ryan Bailey](#); [Scott Hussinger](#); [Ryan Amtmann](#); [Tom Jenson](#); [Hector de la Mora](#); [Trace P. Hummel](#); [Jeffrey Pfannerstill](#); [Santee Policello](#)
Cc: [John Siepmann](#); [Jim Siepmann](#)
Subject: Sandhill Development PUD Amendment Request
Date: Wednesday, October 1, 2025 3:27:19 PM
Attachments: [Sandhill 3 & 4 Revised Exhibits 10-1-2025.pdf](#)

Ryan,

We respectfully request Village review of the following proposed changes to the Sandhill Condominium site plan:

The approved overall plan currently calls for 110 residential units, with Phases 1 & 2 consisting of 24 two-family buildings (48 units) and 2 four-family buildings (8 units). To date, 40 units have been sold, with 7 buildings (14 units) yet to be constructed.

Given current market trends and the growing preference for single-family condominiums, we propose revising the Phase 3 & 4 layout from two-family buildings (52 units) to 36 single-family condominium homes. These homes would remain part of the Sandhill of Hartland Condominium Association, Inc. master association, with all common areas and elements maintained as originally intended.

The street and stormwater plans will remain unchanged. The only modifications to the site plan involve reducing the number of sanitary and water laterals and adjusting the grading plan to accommodate the single-family homes.

We believe these changes better align with current market demand while preserving the integrity of the overall development, and we request the Village's review and approval.

Should you have any questions, please call or email anytime.



Jim Siepmann

Siepmann Realty Corporation
W229 N1433 Westwood Dr., Suite 200
Waukesha, WI 53186-1183
262.650.9700 (o)
414.491.3234 (c)

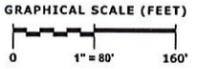


[https://link.edgepilot.com/s/813142b6/TI4KmZUC-EifdFv35zXwwg?
u=http://www.siepmannrealty.com/](https://link.edgepilot.com/s/813142b6/TI4KmZUC-EifdFv35zXwwg?u=http://www.siepmannrealty.com/)



EXHIBIT A

ORIGINAL SITE PLAN



SANDHILL EAST MULTI-FAMILY DATA TABLE:
 PROPERTY AREA = 59.26 AC (DOES NOT INCLUDE 50' ROW FOR CTH KE & CTH K)
 33 TWO-FAMILY BUILDINGS (66 UNITS)
 11 FOUR-FAMILY BUILDINGS (44 UNITS)
 44 TOTAL BUILDINGS (110 UNITS)
 DENSITY = 110 UNITS / 59.26 ACRE = 1.86 UNITS/ACRE
 TOTAL LENGTH OF PROPOSED ROAD = 4,448 LF
 TOTAL LENGTH OF PROPOSED PATH = 9,536 LF



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 DESIGNED BY: [unreadable] DRAWN BY: [unreadable] CHECKED BY: [unreadable] DATE: [unreadable]

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 BROOKFIELD, WI 53186
 (262) 754-8888
 CHICAGO | MILWAUKEE | NATIONWIDE

SANDHILL EAST MULTI-FAMILY
 VILLAGE OF HARTLAND, WI
 COLOR EXHIBIT

REVISIONS	

PROJ NO: 767.00-INT PER: ASZ START DATE: 11-30-20 SCALE: 1" = 80'	SHEET C-1 C-1
--	---------------------

I:\LANDSCAPE ARCHITECTURE\767.00\767.00_CONCEPT PLAN FOR COLOR EXHIBIT.DWG

ADDRESS:

- UNIT 1: 1501 Sandhill Blvd, Hartland, WI
- UNIT 2: 1503 Sandhill Blvd, Hartland, WI
- UNIT 3: 1505 Sandhill Blvd, Hartland, WI
- UNIT 4: 1507 Sandhill Blvd, Hartland, WI
- UNIT 5: 1511 Sandhill Blvd, Hartland, WI
- UNIT 6: 1513 Sandhill Blvd, Hartland, WI
- UNIT 7: 1515 Sandhill Blvd, Hartland, WI
- UNIT 8: 1517 Sandhill Blvd, Hartland, WI
- UNIT 9: 1521 Sandhill Blvd, Hartland, WI
- UNIT 10: 1523 Sandhill Blvd, Hartland, WI
- UNIT 11: 1525 Sandhill Blvd, Hartland, WI
- UNIT 12: 1527 Sandhill Blvd, Hartland, WI
- UNIT 13: 1529 Sandhill Blvd, Hartland, WI
- UNIT 14: 1531 Sandhill Blvd, Hartland, WI
- UNIT 15: 1535 Sandhill Blvd, Hartland, WI
- UNIT 16: 1537 Sandhill Blvd, Hartland, WI
- UNIT 17: 1539 Sandhill Blvd, Hartland, WI
- UNIT 18: 1541 Sandhill Blvd, Hartland, WI
- UNIT 19: 1538 Sandhill Blvd, Hartland, WI
- UNIT 20: 1536 Sandhill Blvd, Hartland, WI
- UNIT 21: 1534 Sandhill Blvd, Hartland, WI
- UNIT 22: 1532 Sandhill Blvd, Hartland, WI
- UNIT 23: 1528 Sandhill Blvd, Hartland, WI
- UNIT 24: 1526 Sandhill Blvd, Hartland, WI
- UNIT 25: 1514 Sandhill Blvd, Hartland, WI
- UNIT 26: 1512 Sandhill Blvd, Hartland, WI
- UNIT 27: 1516 Lookout Ct, Hartland, WI
- UNIT 28: 1518 Lookout Ct, Hartland, WI
- UNIT 29: 1522 Lookout Ct, Hartland, WI
- UNIT 30: 1524 Lookout Ct, Hartland, WI
- UNIT 31: 1526 Lookout Ct, Hartland, WI
- UNIT 32: 1528 Lookout Ct, Hartland, WI
- UNIT 33: 1527 Lookout Ct, Hartland, WI
- UNIT 34: 1525 Lookout Ct, Hartland, WI
- UNIT 35: 1523 Lookout Ct, Hartland, WI
- UNIT 36: 1521 Lookout Ct, Hartland, WI
- UNIT 37: 1515 Lookout Ct, Hartland, WI
- UNIT 38: 1517 Lookout Ct, Hartland, WI
- UNIT 39: 1502 Sandhill Blvd, Hartland, WI
- UNIT 40: 1508 Sandhill Blvd, Hartland, WI
- UNIT 41: 1542 Lookout Ct, Hartland, WI
- UNIT 42: 1544 Lookout Ct, Hartland, WI
- UNIT 43: 1546 Lookout Ct, Hartland, WI
- UNIT 44: 1548 Lookout Ct, Hartland, WI
- UNIT 45: 1552 Lookout Ct, Hartland, WI
- UNIT 46: 1554 Lookout Ct, Hartland, WI
- UNIT 47: 1556 Lookout Ct, Hartland, WI
- UNIT 48: 1558 Lookout Ct, Hartland, WI
- UNIT 49: 1557 Lookout Ct, Hartland, WI
- UNIT 50: 1555 Lookout Ct, Hartland, WI
- UNIT 51: 1553 Lookout Ct, Hartland, WI
- UNIT 52: 1551 Lookout Ct, Hartland, WI
- UNIT 53: 1547 Lookout Ct, Hartland, WI
- UNIT 54: 1545 Lookout Ct, Hartland, WI
- UNIT 55: 1543 Lookout Ct, Hartland, WI
- UNIT 56: 1541 Lookout Ct, Hartland, WI
- UNIT 57: 1537 Lookout Ct, Hartland, WI
- UNIT 58: 1535 Lookout Ct, Hartland, WI
- UNIT 59: 1533 Lookout Ct, Hartland, WI
- UNIT 60: 1531 Lookout Ct, Hartland, WI

PHASE I & II

- 24 - TWO FAMILY BUILDINGS (48 UNITS)
- 2 - FOUR FAMILY BUILDINGS (8 UNITS)
- 26 BUILDINGS (56 UNITS) TOTAL

VILLAGE
 8N, R1
 7.13'

EXHIBIT B



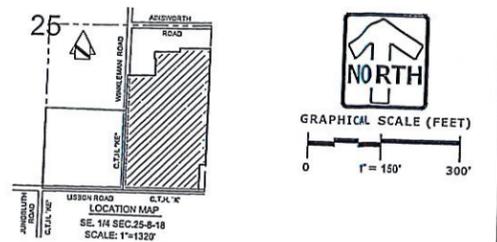
PHASE I & II

SOLD/CLOSED	40
CONTRACTED	7
AVAILABLE/UNDER CONSTRUCTION	1
14 TO BE BUILT	

SW CORNER SE 1/4

SE CORNER, S
 SEC. 25, T8N, I
 (FOUND CONC
 W/ BRASS CAP)

NEW SITE PLAN EXHIBIT C



- LEGEND:**
- EX. MONUMENT
 - EX. IRON PIPE
 - EX. IRON ROD
 - EX. WOOD POST
 - EX. POST
 - EX. FENCE LINE
 - EX. ISOLATED NATURAL RESOURCE AREA
 - 1028 --- EX. 2-FOOT CONTOURS
 - 1030 --- EX. 10-FOOT CONTOURS

PRIVATE TRAILS

PUBLIC PATHS AREA RED, ALL OTHER PATHS ARE PRIVATE. PUBLIC PATHS TO BE COVERED BY A 12' WIDE PUBLIC ACCESS PATH EASEMENT GRANTED TO THE VILLAGE OF HARTLAND.

**PHASE III & IV
PROPOSED:**
36 SINGLE FAMILY UNITS
65' W X 85' D BUILDING PADS
(ORIGINAL PUD 26 (52 UNITS) TWO FAMILY BUILDINGS)

PHASE I & II
24 - TWO FAMILY BUILDINGS (48 UNITS)
2 - FOUR FAMILY BUILDINGS (8 UNITS)
26 BUILDINGS (56 UNITS) TOTAL

PHASE I & II
7 - TWO FAMILY BUILDINGS (14 UNITS) *

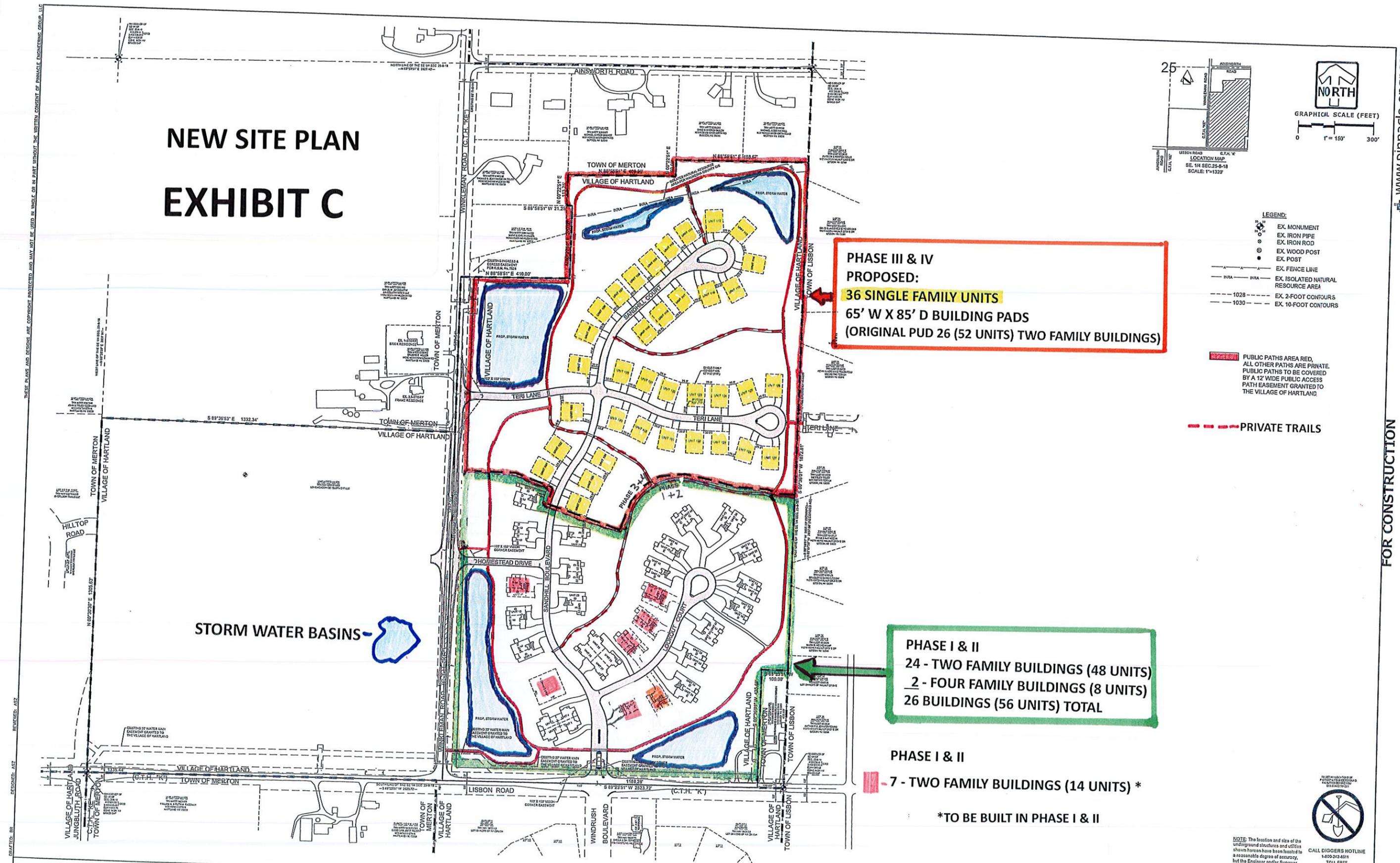
*TO BE BUILT IN PHASE I & II

STORM WATER BASINS



NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc. MILWAUKEE AREA 269-1181

CALL DIGGERS HOTLINE
1-800-242-4511
TOLL FREE



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CHICAGO | MILWAUKEE | NATIONWIDE

SANDHILL VILLAGE OF HARTLAND, WI

PROPOSED SITE PLAN

REVISIONS	
NO.	DESCRIPTION

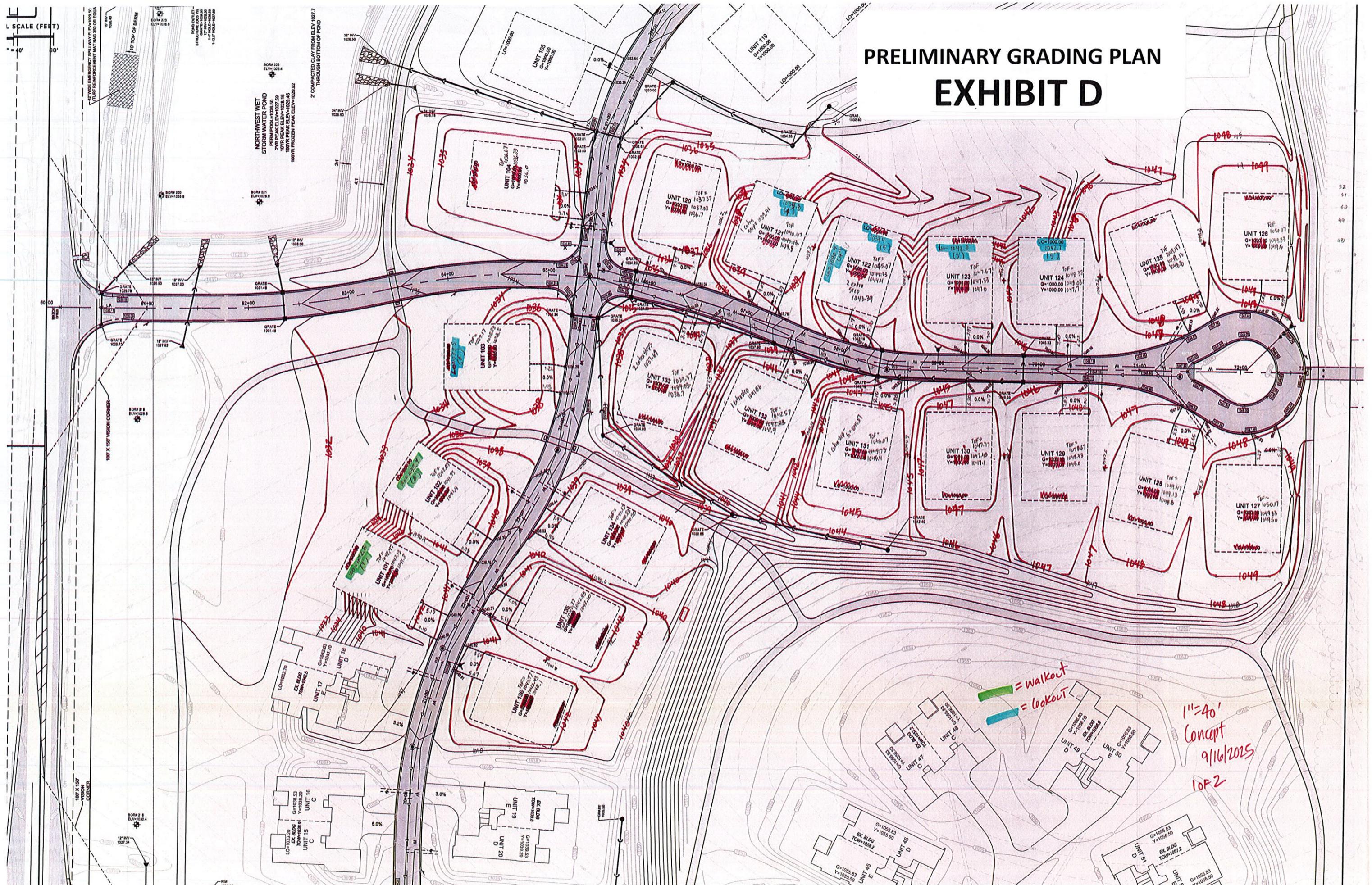
JOB No. 2022-002-VT	DATE 09-13-23	SCALE 1" = 150'	SHEET C-2
DATE 09-13-23	DATE 09-13-23	DATE 09-13-23	DATE 09-13-23

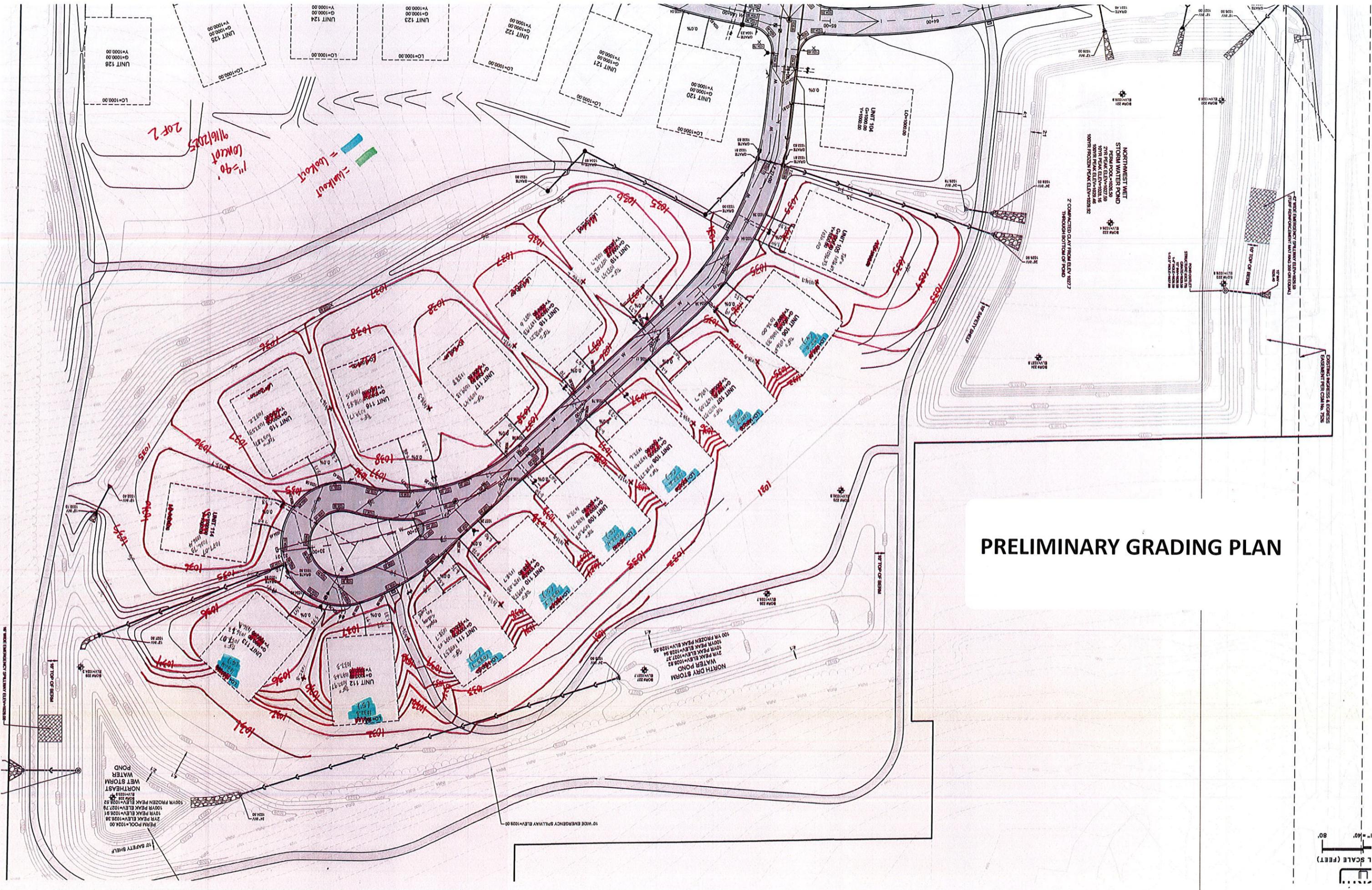
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FOR CONSTRUCTION

L SCALE (FEET)
1" = 40'

PRELIMINARY GRADING PLAN EXHIBIT D





PRELIMINARY GRADING PLAN