



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 - AMENDED
MONDAY, NOVEMBER 17, 2025 ▪ 6:30 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD**

Roll Call

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

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of October 20, 2025.
2. Architectural Board review and consideration of an application for signage for 505 E. Industrial Drive.
3. Plan Commission review of the Planned Unit Development amendment for the Sandhill Development and consideration of referral to the Village Board.
4. Plan Commission review and consideration of installation of a parking lot at 163 E. Capitol Dr.
5. 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.
6. Adjourn.

Ryan Bailey, Village Manager

A complete packet of meeting materials is normally available by 5:00 pm 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/85744317830?pwd=FujJvCPHNE2bwoJvcROK2WD1aBdX7C.1> The Meeting ID is 857 4431 7830, Passcode is 908156. To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY OCTOBER 20, 2025
6:30 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

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

Excused: Wallschlager

Others Present: Ryan Bailey, Deputy Clerk Bushey, Ryan Amtmann, Jim Siepman, Mike Moen, Marlene Torres, Jaina Lemberg,

Call to Order- 6:30 pm

Roll Call taken. All present with one vacancy.

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

No Comments

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes -

a. August 18, 2025

Motion (Hallquist/de Courcy-Bower) to approve the August 18, 2025, minutes. Motion carried with one abstention (Schneeberger).

b. September 15, 2025

Motion (Hallquist/de Courcy-Bower) to approve the Sept. 15, 2025, minutes. Carried (5-0).

2. Architectural Board review and consideration of an application for signage for 1023 E. Capitol Drive, Zion Lutheran Church -

Pat Meverden from Finishing Touch Sign Company of Wausau, Wisconsin, appeared on Zoom to present the signage application for Zion Lutheran Church. He explained that Zion is looking to update their signage on Capitol Drive while maintaining a similar footprint to the existing sign. The main addition would be an electronic message center below the existing sign structure.

He detailed that the electronic message center would be used primarily for community outreach messages about upcoming events. He noted that many churches in the area are implementing similar systems for communicating with parishioners. The sign would retrofit the existing structure with LEDs for updated lighting, with the message center positioned below.

President Pfannerstill expressed concern about the residential properties directly across the street from the church and asked about nighttime operation. Pat explained that the electronic signs have extensive customization options, including auto-dimming functions and the ability to go completely black during specified hours. He suggested the sign could be programmed to shut off between certain hours, such as 8 PM to 7 AM.

Board members discussed various aspects of the sign. One member asked about landscaping, and Pat confirmed the existing landscaping would remain unchanged. Another member inquired about Scott's notes regarding the sign height. A board member clarified that Scott's note indicated there are no maximum size or height limitations in the code, but he was noting that elsewhere in the village, signs don't exceed 8 feet. Pat stated their current proposal would result in a total height of 105 inches from the ground, including the landscaping base.

Pfannerstill raised the issue of message frequency during dark hours, suggesting that rapid changes could be distracting to nearby residents. He proposed that during dark hours, messages should not change more frequently than every one to two minutes. Board members agreed this would help minimize the flickering effect that could disturb residents.

After extensive discussion, a board member made a motion to approve the sign with specific conditions.

Motion (de Courcy-Bower/Hallquist) to approve the sign with the contingencies that the sign be off by 9pm & on after dawn, frequency of changing after dark is more than a minute, and to work with staff in the event of complaints. Carried (5-0).

3. Architectural Board review and consideration of an application for signage for 401 Campus Drive, Lake Country Lutheran

Marielana Torres with Lemberg appeared on Zoom to present the signage application for Lake Country Lutheran. She explained that the school currently has a monument sign and is looking to move its placement while updating it. The current sign is located near the entrance by the smallest parking lot, and they propose moving it to a green area near the larger parking lot.

Torres noted they're not making any drastic changes to the sign itself, just updating and relocating it. The proposal follows all code requirements. Additionally, they plan to add enter and exit directional signs as they want to establish one dedicated entrance and one dedicated exit, rather than the current setup where both driveways function as both entrance and exit.

Hallquist asked about the enter and exit signs, and Torres confirmed these would be refreshed directional signs to support the new traffic flow pattern with one entrance solely for entering cars and the other for exiting cars.

Bierman brought up the broader issue of lighting requirements for future applications, noting that with today's technology, signs can adjust their brightness levels. He suggested the board should establish guidelines for lumen levels rather than just setting on/off times, particularly for locations like schools where events might run late. Other board members agreed this would be a good topic for future discussion but noted they don't currently have specific lumen level information to provide guidance.

The Chair noted this is a different situation from the previous application as it's not in a residential area and agreed that a school has different needs with late sporting events and activities.

Motion (DeCourcy-Bower/Hallquist) to approve the signage and to work with staff on landscaping. Carried (5-0).

4. Architectural Board review and consideration of two-family new construction at 412 Cottonwood Avenue

Jake Ackerman, the property owner, presented his plans for constructing a two-family residence at 412 Cottonwood Avenue. He explained that he purchased the property about a year ago, obtained a razing permit to remove an old barn, and now plans to build a two-family residence as permitted by the zoning. His intention is to have his parents live in half of the building and rent out the other half.

Ackerman described the design as having two three-bedroom units. For materials, he plans to use dark gray LP SmartSide siding with white trim and black window frames, along with composite decking. The building will appear as a single story from the front but will have full exposure on the lower level facing the river due to the lot's slope.

The Chair asked about traffic concerns given the proximity to the railroad tracks. Ackerman confirmed he's aware of the visibility challenges but noted that the recent removal of the median has significantly improved access. He plans to widen the curb cut from its current 12-13 feet to 26 feet to improve access. Schneeberger asked about the grade and driveway slope, expressing concern about visibility over the railroad tracks.

Ackerman assured that the initial portion of the driveway would be fairly flat with most of the slope occurring on the sides.

Board member de Courcy Bower noted this is one of the few places in the village where limited front-facing windows would be appropriate given the commercial and industrial uses across the street. He appreciated that the design takes into account the unique location characteristics. Ackerman showed additional renderings that demonstrated how the stepped design with different setbacks between units and varied siding orientations would create visual interest despite the garage-forward design.

Motion (de Courcy Bower/Hallquist) to approve the plans. Carried (5-0).

5. Plan Commission review and consideration of T-Lon Products addition at 1110 Richards Road

Daniel Ayala with Oliver Construction appeared on behalf of Olson Realty to present plans for a 7,600 square foot addition to the existing T-Lon Products building on the south side. The addition would be constructed in what is currently an asphalt parking lot, resulting in no real change to impervious surface.

Ayala explained that the architectural design is intended to match the existing building in height, finish, and window patterns to create a cohesive appearance. The addition will be used for shipping, receiving, and warehousing. The same concrete brick masonry that exists on the entire building will be carried around to the back and east sides of the addition, including all existing accents.

The plans include adding softscape near the at-grade ramped entry to an overhead door on the south side, with small plantings along that area. Additional plantings will be added to the west of the existing parking lot to better comply with landscape requirements.

Village Engineer Ryan Amtmann raised two stormwater management concerns. First, he requested the applicant model the phosphorus reduction from the stormwater BMPs and include that in their memo. Second, he noted an existing small wet pond east of the addition that appears choked with cattails and asked for an evaluation to determine if it needs cleaning to function properly.

Ayala acknowledged these requests, stating the information had been relayed to their engineer and ownership is on board. Due to timing constraints, he requested these items be addressed as conditions of occupancy rather than prior to Plan Commission approval.

Board members expressed satisfaction with the addition's design and how it integrates with the existing building. de Courcy-Bower noted the addition looks good, includes dumpster containment and additional landscaping, and fits well with the rest of the building.

Motion (de Courcy Bower/Hallquist) to approve contingent on working with staff to resolve the outstanding items related to the site and building plans, specifically the stormwater. Carried (5-0).

6. Plan Commission review and consideration of installation of a parking lot at 163 E. Capitol Dr

Mike Moen, the building owner, and Kirsten Senfleben appeared to present their parking lot proposal. Moen explained they want to replace the existing driveway and add additional parking behind their building, maximizing parking space for future use while maintaining as much green space as possible.

Moen provided background on the building, noting it has residential tenants upstairs and space for up to four small business units on the main floor, currently configured as three units. He and Ms. Senfleben both plan to operate businesses from the building - he is in real estate and she is in aesthetics. They also have interest from a massage therapist and potentially a small retail shop.

The existing driveway creates significant safety concerns. Moen explained that vehicles must back out onto Capitol Drive unless they turn around in the backyard, which is dangerous given the busy street and limited visibility. He referenced Building Inspector Scott Hussinger nearly getting hit while backing out. The narrow driveway entrance, combined with cars often parking past the lines on the street, makes ingress and egress extremely difficult.

Regarding the parking lot design, Moen wants to match the grade with the neighboring property to the west, creating a high point where the properties meet to ensure proper drainage. Water would flow away from this high point in both directions. He expressed openness to connecting with the neighboring parking lot if approved but noted he needs to build that relationship first.

For lighting, Moen stated he would prefer not to have lights but will meet minimum requirements. He proposed one pole light in the back corner and building-mounted lights facing down at the parking lot to minimize impact on residential neighbors. The neighboring property has a tall light pole they turn off at night. Village Engineer Ryan Amtmann confirmed the site has significant constraints with no storm sewer nearby. Given the small disturbance area of 5,000-6,000 square feet that doesn't trigger stormwater permits, he and Moen determined it best to pitch the parking lot from south to north toward the street at about half percent grade.

Extensive discussion ensued about various aspects of the proposal. de Courcy Bower raised concerns about the plan's alignment with the village's B-3 zoning intent and master plan, which envisions connected parking lots in the downtown area and prohibits parking between buildings and the road. He suggested the parking lot would function better if connected to the neighboring property to the west, allowing shared access through the larger driveway.

Pfannerstill expressed mixed feelings, acknowledging the property's challenges as a residential building retrofitted for business use. He worried about increased traffic from the proposed 12-space parking lot impacting the busy street and pedestrian safety. However, he recognized the current situation is dangerous with vehicles backing onto Capitol Drive.

Schneeberger questioned several design elements, including why the driveway would be 26 feet wide at the building if parking isn't allowed in front. Moen explained he wants to pave to the building to prevent water infiltration and provide access to the side door, particularly for disabled parking needs.

deCourcy-Bower noted that extending the driveway 20 feet west would conflict with a village light post, leaving only 6 inches clearance. He felt the proposal lacked sufficient detail and created new problems with each proposed solution.

Ms. Senfleben explained she is the sole provider for her family after losing her husband, and denying the driveway improvements would cause financial injury by losing current and potential tenants. She emphasized the urgent need for improvements before winter weather.

The discussion continued with the applicant's expressing frustration about changing requirements and referencing previous interactions with village staff. Board members maintained they need detailed plans showing exact dimensions, building locations, lighting specifications, and how the design addresses village infrastructure.

deCourcy-Bower commented regarding the light pole, and said the driveway doesn't align with the Village's features. He said every time he looks at it, he sees something else that needs to be amended. He went on to say that the way it is proposed there isn't enough information to go off of.

Motion (deCourcy-Bower/Schneeberger) to deny. Carried (5-0).

Pfannerstill clarified that denial doesn't prevent the applicants from resubmitting with more detailed plans and offered to help work toward a resolution.

7. Plan Commission review and consideration of amendment to the Planned Unit Development for the Sandhill Development-

Jim Siepmann from Siepmann Realty, accompanied by his son Christopher presented an update on Sandhill phases 1 and 2 and requested amendments for phases 3 and 4.

For the update on phases 1 and 2, Siepmann showed that of the original plan, buildings shown in green are built and sold, orange squares represent 7 buildings (14 units) yet to be built, yellow indicates unit 46 under contract, and pink/red shows their model with an offer pending. They have sold 40 units to date.

Siepmann announced they will eliminate two buildings in phases 1 and 2 to improve the project. Near units 37-38 and 35-36 where three buildings were planned, they'll only build two as the area was too tight. Additionally, the planned four-family building at units 5-6 will become a two-family instead, as four-family units aren't selling well, and the drainage swale and trail location don't accommodate another building.

For phases 3 and 4, Siepmann requested approval to amend the PUD from the approved 50 units (in 25 two-family buildings) to 36 single-family condominium units. He explained this change responds to buyer feedback preferring the privacy of single-family homes over attached units. Several current Sandhill residents have expressed interest in moving to single-family units if available.

The development options include finding one developer for all units, using 3-5 premium builders, or individual sales. They want to maintain architectural consistency with common elements to integrate with existing buildings, avoiding contemporary or incompatible designs.

Siepmann emphasized the street layout and storm sewer locations remain exactly as pre-approved. The trail system, including the public perimeter loop and internal connections, stays the same. Open space will be maintained in prairie style matching phases 1 and 2. Building pads are designed generously at 65 feet wide by 85 feet deep to accommodate side-entry garages. Given the site's significant topography, they'll mandate daylight or exposed basements to work with natural grades.

Responding to questions about demographics and pricing, Siepmann estimated homes would cost \$1.1-1.2 million for 2,000 square feet, likely attracting an older demographic similar to other area single-family condo developments. The homes would fall under the same HOA structure with a master association for all Sandhill and micro-associations for individual phases.

De Courcy Bower suggested they could either present a selection of pre-approved home designs or develop detailed design standards for board comfort in delegating individual approvals to staff, similar to previous developments like Sanctuary and Windrush. Siepmann agreed to return with design standards.

Motion (DeCourcy-Bower/Hallquist) to approve the start of the amendment process for the PUD. Carried (5-0).

The board clarified this approval allows beginning the amendment process for phases 3 and 4 to become single-family condominium units, with design standards and other details to return for future review.

8. Announcements -

- President Pfannerstill began announcements by again noting the passing of Marty Frankie, husband of absent board member Ann Wallschlager, asking everyone to keep Ann and the family in their prayers.

- Brief announcements included that the holiday train is coming (with Ryan to provide dates), Hartland Lights is approaching, and the recent Fire Department pancake breakfast was very well attended. The Chair thanked everyone who showed support for that event.
- Pumpkin Party in the Park and an upcoming "creepy crawly Halloween thing" event this weekend.
- Pfannerstill concluded with personal remarks about taking his service seriously despite occasional joking. He apologized for the lengthy meeting and acknowledged the stress of difficult situations. He expressed appreciation for serving with the board members and thanked them for their patience and service, noting that while he tries to help reach resolutions, sometimes it doesn't work out but hopefully they'll get there in the future.

9. Adjourn -

Motion (deCourcy-Bower/Schneeberger) to adjourn. Carried (5-0).

Adjourned at 8:51 pm.

Respectfully submitted by

Recording Secretary,

Deidre Bush  y, Deputy Clerk



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

Job Address 505 E INDUSTRIAL DR. HARTLAND, WI 53029			
Lot	Block	Subdivision	Key No. HAV
Owner/Lessee: LUKE KOPP		EMAIL LUKE@KD-ASSETS.COM	Phone 262-443-4335
Address 505 E. INDUSTRIAL DR		City HARTLAND	State WI Zip 53029
Contractor SIGNS & LINES BY STREET		Phone 262-544-9628 FAX	EMAIL dave@slines.net
Address W240 S3990 ROCKWOOD CIR		City WAUKESHA	State WI Zip 53189

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: 11/7/2025 Date of Meeting: 11/17/2025 Item No. _____

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

PERMIT # _____

JOB LOCATION KD ASSETS, LLC TAX KEY # 85-1873032
OWNER LUKE KOPP, DYLAN BRINKMAN, JOSH DORG PHONE 262-422-6644
ADDRESS 505 E. INDUSTRIAL DR CITY HARTLAND STATE WI ZIP 53029
CONTRACTOR SIGNS & LINES BY STRETCH PHONE 262-544-9628
ADDRESS W24053990 ROCKWOOD CIRCLE CITY WAUKESHA STATE WI ZIP 53189

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

WORDS AS THEY WILL APPEAR ON THE SIGN: KD (LOGO ONLY)

OVERALL DIMENSIONS OF SIGN 56" H x 44" W COLOR OF BACKGROUND ---

SIZE OF LETTERS IN INCHES --- COLOR OF LETTERS BLUE

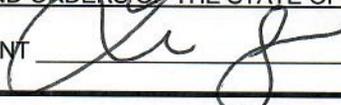
CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.) ALUMINUM

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ \$100 - \$500

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

APPLICANT  LUKE A. KOPP DATE 10/24/2025

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

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

PERMIT # _____

JOB LOCATION KD ASSETS, LLC TAX KEY # 85-1873032
OWNER LUKE KOPP, DYLAN BRINKMAN, JOSH DORO PHONE 262-422-6644
ADDRESS 505 E. INDUSTRIAL DR CITY HARTLAND STATE WI ZIP 53029
CONTRACTOR SIGNS & LINES BY STRETCH PHONE 262-544-9628
ADDRESS W240S3990 ROCKWOOD CIRCLE CITY WAUKESHA STATE WI ZIP 53189

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

WORDS AS THEY WILL APPEAR ON THE SIGN:
KD ASSETS
505 E INDUSTRIAL DR
HARTLAND, WI 53029

OVERALL DIMENSIONS OF SIGN 60" W x 36" H COLOR OF BACKGROUND WHITE

SIZE OF LETTERS IN INCHES LOGO: 20"-24" COLOR OF LETTERS NAVY BLUE
ADDRESS: 4"-5"

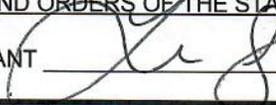
CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)
ALUMINUM

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 \$ \$500 - \$2,000

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  LUKE A. KOPP DATE 10/24/2025

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

INSTALL PICKUP SHIP

REMOVE EXISTING GRAPHICS YES NO VERSION # 1

Color/ Material Key:

3M 7125 Opaque Vivid Blue Vinyl
3mm White ACM Panel

QTY: 2

- 60"W X 36"H X 3mm Single Sided White ACM (MaxMetal) Panels
- Cut 3M 7125 Vivid Blue Lettering applied on Panels
- install panels within existing sign cabinet
- Final panel size to be confirmed prior to production

OPTION A



FRAME OF EXISTING CABINET

DESIGN LAYOUTS ARE COPYRIGHT © 2025



ARTWORK CHARGE: One customer requested revision allowed per drawing/ estimate. There will be an artwork charge for any customer requested revisions.

Project: **Hartland Location**

Install Address: **505 E. Industrial Drive, Hartland, WI 53029**

Sales Person: **Dave Salkin**

Project Manager: **Dave Salkin**

I have checked the DETAILS of this proof and approve the design. Signs & Lines by Stretch is not responsible for typographical errors. My signature authorizes Signs & Lines by Stretch to proceed with production of this order. I understand that I will be charged for product and labor, even if I cancel the order after this date.

Approval: _____ Date: _____

Designer: **Patty Blicharz** Date: **11.07.2025**

REVISIONS	DESCRIPTION
01: ---	Revision
02: ---	Revision
03: ---	Revision
04: ---	Revision
05: ---	Revision
06: ---	Revision

INSTALL PICKUP SHIP

REMOVE EXISTING GRAPHICS YES NO VERSION # 1

Color/ Material Key:

3M 7125 Opaque Vivid Blue Vinyl
3mm White ACM Panel

QTY: 2

- 60"W X 36"H X 3mm Single Sided White ACM (MaxMetal) Panels
- Cut 3M 7125 Vivid Blue Lettering applied on Panels
- install panels within existing sign cabinet
- Final panel size to be confirmed prior to production

OPTION B



FRAME OF EXISTING CABINET

DESIGN LAYOUTS ARE COPYRIGHT © 2025



ARTWORK CHARGE: One customer requested revision allowed per drawing/ estimate. There will be an artwork charge for any customer requested revisions.

Project: **Hartland Location** Install Address: **505 E. Industrial Drive, Hartland, WI 53029**

Sales Person: **Dave Salkin** Project Manager: **Dave Salkin**

I have checked the DETAILS of this proof and approve the design. Signs & Lines by Stretch is not responsible for typographical errors. My signature authorizes Signs & Lines by Stretch to proceed with production of this order. I understand that I will be charged for product and labor, even if I cancel the order after this date.
Approval: _____ Date: _____

W240 S3990 Rockwood Circle
Waukesha, WI 53189 (262) 544 - 9628
www.slines.net

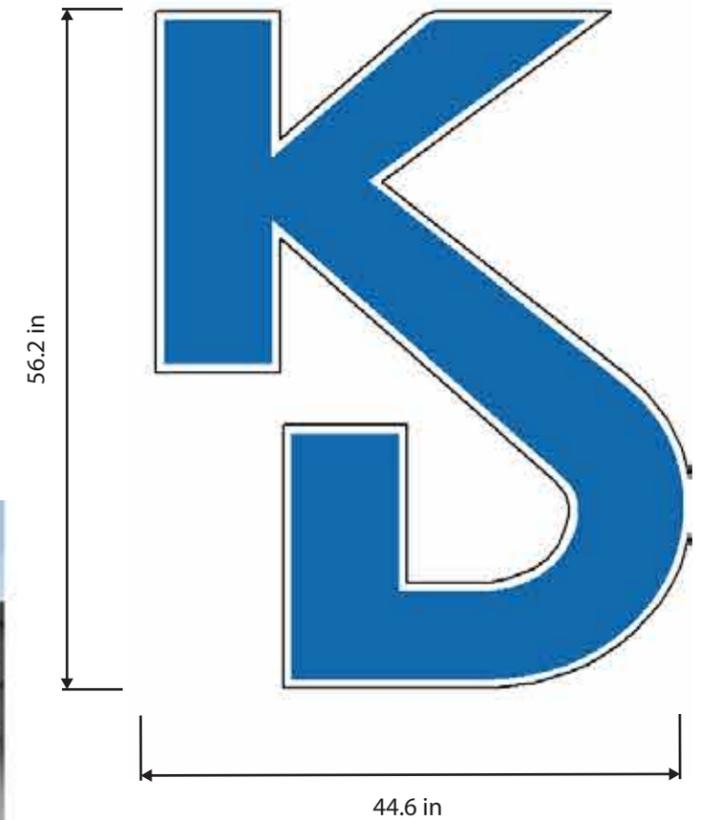
REVISIONS	Designer: <u>Patty Blicharz</u>	Date: <u>11.07.2025</u>
01: --- - Revision		
02: --- - Revision		
03: --- - Revision		
04: --- - Revision		
05: --- - Revision		
06: --- - Revision		

INSTALL PICKUP SHIP

REMOVE EXISTING GRAPHICS YES NO VERSION # 1

QTY: 1

**INSTALLATION OF EXISTING SIGN
ON SIDE OF BUILDING**



DESIGN LAYOUTS ARE COPYRIGHT © 2025



ARTWORK CHARGE: One customer requested revision allowed per drawing/ estimate. There will be an artwork charge for any customer requested revisions.

Designer: Patty Blicharz Date: 11.07.2025

Project: Hartland Location Install Address: 505 E. Industrial Drive, Hartland, WI 53029

Sales Person: Dave Salkin Project Manager: Dave Salkin

I have checked the DETAILS of this proof and approve the design. Signs & Lines by Stretch is not responsible for typographical errors. My signature authorizes Signs & Lines by Stretch to proceed with production of this order. I understand that I will be charged for product and labor, even if I cancel the order after this date.
Approval: _____ Date: _____

REVISIONS	REVISION
01: ---	Revision
02: ---	Revision
03: ---	Revision
04: ---	Revision
05: ---	Revision
06: ---	Revision

W240 S3990 Rockwood Circle (262) 544 - 9628
Waukesha, WI 53189 www.slines.net



Legend

- Plats
- Retired Plats
- Municipal Boundary_2K
- FacilitySites_2K_Labels
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
- Lot
- Unit
- General Common Element
- Outlot
- SimultaneousConveyance
- Assessor Plat
- CSM
- Condominium
- Subdivision
- Cartoline_2K
- EA-Easement_Line
- PL-DA
- PL-Extended_Tie_line
- PL-Meander_Line
- PL-Note
- PL-Tie
- PL-Tie_Line
- <all other values>
- Road Centerlines_2K
- Railroad_2K
- TaxParcel_2K
- Waterbodies_2K_Labels
- Waterlines_2K_Labels
- Municipal Boundary_5K
- FacilitySites_5K_Labels
- Waterbodies_5K_Labels
- Waterlines_5K_Labels
- Railroad_5K
- SimultaneousConveyance
- Assessor Plat

0 66.29 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:

Printed: 11/11/2025





VILLAGE OF HARTLAND
PETITION FOR:

#150 pd 11-12-25
26747

[] NEW PLANNED UNIT DEVELOPMENT OVERLAY PETITION
(REQUIRES 2 PLAN COMMISSION MEETINGS AND MAY INCLUDE UP TO 3 VILLAGE BOARD MEETINGS. DURING ONE OF THE VILLAGE BOARD MEETINGS A PUBLIC HEARING SHALL BE HELD)

OR

[x] AMENDMENT TO EXISTING PLANNED UNIT DEVELOPMENT
(REQUIRES 2 PLAN COMMISSION MEETINGS AND MAY INCLUDE UP TO 3 VILLAGE BOARD MEETINGS. DURING ONE OF THE VILLAGE BOARD MEETINGS A PUBLIC HEARING SHALL BE HELD)

FEE: \$150.00 + \$1,000 Professional Fee Deposit

Table with 2 columns: Date, Fee Paid, Date Filed, Receipt No. Handwritten entries: November 10, 2025; 11-12-25; 11-10-25; 26747

- 1. Name: Sandhill of Hartland, LLC
Address of Owner/Agent: Jim Siepmann c/o Siepmann Realty Corp.
W229N1433 Westwood Drive, Suite 200, Waukesha, WI 53186
Phone Number of Owner/Agent: Office - 262-650-9700 Cell - 414-491-3234
FAX No. E-mail jim@siepmannrealty.com
2. Give complete legal description of property to be considered.
3. State present use of property and intended use.
Change Phases III & IV of Sandhill Condominiums from 25 Two-Family Condominium Buildings (50 units) to 36 Single Family Condominiums.

Signature of Petitioner: Jim Siepmann c/o Siepmann Realty Corp.
Address: W229N1433 Westwood Dr, Suite 200, Waukesha, WI 53186
Phone: 262-650-9700

NOTE:

- a. Upon receipt of the petition for a PUD Overlay or PUD Amendment, the Plan Commission shall consider the request after the second meeting and make a recommendation to the Village Board. If the Village Board, upon reviewing the Plan Commission's recommendation, determines the request to have merit, it may order publication for a public hearing. After the public hearing held by the Village Board, it will take any action deemed necessary.
- b. Petition, Approval of Location and Plan of Operation may be made to the Village Plan Commission by filing such petition with the Village Clerk, accompanied by an operation description and a site plan showing the property boundaries, proposed and existing structures, a sketch of the building exterior and floor plan, and indicating uses on abutting property within 25 feet. Plans for landscaping and indication of parking facilities should be attached. Be as detailed as possible in order to fully inform the Plan Commission of your exact purpose and intention.
- c. Include a Plat Map in triplicate, drawn to a scale of not less than 100 ft. to the inch, showing the land in question, its location, the length and direction of each boundary thereof, the location of existing buildings and uses of same on such lands. Also, show the proposed building and the plat plans and indicate setbacks and offsets from the lot line. Parking area should also be shown.
- d. Ask for a copy of the Village Ordinance relating to zoning changes or Planned Unit Development districts (PUD), as required.
- e. Include fee payable to **The Village of Hartland**

\$150 for PUD Petition + \$1,000 PROFESSIONAL FEE DEPOSIT
- f. Mail or deliver request, in triplicate, to:

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



MAP WAUKESHA county

Waukesha County GIS Map



Legend

- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
- Lot
- Unit
- General Common Element
- Outlot
- SimultaneousConveyance
- Assessor Plat
- CSM
- Condominium
- Subdivision
- Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>
- Railroad_2K

0 298.06 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

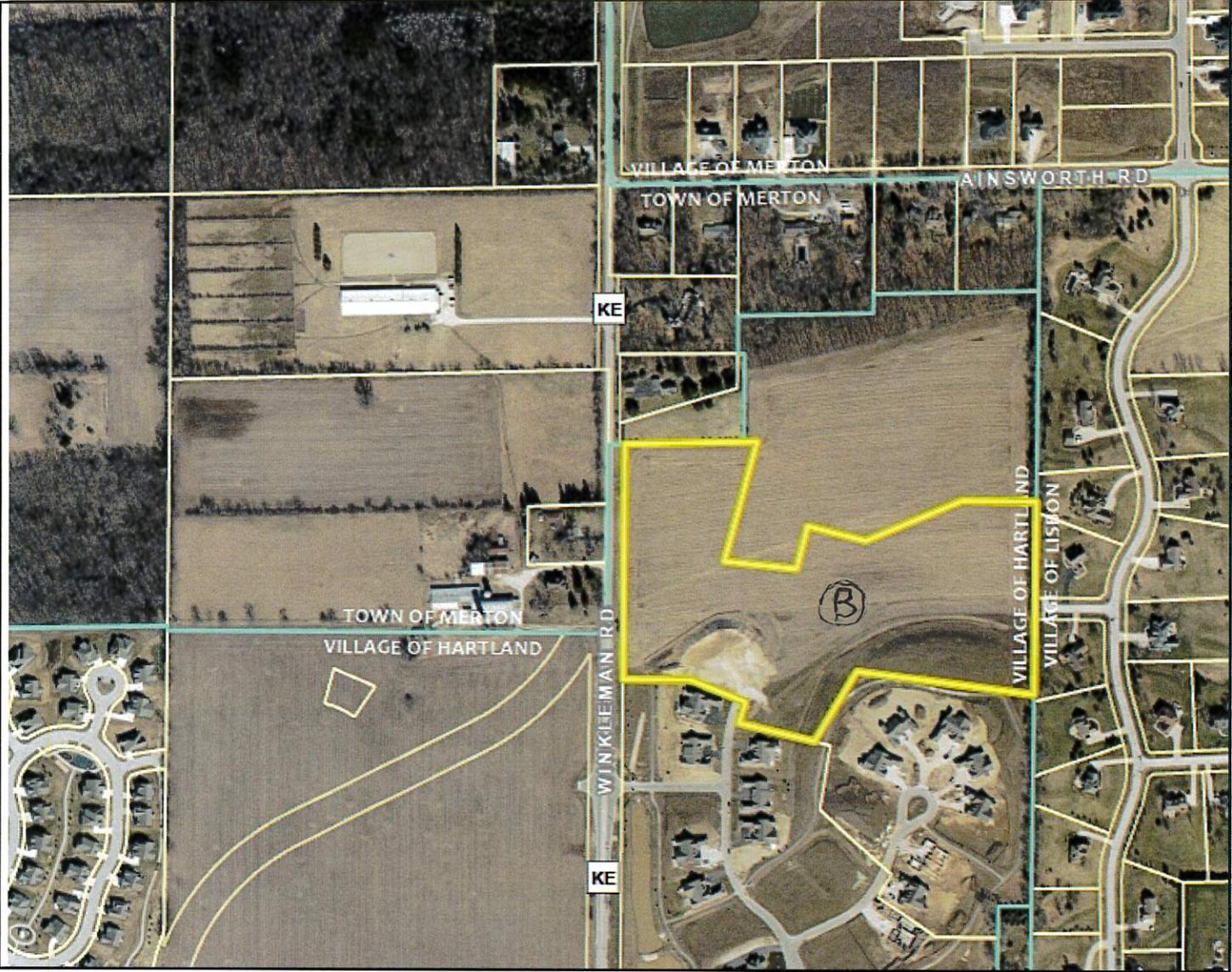
Notes:

Printed: 11/7/2025





Waukesha County GIS Map



Legend

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- PL-Tie_Line
- <all other values>
- Railroad_2K



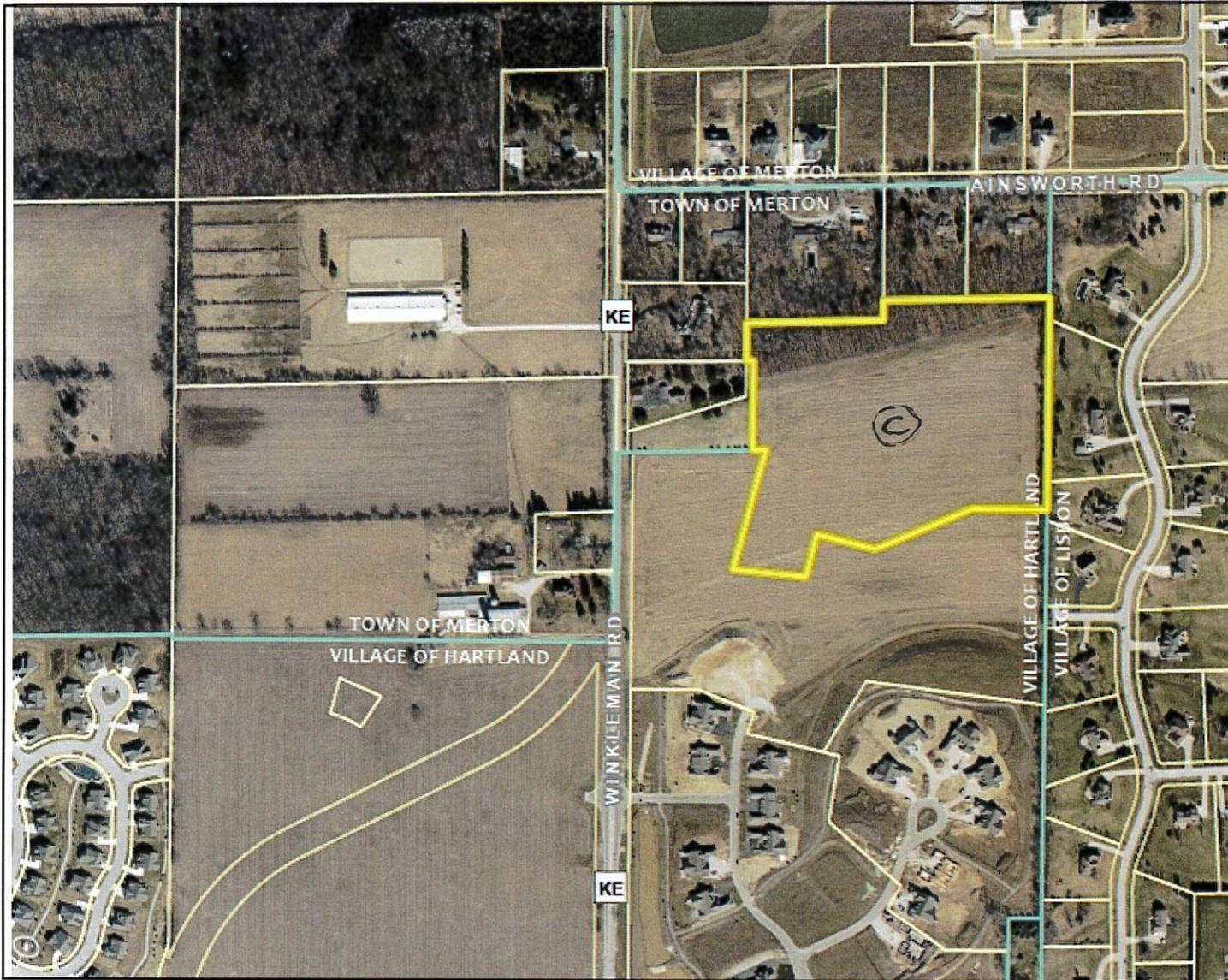
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Notes:
Printed: 11/7/2025



MAP WAUKESHA county

Waukesha County GIS Map



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- PL-Extended_Tie_line
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- PL-Note
- PL-Tie
- PL-Tie_Line
- <all other values>
- Railroad_2K

0 470.02 Feet

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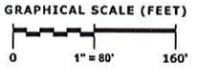
Notes:

Printed: 11/7/2025



EXHIBIT A

ORIGINAL SITE PLAN

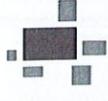


SANDHILL EAST MULTI-FAMILY DATA TABLE:
 PROPERTY AREA = 59.26 AC (DOES NOT INCLUDE 50' ROW FOR CTH KE & CTH K)
 33 TWO-FAMILY BUILDINGS (66 UNITS)
 11 FOUR-FAMILY BUILDINGS (44 UNITS)
 44 TOTAL BUILDINGS (110 UNITS)
 DENSITY = 110 UNITS / 59.26 ACRE = 1.86 UNITS/ACRE
 TOTAL LENGTH OF PROPOSED ROAD =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



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.
 DESIGNED BY: [unreadable]
 DRAWN BY: [unreadable]
 REVIEWED BY: [unreadable]
 DATE: [unreadable]

www.pinnacle-engr.com


PINNACLE ENGINEERING GROUP
 PLAN | DESIGN | DELIVER
 www.pinnacle-engr.com
 WISCONSIN OFFICE:
 20725 WATERTOWN ROAD
 BROOKFIELD, WI 53186
 (262) 754-8888
 CHICAGO | MILWAUKEE | NATIONWIDE
 ENGINEERING | NATURAL RESOURCES | SURVEYING

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 SHEET: C-1	© COPYRIGHT 2014
--	------------------

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'

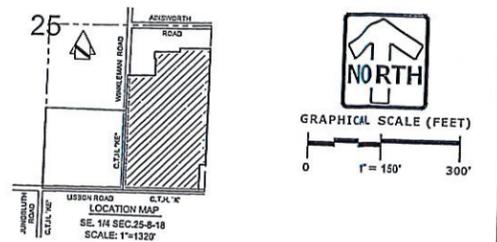
EXHIBIT B



SW CORNER SE 1/4

SE CORNER, E
 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) ***

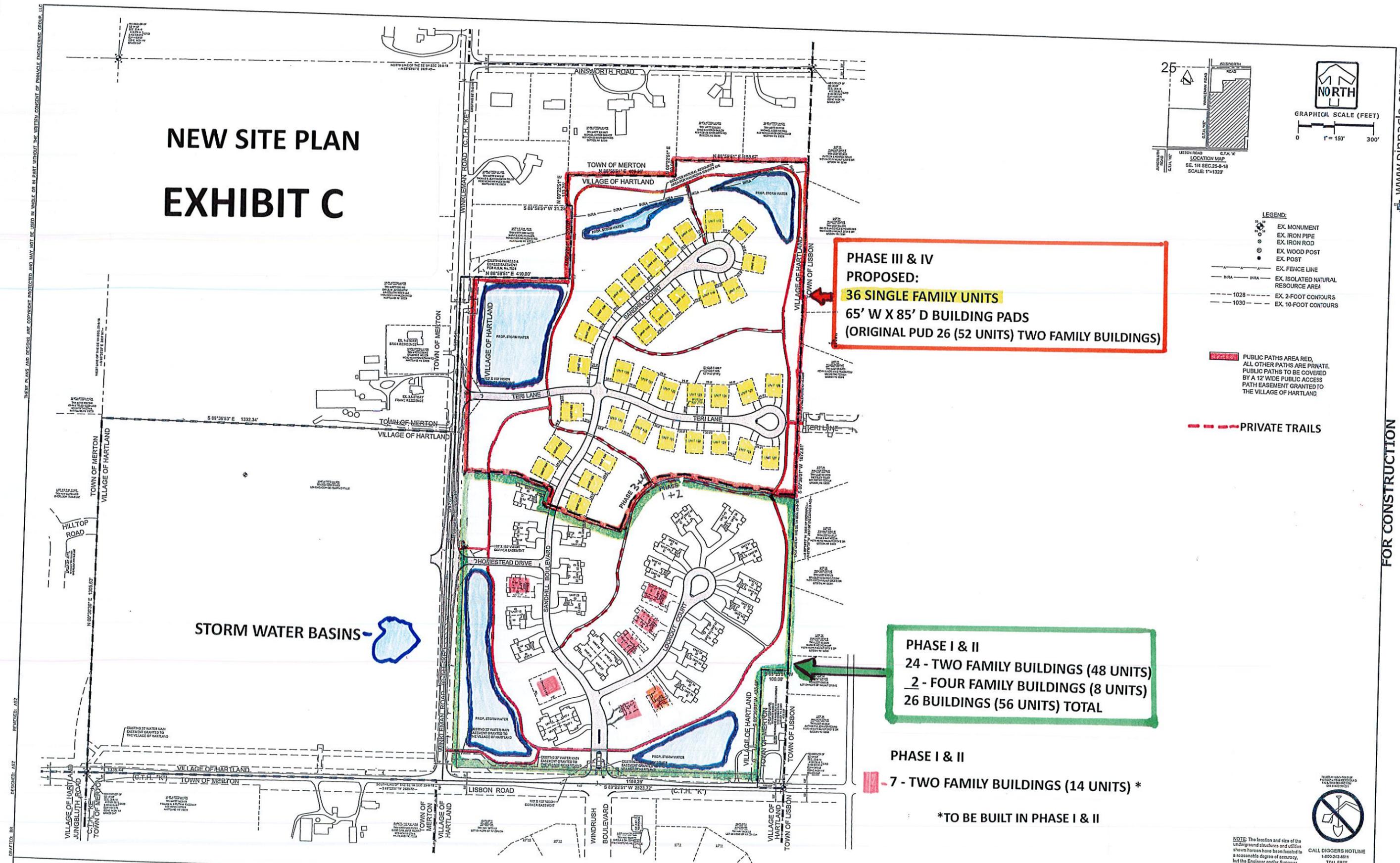
***TO BE BUILT IN PHASE I & II**

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 268-1181

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



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(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

SANDHILL VILLAGE OF HARTLAND, WI

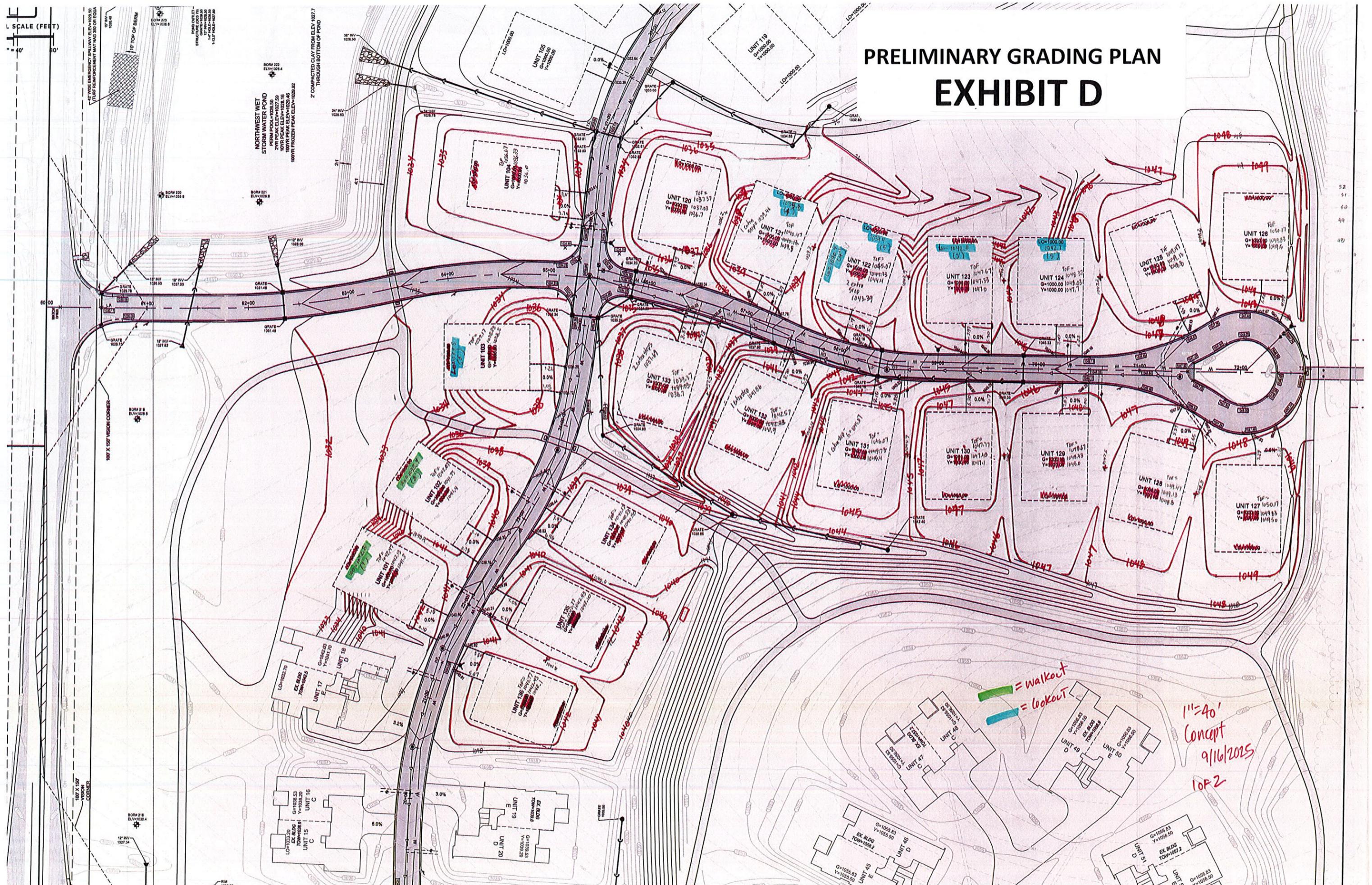
PROPOSED SITE PLAN

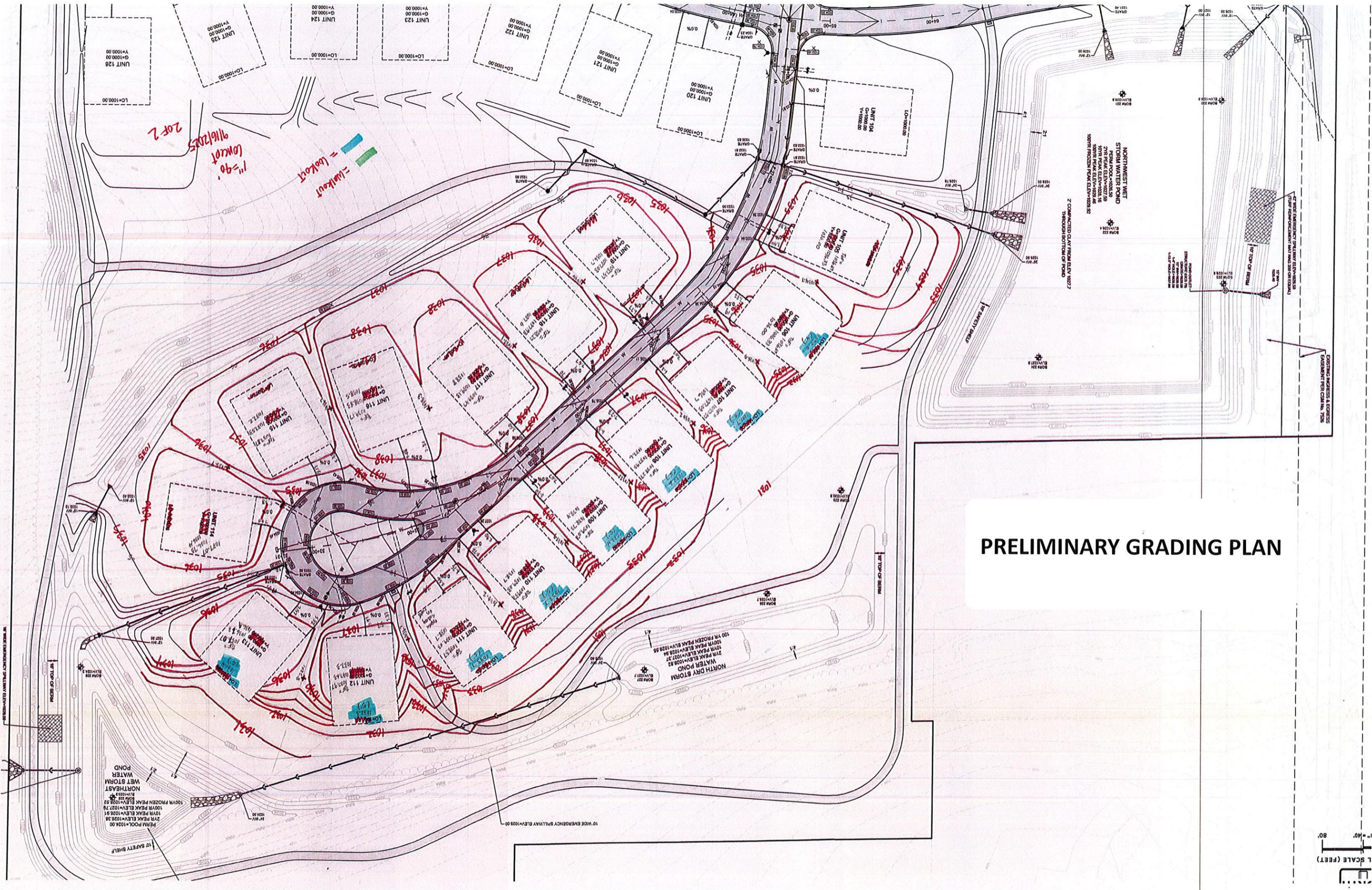
REVISIONS	
NO.	DESCRIPTION

PROJECT NO. 2022-002-VT	DATE 09-21-23	SCALE 1" = 150'	SHEET C-2
DESIGNED BY ASZ	CHECKED BY ASZ	DATE 09-21-23	SCALE 1" = 150'
SHEET C-2			

L SCALE (FEET)
1" = 40'

PRELIMINARY GRADING PLAN EXHIBIT D





PRELIMINARY GRADING PLAN

1" = 40'
 L SCALE (FEET)
 80'

Deidre Bushey

From: Ryan Bailey
Sent: Friday, November 14, 2025 8:15 AM
To: Deidre Bushey; Sandee Policello
Subject: Fwd: Site Plan 163 E Capitol DR
Attachments: 25303_Moen Site Plan 251113.pdf; Site Plan.pdf

Sent from my iPhone

Begin forwarded message:

From: Mike Moen <moen1978@gmail.com>
Date: November 14, 2025 at 8:10:45 AM CST
To: Scott Hussinger <scotth@villageofhartland.wi.gov>, Ryan Bailey <ryanb@villageofhartland.wi.gov>
Cc: Jeffrey Pfannerstill <jeffreyp@villageofhartland.wi.gov>
Subject: Site Plan 163 E Capitol DR

Ryan and Scott,

Please find the attached site plan for Plan Commission review and approval.

Future purpose and the attached photos illustrate the proposed location for a shared dumpster, positioned directly on the lot line with the neighboring property. This arrangement benefits both parties:

- It relocates their current dumpster away from their handicap parking spaces, improving site functionality and accessibility.
- All pickups can continue on their side, requiring no changes to the existing service route.

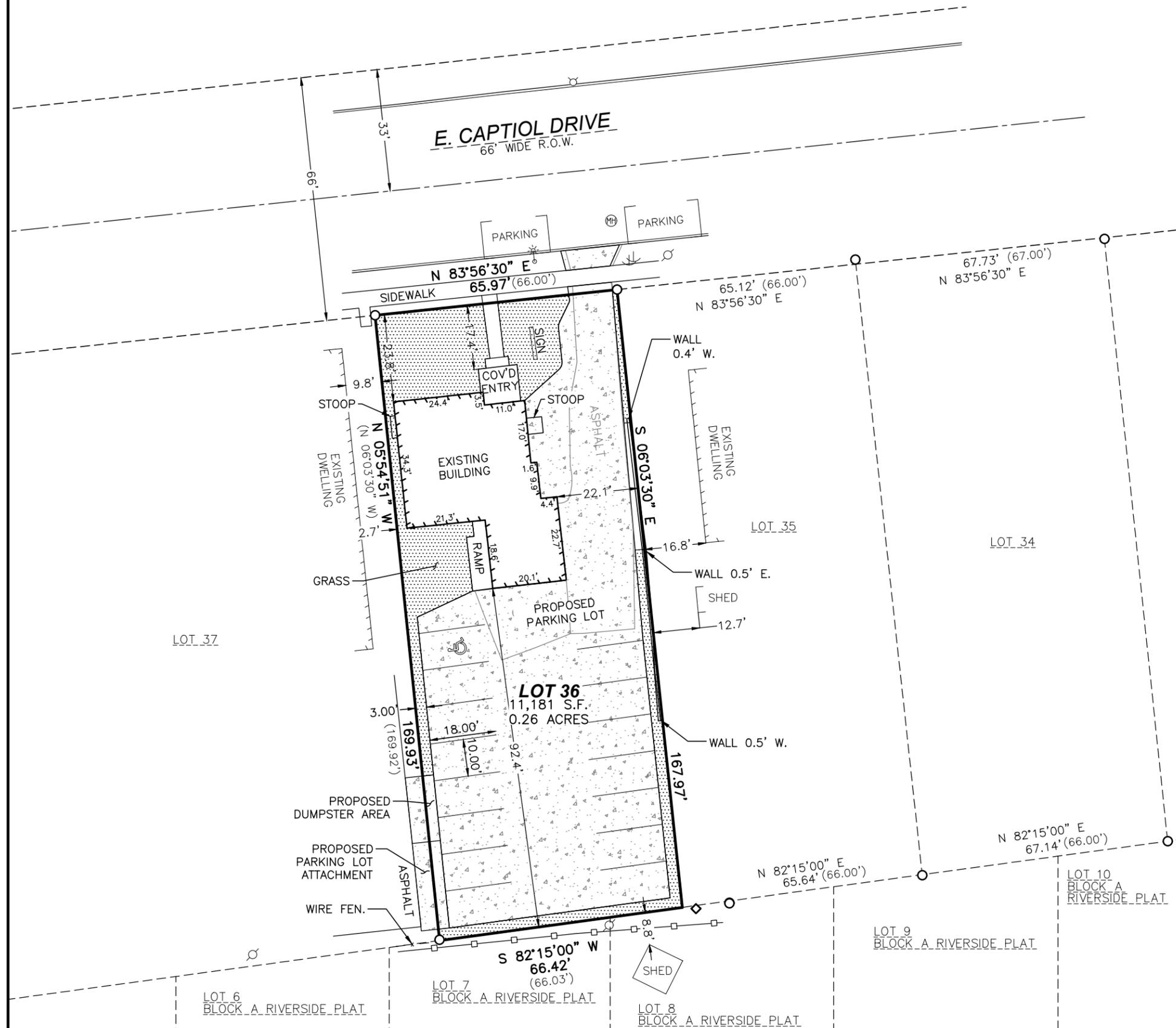
From the public sidewalk, the dumpsters will be fully screened by a proposed green fence of dwarf evergreens planted between the properties.

Parking lot lighting will utilize the existing building-mounted fixtures on the rear facade, directed downward to ensure safety for users while eliminating light spill into the adjacent residential area. Per Jeff P.'s recommendation, no additional light pole is proposed at the rear lot, as it would introduce unnecessary light pollution (Riverwalk Apartments). Jeff advocates for minimal lighting overall. All lights will be extinguished by 9:00 p.m.

To meet Black Earth's operational shutdown during Thanksgiving week, I have requested a special meeting with Jeff. They have confirmed that paving can still be completed prior to the holiday.

SITE PLAN

LOT 36 OF THE VILLAGE OF HARTLAND ASSESSOR'S PLAT NO. 1, BEING PART OF THE SE 1/4 OF SECTION 34, T.8N., R.18E, AND PART OF THE NE 1/4 OF SECTION 3, T.7N., R.18E., VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

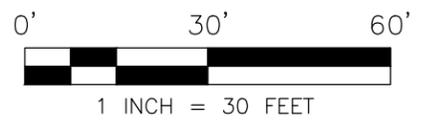


NOTES:

- SITE PLAN CREATED PER INFORMATION PROVIDED OCTOBER 29, 2025.

LEGEND

- FOUND 1" IRON PIPE OR NOTED
- MANHOLE
- POWER POLE
- GUY WIRE
- LIGHTPOLE WITH MAST
- HYDRANT
- FOUND IRON ROD
- SIGN
- WOOD FENCE
- GRASS



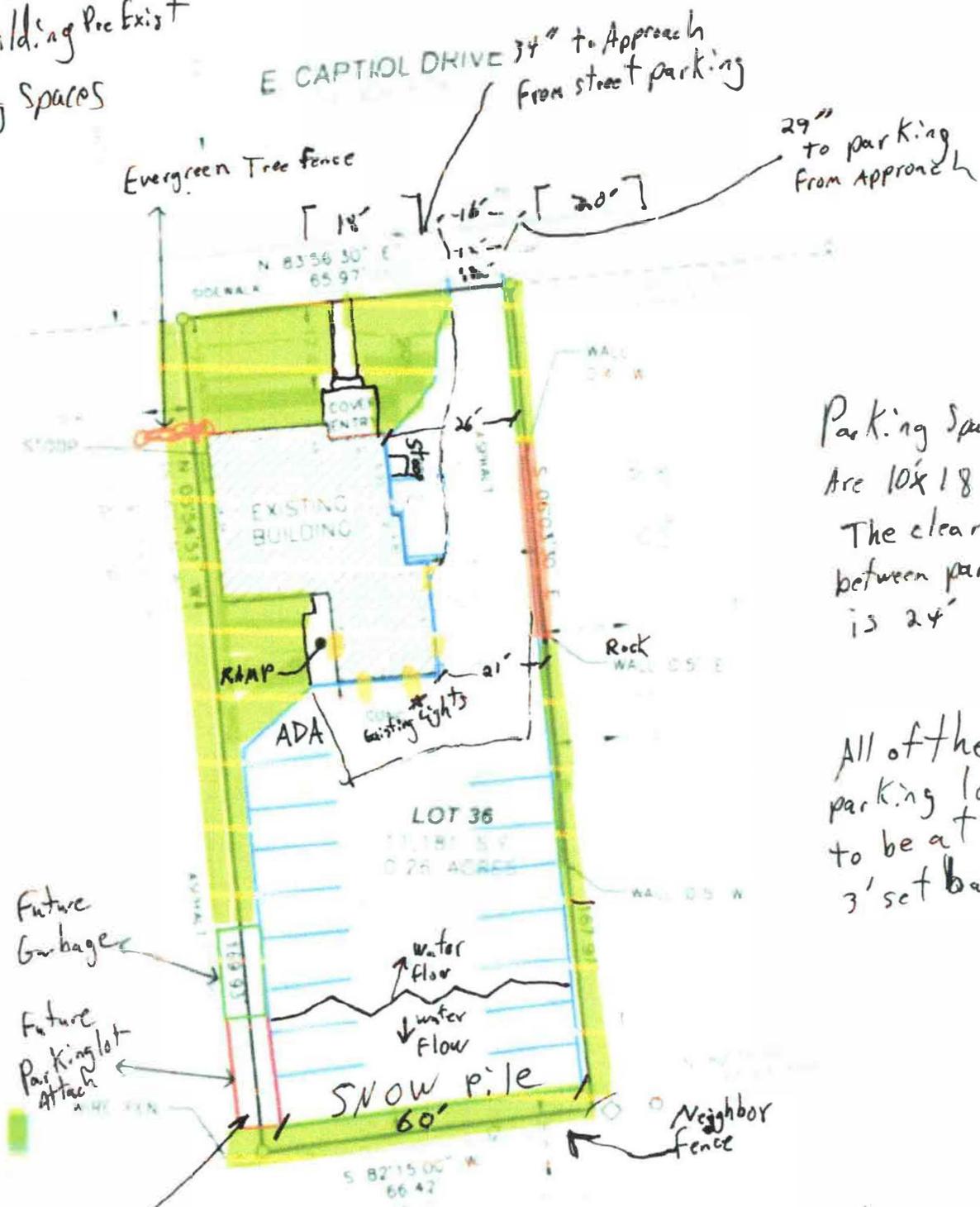
LAND SURVEYING • LAND PLANNING
 955 LEXINGTON DRIVE
 OGDONMOWOC, WI 53066
 WWW.LANDTECHWI.COM
 (262) 367-7599

DATED 11/13/2025
 JOB #25303

This is an overlay of the survey

Green is grass
Yellow is pre existing
Ramp and building Pre Exist
18 total parking spaces

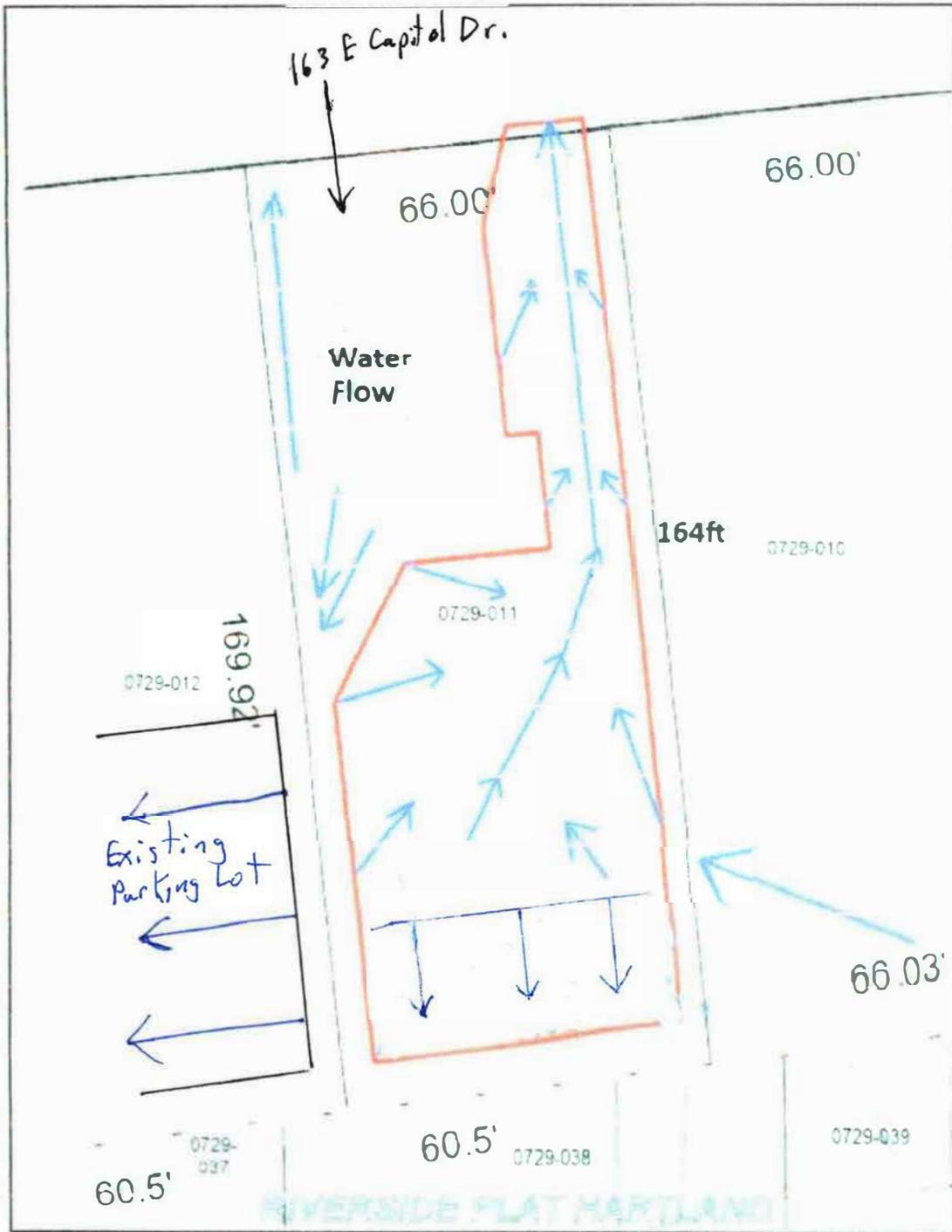
All north of lot line to remain.



Parking Spaces
Are 10x18
The clear space
between parking
is 24'

All of the
parking lot
to be at a
3' set back

Snow Plow Purposes And direction from neighbor to the west



Legend

- Corporate Limit Bc
- PLSS Corners
 - Center of Section
 - Closing Corner
 - Ghost Corner
 - Meander Corner
 - Quarter Corner
 - Section Corner
 - Standard Corner
 - Taxlot/Plat Corner
 - Witness Corner
- PLSS Line
 - PLSS Township
 - PLSS Section
 - PLSS Quarter Sec
- Notes
- Parcel Dimensions
- Conveyance DOC
 - Assessor's Plat
 - Condominium Plat
 - Certified Survey Plat
 - Subdivision Plat
- Tax Parcel
- Misc. Lines
 - EA-Eisenfeld Line
 - PL-DA
 - PL-Extend. Tie
 - PL-IA
 - PL-Meander Line
 - PL-Note
 - PL-Original Parcel
 - PL-PT
 - PL-Tie
 - PL-Tie Line
 - RR-CI
 - Rwy. Right-of-Way
- LOTS
- Rights of Way
 - Dedicated
 - Prescriptive Easement
 - Proposed
 - Railroad
 - Reserve
 - Vacant
 - All other values
- Road Centerlines
- Water Boundaries

0 30.00 Feet

Notes:

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AMERICAN FAMILY
INSURANCE
SLSWORTH &
ASSOCIATES
(62) 367-2312





RECYCLABLES ONLY
GFL
GREEN FOR LIFE
environmental
gflenv.com



26



WARNING
LOAD EVENLY!
Overloading may cause
collapse and injury.
Use equipment
properly. Do not use
equipment in unsafe
manner. Do not
operate on uneven
ground or steep
slopes.

Bobcat