



Village of Hartland

210 Cottonwood Avenue

Hartland WI 53029

PH: 262-367-2714

FAX: 262-367-2430

www.villageofhartland.wi.gov

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, FEBRUARY 16, 2026 ▪ 6:30 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD**

Roll Call

Pledge of Allegiance

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 December 15, 2025
2. Architectural Board review and consideration of an application for addition of an attached garage at 216 Merton Avenue
3. Architectural Board review and consideration of an application for signage for 122 E. Capitol Drive
4. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for the Braden property at N30 W29315 Hillcrest Drive
5. Discussion and consideration to erect a bulk water filling station at 570 Progress Drive, The Village's Number 3 Wellhouse Site.
6. Plan Commission review and consideration of Landscape Plans for Sandhill single-family condominiums
7. Architectural Board review and consideration of architectural standards for Sandhill single-family dwellings to allow developer review of individual plans
8. Architectural Board and Plan Commission review and consideration of resubmittal of approved addition for T-Lon at 1110 Richards Road
9. Plan Commission review of conceptual plan for Haight Drive

10. 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.

11. 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/88490074569?pwd=X3orJ9gCu19wZaKYNRBFs1qdE1Za3.1> The Meeting ID is 884 9007 4569, Passcode is 677780. To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.

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

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

Others Present: Ryan Bailey (via zoom), Deputy Clerk Bushey, and Rick Conner.

Public Comments -

The chairperson opened the floor for public comments. After checking both in-person attendees and Zoom participants, no one came forward to speak during the public comment period.

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of November 17, 2025

Chairman Pfannerstill called for consideration of the previous meeting minutes.

Motion (Wallschlager/Schneeberger) to approve the Joint Architectural Board and Planning Commission minutes of November 17, 2025. Carried (7-0).

2. Architectural Board review and consideration of an application for signage and awning for 141 Cottonwood Avenue

Rick Conner presented the application for Enterprise News at 141 Cottonwood Avenue. He explained that they would be swapping out existing signage, including:

Replacing two burgundy awnings on the south side of the building with a green awning

Replacing the front shaped shingle awning with a black metal awning (changed from the originally planned green to match the neighboring Mosaic business at the landlord's request)

Installing a metal sign on the corner of the building for pedestrian visibility

The commissioners discussed the corner sign's height and projection from the building. A commissioner noted that there had been previous discussions about a similar sign for the other side of the building, where Scott had established the proper height according to village ordinances. The commissioners agreed that maintaining the same size and height as the previously approved sign would be appropriate and would satisfy ordinance requirements.

There was additional discussion regarding the existing lighting under the awning. Mr. Conner clarified that there are existing lights that are rarely used, but they primarily illuminate the sidewalk and landscaping rather than the signage itself. These lights would typically be off when the business is closed.

Motion (DeCourcy-Bower/Schneeberger) to approve the application for signage at 141 Cottonwood Ave. Carried (7-0).

3. Announcements

A commissioner proposed beginning future meetings with the Pledge of Allegiance, similar to the practice at Village Board and Police and Fire Commission meetings. Jeffrey Pfannerstill indicated this would be implemented unless there was significant opposition, and asked members to contact Ann or himself with any concerns.

The same commissioner also requested a \$10 increase in the per-meeting pay scale for commissioners, noting there had not been an increase "in forever." Ryan Bailey, Village Manager (attending via Zoom), acknowledged the request and indicated he would forward this to Sandee for consideration by the Village Board. Ryan estimated the financial impact would be approximately \$4,000-5,000 total.

Jeffrey Pfannerstill expressed holiday wishes and thanked the commissioners for their service to the village throughout the year. He provided updates on two community members:

- Former Village President David Lamerand (who served for 26 years) was reported to be in the hospital.
- Tony, Jerry and Maria's Arena's son is in the ICU on a ventilator, with limited treatment options remaining in his battle with cancer.

Pfannerstill also praised the recent Hartland Lights event and holiday train despite cold temperatures, noting increased shopping activity in the village the following day.

4. Adjourn -

Motion (deCourcy-Bower/Schneeberger) to adjourn. Carried (5-0).
Meeting 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 <i>216 Merton Ave</i>			
Lot <i>971</i>	Block	Subdivision	Key No. HAV <i>0428-970</i>
Owner <i>Robert Cowden</i>			Phone <i>262-923-6688</i>
Address <i>216 Merton Ave</i>		City <i>Hartland</i>	State <i>WI</i> Zip <i>53029</i>
Contractor <i>N/A / owner</i>		Phone	FAX
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 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: 1-12-26 Date of Meeting: 2-16-26 Item No. _____



Department of Building Inspection

PERMIT # _____

APPLICATION FOR BUILDING PERMIT

210 Cottonwood Avenue • Hartland, WI 53029 • Phone (262) 367-4744 • Fax (262) 367-2430

JOB LOCATION 216 Merton Avenue. Hartland, WI 53029

OWNER Robert Couden PHONE 2629236688 FAX _____

ADDRESS 216 Merton Avenue CITY, STATE, ZIP Hartland, WI 53029

CONTRACTOR N/A - Homeowner PHONE _____

ADDRESS _____ CITY, STATE, ZIP _____

DWELLING CONTRACTOR # _____ EMAIL robertcdn@yahoo.com

When permit is ready notify: Contractor Owner By: Mail Phone Email

Project Description: Adding Attached Garage to Existing Home

Estimated cost of above job(s) \$ 60,000

Current principal use of property Personal Residence

Proposed principal use of property Personal Residence

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 the Uniform Dwelling Code of Wisconsin Administrative Code, Zoning Ordinance, all other ordinances of the Village of Hartland and with all the laws and orders of the State of Wisconsin applicable to said premises.

Signature of Applicant [Signature] Date 1-8-26

CONDITIONS OF APPROVAL: This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

1. See plans for possible conditions/recommendations
2. _____
- _____
- _____
- _____
- _____

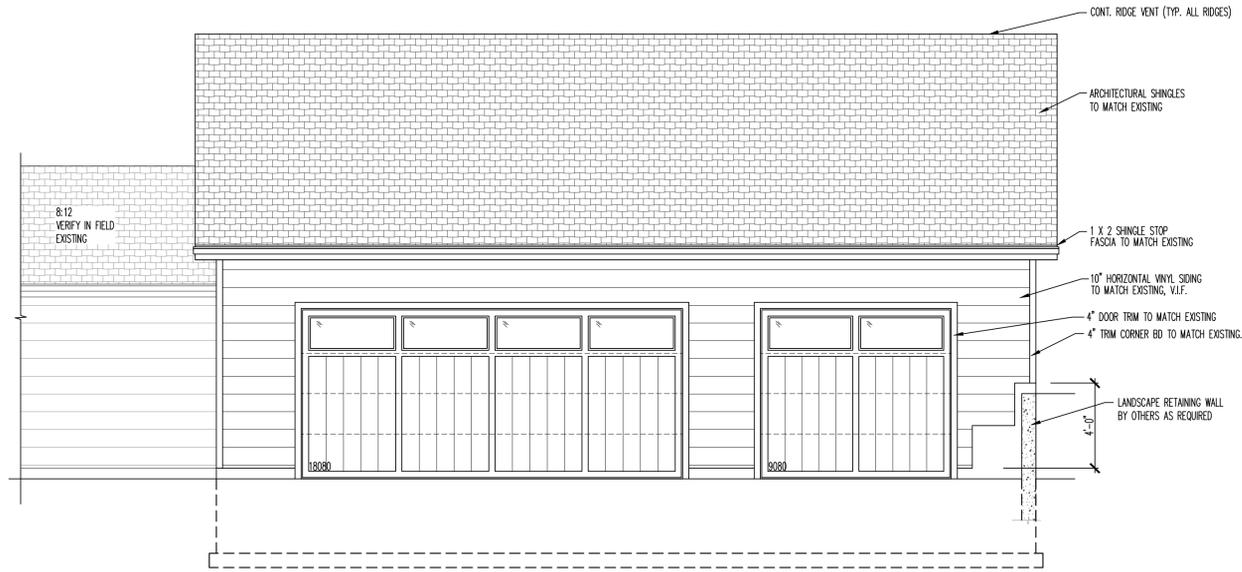
_____ TOTAL FEES

_____ Date Paid

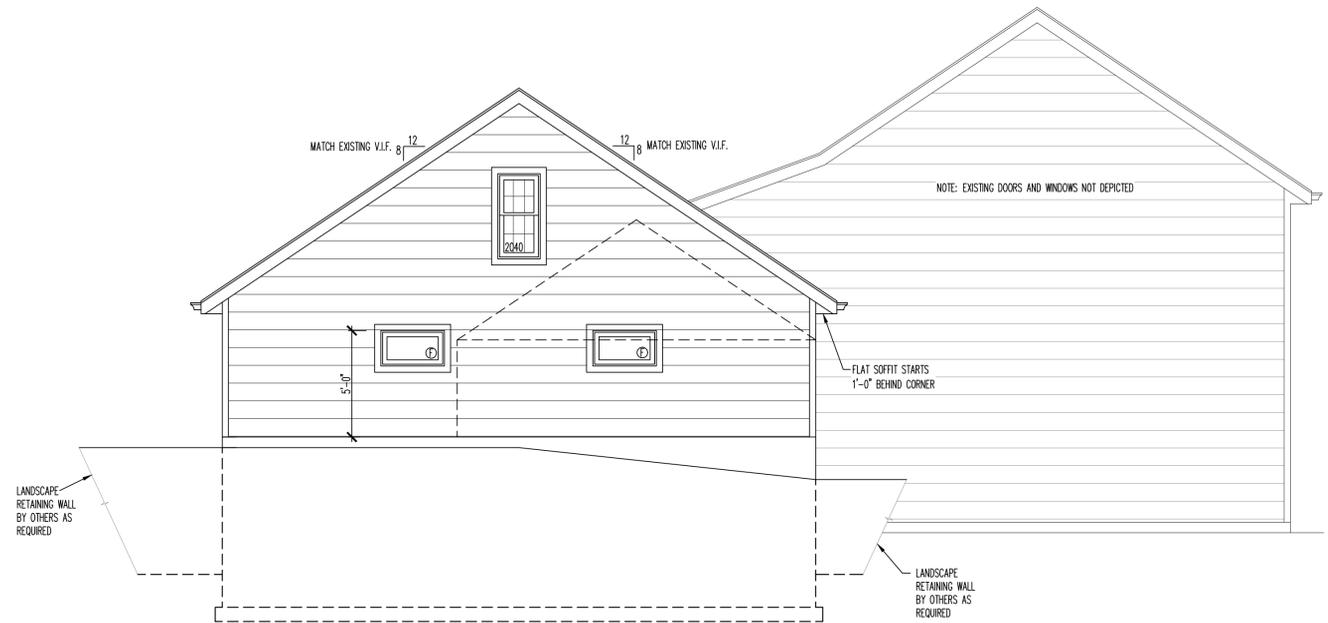
_____ Receipt

Meeting dates plans were approved for building permit:
Plan Commission _____ Village Board _____ Arch Board _____

APPLICATION APPROVED ON: _____ DATE BY: _____ BUILDING INSPECTOR



2B A201 RIGHT SIDE ELEVATION 1/4"=1'-0"



1E A200 REAR ELEVATION 1/4"=1'-0"



4E A200 LEFT SIDE ELEVATION 1/4"=1'-0"

ELEVATION NOTES

- DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE
- SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES TO BE MET WITHIN 2" OR EXCEEDED, DEPENDING ON MFG.
- EXAMPLE: 2555 = 2'-5" X 5'-5"
- EXAMPLE: 3068 = 3'-0" X 6'-8"
- EXAMPLE: 18080 = 18'-0" X 8'-0"

TEMPERED GLASS = (1)
 FIXED WINDOW = (2)
 EGRESS WINDOW = (3)
 EGRESS WINDOW BREAKDOWN =
 MIN. CLEAR OPEN AREA OF 5.7 S.F.
 MIN. CLEAR OPEN WIDTH OF 20"
 MIN. CLEAR OPEN HEIGHT OF 24"
 MAX. SILL HEIGHT OF 44"

REMODELING & ADDITION NOTES

- WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF FITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
- ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
- ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
- VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
- ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	07-25-25
2	DESIGN DEVELOPMENT	07-25-25
3	DESIGN DEVELOPMENT	07-25-25
4	DESIGN DEVELOPMENT	07-25-25
5	DESIGN DEVELOPMENT	07-25-25

Architects & Planners, Inc.

2800 Behan Road at Rt. 176
Crystal Lake, IL 60014

98 W. Main St.
Lake Geneva, WI 53147

1700 E. Baseline Ave.
Waukegan, WI 53186

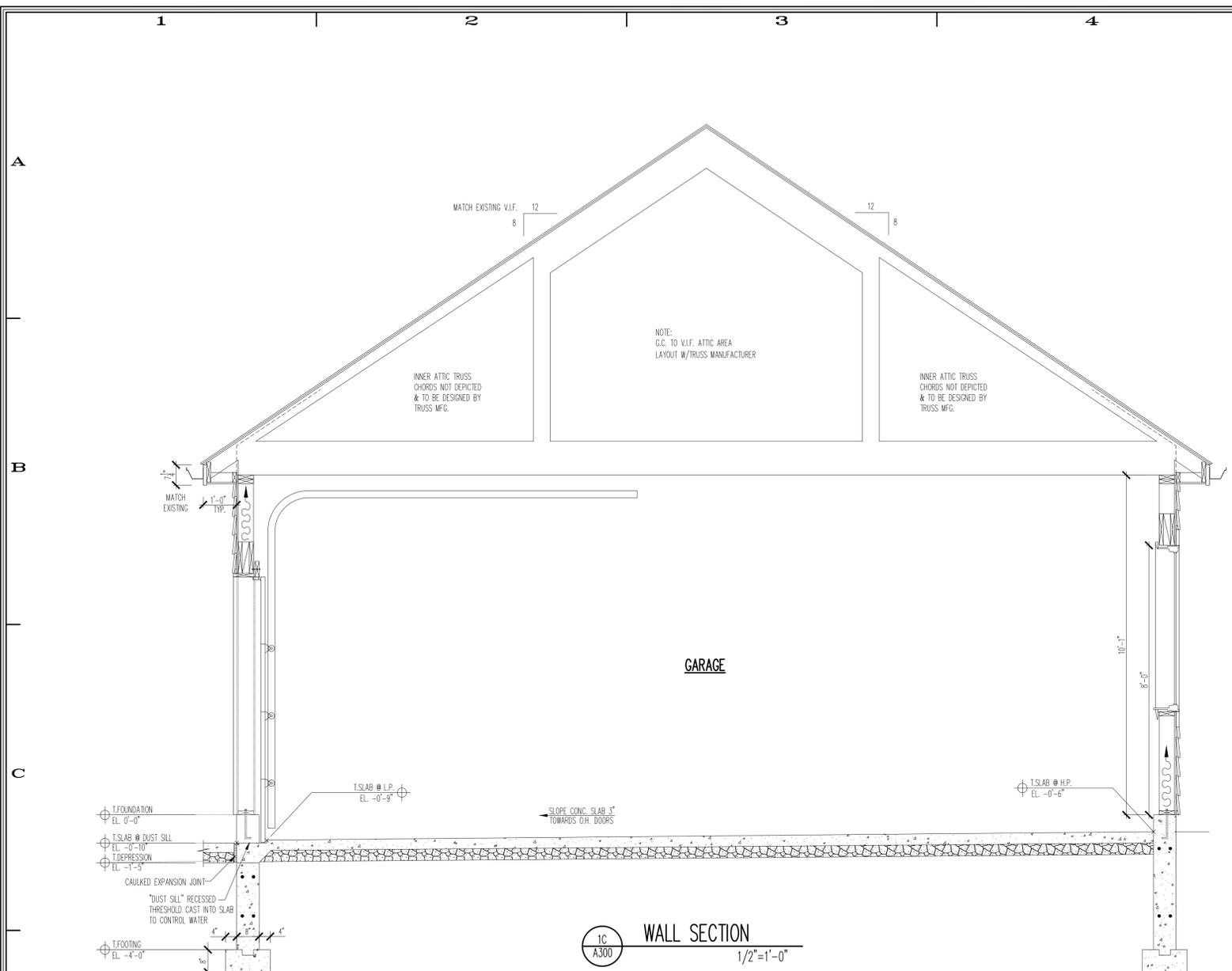
40 Crystal St.
Cary, IL 60013

Job Number: 25194

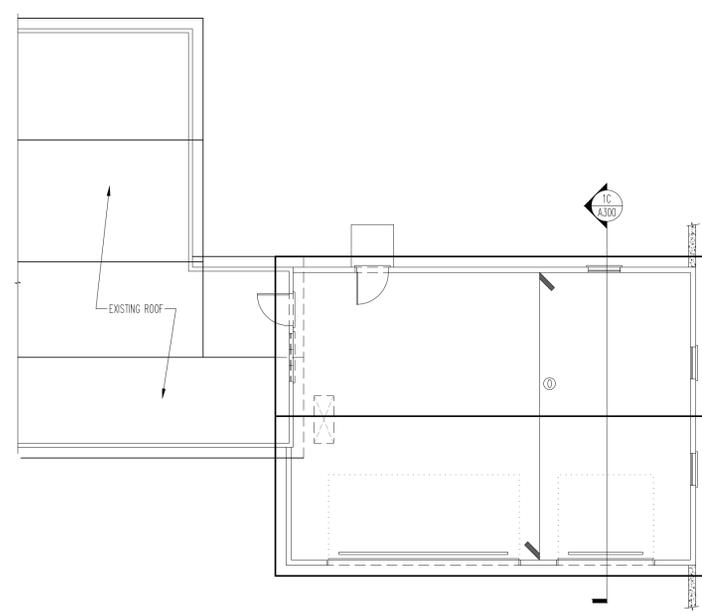
Sheet Number: A200

25194.A200





1C WALL SECTION
1/2"=1'-0"



ROOF STRUCTURAL SPECIFICATIONS		NOTES
① = 2 X 6 RAFTERS @16" O.C.	① = 2 X 4 COLLAR TIES @48" O.C.	ALL EAVES AND RAKES 1'-0" UNLESS OTHERWISE NOTED ALL RIDGE, HIP AND VALLEY BOS. TO BE THE FULL DEPTH OF THE CUT END OF THE RAFTER UNLESS OTHERWISE NOTED FURR DOWN RAFTERS AS REQ'D IN VAULTED CEILING AREAS TO ALLOW FOR INSULATION AS SPECIFIED IN THE BUILDING SECTION SPECS, PAGE A300. ADD BLOCKING @ RAFTER BEARING TO MAINTAIN OVERHANG PROFILE THROUGHOUT UNLESS OTHERWISE NOTED. PROVIDE ARCHITECT WITH INDIVIDUAL ROOF TRUSS DRAWINGS AND A ROOF TRUSS LAYOUT PLAN SHOWING ANY INTERIOR POINT LOADS INFORMATION CAUSED BY TRUSSES WHICH ARE STAMPED AND SIGNED BY A LICENSED ENGINEER FOR ALL PRE-ENGINEERED TRUSSES FOR APPROVAL PRIOR TO FABRICATION. PROVIDE SIMPSON 1/2.5A HURRICANE CLIPS @ EACH RAFTER
② = 2 X 8 RAFTERS @16" O.C.	② = 2 X 6 COLLAR TIES @48" O.C.	
③ = 2 X 10 RAFTERS @16" O.C.	③ = 2 X 8 COLLAR TIES @48" O.C.	
④ = 2 X 12 RAFTERS @16" O.C.	④ = CEILING JOISTS PER FLOOR PLANS	
⑤ = 2 X 6 CEILING JOISTS @16" O.C.	⑤ = PRE-ENGINEERED ROOF TRUSSES @24" O.C.	
⑥ = 2 X 8 CEILING JOISTS @16" O.C.	⑥ = PRE-ENGINEERED SOSSOR TRUSSES OR MODIFIED	
⑦ = 2 X 10 CEILING JOISTS @16" O.C.	⑦ = CEILING TRUSSES @24" O.C. (SEE PLANS FOR CEILING)	
⑧ = 2 X 12 CEILING JOISTS @16" O.C.	⑧ = PRE-ENGINEERED ATTIC TRUSSES @24" O.C.	
W.L. = 1 3/4" L.S.E. MICROLAM LVL	O.B. = OVER BUILD D.R. = DOUBLE RAFTER	
T.S. = 1 3/4" L.S.E. TIMBERSTRAND LSL	O.L. = OVERLAY T.R. = TRIPLE RAFTER	
■ = (3)2X6 BUILT UP POST - BRACE	E.R. = EXTENDED RIDGE E.V. = EXTENDED VALLEY	
EACH DIRECTION FOR MAXIMUM ON BRACED HEIGHT OF 10'-0"	U.B. = UNDER BUILD E.H. = EXTENDED HIP	
	G.T. = GRIDDER TRUSS	

5C ROOF PLAN & STRUCTURAL NOTES
1/8"=1'-0"

CONSTRUCTION SPECIFICATIONS

TYPICAL ROOF CONSTRUCTION:
 ROOF VENTS PER ELEVATIONS & ATTIC VENT SCHEDULE
 ROOFING PER ELEVATIONS OVER BUILDING FELT
 ICE BARRIER FROM EAVE'S EDGE TO MIN. 2'-0" PAST INTERIOR FACE OF EXTERIOR WALL
 PROVIDE (2) LAYERS ICE BARRIER FOR ASPHALT ROOFS W/ 2:12, 3:12, 4:12 PITCHES]
 5/8" EXT. GRADE STRUCTURAL PANEL SHEATHING W/ H-CLIPS ON TRUSS BUILT ROOF AREAS
 (SEE ROOF PLAN FOR ROOF STRUCTURE)
 1 X FASCOA PER ELEVATIONS
 LP. SMARTSIDE SOFFITS W/ CONTINUOUS VENTS
 5/8" GYP. BD. AT CEILING FOR TRUSS BUILT ROOF AREAS

TYPICAL EXTERIOR FRAME WALL CONSTRUCTION:
 SIDING PER ELEVATIONS
 TYMEX OR EQUIV. HOUSE WRAP
 1/2" CONTINUOUS STRUCTURAL PANEL SHEATHING
 2 X 6 STUDS @16" O.C. PER PLAN
 1/2" GYP. BD.

TYPICAL INTERIOR FRAME WALL CONSTRUCTION:
 1/2" GYP. BD. (FINISHED ROOM SIDES)
 2 X 4 / 2 X 6 STUDS @ 16" O.C. (STUD SIZE PER PLANS)
 (2) WALL TOP PLATES
 (1) WALL BOTTOM PLATE

TYPICAL FOUNDATION WALL SILL PLATE CONSTRUCTION:
 TR. 2 X 6 SILL PLATE SET IN SILL SEALER
 1/2" DIA. X 10" L ANCHOR BOLTS EMBEDDED 7" MIN. @6" O.C. MAX. AND 1' MAX.
 FROM ENDS OF PLATE SECTIONS (MIN. 2 BOLTS PER SECTION)

CONCRETE WALLS 8'-0" TALL OR LESS WITH FRAME WALL ABOVE:
 8" CONC. WALL W/(2)#4 REBARS @ TOP AND BOTTOM
 8" X 16" CONC. FOOTING W/ 1-1/2" X 3-1/2" (2X4 STUD FORMED) KEYWAY
 ASPHALTIC DAMPROOFING

ATTIC	AREA	VENT SCHEDULE						ACT. VENT. VALUES CONT. SOFFIT VENT. = 10 S.I. / 1 FT. RIDGE VENTS = 20 S.I. / 1 FT. CAN VENTS = 100 S.I. / VENT
		REQUIRED VENT		ACTUAL VENT				
		INTAKE @ SOFFIT	EXHAUST @ ROOF	INTAKE @ SOFFIT	EXHAUST @ ROOF	CAN VENTS		
		AREA (S.I.) / 300	AREA (S.I.) / 300	SOFFIT VENTS	RIDGE VENTS	CAN VENTS		
GARAGE ROOF	1220 S.F.	175680 S.I.	585.6 S.I.	585.6 S.I.	58.6 FT. 585.6 S.I.	29.3 FT. 585.6 S.I.	-- CAN(S) --- S.I.	

3E VENT SCHEDULE
NO SCALE

DESIGN STAGE	DATE	REVISION
ALL C.C.		
PRELIMINARY DESIGN	07-25-25	1
DESIGN DEVELOPMENT	07-25-25	2
DESIGN FOR PERMIT	07-25-25	3
RELEASE FOR BID	07-25-25	4
FINAL REVIEW	07-25-25	5
RELEASE FOR PERMIT	07-25-25	6
REVISION		

Architects & Planners, Inc.
 IL Telephone: 615-788-9200 WI Telephone: 262-259-0021
 2600 Behan Road at Rt. 176 Crystal Lake, IL 60014
 98 W. Main St. Lake Geneva, WI 53147
 1700 E. Basine Ave. Waukegan, WI 53186
 40 Crystal St. Cary, IL 60013

COUDEN RESIDENCE
 216 MERTON AVENUE
 HARTLAND, WI 53029

ROOF PLAN AND STRUCTURAL NOTES
 CONSTRUCTION SPECIFICATIONS
 VENT SCHEDULE
 WALL SECTION

ALA
 ARCHITECT

Job Number: 25194
 Sheet Number: A300



Plat of Survey

Property Description: Document No. 4796600

ALL THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, IN TOWN 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT 32 RODS NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 35; THENCE EAST 330 FEET; THENCE NORTH 132 FEET; THENCE WEST 330 FEET; THENCE SOUTH 132 FEET TO THE PLACE OF BEGINNING.

Notes:

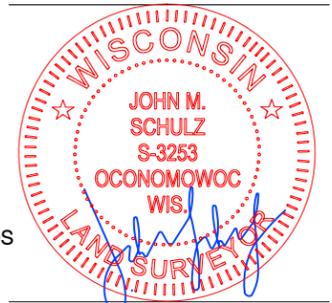
1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments. Set monuments are 1.50Lbs/Lineal Foot.
3. () Indicates recorded as bearings and dimensions.
4. Field work completed on 07-09-25.



21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

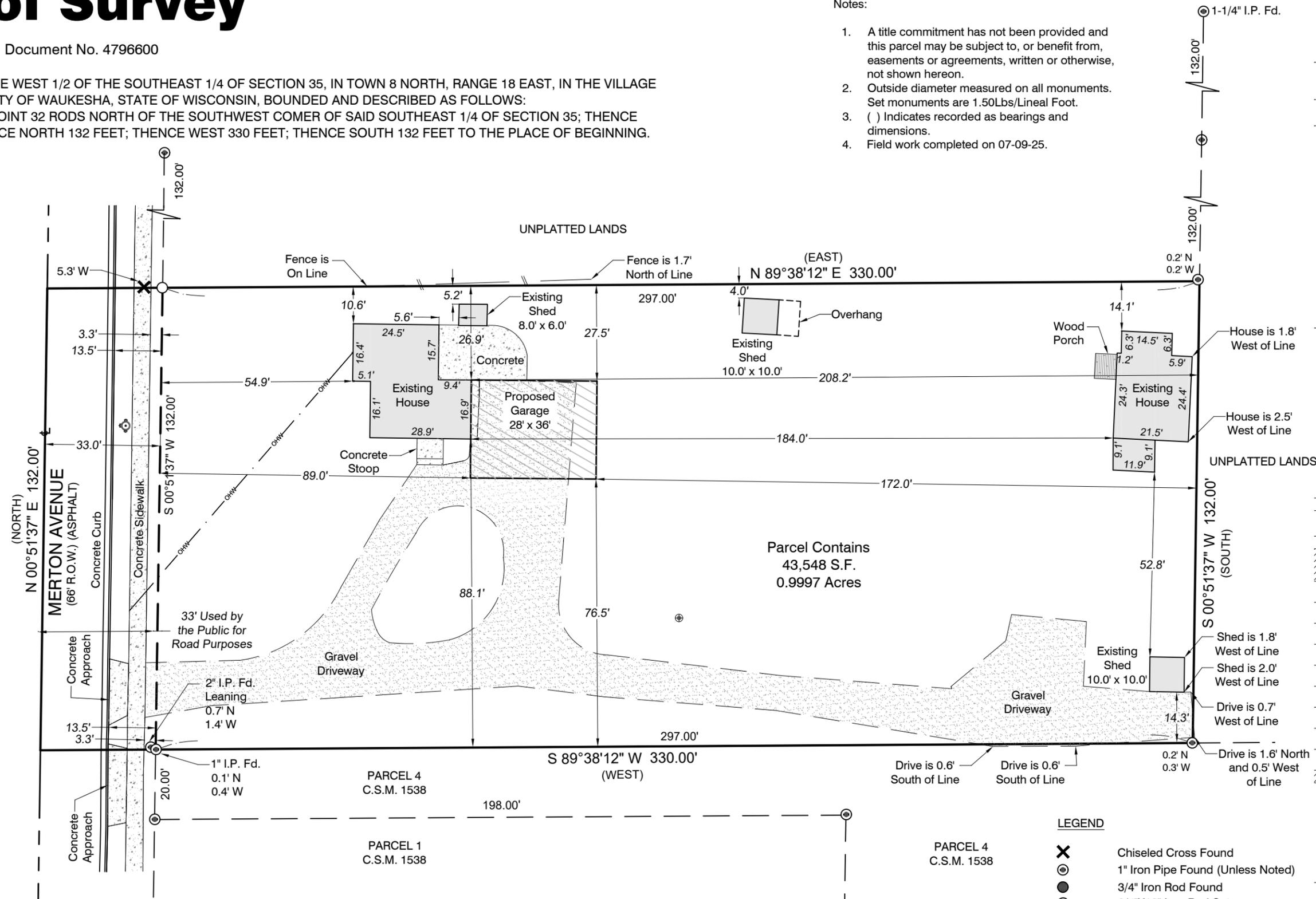
SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.



Dated this 10th Day of July, 2025:
John M. Schulz S-3253

REVISIONS
07-10-25 Rotated proposed garage 90°



Graphic Scale 1" = 30'



PARCEL 4
C.S.M. 1538

LEGEND

- ✕ Chiseled Cross Found
- ⊙ 1" Iron Pipe Found (Unless Noted)
- 3/4" Iron Rod Found
- 3/4"x18" Iron Rod Set
- ⊕ Fire Hydrant
- ⊕ Septic Vent pipe
- Utility Pedestals
- OHW --- Overhead Wires
- || Board Fence

PREPARED FOR:
Robert Couden
c/o Green Properties Lily LLC
216 Merton Avenue
Hartland, Wisconsin 53029

BEARINGS ARE REFERENCED TO
WI STATE PLANE COORD. SYS.
SOUTH ZONE NAD 83 (2011)
CENTERLINE OF MERTON AVENUE
BEARS N 00°24'00" E (NORTH)

Drawn By: BD/JC Job# 25368

Sheet 01 of 01

BAMBI KEHLER
820 RENSON RD
HARTLAND, WI 53029-1827

BRIAN & ERIN GRIFFIN
143 MERTON AVE
HARTLAND, WI 53029-1810

BRIAN & TINA RIGGS
126 MERTON AVE
HARTLAND, WI 53029

COLIN & KELSEY HENSCHEN
230 MEADOW LN
HARTLAND, WI 53029-1832

DAVID & MARY E INGLISH REVOCABLE
TRUST
N63W29361 WALLSCHLAGER WAY
HARTLAND, WI 53029-9434

DAVID & CYNARA M FODE
819 RENSON RD
HARTLAND, WI 53029-1826

DAVID & JUDITH RYFINSKI
250 MEADOW LN
HARTLAND, WI 53029-1832

EDITH S BARTZ 2012 LIVING TRUST
218 MEADOW LN
HARTLAND, WI 53029

GEORGE BUCKLEY
238 MERTON AVE
HARTLAND, WI 53029

DANIEL & SHARON KIMMEL
1034 LISBON AVE
HARTLAND, WI 53029-2330

GREEN PROPERTIES LILY LLC
216 MERTON AVE
HARTLAND, WI 53029-1813

GREGORY & KRISTIN SANDEN
1014 LISBON AVE
HARTLAND, WI 53029

TIMOTHY & REBECCA CULHANE
134 MERTON AVE
HARTLAND, WI 53029-1811

JENSEN REVOCABLE TRUST
210 MERTON AVE
HARTLAND, WI 53029

KEVIN S CAMPBELL
225 MERTON AVE
HARTLAND, WI 53029

LABRB LLC
N60W25770 WALNUT RD
SUSSEX, WI 53089-3530

LUCAS J ROWE
205 MERTON AVE
HARTLAND, WI 53029-1812

MARISSA TAUGHER
212 MEADOW LN
HARTLAND, WI 53029-1832

MARY K HEIDGER
123 MERTON AVE
HARTLAND, WI 53029

MICHAEL & KENDRA S EAVES
230 MERTON AVE
HARTLAND, WI 53029-1813

MICHAEL & JUDITH LEACH
206 MERTON AVE
HARTLAND, WI 53029

PHILIP M & CLARENE J DALEY TRUST
219 MERTON AVE
HARTLAND, WI 53029-1812

RICHARD & JESSICA EDDY
200 MERTON AVE
HARTLAND, WI 53029-1813

ROSE & ROBERT CUMMINGS
133 MERTON AVE
HARTLAND, WI 53029-1810

ROY & FAY MITTELSTADT
224 MEADOW LN
HARTLAND, WI 53029

SCOTT & JULIE WOLF
233 MERTON AVE
HARTLAND, WI 53029-1812

SHANNON & KURT ALBRECHT
242 MEADOW LN
HARTLAND, WI 53029-1832

SHAUN KEAST
809 RENSON RD
HARTLAND, WI 53029-1826

TAYLOR SCHOESSOW
211 MERTON AVE
HARTLAND, WI 53029-1812

TYLER J OLSON
236 MEADOW LN
HARTLAND, WI 53029



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

Job Address <i>122 E. Capital Drive</i>			
Lot	Block	Subdivision	Key No. HAV
Owner <i>Jerry Arenas</i>		EMAIL <i>Jerryarenas@gmail.com</i>	Phone <i>414-698-9094</i>
Address <i>122 E Capital Drive</i>		City	State Zip
Contractor <i>Bauer Sign & Lighting</i>		Phone <i>262-784-0560</i>	FAX EMAIL <i>Pbutler@bauersignusa.com</i>
Address <i>2500 S. 170th Street</i>		City <i>New Berlin</i>	State <i>WI</i> Zip <i>53151</i>

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

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

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

Commercial/Industrial/Multifamily:

- One (1) bound set of plans and application material and one (1) electronic copy of all submittals.
- Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

Signs:

- One (1) color rendering of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- One (1) site plan with dimensions. Not required for wall signs or other signs attached to the building. One (1) set of lighting details. Include type, location, number and photometric plan.
- Submit Sign Permit Application

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

Date Applied: _____ Date of Meeting: 2/16/26 Item No. _____
Commercial Page 1 of 2

Sign Replacement
Damage face !!

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

PERMIT # _____

JOB LOCATION 122 E Capital Dr TAX KEY # HAV 0729075
OWNER LT Group LLC PHONE _____
ADDRESS 122 E Capitol Dr CITY Hartland STATE WI ZIP 53029
CONTRACTOR Bauer Sign & Lighting PHONE 262.784.0500
ADDRESS 2500 s. 170th St CITY New Berlin STATE WI ZIP 53151

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

WORDS AS THEY WILL APPEAR ON THE SIGN:
PALMER'S STEAK HOUSE - OPEN NOW SEATING

OVERALL DIMENSIONS OF SIGN 72" X 42" COLOR OF BACKGROUND brown
SIZE OF LETTERS IN INCHES 5" upper case 3" lower COLOR OF LETTERS white
CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)
HDU- routed

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 \$ \$4,000

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 2/6/2024

PLANS APPROVED: ARCHITECTURAL BOARD 2/16/24

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____



2500 South 170th Street
New Berlin, Wisconsin 53151
wire **bauersignusa.com**
voice **262.784.0500**
PROPOSAL/CONTRACT

DATE 11/14/2025 PHONE/FAX 414-698-9094
CUSTOMER(BUYER) Jerry Arenas
ADDRESS 122 E Capital Drive
CITY, STATE Hartland, Wisc. ZIP _____
JOB NAME PALMERS STEAK HOUSE
ADDRESS 122 E Capital Drive
CITY, STATE Hartland, Wisc. ZIP _____

22

BAUER SIGN COMPANY WILL SUPPLY LABOR MATERIALS & NECESSARY EQUIPMENT TO PERFORM THE FOLLOWING:

1.) list pkg specs, INCLUDED: ART WORK, DESIGN, PROOFS, FABRICATION, INSTALLATION: 60" x 48" blade sign with 40" x 12" Neon Cabinet [OPEN, NOW SEATING] with lens covering. Installation and Removal of old sign included. Eather option: \$ 9,290.00

X.) Terms: Quotes are based upon cash or check payment. Master Card or Visa payments are accepted subject to 3.75% convenience fee.

50% non-refundable deposit is due to execute agreement . Final payment inclusive of listed fees below and/or mutually agreed change orders is due prior to installation.

X.) Permit acquisition fee (Add \$290.00)

X.) Sign permit billed at cost (000)

X.) State / county sales tax (Add)

X.) Installation to be performed 10 TO 14 weeks from date of permit acquisition and regulatory approvals as known.

X.) Final payment due BEFORE Delivery and installation.

0 10-14 week(s) for installation. Install date is contingent upon customer and city approval and receipt of deposit.

Additional foundation costs incurred as a result of abnormal soil conditions, rock, water intrusions and/or underground obstructions will be billed additionsl to the amount of this contract. IT IS EXPRESSELY AGREED AND UNDERSTOOD THAT PRIMARY ELECTRIC SERVICE, PHONE LINES AND HOOKUPS ARE THE BUYERS RESPONSIBILITY AND THE CONTRACT BECOMES DUE AND PAYABLE UPON DELIVERY OF THE SIGN DISPLAY REGARDLESS OF THE EXISTENCE OF THE SAME.

SALE PRICE \$9,290.00 This price is is not (check one) inclusive of state sales tax, the cost of permit acquisition and permit. All payments over 30 days shall bear interest at 1.5% per month.

DOWN PAYMENT \$4,645.00 *paid 2/4/2026 (PB)* **FINAL BALANCE DUE PRIOR TO INSTALLATION. ANY ALTERATIONS OR DEVIATION FROM**

THE QUOTED PRICE. MY SIGNATURE BELOW INDICATES THAT I HAVE READ AND UNDERSTAND THE TERMS OF THIS CONTRACT. PB INITIAL

THIS PROPOSAL WILL EXPIRE _____ DAYS FROM THIS DATE. THIS CONTRACT WILL BE EFFECTIVE ONLY AFTER IT IS SIGNED BY BOTH PARTIES

This company warrants this display to be free of defects in material and/or workmanship for a period of 12 months from the installation date, excluding Incandescent lamps. All work will be completed in a workmanlike manner. All agreements contingent upon strikes, accidents, or delays beyond the control of the Company. Our workers are fully covered by workman's compensation insurance. The above sign will remain the property of the Company and can be removed from the premises by the Company unless payment is made in full upon delivery and prior to installation unless other terms are agreed to prior to delivery. In the event of sign removal due to non-payment the Buyer shall pay all costs of removal and the costs of any subsequent reinstallation of sign.

CONTRACT ACCEPTANCE: The above prices, specifications and conditions are satsifactory and are hereby accepted. The Company is hereby authorized to do the work as specified. Payment will be made as outlined herein.

This Agreement shall be construed and interpreted under and according to the laws of the State of Wisconsin. The parties to this Agreement consent to the exclusive jurisdiction and venue of the courts of the State of Wisconsin, County of Waukesha in connection with any and all actions arising out of this Agreement. In the event that there is any litigation concerning this Agreement, the Company shall be entitled to recover it's attorneys' fees, costs and expenses incurred in connection with the litigation.

In the event the sign cannot be installed due to any delay for causes beyond the control of the Seller, the Contract Balance shall become immediately due and payable, less the cost for installation.

CUSTOMER SIGNATURE» _____
Customer Name: _____
Date: _____ Title: _____

Salesman: PAUL BUTLER 414-810-8117

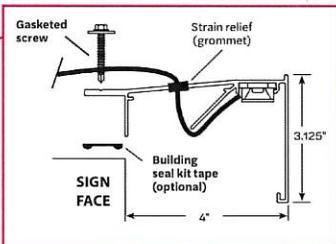
Accepted By: _____
Bauer Sign and Lighting



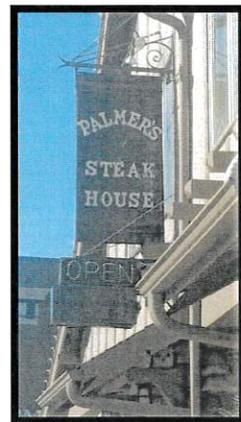
2500 South 170th
New Berlin, Wisconsin
Proudly Made in the USA!

Web: www.bauersignusa.com
Phone: 262-784-0500
Fax: 262-784-6675

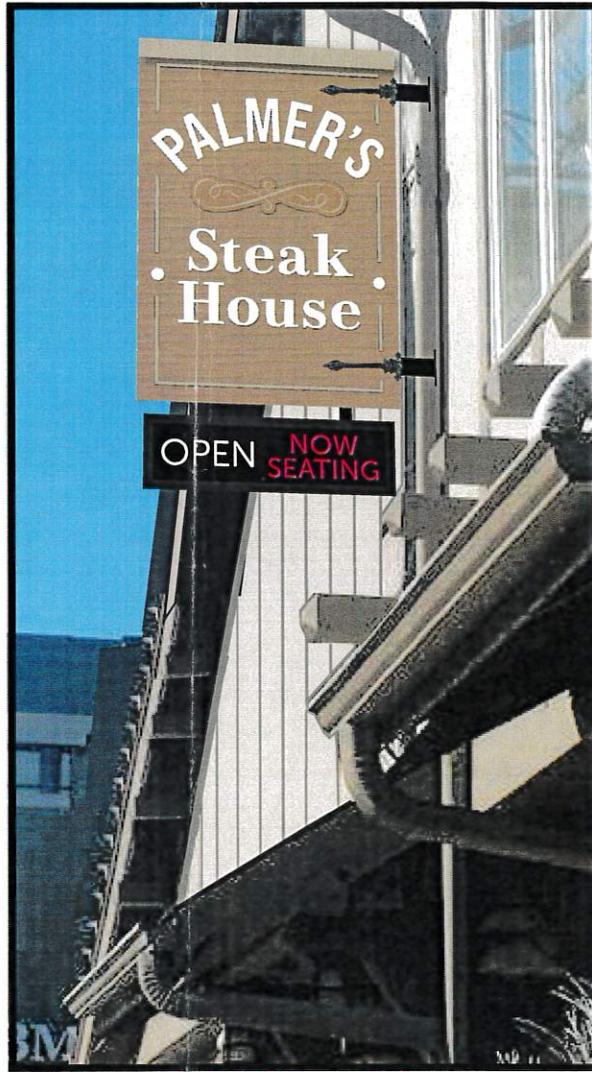
File	Palmer's Steakhouse
Location	Hartland
Client	
Sales rep	Paul Butler
Date	cb 09/30/25
Revision	cb 10/21/25, cb 11/11/25



ILLUMIWRAP
(DOWN LIGHTING)



EXISTING



PROPOSED

IMAGE FOR ILLUSTRATIVE PURPOSES ONLY,
SIZING SUBJECT TO FIELD VERIFICATION

SPECIFICATIONS

FABRICATE AND INSTALL A REPLACEMENT BLADE SIGN WITH ILLUMIWRAP DOWNLIGHTING ALONG TOP AND NEON CABINET UNDERNEATH.

- MAIN SIGN TO BE ROUTED HDU WITH WOOD GRAIN BACKGROUND PAINTED PMS 7505C (BROWN), PMS 7530C (TAN) AND WHITE
- NOT INTERNALLY ILLUMINATED
- TOP EDGE TO BE PRINCIPAL SLOAN ILLUMIWRAP DOWNLIGHTING SYSTEM PAINTED PMS 7530C
- MOUNTING BRACKETS TO BE 3" SQUARE ALUM TUBING WITH PLATES PAINTED BLACK
- DECORATIVE STRAP HINGES INSTALLED ON FACES AS SHOWN
- NEON CABINET TO BE ALUMINUM EXTRUSION WITH 1.5" RETAINERS PAINTED BLACK
- ILLUMINATED WITH SINGLE STROKE RED AND WHITE NEON TUBING
- POWERED WITH APPROPRIATE LOAD TRANSFORMER

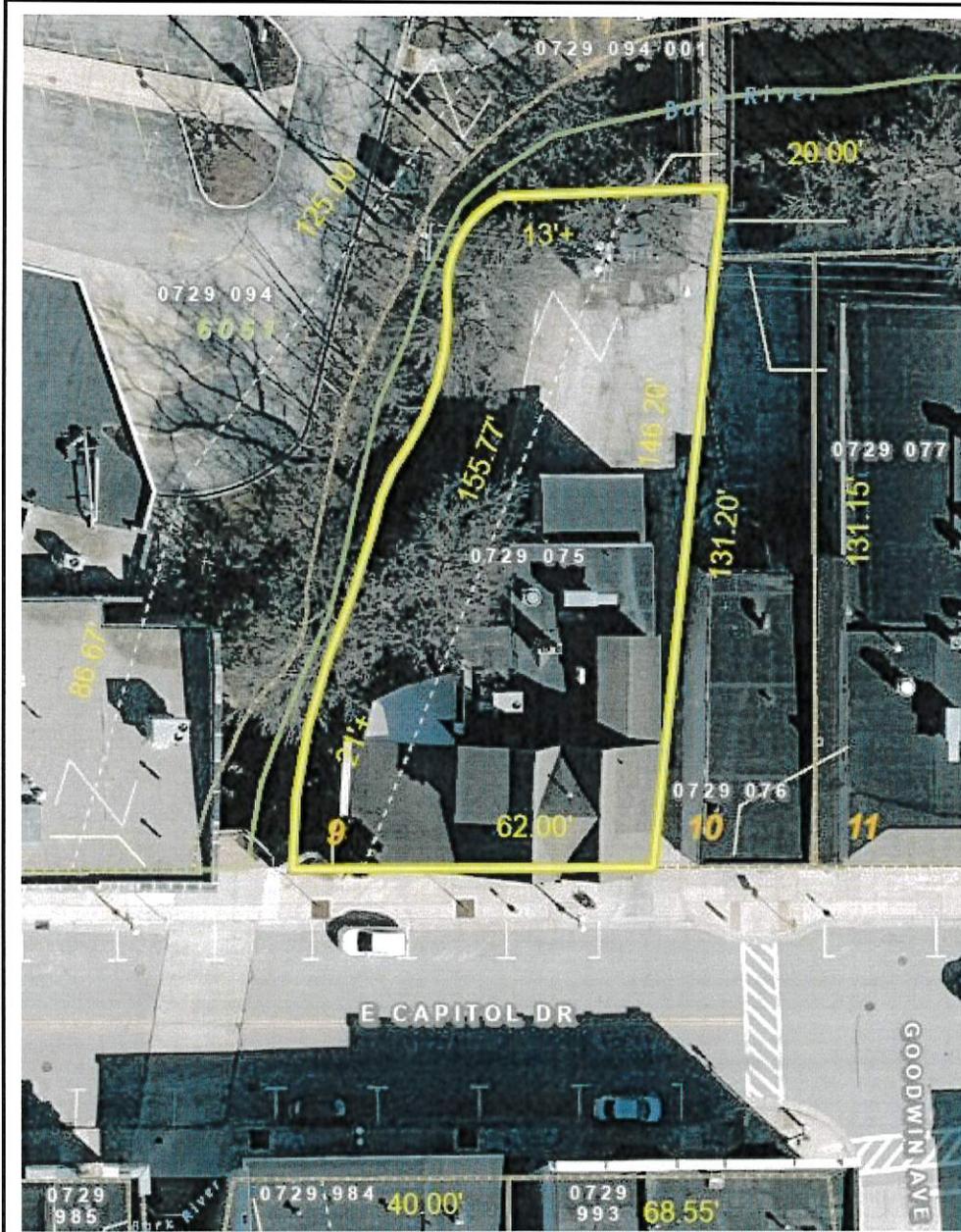
OPTION 1

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples.
These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

FINAL ELECTRICAL CONNECTION IS CLIENT'S RESPONSIBILITY

our products are certified by Underwriters Laboratories, Inc. This sign shall be manufactured in accordance with the Article 600 of the National Electrical Code and/or the applicable local codes. This includes proper grounding and bonding of the sign. Sign shall bear correct UL Labels.

Scale: 3/4" - 1'



Legend

- Municipal Boundary
- Parcel Dimension
- Note_Text_2K
- Lots_2K
 - Lot
 - Unit
 - General Common
 - Outlot
- SimultaneousCon
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K
 - EA-Easement_Lin
 - PL-DA
 - PL-Extended_Tie
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>
- Railroad_2K

0 36.23 Feet

Notes:

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.



Tax Key: HAV 0729075

2/5/2026 3:50:07 PM
WAUKESHA COUNTY
VILLAGE OF HARTLAND

OWNER NAME AND MAILING ADDRESS

PROPERTY ADDRESS

LT GROUP LLC
122 E CAPITOL DR
HARTLAND, WI 53029-2104

122 E CAPITOL DR
HARTLAND, WI 53029-2104

OUTSTANDING TAXES DUE

There are no outstanding balances.

This program accesses data from databases maintained by several County Departments and Local Municipalities. There may be inconsistencies in data depending on the date the information was gathered or the purpose for which it is maintained. Due to variances in sources and update cycles, there is no guarantee as to the accuracy of the data. For questions regarding Outstanding Taxes and Tax Payment records, contact the County Treasurer's office at (262)548-7029.

For Tax Listing and GIS Viewer related issues, please see our FAQs [click here](#) . If you still have tax listing questions, contact: taxlisting@waukeshacounty.gov .

This page run 2/5/2026 3:50:07 PM.

Translate this site:

Select Language

Powered by  Google Translate

VILLAGE OF HARTLAND
PETITION FOR LAND DIVISION:

#270594
1-29-26

EXTRATERRITORIAL PLAT REVIEW - \$100

- CSM (Certified Survey Map) + \$300 Professional Fee Deposit**
or
 PRELIMINARY PLAT REVIEW + \$1,000 Professional Fee Deposit

Up to Five Parcels - \$150.00
Six to Fourteen Parcels - \$300.00
Fifteen or More Parcels - \$500.00

Reapplication for Approval of Any Preliminary
Plat Requiring Review \$50.00 (Minimum)
Reapplication for Previously Reviewed Plat \$10.00

FINAL PLAT REVIEW

\$10.00 Plus \$1.00 for Each Parcel Within the Final Plat
\$10.00 for Reapplication of Any Final Plat Previously Reviewed

Date:	Fee Paid:
Date Filed:	Receipt No.:

- Name: DM Braden LLC
Address of Owner/Agent: W293N3080 Poplar Dr,
Pewaukee WI 53072
Phone Number of Owner/Agent: 414-614-8717
- Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").
- State present use of property and intended use.
Residential home will be rehabbed

Vicki M
Signature of Petitioner

W293N3080 Poplar Dr, Pewaukee WI 53072
Address

414-614-8717
Phone



NOTE:

- a. 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.
- b. Include fee payable to **The Village of Hartland**

CSM fees + \$300 Professional Fee Deposit
Or
Preliminary Plat Review Fees + \$1,000 Professional Fee Deposit

Up to Five Parcels	\$150.00
Six to Fourteen Parcels	\$300.00
Fifteen or More Parcels	\$500.00

Reapplication for Approval of Any Preliminary Plat Requiring Review	\$50.00 (Minimum)
Reapplication for Previously Reviewed Plat	\$10.00

Final Plat Review Fees:

\$10.00 Plus \$1.00 for Each Parcel Within the Final Plat
\$10.00 for Reapplication of Any Final Plat Previously Reviewed

- c. Mail or deliver request, in triplicate, to:

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

- d. **Extraterritorial Plat Review Fee: \$100**

Submit plat and \$100 fee to:

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

Certified Survey Map

All of Lots 30 and 31 in Plat of Pewaukee Highlands, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.



21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

Owner:
DM Braden LLC
W293N3080 Poplar Drive
Pewaukee, WI 53072-3257

Property Address:
N30W29315 Hillcrest Drive
Pewaukee, WI 53072-3234

Surveyor:
Phillip J. Landry, PLS
21005 Watertown Road
Suite A2
Waukesha, WI 53186

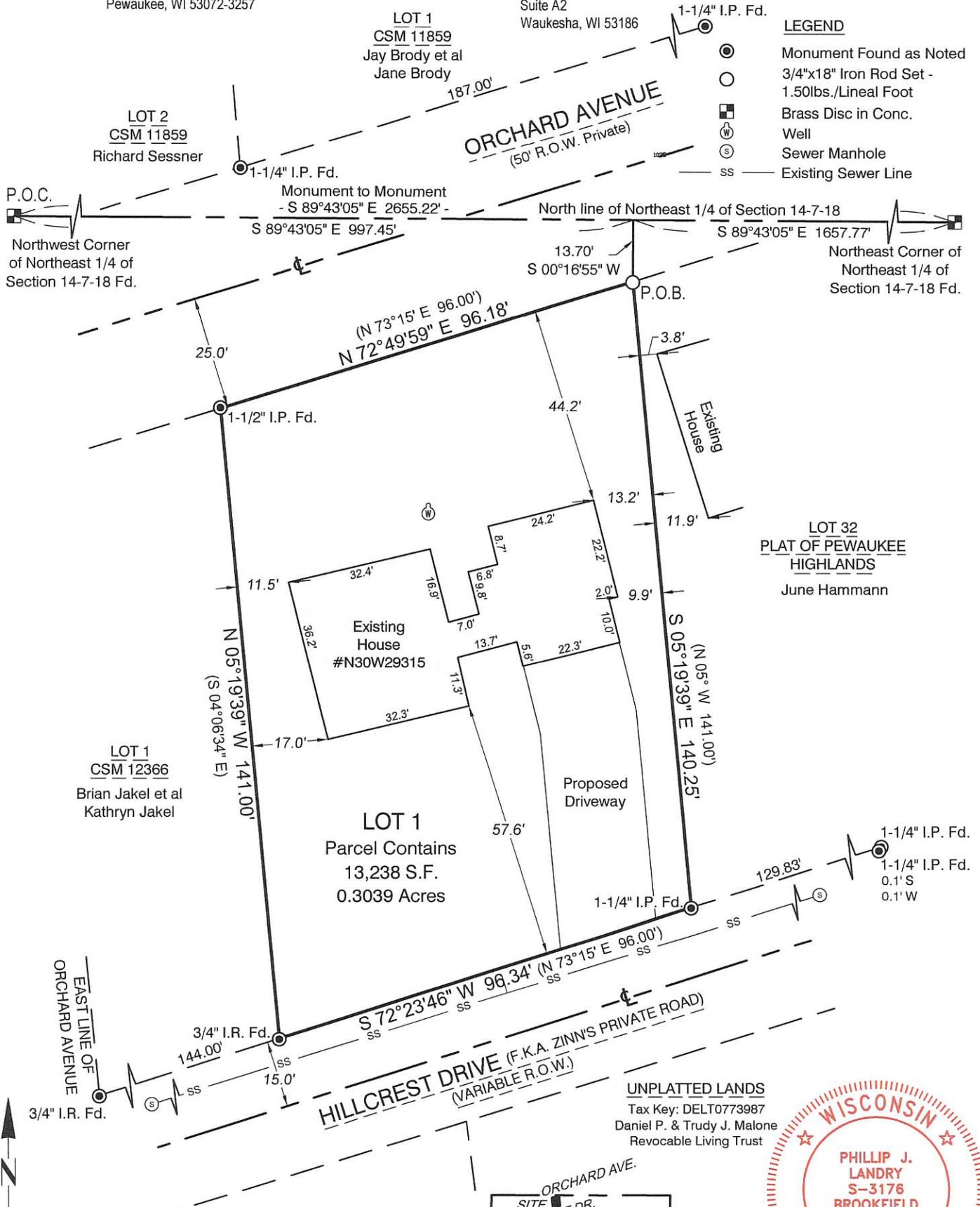
LOT 1
CSM 11859
Jay Brody et al
Jane Brody

LOT 2
CSM 11859
Richard Sessner

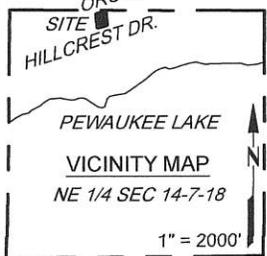
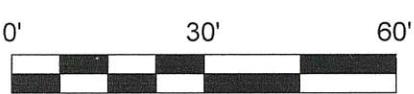
LOT 1
CSM 12366
Brian Jakel et al
Kathryn Jakel

LOT 1
Parcel Contains
13,238 S.F.
0.3039 Acres

LOT 32
PLAT OF PEWAUKEE
HIGHLANDS
June Hammann

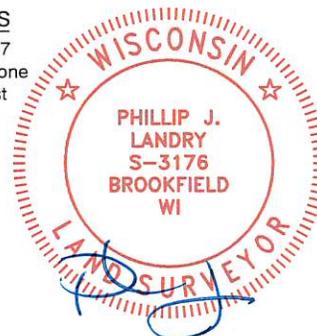


- LEGEND**
- Monument Found as Noted
 - 3/4"x18" Iron Rod Set - 1.50lbs./Lineal Foot
 - Brass Disc in Conc.
 - ⊕ Well
 - ⊙ Sewer Manhole
 - ss — Existing Sewer Line



UNPLATTED LANDS
Tax Key: DELT0773987
Daniel P. & Trudy J. Malone
Revocable Living Trust

UNPLATTED LANDS
Tax Key: DELT0773986
Horning Revocable Trust



1-28-20
Revised January 23, 2026
Revised December 1, 2025
November 10, 2025

Certified Survey Map _____

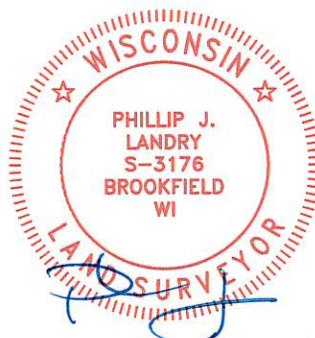
All of Lots 30 and 31 in Plat of Pewaukee Highlands, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

SURVEYOR'S NOTES:

1. Outside diameter measured on all monuments.
2. () Indicates recorded as bearings and dimensions.
3. Field work completed on 10-22-25.
4. Bearings are referenced to Wisconsin State Plane Coordinate System South Zone NAD 83/2011 in which the North line of the NE 1/4 of Section 14, T 7 N, R 18 E, bears S 89°43'05" E.
5. The entire parcel falls within the jurisdiction limits of the Waukesha County Shoreland Protection Ordinance.
6. According to the FEMA flood map for Waukesha County Unincorporated Areas 550476, number 55133C0179H, effective date 11/5/2014 this site falls in Zone X (area of minimal flood hazard).
7. This parcel is also subject to all other easements, including utility easements and restrictions, either recorded or unrecorded, if any.

BASEMENT RESTRICTION - GROUNDWATER:

This Certified Survey Map is located in an area with mapped soils known to have seasonal high groundwater. The Waukesha County Shoreland Protection Ordinance currently requires that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any proposed residence (or addition) will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland Protection Ordinance, the requirement at the time of construction shall apply. All groundwater separation requirements set forth by the Town of Delafield must also be complied with.



1-28-26

LAND SURVEYS INC.

21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

Revised January 23, 2026
Revised December 1, 2025
November 10, 2025
Job# 25615 - BS Sheet 2 of 5

Certified Survey Map _____

All of Lots 30 and 31 in Plat of Pewaukee Highlands, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Phillip J. Landry, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped all of Lots 30 and 31 in Plat of Pewaukee Highlands, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northwest Corner of the Northeast 1/4 of said Section, thence South 89°43'05" East along the North line of said Section, 997.45 feet to a point; thence South 00°16'55" West 13.70 feet to a point on the Northeast Corner of Lot 31 in Plat of Pewaukee Highlands, also being the Point of the Beginning of this description; thence South 05°19'39" East along the East line of said lot, 140.25 feet to a point on the North line of Hillcrest Drive; thence South 72°23'46" West along said North line 96.34 feet to a point; thence North 05°19'39" West along the West line of Lot 30 in Plat of Pewaukee Highlands, 141.00 feet to a point; thence North 72°49'59" East along the North line of said Lots, 96.18 feet to the Point of Beginning of this description.

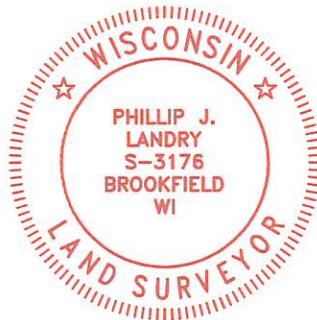
Together with access to Pewaukee Lake pursuant to a non-exclusive right-of-way in common with others, known as Lake Lane, and included on the Plat of Pewaukee Highlands, surveyed on April 28, 1926, and further together with a non-exclusive right-of-way in common with others over Hillcrest Drive (formerly known as Zinn Road), as platted in said Plat of Pewaukee Highlands.

The gross area of said parcel contains 13,238 square feet or 0.3039 acres of land more or less.

That I have made such survey, land division and map by the direction of DM Braden LLC, owner of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the Town of Delafield and Village of Hartland (Extraterritorial) in surveying, dividing and mapping same. Per Wis. Stat. 236.32 (1), this certificate has the same force and effect as an affidavit.

Dated this 28th day of JANUARY, 2026.


Phillip J. Landry, PLS
Professional Land Surveyor S-3176



LAND SURVEYS INC.

21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

Revised January 23, 2026
Revised December 1, 2025
November 10, 2025

Certified Survey Map _____

All of Lots 30 and 31 in Plat of Pewaukee Highlands, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

TOWN OF DELAFIELD PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the Town of Delafield on this _____ day of _____, 20_____.

Jennifer Janusiak, Plan Commission Chairman

Michelle Luedtke, Clerk / Treasurer

TOWN OF DELAFIELD BOARD APPROVAL:

This Certified Survey Map, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 7 North, Range 18 East in the Town of Delafield, Waukesha County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Town Board of Trustees of the Town of Delafield on this _____ day of _____, 20_____.

Edward Kranick, Town Board Chairman

Michelle Luedtke, Clerk / Treasurer

VILLAGE OF HARTLAND PLAN COMMISSION APPROVAL (EXTRATERRITORIAL):

Approved by the Village of Hartland Plan Commission, this _____ day of _____, 20_____.

Jeffrey Pfannerstill, President

Sandee Policello, Clerk

VILLAGE OF HARTLAND BOARD APPROVAL (EXTRATERRITORIAL):

Approved by the Village of Hartland Board, this _____ day of _____, 20_____.

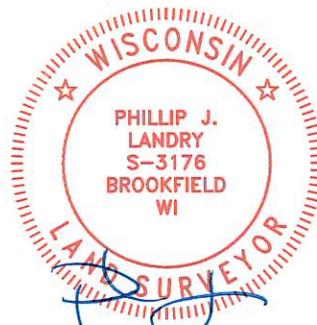
Jeffrey Pfannerstill, President

Sandee Policello, Clerk

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE:

The above, which has been filed for approval as required by Chapter 236 of the Wisconsin State Statutes, is hereby approved on this _____ day of _____, 20_____.

Dale Shaver, Director



21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

Revised January 23, 2026
Revised December 1, 2025
November 10, 2025
Job# 25615 - BS Sheet 5 of 5



Waukesha County
Department of Parks and Land Use

TO: Town of Delafield Clerk

NOTICE OF: Conditional Approval of Certified Survey Map

DATE OF REVIEW: January 20, 2026

RE: Certified Survey Map for: **DM Braden, LLC**
File No. SCS-1570

**LOCATION AND
TAX KEY NO.'S:**

DELT 0764.029 and DELT 0764.030

Lots 30 and 31, Pewaukee Highlands, part of the SE ¼ of Section 11 and part of the NE ¼ of Section 14, T7N, R18E, Town of Delafield. More specifically the properties are located at N30 W29315 Hillcrest Drive.

SUBMITTED BY: DM Braden LLC
W293 N30380 Poplar Drive
Pewaukee, WI 53072-3257

SURVEYOR: Daniel Bednar
21005 Watertown Road, Suite A2
Waukesha, WI 53186

DATE RECEIVED: November 11, 2025

DATE OF CSM: November 10, 2025

APPLICABILITY: The above subject Certified Survey Map has been reviewed by the staff of the Waukesha County Department of Parks and Land Use pursuant to the provisions of the Waukesha County Shoreland and Floodland Subdivision Control Ordinance as authorized by S.236.34 and S.236.45, Wisconsin Statutes.

Planning and Zoning Division

REMARKS: Conditional Approval of this Certified Survey Map is based on the following conditions being satisfied prior to the Director affixing his signature to the Final Certified Survey Map:

- 1. Please submit a revised Certified Survey Map for review and approval that resolves the conditions listed below. Our office will contact you once we have reviewed the revised CSM and advise if your CSM has been approved.**
- 2. When all conditions have been resolved and final approval is obtained, please contact the County Planning and Zoning Division Office to schedule an appointment for the County signature on an original copy of the Final Certified Survey Map as prepared and provided by your surveyor to the recording requirements stated in Chapter 236 of the State Statutes.**
- 3. Please be advised that the CSM, and its subsequent revisions, that are the subject of the County's review, must be recorded with the Waukesha County Register of Deeds office within one (1) year of the date of this CSM Conditional Review Letter or the review is nullified, and the applicant must resubmit documentation and payment for a new review.**
4. All easements, such as proposed or existing drainage ways, access, sanitary sewer and/or utility easements shall be shown on the CSM. Any related recorded document numbers shall also be noted on the CSM.
5. The owners of the adjacent unplatted lands to the south shall be identified on the face of the CSM.
6. Waukesha County does not require Zoning Districts to be shown on the Certified Survey Map as zoning is subject to change. Therefore, it is recommended that the Zoning Districts not be shown on the Certified Survey Map unless the Town of Delafield requires it.
7. This Certified Survey Map is located in an area with mapped soils known to have seasonal high groundwater. In addition, the parcel contains hydric soils, meaning that groundwater is estimated to be less than one foot from the ground surface

Therefore, the following restriction must be placed on the Certified Survey Map:

BASEMENT RESTRICTION – GROUNDWATER

This Certified Survey Map is located in an area with mapped soils known to have seasonal high groundwater. The Waukesha County Shoreland Protection Ordinance currently requires that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any proposed residence (or addition) will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland Protection Ordinance, the requirement at the time of

construction shall apply. All groundwater separation requirements set forth by the Town of Delafield must also be complied with.

8. There is a typo in the Town of Delafield Clerk/Administrator's name. Michelle is missing an "e". Please correct in the Plan Commission and Town Board Certificates.
9. Per the legal description of Lake Lane, a note shall be added to the face of the CSM stating that Lake Lane is to be used for Ingress and Egress only.
10. Orchard Avenue is an unofficial private road, although it has been treated as a public road for zoning purposes. The Town of Delafield is planning to review town roads and propose a resolution to the Town Board clarifying Orchard Avenue as a private road. If approved, please note on the CSM that Orchard Avenue is a private road per Resolution No. _____. Please note the CSM should not be signed by the owner or other parties until that is completed.

Emily Goodman

SIGNED:

Emily Goodman, Senior Land Use Specialist
(262) 548-7811

REVIEWED AND APPROVED BY:



Jacob Heermans, Senior Planner

cc: Daniel Bednar, Surveyor, dan@landsurveysinc.com (via email only)
DM Braden, LLC, vickib@mechanicalforce.net (via email only)
Rebekah Leto, Town Planner rletto@townofdelafield.org, (via email only)
Village of Hartland Clerk, sandeep@villageofhartland.wi.gov (via email only)
File



**Village of Hartland
Administration**

210 Cottonwood Ave, Hartland, WI 53029
www.villageofhartland.com

Committee: Village Board	Date: 1/9/2026
Village Board Item Number:	Date: 2/16/2026
Submitted By: Tom Jenson, DPW Director	
Subject: Discussion and Consideration to erect a bulk water filling station at 570 Progress Drive, the Village's Number 3 Wellhouse Site.	

Details: The Village sells bulk water to pool filling companies, construction companies, landscape companies, and sewer cleaning companies. The current location for bulk filling is a fire hydrant directly across the street from the DPW's main entrance at 701 Progress Drive. This location has proven to be difficult for large truck traffic, tankers, nor is it a secure means to sell water. The current process is to take contact information from the buyers and allow the contractor to account for how much water they are using. The contractor then submits this quantity and makes payment to The Village. We are selling based on the honor system. The Village has found a solution to both of these problems with a bulk filling station that could be located at 570 Progress drive in the shoulder of the road that would allow large tankers and construction companies ample room to get to and from the site. Secondly a POS system would allow credit card transactions or pin accounts to be set up for exact quantity measurements and payments to be made to the Village.

Financial Remarks: This will be coming out of Budgeted CIP account for this specific project.

Options & Alternatives:

Executive Recommendation: Staff recommends allowing the Village to erect the bulk water filling station at 570 Progress Drive.











Total length: 4.50 ft

Total length: 6.00 ft

Total length: 16.00 ft

Total length: 11.00 ft

Total length: 5.00 ft

3

590 PROGRESS
DRIVE COMMERCIAL
CONDOMINIUM

7



HAV 0730958024

0730 958 024 8510

300.00'

300.00'

210.00'

590 PROGRESS
DRIVE COMMERCIAL
GONDINIUM

Click for
Tax Keys

3

15
073
34





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)			
Sandhill Single-family Condominium requested review and approval:			
1) Condominium Plat			
2) Architectural Guidelines			
3) Common Area landscaping design			
Proposed Use Single family condominiums			
Project Location North of Sandhill Condominiums and east of Winkleman Road			
Project Name Sandhill Single-Family Condominium			
Owner Sandhill of Hartland, LLC		Phone 262-650-9700	
Address W229N1433 Westwood Dr. Suite200		City Waukesha	State Wisconsin Zip 53186
Engineer/Architect Pinnacle Engineering Group		Phone 262-754-8888	FAX 262-754-8850
Address 20725 Watertown Plank Rd.		City Brookfield	State WI Zip 53186
Contact Person Tony Zanon	Phone 262-754-0839	FAX 262-754-8850	E-mail tony.zanon@pinnacle-engr.com

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

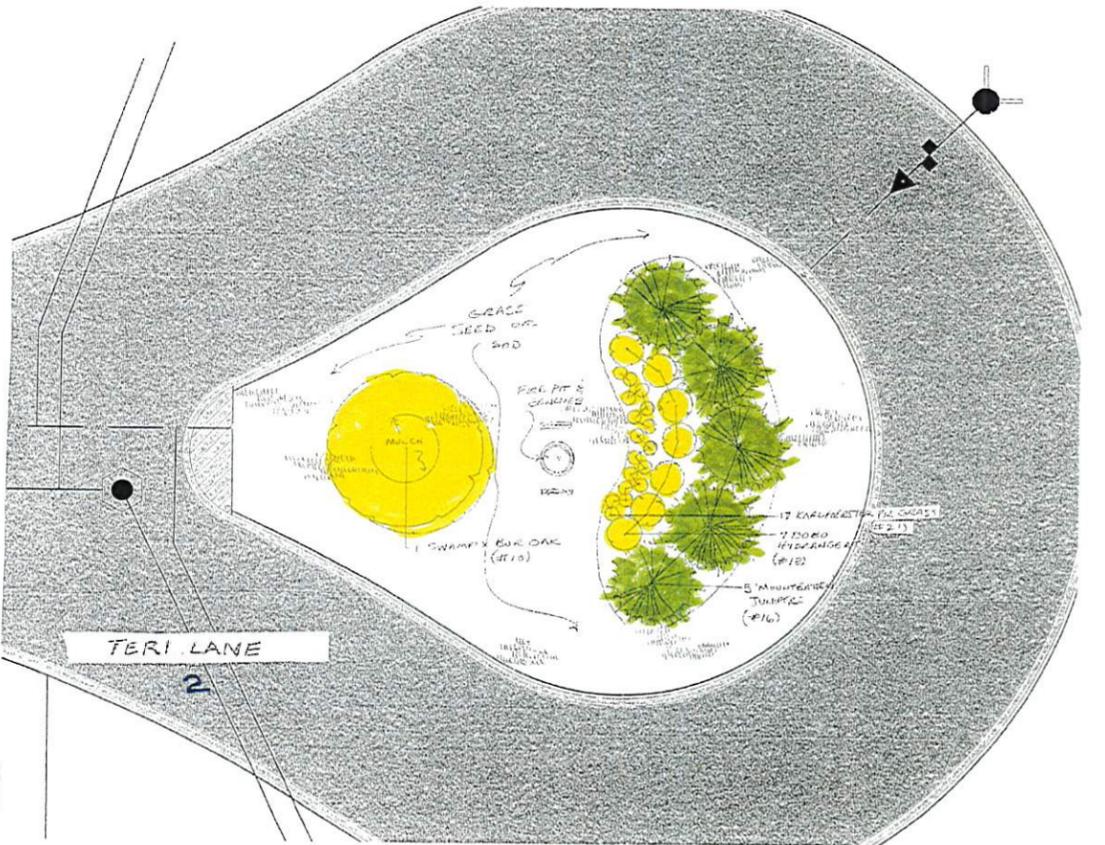
Applications that include site plans must depict the following existing and proposed information:

- > 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.

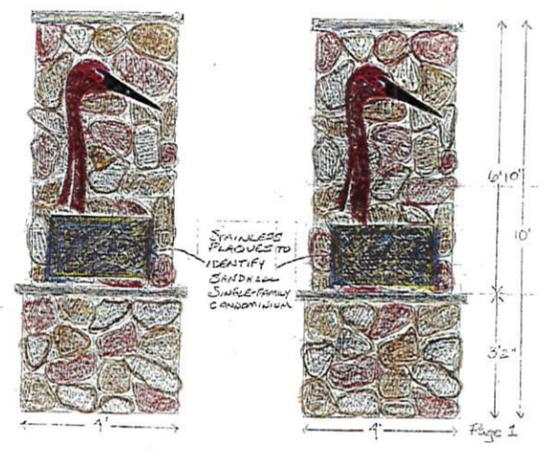
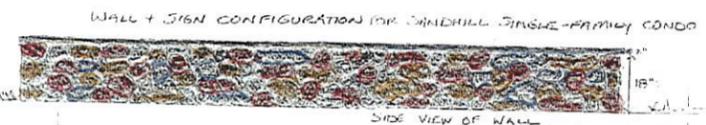
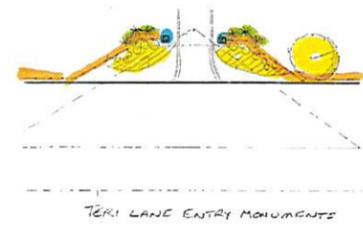
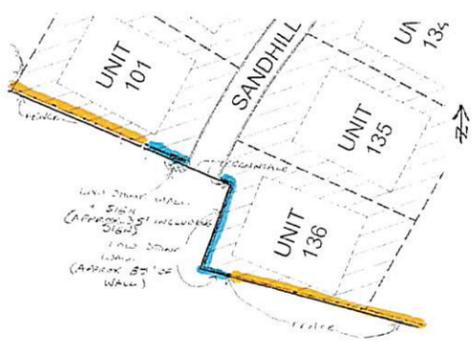
All applications for consideration by the Plan Commission are subject to the policies described in this document.

Sandhill Single-Family Condominium
Landscape Plan



Sandhill Single-Family Condominium Plant List -
Teri Lane (court) & Sandhill Court

Scientific Name	Common Name	Quantity	Size
Deciduous Trees			
<i>Quercus x schaeferi</i>	Swainson Bar Oak	1	7-12'-3"
Deciduous Shrubs			
<i>Cornus alba 'By-Douglas'</i>	Neon Husk Dogwood	8	36"
<i>Hydrangea paniculata 'BLVORU'</i>	Bobo Hydrangea	7	36-48"
Evergreens			
<i>Juniperus chinensis 'Meyeraubert'</i>	Mountain Juniper	5	8-10'
<i>Pinus strobus</i>	Eastern White Pine	3	8'
Perennials			
<i>Panicum virgatum x acutifolium</i>	Karl Foerster Feather Reed Grass	27	1 qt.
<i>Panicum virgatum 'Northwind'</i>	Northwind Switchgrass	6	1 qt.





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

Job Address			
Lot 1-36	Block	Subdivision Sandhill Single Family Condo	Key No. HAV
Owner Sandhill of Hartland, LLC			Phone 262-650-9700
Address W229N1433 Westwood Dr. Suite 200		City Waukesha	State Wisconsin Zip 53186
Contractor Sandhill of Hartland	Phone 262-650-9700	FAX 262-650-9710	E-Mail Address jlm@slepmannrealty.com
Address W229N1433 Westwood Dr. Suite 200		City Waukesha	State Wisconsin Zip 53186

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: 1/26/24 Date of Meeting: 2/16/24 Item No. _____

**Hartland Architectural Board
Application Review Policies**

All applicants and applications are subject to the following policies in order to be considered by the Architectural Board.

1. The deadline for filing any application is a minimum of ten (10) working days before the meeting.
2. All applicants for building renovations are encouraged to communicate with or meet with the Building and Zoning Official prior to submission of an application.
3. All requested or required information, including the application and appropriate fees, must be received prior to the deadline in order to be placed on the agenda. Village Staff has been directed to delay placement on the Architectural Board Agenda based on incomplete submittals.
4. Applications shall include professional-level drawings of all elevations showing the existing and proposed conditions.
5. One (1) set of application materials and one (1) electronic copy (PDF) of all application materials must be submitted by the deadline.
6. Applications that include site plans must depict the following existing and proposed information plus other information as appropriate or as requested:
 - a. Complete dimensions (lot, building, setbacks, parking, drives, etc.)
 - b. Scale and north arrow
 - c. All structures (include building elevations and height)
 - d. Drainage and grades (include design calculations for drainage)
 - e. Storm Water Management Plan
 - f. Utilities and easements (sewer, water, storm etc.)
 - g. Calculation of lot coverage
 - h. Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
 - i. Grading and erosion control
 - j. Landscaping, including a Tree Protection Plan
 - k. Exterior lighting details
 - l. Exterior HVAC equipment location
 - m. Street right-of-way
 - n. Miscellaneous items including, but not limited to, 100 year floodplain, wetland boundary, environmental corridor
7. Additional information may be requested by the Architectural Board or Staff.
8. The Applicant must complete and submit the required Professional Services Reimbursement Form along with any required deposit at the time of application.
9. The Applicant or a representative of Applicant able to make representations on behalf of the Applicant shall attend the meeting at which the matter will be discussed. Failure to have representation will result in tabling of the request to the next meeting.

**DECLARATION OF CONDOMINIUM
OF
SANDHILL SINGLE-FAMILY CONDOMINIUM**

THIS DECLARATION is made and entered into by Sandhill of Hartland, LLC, a Wisconsin limited liability company (the "Declarant") pursuant to Chapter 703 of the Wisconsin Statutes, the Condominium Ownership Act, as the same may be amended, renumbered or renamed from time to time (the "Act").

WITNESSETH:

Declarant owns certain real property (the "Property"), legally described on Exhibit A attached hereto. Declarant intends to improve the Property by constructing infrastructure improvements, including, but not limited to, private drives, curbs, utility services and landscaping in order to establish a total of thirty-six (36) single-family building sites as shown on the condominium plat (the "Condominium Plat") attached hereto as Exhibit B and incorporated herein by this reference. The Property, together with all buildings and improvements, is hereinafter called the "Condominium."

Declarant desires to submit the Property and all improvements constructed to be constructed thereon to the condominium form of ownership under the Act and this Declaration, and further desires to establish, for its own benefit and that of all future owners and occupants of the Condominium, certain easements, rights, restrictions, and obligations with respect to the ownership, use, and maintenance of the Condominium on the terms and conditions hereinafter set forth.

The name of the Condominium shall be "**Sandhill Single-Family Condominium**". The address of each Condominium Unit (defined below) is as set forth on attached Exhibit C. The initial address for the Condominium Association is **W229 N1433 Westwood Drive, Suite 200, Waukesha, WI 53186**.

NOW, THEREFORE, Declarant, the fee owner of the Property, by this Declaration hereby (i) submits the Property and the improvements subject to taxes and assessments not yet due and payable, municipal and zoning ordinances, recorded easements and restrictions, if any, and all other matters of record, to the condominium form of use and ownership as provided in the Act and this Declaration; (ii) establishes and imposes the following provisions, restrictions, conditions, easements, and uses to which the Condominium may be put; and (iii) specifies that the provisions of this Declaration shall constitute covenants to run with the land and shall be binding on Declarant, its successors and assigns, and all subsequent owners and occupants of all or any part of the Condominium.

**ARTICLE I
DIVISION OF CONDOMINIUM INTO SEPARATE FREEHOLD ESTATES**

Declarant divides the Condominium into the following separate freehold estates:

1. Thirty-Six (36) separately designated and legally described freehold estates (collectively called the "Units" and individually called a "Unit"), within the Building Sites shown on the Condominium Plat attached as Exhibit B.
2. A freehold estate in the "Common Elements" of the Condominium as hereinafter described.

**ARTICLE II
DESCRIPTION AND LOCATION OF UNITS**

A Unit is a part of the Condominium intended for individual, private use. Each Unit shall consist of a cubicle of air whose perimetrical boundaries shall be as set forth for such unit on the Condominium

Plat as a building site ("Building Site"), whose lower boundary is an imaginary horizontal plane located parallel to and 50 feet below the surface of the ground of the Building Site, extended to the perimetrical boundaries; and whose upper boundary is an imaginary horizontal plane located parallel to and 50 feet above the surface of the ground of the Building Site, extended to the perimetrical boundaries. At such time as a single family residential building ("Building") is constructed, reconstructed or expanded within the original Building Site, the Unit shall consist of the entire Building, comprised of one or more cubicles of air at one or more levels of space having outer boundaries formed by the exterior surfaces of the Building, including all roof, foundation, utilities, structural elements, ceilings, windows, window frames, doors and door frames of the Unit.

Each Unit shall be separately metered for utilities. Snow management and general landscape maintenance of the Common Elements (defined below), excluding the Limited Common Elements (defined below), and other maintenance of all Common Elements, excluding Limited Common Elements, shall be common expenses of the Condominium. Maintenance, repair and replacement of all Limited Common Elements within each Building Site, including, but not limited to, driveways, sidewalks, patios, and landscape and hardscape improvements, shall be the responsibility of the Owner of the Building Site in which the Unit is located.

ARTICLE III DESCRIPTION OF COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

1. Common Elements. The Common Elements shall consist of all of the Condominium improvements, areas, fixtures, equipment, and facilities except the individual Units and Limited Common Elements (defined below). Common elements shall be for the joint use and benefit of all unit owners. Common Elements shall include, without limitation, roads, walking paths, entrance signs, storm water management facilities and open spaces.

2. Limited Common Elements. "Limited Common Elements" shall consist of those portions of the Property within each Building Site designated on the Condominium Plat which are reserved for the exclusive use of the owner or occupant of a Unit to which they are appurtenant, to the exclusion of all other Units in the Condominium. Limited Common Elements shall be the contiguous area bounded on one side by the Unit to which it appertains and on the other side by the adjacent Common Elements or the Limited Common Elements of another Unit, and shall include, but not be limited to, the private driveway, sidewalks, patios, landscaping and hardscaping areas of a Unit within each Building Site.

3. Use. The Association (defined below) shall govern the manner of use of the Common Elements and Limited Common Elements according to the Association's By-laws and such other rules and regulations as may be established by the Association.

4. Gardens. Notwithstanding the provisions of section 3 of this Article, when a residence is located on a Building Site, the Unit owner shall maintain gardens within Limited Common Area of the Unit. A Unit owner shall maintain gardens outside of said area with the prior written consent of the ACC (defined below).

ARTICLE IV PERCENTAGE OF OWNERSHIP IN COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

1. Ownership. Each Unit's percentage of ownership in the Common Element and Limited Common Elements shall be 1/36.

2. Sharing of Expenses and Surpluses. The common surpluses and expenses of the Condominium relating to Common Elements and Limited Common Elements shall be shared among

the owners of all Units according to the percentage of their undivided interest in the Common Elements and Limited Common Elements.

3. Use of Surpluses. All common surpluses of the Condominium for each fiscal year of the Association shall be credited to the reserves or replacement funds for common expenses of the Condominium for the next succeeding fiscal year or years.

ARTICLE V ASSOCIATION OF UNIT OWNERS

1. Administration. The Condominium shall be administered by a non-profit corporation known as Sandhill Single-Family Condominium Association, Inc. ("Association"). The Association shall be governed by a Board of Directors (the "Board of Directors"). The Board of Directors shall adopt By-laws and Rules and Regulations in furtherance thereof.

2. Membership and Voting. Each Unit owner shall be a member of the Association. One (1) vote shall appertain to each Unit. Membership shall commence and terminate with ownership. The manner of sharing and casting ballots shall be set forth in the By-laws.

3. Declarant Control. The Declarant shall be entitled to one (1) vote for each Unit owned by Declarant. Notwithstanding the foregoing provisions for voting, the Declarant shall be deemed to have sufficient votes to constitute a majority of votes until all of Declarant's Units are sold; provided, however, that Declarant's control shall cease the earlier of (a) three (3) years after the first Unit is conveyed to a purchaser other than the Declarant (unless the Act is amended to permit a longer period, in which event, such longer period shall apply), (b) thirty (30) days after the conveyance of seventy-five percent (75%) of the Common Elements, or (c) thirty (30) days after the Declarant's election to waive its right of control.

4. Association Management. Subject to Article XVI, Rights of Declarant, the Board of Directors may employ a professional property manager, management company, or managing agent on a salaried basis with such experience and qualifications and on such terms and conditions as may be acceptable to the Board of Directors. Any such agreement must be terminable without fee upon no more than ninety (90) days notice and the term thereof may not exceed three (3) years.

5. Condominium Instruments. The Association shall make available to Unit owners and to holders, insurers, or guarantors of any mortgage of a Unit, current copies of this Declaration, the By-laws, Rules and Regulations and the books, records, and financial statements of the Association. "Available" means available for inspection, upon request, during normal business hours or under other reasonable circumstances. "Mortgage" as used in this Declaration includes a land contract for a Unit.

6. Audit. The holders of any first mortgage shall be entitled, upon written request, to an audited financial statement for the immediately preceding fiscal year of the Association prepared at the expense of such mortgagee. Such financial statement shall be furnished within a reasonable time following audit request. A "first mortgage" is one which is entitled to priority over all other mortgages for such Unit, without regard to other liens and encumbrances.

7. Easements. The Association shall have the right to grant permits, licenses, and easements over the Common Elements and Limited Common Elements for utilities and other purposes reasonably necessary or useful for the proper maintenance or operation of the Condominium, on such terms and conditions as the Board of Directors may deem advisable. Such easements may include easements to governmental bodies for walkways, jogging trails, or bike paths.

ARTICLE VI SINGLE FAMILY USE GENERAL RESTRICTION

1. Each Unit shall be used solely for residential purposes by one family. The term "residential purposes" shall include only those activities necessary for or normally associated with the use and enjoyment of a home site as a place of residence and limited recreation.

2. Only one home, including an attached garage, may be constructed on each Unit and no garage, tent, or other improvement (except for the home) shall be used for temporary or permanent living or sleeping for family or guests without the prior approval of the Board of Directors.

3. No Unit shall be used in whole or in part for conducting any unlawful activity or for any unlawful purpose. No noxious odors or loud noises shall be permitted to escape from any Unit or home nor shall any activity be permitted or engaged in which constitutes a public or private nuisance.

ARTICLE VII DECLARANT LANDSCAPING AND MAINTENANCE

1. Declarant Landscaping. In order to preserve the natural amenities of the Condominium and to provide for the enhancement of property values for the benefit of the property as a whole and for the benefit of each Unit owner, Declarant intends to install landscape improvements (the "Declarant Landscaping") in accordance with a master landscape plan adopted by the Declarant ("Landscape Plan"). The Declarant Landscaping may include berms, trees, shrubbery and related landscaping which are to be constructed by Declarant in certain areas. The Landscape Plan also includes the construction of improvements and landscaping for the entranceway. Declarant reserves the right to change the Declarant Landscaping, in its sole discretion.

2. Maintenance of Landscaping. The Association shall be responsible for maintaining and repairing the Declarant manicured lawn areas. Such responsibility shall include, but is not limited to, the mowing and trimming of all lawns. All other landscaping within the Limited Common Elements including gardens, plantings and any mulched areas shall be maintained by the Unit owner. The pruning, cutting and replacement of all trees and shrubbery so as to maintain all landscaping in an attractive condition consistent with its original design is the Owner's responsibility. An irrevocable right and easement is hereby granted for the benefit of the Association to enter onto all Limited Common Elements to obtain ingress and egress necessary to maintain and make repairs to all landscaping within the Condominium. The costs of such maintenance and repairs will be levied by the Association equally against all Lot owners.

ARTICLE VIII CONSTRUCTION OF IMPROVEMENTS BY UNIT OWNER

1. Conveyance of Units. Declarant may convey undeveloped Units. Each owner of an undeveloped Unit shall construct a home on such undeveloped Unit that conforms with the requirements of this Declaration and to a construction plan approved by the ACC (the "Approved Plan"). Any subsequent alteration or modification to such Approved Plan must be approved in writing by the ACC. The Declarant or the Association shall have the right to bring an action at law or equity to remove or correct any part of a home constructed by a Unit owner which is not in compliance with the requirements of this Declaration, the Approved Plan, or any approved alteration thereof.

2. Unit Landscaping, Hardscaping, Grading and Drainage. In order to establish landscape harmony, maintain consistent landscaping quality, preserve the natural amenities of the Condominium, and to provide for the enhancement of property values for the benefit of the Condominium as a whole and for the benefit of each Unit owner, all landscaping within a Building Site shall be: (i) completed in accordance with a landscape plan (the "Landscape Plan") established and approved in accordance with this Declaration; and (ii) installed by a professional landscape contractor approved by Declarant. The initial Landscape Plan showing the landscaping, hardscaping (including all driveways, sidewalks, patios and retaining walls) grading and drainage plan for each Building Site (all such improvements being referred to herein as the "Unit Landscaping") shall be prepared by a landscape architect or professional landscape designer approved by the Declarant after the home plans for a Unit have been approved by the ACC. The final Landscape Plan for the Unit will be

submitted for approval by the ACC prior to the issuance of an occupancy permit for the Unit. Within seven (7) months from the date of the issuance of an occupancy permit for the Unit, the Unit landscaping and irrigation system shall be installed by a professional landscape contractor approved by Declarant and hired by the Owner, at the Owner's sole cost and expense. Upon the closing of the sale of a Unit, each Unit owner shall pay to Declarant a sum of money fixed by the Declarant (the "Unit Landscaping Payment") as a refundable financial guaranty for the installation of the Unit Landscaping in accordance with the approved Landscape Plan and within the time period set forth above. The Unit Landscaping Payment will be forfeited if the Unit Landscaping has not been completed within the time period specified above or if the Unit Landscaping does not conform to the approved Landscape Plans.

ARTICLE IX
ARCHITECTURAL STYLES AND BUILDING REQUIREMENTS

1. Architectural Styles. Each home in the Condominium must be constructed in consistent with the architectural guidelines attached hereto as Exhibit C.

2. Minimal Standards for Homes and Garages.
 - a. Each home shall have a minimum living area (exclusive of basement, attic, garage, porches, patios and storage areas) of:
 - (1) Single-story homes: a minimum of 2,300 square feet of living space (excluding the garage or finished lower level) on the main level of the home; and
 - (2) Two-story homes: a minimum of 2,300 square feet of living space (excluding the garage or finished lower level) on the first and second levels of the home, combined.

 - b. Every home in the subdivision shall have a minimum of a two (2) car garage and a maximum of a three (3 ½) car garage. All garages must be a side entry or courtyard entry type garage, however, the ACC shall have the discretion to allow front entry garages based upon aesthetic and practicality issues.

 - c. The main roof of each home in the subdivision shall have a roof pitch of no less than eight feet (8') in height for every twelve feet (12') in length. All roof pitches shall be subject to ACC review and approval. Accent shed roofs may be allowed at a lower pitch subject to ACC approval. Accent roofs may be clad with standing seam metal roof materials. Roofs shall be covered in dimensional shingles in a "weatherwood" color and may have standing seam metal roofs as accents, color of which is subject to ACC approval. Contemporary or prairie-style rooflines shall not be permitted.

 - d. All exterior colors on each home must be neutral or earth tones and must be approved by the ACC. Homes shall not be painted black, including as a primary body color, trim color or as an overall exterior color scheme. Refer to the Requirements and Guidelines for Building, Construction and Improvement for Sandhill Single-Family Condominium for details.

 - e. All decks and/or patios for each home must be constructed at the time of initial construction of the home and be installed prior to the installation of the Landscape Package.

 - f. Chain link fences will not be allowed in the Condominium. Any accessory landscape structures such as decks, arbors, decorative fencing are subject to approval by the ACC.

- g. Although each home will be an individualized custom home, there will be a consistency and harmony between all of the homes in the development. There will be strict architectural control, governed by the developer, which will pertain to all exterior improvements, including building elevations, decorations, landscaping, driveways, sidewalks, patios and decks. Architectural elements and materials on the front must be consistent on all four elevations, including exposed lower level walls.
- h. Hot tubs on decks or patios will be allowed, provided they are located next to the home and concealed from view. The size and location of any hot tub must be approved by the ACC. Dog kennels must be approved by the ACC and shall be located immediately behind the Building, shall be no larger than 200 square feet in area, with any fences screened from view by adequate landscaping. Doghouses may only be made of the siding materials permitted for Buildings.

The Declarant shall have the exclusive right to determine whether such requirements will be satisfied and any decision of the Declarant shall be final and conclusive. The Declarant has the right to approve homes smaller or larger than those specified herein, if such homes are exceptional in design and quality. The Declarant further has the right to assign a determination as to minimal architectural standards to the Association at the Declarant's discretion.

Approval of the home design and site plan shall be based upon the building and use restrictions contained herein and the Requirements and Guidelines for Building Construction and Improvements for SANDHILL SINGLE-FAMILY CONDOMINIUM (herein referred to as the "Requirements and Guidelines"), as may be adopted from time to time by Developer. Developer may assign its right to adopt Requirements and Guidelines to the Association by a written instrument recorded with the Register of Deeds of Waukesha County, Wisconsin.

++Owner shall obtain and review the Requirements and Guidelines from Developer prior to applying for Home design and site plan Approval.

Home design and site plan approval may be withheld if the design is too similar in appearance to other Buildings in close proximity.

If in the opinion of ACC the submitted plans do not comply with the SANDHILL SINGLE-FAMILY CONDOMINIUM Requirements and Guidelines and the Declaration Developer may, at its option, but only with Owner's consent, refer the plans to a professional home designer for redesign so that the plans will comply with the SANDHILL SINGLE-FAMILY CONDOMINIUM Requirements and Guidelines and Declaration. The Owner will be responsible for the payment of any fees charged by such professional.

No building permit shall be issued for any Unit until the Owner has obtained the Village of Hartland's written approval of an individual grading plan for such Unit. The review of the grading plan shall require the services of an outside professional retained by the Village. All fees, costs, and expenses incurred in connection with such review shall be the sole responsibility of the Owner and shall be paid directly to the Village or such professional, as applicable.

ARTICLE X MAINTENANCE, ALTERATION AND IMPROVEMENT OF CONDOMINIUM

1. Unit Owner's Responsibility. The owner of each Unit shall: (a) maintain in good condition and repair and replace all of the components or installations within or used by the Unit, including but not limited to, all utility lines and installations, the heating and air conditioning systems for the Unit, fixtures, appliances water heater, equipment, exterior and interior walls, roof, structures, flooring, ceilings, windows, window frames and doors, including all glass and locks in windows and doors; (b) paint and decorate the Unit; (c) perform all upkeep of the garden beds in the Limited Common Areas surrounding their dwelling, including planting, pruning, mulching, and removal of weeds and debris so that these areas remain neat and consistent with the community's aesthetic

standards. (d) keep the patio, deck, or porch appurtenant to the Unit in a clean and neat condition; and (e) repair and replace any portion of the Common Elements or Limited Common Elements damaged through the fault or negligence of such owner or such owner's family, guests or invitees, or any other occupants of the Unit.

2. Association Responsibility. The Association shall maintain in good condition and repair, replace, and operate all of the Common Elements. The responsibility of the Association for such maintenance shall include, but not be limited to, all roadways, pedestrian paths, landscaping, natural areas, drainage ways, drainage facilities and storm water management facilities, lawn mowing, fertilizing, and weed control for turf areas designated as Common Elements and/or Association-maintained Limited Common Elements, and shall perform snow removal from driveways and front sidewalks in accordance with its published service standards and contract and other site improvements which are located within the Condominium.

3. Structural Changes by Owners. An owner of a Unit shall make no changes regarding the exterior structure or exterior appearance of the Unit without prior approval of the ACC.

4. Decorations, Signs, Patios, Decks and Porches. No Unit owner shall decorate or alter the Common Elements or Limited Common Elements without the consent of the Association and ACC. No owner of a Unit, except the Declarant, may erect, post, or display posters, signs, or advertising material in the Common Elements or Limited Common Elements, except that a Unit owner may place upon the lawn a temporary sign relating to the sale of a Unit not exceeding 18" x 24". No awnings or enclosures shall be installed on patios, decks, or porches without the consent of the Association and ACC. Fixed grills shall be allowed on patios on such terms and conditions as approved by the Association and ACC and all other grills must be covered. Patios, decks, and porches shall not be used for storage, including the storage of motorcycles, baby carriages, bicycles, wagons, etc., or for airing or drying of laundry, carpet, rugs, or clothing. Firewood must be stored in an ACC approved container or screened with proper, ACC approved landscaping.

5. Landscaping and Gardening. Except as otherwise approved from time to time by the Association and ACC, the maintenance and care of landscaping, within each Owner's Building Site shall be the responsibility of the Unit Owner. Except as approved by the Association and ACC, or as otherwise authorized under this Declaration, no Unit owner shall have the right to alter, improve, or modify the landscaping, lawns, yards, or any portion of the Limited Common Elements within a Building Site which materially deviates from the approved Landscape Plan. Unit Owners shall, at their sole cost and expense, install, operate, and maintain an underground irrigation system serving all turf areas located within the Limited Common Elements appurtenant to their Unit, in compliance with all applicable Village ordinances and regulations.

6. Storage: Unit Owners must make sufficient provisions for storage within the perimeter of the Building. Firewood must be stored in an ACC approved container or screened with proper, ACC approved landscaping.

7. Satellite Dishes: shall not exceed 24 inches in diameter and shall not be mounted on any roof. Where feasible without materially impairing reception, any permitted satellite dish or antenna shall be located and screened to minimize visibility from public roadways and neighboring lots. These guidelines are intended to comply with, and shall not supersede, any applicable federal or state laws or ordinances regulating over-the-air reception devices.

8. Solar Panels: Solar energy systems are permitted as accessory installations, subject to prior approval by ACC. Panels should be roof-mounted and located on rear or non-street-facing roof slopes wherever practicable. Arrays shall be mounted flush and parallel to the roof plane and shall not extend above the roof ridge or beyond roof edges. Panel frames, racking, and conduit shall be low-profile and coordinated in color to minimize visual contrast with the roof. All exposed wiring and hardware shall be concealed to the greatest extent feasible from street and neighboring property views. Where ground-mounted or prominently visible, additional landscape screening may be required to reduce visual impact and potential glare toward adjacent properties. All solar installations must comply with applicable building codes, utility interconnection requirements, and any state or federal solar access laws, which shall control in the event of a conflict.

9. Ice Rinks: Backyard ice rinks are not permitted.
10. Standby generators are permitted only with prior written ACC approval and must be installed in compliance with all applicable codes, located on the dwelling side or rear of the Unit on a concrete or code-compliant pad, no farther than the manufacturer's required clearance to building openings and mechanicals, and positioned to minimize visual and noise impact on adjacent Units. Generators must use factory-rated sound-attenuating enclosures or equivalent measures so that sound levels at adjacent Unit lines do not exceed typical residential standards and any stricter municipal noise limits, with exercise/testing limited to specified daytime weekday hours except during actual power outages. All associated conduits, piping, and appurtenances must be routed and screened to maintain an orderly appearance consistent with the community's character, and any noncompliant or improperly maintained installation is subject to correction or removal at the Unit Owner's expense after notice and an opportunity to cure.
11. Pools: In-ground private swimming pools are permitted and must comply with all applicable codes, including required fencing. Any required safety fence shall be not extend beyond the sides of the Building, and shall only be located around the pool and immediate pool deck area and may not enclose the entire yard, and its design, materials, and location are subject to prior written ACC approval.
12. Outbuildings: No detached outbuildings, gazebos, sheds, storage structures, or similar accessory buildings are permitted on any Unit.
13. Home Exterior Maintenance Standards. The Association shall be responsible for establishing from time to time minimum standards for the maintenance, upkeep, and repair of the exterior of all homes and related building improvements located within a Unit of the Condominium (such standards being herein referred to as "Home Maintenance Standards"). Except to the extent reasonably necessary to take into account variations in the size, location, materials, and other characteristics of individual homes and improvements, such Home Maintenance Standards shall be uniform. Home Maintenance Standards may be established through incorporation in the Rules and Regulations or through such other procedures as may be calculated to provide Unit owners with reasonable notice of the terms and content of such Home Maintenance Standards.
14. Structural Changes by Association. Except as reserved to the Declarant, its successors and assigns, the Association shall not make or permit any alterations or additions of a structural nature or otherwise to the Common Elements without the affirmative vote of two-thirds (2/3) of the Board of Directors. In no case shall any such alterations or additions prejudice the rights of any owner of a Unit unless his written consent has been obtained.
15. Architectural Control Committee. As long as the Declarant is the owner of at least one (1) Unit of the Condominium, the architectural control committee (the "ACC") for the Condominium shall be comprised of two (2) individuals selected by the Declarant. Upon the sale of the last Unit by the Declarant, the ACC shall consist of the Board of Directors. The ACC shall establish procedures for facilitating and administering requests for:
 - a. Approval of a home plan to be constructed or reconstructed on a Unit;
 - b. Approval of all Unit Landscape Plans;
 - c. Approval of the alteration of any home improvements within a Unit;
 - d. Permission to install and maintain a Garden within the Limited Common Elements;
 - e. Change a Limited Common Element or construct porches or similar matters.

ARTICLE XI
WATER SUPPLY AND SANITARY SEWER

Each Unit shall be connected with the Village of Hartland ("Village") water system and sanitary sewer system and no septic tank or other individual sewage system shall be used or permitted on any Unit or in the Condominium.

ARTICLE XII
ASSESSMENTS

1. Assessments.

(a) Each Unit owner (excluding the Declarant which shall be obligated to pay for common expenses in accordance with the provisions set forth below), hereby covenants and agrees with each other owner and with the Association to pay annual assessments, special assessments for capital improvements and for other matters as provided in this Declaration. Such assessments shall be fixed, established and collected from time to time in the manner provided in this Article. Declarant shall be responsible for paying the difference between the actual aggregate common expenses incurred by the Association, and the actual aggregate amount of assessments collected from Unit owners from the date the first Unit is sold by Declarant until the date the last Unit is sold by Declarant. In no event shall Declarant's obligation for common expenses exceed the amount that Declarant would have been obligated to pay in assessments had Declarant been deemed an owner of a Unit subject to the imposition of assessments from the date the first Unit was sold by Declarant. The Declarant shall not be responsible for paying for any expenses after the date of conveyance of the last Unit by the Declarant.

(b) The Board of Directors shall from time to time, and at least annually, prepare a budget and fix the annual assessment, which assessment shall be used exclusively to promote the recreation, health, safety and welfare of the Unit owners, for the improvement and maintenance of the Common Elements, and such emergency repairs as the Association may deem necessary, including any reserve accounts. In addition to the annual assessments, the Board of Directors may levy, in any assessment year, a special assessment applicable to that year only for the purposes determined by the Board of Directors; provided, however, that any such special assessment shall have the assent of the Unit owners having two-thirds (2/3) of the votes at a meeting duly called for this purpose.

(c) The Board of Directors may also levy special assessments against a particular Unit owner and Unit for: (1) costs and expenses (anticipated or incurred) for damage to the Common Elements caused by or at the direction of that Unit owner or guests or tenants of the Unit owner or other occupants of the Unit; (2) costs, expenses and actual attorneys' fees incurred in, or in anticipation of, any suit, action or other proceeding to enforce the Act, the Declaration, the By-laws, or the Rules and Regulations; (3) costs and expenses (anticipated or incurred) for emergency repairs to a Unit; (4) liabilities, costs and expenses incurred by the Association as a result of any temporary or permanent condition or defect in the Unit; (5) interest due on general and special assessments; (6) forfeitures and other penalties levied by the Board of Directors for violations of the condominium documents by a Unit owner or the tenants or guests of the Unit owner or occupants of a Unit; (7) all other costs and expenses anticipated or incurred by the Association which are subject to special assessments as provided under this Declaration or the By-laws of the Association.

(d) The annual assessments provided for herein shall be payable in monthly installments and shall commence as to a Unit on the date of first conveyance of such Unit by the Declarant. The first annual assessment shall be adjusted according to the number of months then remaining in the calendar year. At the closing of the first sale by Declarant of each Unit, that portion of the annual assessment due and payable in the month in which the closing occurs shall be prorated. The Board of Directors shall fix the amount of the annual assessment against each Unit at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every owner. The due date shall be the 1st day of each month. If such assessments are not paid by the 10th day of each month, an additional \$50.00 late fee will be assessed to such Unit. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed

by an officer or agent of the Association setting forth whether the assessments on a specified Unit have been paid.

2. Liens. If a Unit owner defaults in the payment of any assessment or installment, the Association shall take appropriate measures as provided by law in accordance with the By-laws. The lien for unpaid assessments provided in the Act shall also secure reasonable attorney fees incurred by the Association incident to the collection of such assessment or enforcement of such lien, in any foreclosure of a lien for assessments, the owner of a Unit subject to a lien shall be required to pay a reasonable rental for the Unit and the Association shall be entitled to the appointment of a receiver to collect the same. To the extent permitted by the Act, the lien provided therein and herein shall be subordinate to the lien of any first mortgage on a Unit.

3. Rights of Mortgagees. Any first mortgagee who obtains title to a Unit pursuant to remedies provided in the mortgage or foreclosure of the mortgage and any party purchasing the Unit in such a foreclosure shall not be liable for such Unit's unpaid installments of assessments which accrued prior to the acquisition of title to such Unit by such mortgagee or other party. Notwithstanding the foregoing, the obligation of the former Unit owner to pay assessment shall not be deemed extinguished under the provisions of this section.

4. Association Statements. The Association, upon ten (10) days request, shall provide a letter to the purchaser of any Unit which states the existence, if any, of outstanding general or special assessments against the owner of the Unit being sold, provided, however, that all Units conveyed by Declarant shall be deemed to be conveyed free from all such outstanding general or special assessments and no such letter shall be required or given as to such Units.

5. Impact Fees. All impact fees, if any, imposed or assessed by the Village against the Condominium or any Unit shall be paid by the Unit owner.

ARTICLE XIII RESTRICTIONS ON USE, OCCUPANCY AND TRANSFER

1. Residential Purposes Only. Each Unit shall be occupied and used only for private dwelling purposes and for no other purposes. No trade or business shall be carried on anywhere within the Condominium, except as otherwise provided herein.

2. Leases of Units. The Declarant may lease a Unit on such terms and conditions as it desires in its sole discretion. Any other owner may lease a Unit for a term of not less than one (1) year. Any lease or rental agreement must be in writing. Any person occupying a Unit with the authority of an owner shall comply with all of the provisions hereof and the By-laws imposed on an owner and a breach of such provisions shall be deemed a breach of such lease. Each such lease shall contain a provision making a breach of any of the provisions of this Declaration or of the By-laws of the Association a breach under the lease. No rooms in any Unit may be rented and no transient tenants may be accommodated.

3. Pets. No animals, reptiles, or birds shall be permitted within the Condominium, except as hereinafter set forth. The Association may issue a permit for the keeping of any pets. Such permit shall allow the keeping of pets in accordance with rules and regulations to be established by the Board of Directors. Such permit shall be deemed a revocable license which may be revoked at any time following notice and hearing if in the judgment of the Board of Directors, such licensed animal is or becomes offensive, a nuisance, or harmful in any way to the Condominium or those occupying or owning therein. The Association may charge an application fee to cover its administrative and enforcement costs. All permitted pets shall be housed indoors and, if allowed outdoors, shall be kept on a leash at all times while outdoors. Any pet excrement in the Common Elements or Limited Common Elements shall be removed immediately by the occupant of the Unit in which the pet resides. A violation of the provisions of this paragraph shall subject the Unit owner responsible for such violation to additional special assessment by the Board of Directors for the enforcement costs, including, but not limited to, reasonable attorney fees incurred by the Association incident to the enforcement of this paragraph and the rules and regulations established by the Board of Directors.

4. No Obstructions. No owner shall cause or permit the Common Elements to be so used as to deny to other owners the full use of such portion of the Common Elements. Accordingly, there shall be no obstruction of any Common Elements. Walks and drives shall be kept clean and orderly. Junked, inoperative, or unlicensed vehicles, and vehicles licensed as trailers, campers, camping trucks, house trailers, motorized bicycles, snowmobiles or land vehicles, or the like shall not be stored, parked, or placed on the Condominium. Licensed boats, boat trailers, vans (other than mini-vans), and trucks may be stored, parked, or placed on the Condominium provided that they are so stored, parked, or placed only in a garage and further provided that such storing, parking, or placing does not cause an automobile or mini-van to be parked outside of a garage when but for the storing, parking, or placing of the other vehicle, the automobile could have been parked in the garage. No vans (other than mini-vans) or trucks may be stored, parked, or placed overnight in a driveway of a Building Site without a permit issued by the Board of Directors which permit may be issued in the discretion of the Board of Directors. No vehicle shall occupy, park upon, or otherwise block the access to or exit from another Unit or the approach thereto. No maintenance of any vehicle shall be permitted anywhere on the Condominium except that changing the oil in a vehicle and lubricating a vehicle are permitted if such work is done in a garage.

5. Waste. The unreasonable or unsightly accumulation of waste, litter, excess or unused building materials, or trash is prohibited, and garbage containers shall be situated only in designated locations. No materials shall be consumed by fire in incinerators, open fires, or elsewhere.

6. Antennas, Temporary Structures. No antennas for television or aerials for radios shall be erected on any roof or any other portion of the Condominium, except satellite dishes twenty-one (21) inches or smaller, no community antennas, or cable receivers or any individual antennas may be erected or installed without prior consent except for those maintained by Declarant.

7. Mutual Enjoyment. Each Unit shall be used only for such purposes and to such extent as will not overload or interfere with any Common Elements or the enjoyment thereof by the owners of other Units.

8. Noxious Activity. No use or practice shall be allowed on the Condominium which: (a) is a nuisance; (b) is immoral or improper or offensive in the opinion of the Board of Directors, or requires any alteration or any addition to any Common Elements; (c) is in violation of the By-laws or Rules and Regulations of the Association; or (d) unreasonably interferes with or is an unreasonable annoyance to the peaceful possession or proper use of the Condominium by other Unit owners or occupants, including the use of musical instruments, television, or radios at such times or in such volumes of sound as to be objectionable.

9. Outdoor Appearance. No clothes or other articles shall be hung outdoors or from the windows of the buildings, or draped over railings, for any such purpose whatsoever unless such clothing or articles are completely concealed from public view. Patio umbrellas and other outdoor furniture may be used by owners, provided that the color of same is inoffensive and neutral, as determined by the ACC in its sole and absolute discretion.

10. Acts Affecting Insurance. No Unit owner or occupant shall commit or permit any violation of the policies of Insurance taken out by the Association in accordance with the provisions of Article XIII hereof (the "Association Policies"), or do or permit anything to be done, or keep or permit anything to be kept, or permit any condition to exist, which might: (i) result in termination of any such policies; (ii) adversely affect the right of recovery thereunder; (iii) result in reputable insurance companies refusing to provide Association Policies; or (iv) result in an increase in the insurance rate or premium unless, in the case of such increase, the Unit owner responsible for such increase shall pay the same. If the rate of premium payable with respect to the Association Policies or with respect to any policy of insurance carried by any Unit owner, as permitted by the provisions of Article XIV hereof, shall be increased, or shall otherwise reflect the imposition of a higher rate than that applicable to the lowest-rated Unit: (a) by reason of anything that is done or kept in a particular Unit; or (b) as a result of a failure of any Unit owner or any occupant of a Unit to comply with the requirement of the Association Policies; or (c) as a result of the failure of any such Unit owner or occupant to comply with any of the other terms and provisions of this Declaration, the By-laws or the Rules and Regulations,

then the Unit owner of that particular Unit shall reimburse the Association and such other Unit owners respectively for the resulting additional premiums which shall be payable by the Association or such other Unit owners, as the case may be. The amount of any such reimbursement due the Association may, without prejudice to any other remedy of the Association, be enforced by assessing the same to that particular Unit pursuant to the By-laws.

11. Legal Restrictions. No unlawful use may be made of the Condominium or any part thereof and each Unit owner shall strictly comply with all valid laws, orders, rules, and regulations of all governmental agencies having jurisdiction thereof (collectively "Legal Requirements"). Compliance with any Legal Requirements shall be accomplished by and at the sole expense of the Unit owner or the Association, as the case may be, whichever shall have the obligation under this Declaration to maintain and repair the portion of the Condominium affected by any such Legal Requirements. Each Unit owner shall give prompt notice to the Board of Directors of any written notice it receives of the violation of any Legal Requirements affecting its Unit or the Condominium.

ARTICLE XIV RECONSTRUCTION AFTER LOSS

1. Reconstruction. In the event of fire, casualty, or any other disaster affecting one or more Units or other improvements on the Condominium (the "Damaged Premises"), the Damaged Premises shall be reconstructed and repaired, unless action is taken as otherwise provided herein. Reconstruction and repair as used herein shall mean restoring the Damage Premises to substantially the same condition they were in prior to fire, casualty or disaster. The Unit owner shall undertake to cause such reconstruction and repair to be accomplished within a reasonable period of time.

2. Condemnation. The Association shall represent the Unit owners in condemnation proceedings or in negotiations, settlements, and agreements with the condemning authority for the acquisition of the Common Elements or part thereof. The award or proceedings settlement for a taking of part or all of the Common Elements shall be payable to the Association for the use and benefit of the Unit owners and their mortgages as their interests may appear. The procedure for dealing with the total or partial condemnation of the condominium shall be that set forth in Wis. Stats. Sec. 703.19 and 703.195, as the same may be amended from time to time.

ARTICLE XV INSURANCE

1. Association Insurance. The Board of Directors shall obtain and continue in effect insurance coverage on any improvements within the common areas, as well as personal and real property belonging to the Association in an amount equal to the maximum insurable replacement value, with "agreed amount," "inflation guard," "special condominium," and "condominium replacement cost" endorsements, without deduction or allowance for depreciation, which amount shall be determined annually by a recognized appraiser or insurer as selected by the Board of Directors, affording protection against loss or damage by fire and such hazards covered by a standard extended coverage endorsement and all risk endorsements and such other risks and hazards as from time to time shall be customarily covered with respect to buildings similar in construction, location, and use. Said insurance shall be for the benefit of the Association and all proceeds payable by reason of said insurance shall be paid to the Association for the express purpose of reconstruction and repair or as otherwise provided in Article XII hereof. All Unit owners shall, at their own expense, obtain homeowners insurance policies with hazard and liability coverage for their particular Unit.

2. Association Liability Insurance. In addition to the hazard insurance coverage provided above, the Board of Directors shall obtain comprehensive general public liability insurance in such amounts equal to or exceeding One Million Dollars (\$1,000,000) for a single occurrence covering all of the Common Elements and other property owned by the Association. Coverage under this policy shall include, without limitation, legal liability of the insured for property damage, bodily injuries and deaths of persons in connection with the operation, maintenance or use of the Common Elements, and legal liability arising out of an act related to employment contract of the Association. Such policy

must provide that it may not be cancelled or substantially modified, by any party, without at least ten (10) days prior written notice to the Association and to each holder of a first mortgage which is listed as a schedule holder of a first mortgage in the insurance policy. The Board of Directors may also obtain other insurance as it shall determine from time to time to be desirable including without limitation directors and officers errors and omissions coverage.

3. Cost Waiver. All insurance premiums for any insurance coverage obtained by the Board of Directors shall be a common expense of the Condominium. The Association by each Unit owner hereby expressly waives any claim it or they may have against the other for the loss insured under any policy obtained by the Board of Directors, however caused, including losses as may be due to negligence of such other party, its agents or employees. All such policies of insurance shall contain a provision that they are not invalidated by the foregoing waiver, and such waiver shall cease to be effective if the existence thereof precludes the Association from obtaining any such policy.

ARTICLE XVI RIGHTS OF DECLARANT

1. Control of Association. The Declarant shall have the right to appoint and reappoint the members of the Board of Directors, other than those elected pursuant to Article V, Section 3 hereof; provided, however, that Declarant's control shall cease the earlier of (a) three (3) years after the first Unit is conveyed to a purchaser other than the Declarant (unless the Act is amended to permit a longer period, in which event, such longer period shall apply), (b) thirty (30) days after the conveyance of seventy-five percent (75%) of the Common Elements, or (c) thirty (30) days after the Declarant's election to waive its right of control.

2. Other Rights. Pending the sale of all of the Units of the Condominium, Declarant, or its successors and assigns, acting alone:

- a. May, but shall not be obligated to, manage and operate the Condominium Association in accordance with the provisions of this Declaration, but any agreement for professional management of the Condominium, or any other contract providing for services of Declarant, shall not exceed three (3) years and shall provide for termination by either party without cause and without payment of a termination fee on no more than ninety (90) days written notice;
- b. May use the Common Elements and any unsold Units within the Condominium in any manner as may facilitate the sale or leasing of all Units thereon, including, but not limited to, in connection therewith, maintaining a sales and/or rental office or offices and models, showing the Condominium or maintaining signs;
- c. Reserves the right to (i) grant easements upon, over, through and across the Common Elements or Limited Common Elements as may be required for furnishing any kind of utility services including cable television or master antenna service, which easements may be granted to itself or its nominee and/or as may be necessary for excavation and construction of any of the Units; (ii) grant easements upon, over, through, or across the Common Elements for ingress or egress to and from the Condominium and other real property adjacent to it; and (iii) grant easements for road, sewer and other utility purposes across, over and under the Common Elements for the benefit of other lands provided that in the instrument creating such easement Declarant shall specify a method by which the maintenance costs of such easement shall be shared by the Association and such other users and provided that use of such easements will not be reasonably anticipated to overburden the existing use of the Common Elements; and

ARTICLE XVII
RIGHTS OF MORTGAGEES

1. Notice. Upon written request to the Association, identifying the name and address of the holder, insurer, or guarantor of a Unit mortgage and the Unit number or address of any such mortgage holder, insurer, or guarantor will be entitled to timely written notice of:

- a. Any condemnation or casualty loss which affects either a material portion of the Condominium or the Unit searing its mortgage;
- b. Any sixty (60) day delinquency in the payment of assessments owed by the owner of any Unit on which it hold a mortgage or any breach of the provisions of any instrument or rule governing the Condominium which is not cured by such owner within sixty (60) days of such breach;
- c. Any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association; and
- d. Any proposed action which would require the consent of a specified percentage of eligible mortgage holders as specified below or in Article XVII hereof.

2. Other Provisions. Mortgage holders shall also be afforded the following rights:

- a. Any restoration or repair of the Condominium after a partial condemnation or damage to an insurable hazard shall be performed substantially in accordance with this Declaration and the original plans and specifications, unless other action is approved by holders of mortgages or Units which have at least fifty-one percent (51%) of the votes of Units subject to mortgages.
- b. Any election to terminate the Condominium after substantial destruction or a substantial taking in condemnation of the Property must require the approval of holders of mortgages on Units which have at least fifty-one percent (51%) of the votes of Units subject to mortgages.

ARTICLE XVIII
AMENDMENT OF DECLARATION

1. Procedure. This Declaration may only be amended or repealed in a writing executed by the presiding officer of the Association and attested by another officer, with the written consent of at least seventy-five percent (75%) of the Unit owners and their respective mortgagee, if any, and the written consent of the Village. For purposes of this Section, the seventy-five percent (75%) shall be computed as though the Condominium were fully expanded under this Declaration until the tenth anniversary of the recording of this Declaration. No amendment shall change the rights of Declarant as contained in this Declaration. Any amendment to this Declaration shall become effective when recorded in the office of the Register of Deeds for Waukesha County, Wisconsin, and no action to challenge the validity of an amendment under this Article may be brought more than one (1) year after the amendment is recorded. Until the initial conveyance of all Units, this Declaration may be amended by the Declarant alone for purposes of clarification and correction of errors and omissions and for expansion of the Condominium as provided above.

2. Limitations on Certain Amendments. In addition to complying with Section 1 above, the approval of holders of mortgages on Units which have at least fifty-one percent (51%) of the votes of Units subject to mortgages; shall be required to add or amend any material provisions of this Declaration, the Articles, By-laws; or Rules and Regulations which establish, provide for, govern, or regulate any of the following:

- a. Voting rights;
- b. Assessments, assessment liens, or the priority of assessment liens;
- c. Reserves for maintenance, repair and replacement of the Common Elements;
- d. Insurance of fidelity bonds;
- e. Responsibility for maintenance and repair;
- f. Expansion or contraction of the Condominium or the addition, annexation or withdrawal of property to or from the Condominium;
- g. Redefinition of any Unit boundaries;
- h. Reallocation of interests In the Common Elements or rights to their use;
- i. Convertibility of Units into Common Elements or of Common Elements into Units;
- j. Leasing of Units;
- k. Imposition of any restriction on a Unit Owner's right to sell or transfer his or her Units;
- l. A decision by the Association to establish self-management of the Condominium;
- m. Restoration or repair of the Condominium (after a hazard damage or partial condemnation) in a manner other than that specified in this Declaration;
- n. Any provisions that expressly benefit mortgage holders, insurers, or guarantors.

3. Approval. A Unit owner, or a mortgage holder in the cases of a technical amendment or any amendment not described in Section 2 above hereof, who receives a written request to approve additions or amendments who does not deliver or post to the requesting party a negative response within thirty (30) days after it receives proper notice of the proposal, provided the notice was delivered by certified or registered mail, with a return receipt requested, shall be deemed to have approved such request.

4. VA Approval. If any Unit is subject to a mortgage owned or guaranteed under the U.S. Veterans Administration programs; then the condominium regime created hereunder may not be amended or merged with a successor regime without prior written approval in accordance with regulations implementing such programs.

ARTICLE XIX REMEDIES FOR VIOLATION BY UNIT OWNERS

If any Unit owner fails to comply with the Act, this Declaration or the By-laws, such Unit owner shall be liable for damages caused by the failure or for injunctive relief, or both, by the Association or by any other Unit owner.

ARTICLE XX SERVICE OF PROCESS

Service of process shall be made on _____ at **W229 N1433 Westwood Drive, Suite 200, Waukesha, WI 53186** as registered agent for the Association. Any change in the

person or location for the service of process designated by the Board of Directors shall become effective upon the recording of notice thereof in the Department of Financial Institutions in accordance with Chapter 703 of the Wisconsin Statutes.

ARTICLE XXI RIGHT OF ENTRY

The Declarant, for itself and its successors and assigns, reserves the right of entry to each Unit by itself or its agents or any person authorized by the Board of Directors to make installations, alterations, or repairs, upon prior request and at times convenient for the owner or occupant thereof, provided, however, that in case of emergency, entry of the Unit may be made immediately, whether the owner or occupant of the Unit is or is not present and without liability to Declarant, the Board of Directors or its agents. Any damage or loss caused as a result of such entry shall be at the expense only of the Unit owner if, in the judgment of these authorizing the entry, such entry was for emergency purposes. Notwithstanding the foregoing, the Declarant shall have no right of entry to a residential home constructed on a Unit without the prior approval of the owner.

ARTICLE XXII CONSTRUCTION AND EFFECT

1. Number and Gender. Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

2. Captions. The captions and Article headings herein are intended only as matters of convenience and for reference and in no way define or limit the scope or intent of the various provisions hereof.

3. Successors and Assigns. All rights and benefits reserved or covenanted in favor of the Declarant under this Declaration shall inure to the benefit of and be binding upon its successors and assigns. Any reference in this Declaration to the "successors and assigns" of Declarant shall be deemed to refer only to such person or entity to whom Declarant has expressly assigned all of said rights and benefits by an instrument in writing specifically identifying the provisions so assigned.

4. Severability. If any provision, or any part thereof, of this Declaration or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Declaration, or the application of such provision, or any part thereof, to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby. Each provision, or any part thereof, of this Declaration shall be valid, and be enforced, to the fullest extent permitted by law.

5. Deemed Interests. Wherever in this Declaration a specified percentage of Unit owners or Common Element interests is required for any action, decision or diminution of Declarant control or Declarant's rights, Declarant shall be deemed to own one twenty-one (1/21) interest, less any interests for Units already conveyed at the time of such determination.

6. Acceptance of Deed. By acceptance of a deed of conveyance of a Unit from Declarant, the grantee of such Unit and each successor in title to such Unit or an interest therein shall, in the event of the occurrence of any or all of the events specified in Article XII or XIII, be deemed to consent and agree to the action so taken. Each such grantee of a Unit and each successor in title to such Unit or an interest therein, hereby constitutes and appoints Declarant, its successors and assigns, as its true and lawful attorney: (i) to execute, deliver and record on behalf of the grantee and each successor in title to such Unit or an interest therein, such instruments, if any, as may be required to effect the same; and (ii) to do all other things necessary to accomplish the action so taken.

7. Partition of Common Elements Prohibited. There shall be no partition of the Common Elements or Limited Common Elements of the Condominium, through judicial proceedings or otherwise until this Declaration is terminated and the Property is withdrawn from its terms and from

the terms of any statute applicable to condominium ownership, unless the partition is pursuant to this Section. If any Unit shall be owned by two or more co-owners as tenants-in-common or as joint tenants, nothing herein shall be deemed to prohibit a voluntary or judicial partition of their ownership interest in a Unit as between such co-owners.

ARTICLE XXIII
MODIFICATIONS TO CONDOMINIUM PLAT

For as long as Declarant owns any Units in the Condominium, the Declarant shall have the right to modify or change the boundaries of any Building Site and appurtenant Limited Common Elements which is still owned by the Declarant by recording an Addendum to the Condominium Plat. Any such modification shall not affect any Building Site and appurtenant Limited Common Elements of a Unit which has been sold by Declarant and any such Addendum to the Condominium Plat must be approved by the Village of Hartland.

ARTICLE XXIV
PRIVATE ROAD AND UTILITY COST SHARING AGREEMENT

TO BE COMPLETED

Executed this _____ day of 2026.

SANDHILL OF HARTAND, LLC

By: _____

COUNTY OF WAUKESHA) ss.
)

Personally came before me this ____ day of _____, 2026, the above-named _____, member, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin
My commission: _____

This instrument was drafted by
And after recording should be returned to:
Craig A. Caliendo, Esq.
700 Pilgrim Parkway, Suite 100
Elm Grove, WI 53122

EXHIBIT A

Legal Description of the Property

LEGAL DESCRIPTION:

Being all of "Expansion Lands B" and "Expansion Lands C" of Sandhill Condominium, as recorded in the Register of Deeds office for Waukesha County as Document No. 4632282, also known as Lot 2 of Certified Survey Map No. 12244 as recorded in Volume 125, on Pages 336 - 339, as Document No. 4630928, in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of the Southeast 1/4 of said Section 25; thence North 00°36'01" East along the east line of the Southeast 1/4, 1080.69 feet to the Point of Beginning; thence North 82°24'39" West, 540.00 feet; thence South 30°45'48" West, 250.00 feet; thence North 76°14'21" West, 235.00 feet; thence North 17°50'50" East, 67.91 feet; thence North 68°04'00" West, 181.91 feet; thence North 89°37'09" West, 202.63 feet to the east right of way line of Winkleman Road - County Trunk Highway "KE"; thence North 00°22'51" East along said east right of way line, 715.51 feet; thence North 88°58'51" East, 359.99 feet; thence North 00°22'51" East, 270.00 feet; thence South 88°58'51" West, 21.25 feet; thence North 00°22'51" East, 113.75 feet; thence North 88°58'51" East, 409.90 feet; thence North 00°22'51" East, 60.00 feet; thence North 88°58'51" East, 498.67 feet to the aforesaid east line of the Southeast 1/4; thence South 00°36'01" West along said east line, 1227.81 feet to the Point of Beginning. Said land containing 1,333,277 square feet (30.6078 acres).

EXHIBIT B Condominium Plat

CONDOMINIUM PLAT OF SANDHILL SINGLE-FAMILY CONDOMINIUM

Being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waushara County, Wisconsin, SURVEYORS CERTIFICATE

STATE OF WISCONSIN
WAUSHARA COUNTY SS

John P. Komopaci, Professional Land Surveyor, do hereby certify that I have surveyed and mapped the lands shown and described herein and that the same are in accordance with the laws of the State of Wisconsin and that the identification and location of each unit and the common elements can be determined from the plat.



JOHN P. KOMOPACI, PROFESSIONAL LAND SURVEYOR S. 2461

LEGAL DESCRIPTION:

Being a part of Expansion Lands B' and Expansion Lands C' of Sandhill Condominium, as recorded in the Register of Deeds office for Waushara County as Document No. 4632282, also known as Lot 2 of Certified Survey Map No. 12244 as recorded in Volume 125 on Pages 326, 329, and Document No. 4630928, in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East, Village of Hartland, Waushara County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of the Southeast 1/4 of said Section 25, thence North 00°13'01" East along the east line of the Southeast 1/4, 1000.00 feet to the Point of Beginning, thence North 02°24'30" West, 500.00 feet, thence South 30°46'48" West, 250.00 feet, thence North 76°14'21" West, 235.00 feet, thence North 17°50'59" East, 67.91 feet, thence North 69°40'00" West, 161.91 feet, thence North 81°37'09" West, 202.83 feet to the east right of way line of Winkelman Road - County Trunk Highway "K", thence North 00°22'51" East along said east right of way line, 715.51 feet, thence North 88°58'51" East, 338.98 feet, thence North 00°22'51" East, 270.00 feet, thence North 00°22'51" East, 60.00 feet, thence North 88°58'51" East, 488.67 feet to the above described east line of the Southeast 1/4, thence South 00°39'01" West along said east line, 1227.81 feet to the Point of Beginning. Said land containing 1,333,277 square feet (30.6078 acres).

DECLARANT:

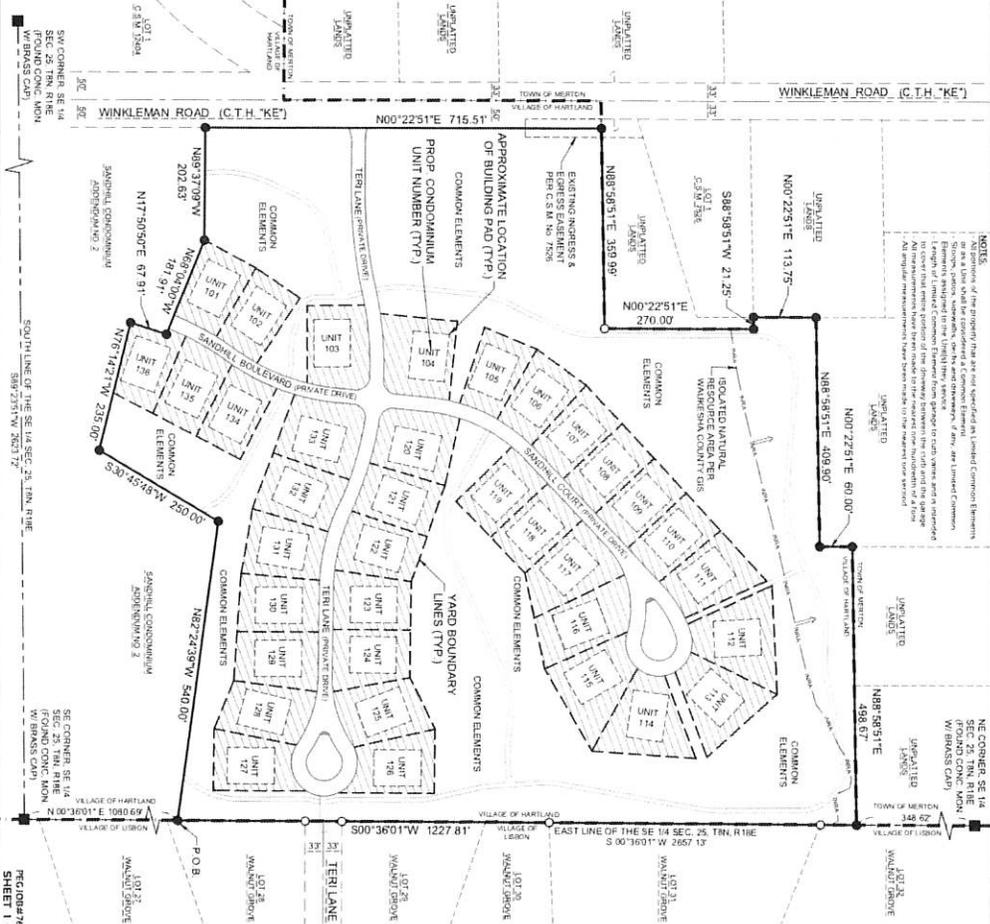
Sandhill of Hartland, LLC
Prepared for:
W229 N1433 Westwood Drive, Suite 200
Waushara, WI 53986
phone: (262) 650-9700

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

ADDRESS:

- UNIT 01 Sandhill of Hartland, WI
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PINNACLE ENGINEERING GROUP
This instrument drafted by John P. Komopaci, P.L.S. Registration No. S-2461
DRAWN BY: BR



NOTES:
1. All portions of the property that are not specified as limited Common Elements shall be deemed to be limited Common Elements.
2. The boundaries of the units and common elements are shown as they exist on the date of this plat. Any future changes to the boundaries of the units and common elements shall be shown on a subsequent plat.
3. The boundaries of the units and common elements are shown as they exist on the date of this plat. Any future changes to the boundaries of the units and common elements shall be shown on a subsequent plat.
4. The boundaries of the units and common elements are shown as they exist on the date of this plat. Any future changes to the boundaries of the units and common elements shall be shown on a subsequent plat.

EXHIBIT C

Architectural Guidelines

REQUIREMENTS AND GUIDELINES FOR BUILDING, CONSTRUCTION AND IMPROVEMENTS

FOR

SANDHILL SINGLE-FAMILY CONDOMINIUM

SANDHILL Condominiums ("SANDHILL") is a high-quality residential condominium community designed to complement the surrounding countryside and thoughtfully preserve the site's natural character. It is the intention of Sandhill of Hartland, LLC ("Developer") to assist unit owners in achieving a compatible arrangement of quality homes. To this end, this document (i) summarizes for unit owners the required construction and improvement concerning building, and (ii) sets forth additional Guidelines for Plan Approval (the "Guidelines") adopted by the Developer" and the Architectural Control Committee ("ACC").

I. Restrictions and Covenants in the Declaration.

Below is a summary of the building restrictions, construction requirements and restrictions relating to improvements and owner maintenance. The ACC requires four-sided architecture for each home-- architectural elements, materials, and detailing that begin on the front elevation must be carried consistently around all elevations, including sides, rear, and any exposed lower-level walls. Contemporary and prairie-style architectural designs are prohibited within the development.

A. **Building Restrictions**

1. All sites in SANDHILL are restricted to the erection of a single one-story, story and one-half, or two-story single-family residence building with a minimum square footage of living space (excluding basement level areas) of two thousand three hundred (2,300) square feet. The ACC has the right to approve homes smaller than those specified herein, if such homes are exceptional in design and quality. The ACC further has the right to assign a determination as to minimal architectural standards to the Association at the ACC's discretion.

2. Every home in the subdivision shall have a minimum of a two (2) car garage and a maximum of a three (3 ½) car garage. All garages must be a side entry, canted or courtyard entry type garage, however, the ACC shall have the discretion to allow front entry garages based upon aesthetic and practicality issues. Garages must be constructed at the same time as the residence (such single-family residence and garage together shall be referred to herein as the "Building").

3. The exterior walls and fascia of the Building and any permitted improvements must be constructed of brick, stone, stucco, solid wood siding, or Hardiplank siding or its equivalent. Trim boards may also be made of Azek Trim, Miratec Trim or equivalents. ACC may, in its sole discretion, approve the use of artificial stone products. If masonry material is used on the exterior walls, it must terminate only at an inside corner. Siding materials such as aluminum, vinyl, steel, pressed board, Masonite or plywood will not be permitted on the exterior of the Building or any permitted improvements, except on soffits. Soffits (but not fascia) may be made of aluminum, vinyl or the siding materials permitted above for exterior walls. Fascia may only be made of the siding materials permitted above for exterior walls (not aluminum or vinyl). Any exposed basement or foundation wall must be covered with masonry veneer, plaster or the siding materials used on the exterior walls above such exposed wall.

4. All one-story, two-story and story and one-half Building roofs shall have a minimum pitch of eight (8') feet in height for each twelve (12') feet in length (8/12), except for a porch roof, a shed-style roof or rear dormers on story and one-half Buildings. Flat or prairie-style rooflines shall not be permitted. All roofs shall be covered with dimensional shingles in a "weatherwood" color. Standing seam metal roof accents are permitted, with color selections subject to ACC approval.

5. The Building must be constructed within the Building Envelope depicted on the condominium Plat.

6. Each Owner must obtain the **prior written approval** of ACC of all of the design and layout plans listed in subparagraph (a) below prior to application for a building permit. **Each Owner must submit preliminary plans for review by ACC before submitting final plans.** The final plans shall incorporate the plan changes, if any required by ACC, as noted in its review of the preliminary plans.

(a) Each Owner must submit to ACC in connection with its application for approval of the design/layout plan three complete sets of the following final plans (2 full-size sets and one 11" x 17" reduction):

:

- Exterior elevations drawn to scale (1/4" = 1' minimum)
- Floor plans drawn to scale (1/4" = 1' minimum)
- Identification of all exterior building materials;
- Stake-out survey showing the proposed location of the Building, existing and proposed yard grades and location of erosion control.
- Grading Plan showing the proposed location of the Building, existing and proposed yard grades and drainageways per the Master Grading Plan.
- Statement of square footage of living area by floor.
- Other things that may be required from time to time as set forth in the Guidelines (Section III, below).

(b) Approval of the design/layout plan shall be based upon the SANDHILL Guidelines for Plan Approval (Section II, below), as may be adopted from time to time by ACC.

(c) Design/layout plan approval may be withheld if the design is too similar in appearance to other Buildings in close proximity.

(d) If in the opinion of ACC the submitted plans do not comply with the SANDHILL Requirements and Guidelines the ACC may, at its option, but only with Owner's consent, refer the plans to a professional home designer for redesign so that the plans will comply with the SANDHILL Requirements and Guidelines. The Owner will be responsible for the payment of any fees charged by such professional.

(e) In its decision to grant Approval, ACC will take into consideration not only the required minimum setbacks but also the relationship of the location and position of the proposed Building and Permitted Improvements to the street and to the Buildings that have been constructed or that may be constructed on the adjoining lots.

B. Construction (See Declaration, Section III)

1. The Building must be constructed in accordance with the design and layout plan which has been approved by ACC and must be completed within twelve (12) months of the date the building permit is issued by the Village. A sodded or seeded lawn and a driveway paved with concrete or asphalt must be installed within six (6) months of the date that the occupancy permit is issued by the Village.

2. Each Owner must submit to ACC and Village of Hartland, a grading plan which adheres to the Master Grading Plan or any amendment thereto approved by the Village Engineer and on file with the Village ("Master Grading Plan"), and grade such Owner's lot in accordance with the Master Grading

Plan. ACC and/or the Village and/or their agents, employees or independent contractors shall have the right to enter upon any lot, at any time, for the purpose of inspection, maintenance and correction of any drainage condition (whether or not Owner complied with the Master Grading Plan), and the Owner is responsible for the cost of the same. Each Owner, at the time of construction of the Building, shall also be responsible for grading its lot so as to direct drainage toward the street or other established drainageway and to prevent an increase in drainage onto neighboring property. This shall be accomplished by creating swales along common lot lines wherever practical. Drainage ways shall be kept free of any obstructions. No plantings other than grass shall be permitted within 3 feet of side or rear lot lines without prior written approval of the ACC. Each Owner must consult with the adjacent lot Owner to agree upon compatible grading of their common lot lines. Due to the varying terrain and drainage conditions on each lot following construction, neither Developer nor the Village shall be responsible for establishing lot line grades. The services of a professional engineer may be required to design a proper grading plan for any lot, the cost of which shall be paid by the lot Owner(s). Final grading of the lot shall be completed within two months after the date that an occupancy permit has been issued for the Building (subject to delays caused by adverse weather conditions).

3. Electric transformers, cable TV and telephone equipment boxes have been placed by Developer to serve each lot. Any subsequent relocation, either horizontally or vertically, or modification of these equipment boxes shall require written authorization from the appropriate utility company or service provider and Developer. The lot Owner shall pay all costs of such relocation or modification.

4. Each Owner shall be responsible for installing and maintaining erosion control measures from the commencement of grading until such time as a lawn or other plantings sufficient to prevent erosion has been established on the Owner's site. These measures include but are not limited to: installation of silt fence, hay/straw bales and/or ditch checks; street cleaning following precipitation events or tracking of mud on streets by any vehicle leaving the lot; and sodding or seeding and mulching lawn areas. Steep slopes may require installation of straw mat, jute mat or other materials designed to stabilize steep and highly erodible areas. Any areas where erosion control measures have been compromised by weather, construction or any other event shall be repaired within 7 days of damage. After every rainfall exceeding ½ inch and at least once per week, erosion control measures must be inspected by the Owner or the Owner's contractor, and any necessary maintenance or repairs made. Failure to comply with these requirements may result in sanctions against the Owner by the Village, the Wisconsin Department of Commerce, and/or the Wisconsin Department of Natural Resources. All erosion control measures shall be installed and maintained according to the then current standards and specifications set forth in Wisconsin Department of Natural Resources Conservation Practice Standard and local ordinances.

5. All construction-related activity shall be confined to the Owner's site unless the adjoining Owners have given permission to use their respective lots or outlots. In the event that landscaping on adjacent lots or outlots is disturbed during construction or grading, all disturbed areas shall be immediately restored with vegetation of like kind. In the event that eroded material is deposited onto a street or neighboring property, the Owner of the lot from which the material came shall be responsible for removing the material and restoring the street or neighboring property to its original condition.

6. Each Owner shall be responsible to Developer for the costs of repairing and replacing any street pavement, and curb and gutter (including restoration of topsoil and lawn abutting the curb and gutter) which have been damaged during the course of constructing the Building and/or any permitted improvements on the Owner's lot.

7. At the time of construction of the Building, the Owner shall install at a location designated by ACC (8' from the house side of the driveway, 20' from the edge of the private drive), one outdoor electric post lamp (Lantern) with an unswitched photoelectric control. The design of the Lantern and post shall be at the discretion of the Owner (but must be approved by the Developer) and must co-ordinate with or match either the garage coach lights or front door carriage light(s) on the building, must be a minimum of 20 inches tall, a maximum of 40 inches tall and a minimum of 11.5 inches wide. The lantern must include a minimum of a single LED bulb not to exceed 2700k Color, and 1,500 Lumens. The lantern must be approved by the Developer at the time of house plan approval. ACC reserves the right to approve the lamp and post design based on the architecture and design of the home. The Owner shall maintain the

operation and appearance of the post lamp. If the post lamp is not so maintained, and the condition has not been rectified by the Owner within 15 days after receipt of a notice from the Association specifying the violations of this requirement, the Owner shall be subject to a penalty at a per diem rate established in the Rules and Regulations of the SANDHILL SINGLE-FAMILY CONDOMINIUM ASSOCIATION, INC. from the date of notice until the date the condition has been rectified, in addition to all other rights and remedies available to Developer and the Association. The penalty shall be assessed against the Owner and, if not paid, will be enforced as provided in the Declaration.

8. Driveways shall be paved with concrete or asphalt.

C. Improvements/Owner Maintenance (See Declaration, Section IV)

1. No buildings, outbuildings or other structures will be permitted on the Property except the Building, and **except the following exclusive list of permitted improvements, which are subject to the Guidelines and require developer's prior written approval:**

(a) Decorative fencing. Chain link fences, privacy fences or fences which enclose an entire yard will not be allowed. Fences shall not extend beyond the sides of the Building. The area enclosed by the fence shall be no larger than the area that would be occupied by a typical back yard in-ground swimming pool, regardless of whether the home has a pool. All fences must be at least 3' from any lot line and the finished side of the fence must face the abutting property. If the Village has more restrictive fence ordinances, those shall control. Owner is responsible for all landscape maintenance within or beneath any fence area.

(b) Deck structures constructed of wood or metal. ACC may, in its sole discretion, approve the use of artificial wood products on decks.

(c) Retaining walls and decorative walls: Must be constructed of natural stone or certain artificial modular stone products having a so-called "tumbled stone" effect and variations in the dimensions of the tumbled manufactured stone.

(d) Berms

2. Junked, inoperative, or unlicensed vehicles, and vehicles licensed as trailers, campers, camping trucks, house trailers, motorized bicycles, snowmobiles or land vehicles, or the like shall not be stored, parked, or placed on the Condominium. Licensed boats, boat trailers, vans (other than mini-vans), and trucks may be stored, parked, or placed on the Condominium provided that they are so stored, parked, or placed only in a garage and further provided that such storing, parking, or placing does not cause an automobile or mini-van to be parked outside of a garage when but for the storing, parking, or placing of the other vehicle, the automobile could have been parked in the garage. No vans (other than mini-vans) or trucks may be stored, parked, or placed overnight in a driveway of a Building Site without a permit issued by the Board of Directors which permit may be issued in the discretion of the Board of Directors. No vehicle shall occupy, park upon, or otherwise block the access to or exit from another Unit or the approach thereto. No maintenance of any vehicle shall be permitted anywhere on the Condominium except that changing the oil in a vehicle and lubricating a vehicle are permitted if such work is done in a garage.

3. Satellite dish antennas may not exceed 21 inches in diameter. No antenna or satellite dish shall be mounted or installed on any roof. Any antenna or satellite dish should, if possible without interfering with reception, be placed and screened so as to minimize its visibility from roadways and neighboring lots. If state/federal law requires larger devices such law will control.

II. SANDHILL Guidelines for Plan Approval.

The ACC may establish from time to time Guidelines for Plan Approval. In furtherance of its goals for the development of a high quality residential community, ACC adopts the following Guidelines, which it may amend or revise at its own discretion:

1. **Windows:** Shutters, window casings, window grids and other trim features that are used on the front of the residence and garage must also be used on appropriate windows on the sides and rear. In non-masonry openings casings of at least four inches in width must be used on all windows without shutters, attic vents and on all doors. Windows, doors and attic vents in masonry openings must have stone or brick sills and stone or brick soldier courses or corbels at the top, or other similar appropriate detail. ACC will require the placement of windows or other design features in walls that would otherwise be blank or without architectural feature. (Chimneys, bays, or other projections on a wall are not, by themselves, an architectural feature.) ACC may require grids or muntin bars in all windows. An attractive, balanced exterior design will usually take precedence over concerns about furniture arrangement. Windows may be vinyl or aluminum clad.

2. **Doors:** Garage and service doors may be wood, steel or fiberglass and must have a raised panel or other decorative design.

3. **Masonry:** There is no minimum brick or stone requirement. If masonry material is used on the exterior walls, it must terminate only at an inside corner. Other exterior materials such as lap siding must also terminate at an inside corner.

4. **Bay, Boxed-out Windows and Chimney Chases:** Any bays, bay windows, boxed-out windows and other projections which extend down to the top of the foundation level must have a foundation beneath. "Hung bays" which are at least 12" above the foundation are permitted, supported by appropriate brackets. All chimney chases must have a foundation beneath.

5. **Sloped Lots:** ACC may require on sloping lots that certain basement walls be exposed to minimize the impact on trees, vegetation and drainage as well as allow for a more natural transition between homes. Garages must be constructed on the high side of the lot unless a special exception is approved by ACC.

6. **Materials and Colors:** The variety of exterior materials should be kept to a minimum and must be used consistently on all elevations. The number of exterior colors should be kept to a minimum. It is recommended that a maximum of two colors be used on the walls and trim and one color for such items as shutters and doors. All exterior colors on each home must be neutral or earth tones and must be approved by ACC. Homes shall not be painted black, including as a primary body color, trim color or as an overall exterior color scheme. If a dark color is used on the body of the Building then a lighter, contrasting trim must be used on corner boards and window trim.

7. **Landscape Features:** Landscape features must not obstruct or interfere with lot line drainage swales.

8. **Landscape Maintenance:** Unit Owners are responsible, at their sole cost, for routine care and upkeep of the garden beds immediately surrounding their dwelling, including planting, pruning, mulching, and removal of weeds and debris so that these areas remain neat and consistent with the community's aesthetic standards. The Association shall provide lawn mowing, fertilizing, and weed control for turf areas designated as Common Elements or Association-maintained Limited Common Elements and shall perform snow removal from driveways and front sidewalks in accordance with its published service standards and contracts. Unit Owners are responsible for all landscape maintenance within any fence area. Unit Owners shall, at their sole cost and expense, install, operate, and maintain an underground irrigation system serving all turf areas located within the Limited Common Elements appurtenant to their Unit, in compliance with all applicable Village ordinances and regulations.

9. **Storage:** Lot Owners must make sufficient provisions for storage within the perimeter of the Building. Firewood must be stored in an ACC approved container or screened with proper, ACC approved landscaping.

10. **Satellite Dishes:** shall not exceed 24 inches in diameter and shall not be mounted on any roof. Where feasible without materially impairing reception, any permitted satellite dish or antenna shall be located and screened to minimize visibility from public roadways and neighboring lots. These guidelines are intended to comply with, and shall not supersede, any applicable federal or state laws or ordinances regulating over-the-air reception devices.

11. **Solar Panels:** Solar energy systems are permitted as accessory installations, subject to prior approval by ACC. Panels should be roof-mounted and located on rear or non-street-facing roof slopes wherever practicable. Arrays shall be mounted flush and parallel to the roof plane and shall not extend above the roof ridge or beyond roof edges. Panel frames, racking, and conduit shall be low-profile and coordinated in color to minimize visual contrast with the roof. All exposed wiring and hardware shall be concealed to the greatest extent feasible from street and neighboring property views. Where ground-mounted or prominently visible, additional landscape screening may be required to reduce visual impact and potential glare toward adjacent properties. All solar installations must comply with applicable building codes, utility interconnection requirements, and any state or federal solar access laws, which shall control in the event of a conflict.

12. **Ice Rinks:** Ice rinks are not permitted.

13. **Standby generators** are permitted only with prior written ACC approval and must be installed in compliance with all applicable codes, located on the dwelling side or rear of the Unit on a concrete or code-compliant pad, no farther than the manufacturer's required clearance to building openings and mechanicals, and positioned to minimize visual and noise impact on adjacent Units. Generators must use factory-rated sound-attenuating enclosures or equivalent measures so that sound levels at adjacent Unit lines do not exceed typical residential standards and any stricter municipal noise limits, with exercise/testing limited to specified daytime weekday hours except during actual power outages. All associated conduits, piping, and appurtenances must be routed and screened to maintain an orderly appearance consistent with the community's character, and any noncompliant or improperly maintained installation is subject to correction or removal at the Unit Owner's expense after notice and an opportunity to cure.

14. **Pools:** In-ground private swimming pools are permitted and must comply with all applicable codes, including required fencing. Any required safety fence shall not extend beyond the sides of the Building and may only be located around the pool and immediate pool deck area, not enclosing the entire yard, and its design, materials, and location are subject to prior written ACC approval.

15. **Outbuildings:** No detached outbuildings, sheds, storage structures, or similar accessory buildings are permitted on any Unit.

16. **Professional Home Designer/Architect:** In order to properly evaluate a design, ACC may require that design/layout plans submitted for plan approval be drawn by a professional home designer or architect. Submittal of a preliminary plan for review prior to preparation of final plans is required.

Rev. 1/23/2026

EXHIBIT D

PRIVATE ROAD AND UTILITY COST SHARING AGREEMENT



**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. _____



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.

TLON Products Addition – RESUBMITTAL TO APPROVED PROJECT

Table of Contents

DATE: 01/28/2026
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_R1
- 2) Plan Commission Application
- 3) Architectural Board Application
- 4) T-Lon Products Addition Business Operations Summary – 01/27/2026
- 5) T-Lon SWM Memo 11-06-2025

DRAWINGS

COMPARISON SHEET – Comparison of previously approved submission and revised proposal.

G000 - TITLE SHEET
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: 01/27/2026

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 4,957 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

4,957 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: November 6, 2025 (Updated November 6th, 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

As part of this project, and at the request of the Village of Hartland, phosphorus reduction modeling was performed for both 1010 and 1110 Richards Road, along with an evaluation of the wet pond's functionality at 1110 Richards Road. Phosphorus reduction was analyzed using WinSLAMM under proposed site conditions, while pond performance was assessed through topographic review and an on-site inspection.

Modeling of the proposed conditions at both 1010 and 1110 Richards Road indicates a total phosphorus reduction of 50.16%. Although the site is not required to meet current Village phosphorus standards, due to its development predating those requirements, the proposed improvements are calculated to exceed the 30% Village reduction standard.

Site inspections and survey data confirm that the wet pond is functioning as designed. The outlet structure is in good condition and well maintained, and the southern edge of the pond is regularly mowed. Sediment levels remain well below the maintenance threshold elevation of 917.0, as specified in the maintenance agreement. A significant amount of Typha (cattails) was observed in the eastern portion of the pond, as shown in the attached images. While cattails help settle suspended solids by slowing water flow, they also reduce the pond's effective storage volume. Although no overtopping has occurred during recent heavy rain events, we recommend trimming the cattails to restore the pond's storage capacity to its original design volume.

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.



File Name: X:\KOD\ODLICCO\187190\5-final-dsgn\50-final-dsgn\10-Civil\Pollutant Analysis.mdb

Outfall Output Summary

	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	256786		0.46	85.04	1363	
Outfall Total with Controls	161707	37.03 %	0.29	73.10	737.9	45.86 %
Current File Output: Annualized Total After Outfall Controls	162151		Years in Model Run: 1.00		739.9	

Pollutant	Concentration - No Controls	Concentration - With Controls	Concentration Units	Pollutant Yield - No Controls	Pollutant Yield - With Controls	Pollutant Yield Units	Percent Yield Reduction
Particulate Solids	85.04	73.10	mg/L	1363	737.9	lbs	45.86 %
Total Phosphorus	0.2606	0.2063	mg/L	4.177	2.082	lbs	50.16 %

Total Area Modeled (ac)

Total Control Practice Costs

Capital Cost	<input type="text" value="N/A"/>
Land Cost	<input type="text" value="N/A"/>
Annual Maintenance Cost	<input type="text" value="N/A"/>
Present Value of All Costs	<input type="text" value="N/A"/>
Annualized Value of All Costs	<input type="text" value="N/A"/>

Receiving Water Impacts Due To Stormwater Runoff (CwP Impervious Cover Model)

	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.46	Poor
With Controls	0.29	Poor

```
Data file name: X:\KO\O\OLICO\187190\5-final-dsgn\50-final-dsgn\10-Civil\Pollutant Analysis.mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 11-06-2025 Time: 14:58:28
Site information:

LU# 1 - Commercial: 1110 to Infiltration Basin Total area (ac): 1.480
  1 - Roofs 1: 1.100 ac. Flat Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  13 - Paved Parking 1: 0.180 ac. Disconnected Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  45 - Large Landscaped Areas 1: 0.200 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Commercial: 1010 to Basin Total area (ac): 0.860
  1 - Roofs 1: 0.300 ac. Flat Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  13 - Paved Parking 1: 0.560 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Commercial: 1010 Other Total area (ac): 0.860
  13 - Paved Parking 1: 0.290 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  45 - Large Landscaped Areas 1: 0.280 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  46 - Large Landscaped Areas 2: 0.290 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 4 - Commercial: 1110 to Wet Pond Total area (ac): 1.010
  1 - Roofs 1: 0.100 ac. Flat Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  13 - Paved Parking 1: 0.630 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  45 - Large Landscaped Areas 1: 0.280 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 5 - Commercial: 1110 Other Total area (ac): 0.560
  1 - Roofs 1: 0.100 ac. Flat Disconnected Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  13 - Paved Parking 1: 0.100 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  45 - Large Landscaped Areas 1: 0.360 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
```


Control Practice 3: Wet Detention Pond CP# 1 (DS) - DS Wet Pond # 1
 Particle Size Distribution file name: Not needed - calculated by program
 Initial stage elevation (ft): 4
 Peak to Average Flow Ratio: 3.8
 Maximum flow allowed into pond (cfs): No maximum value entered
 Outlet Characteristics:

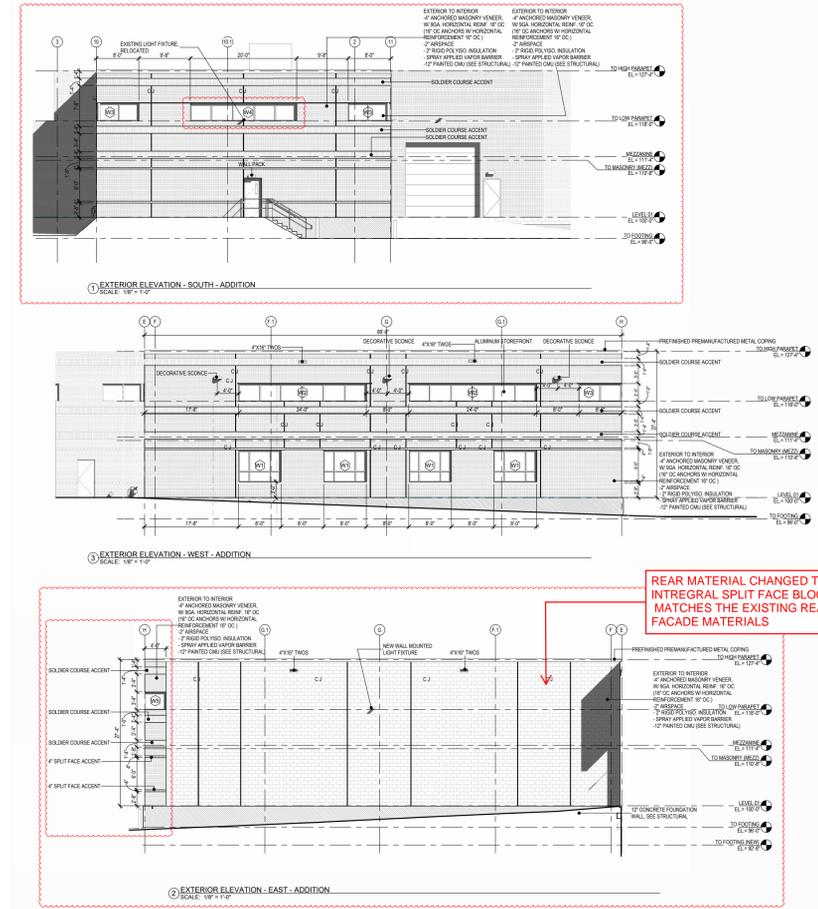
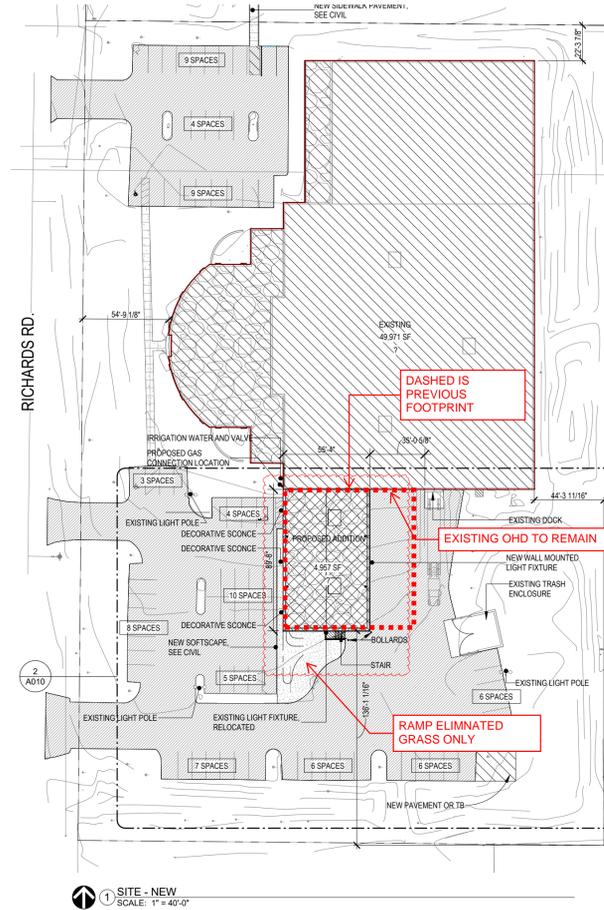
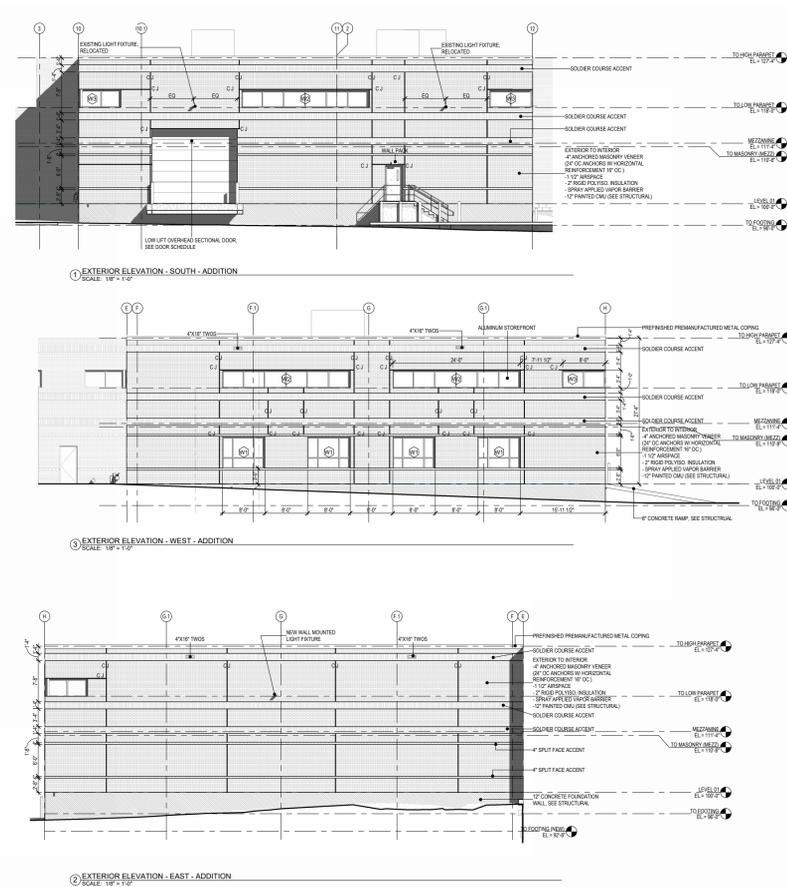
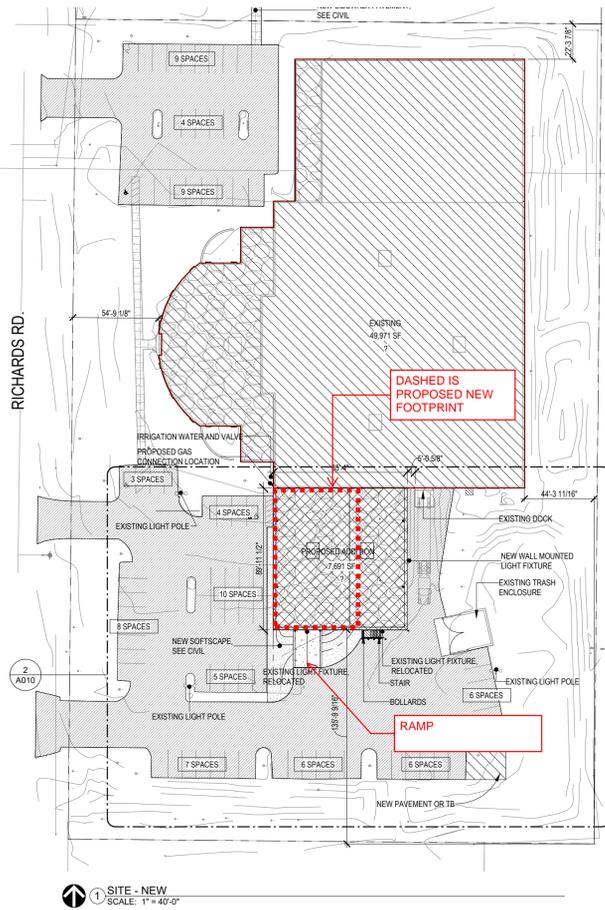
- Outlet type: V - notch weir
 1. Weir angle (degrees): 180
 2. Weir height from invert: 0
 3. Invert elevation above datum (ft): 5
- Outlet type: Orifice 1
 1. Orifice diameter (ft): 0.2
 2. Number of orifices: 1
 3. Invert elevation above datum (ft): 4
- Outlet type: Broad Crested Weir
 1. Weir crest length (ft): 30
 2. Weir crest width (ft): 10
 3. Height from datum to bottom of weir opening: 6
- Outlet type: Vertical Stand Pipe
 1. Stand pipe diameter (ft): 3
 2. Stand pipe height above datum (ft): 5.5

Pond stage and surface area

Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow (cfs)
0	0.00	0.0000	0.00	0.00
1	1.00	0.0100	0.00	0.00
2	2.00	0.0180	0.00	0.00
3	3.00	0.0270	0.00	0.00
4	4.00	0.1120	0.00	0.00
5	5.00	0.1870	0.00	0.00
6	6.00	0.2740	0.00	0.00

PREVIOUSLY APPROVED DESIGN

PROPOSED RESUBMIT DESIGN

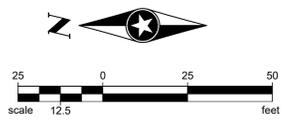


PREVIOUS SOUTH ELEVATION

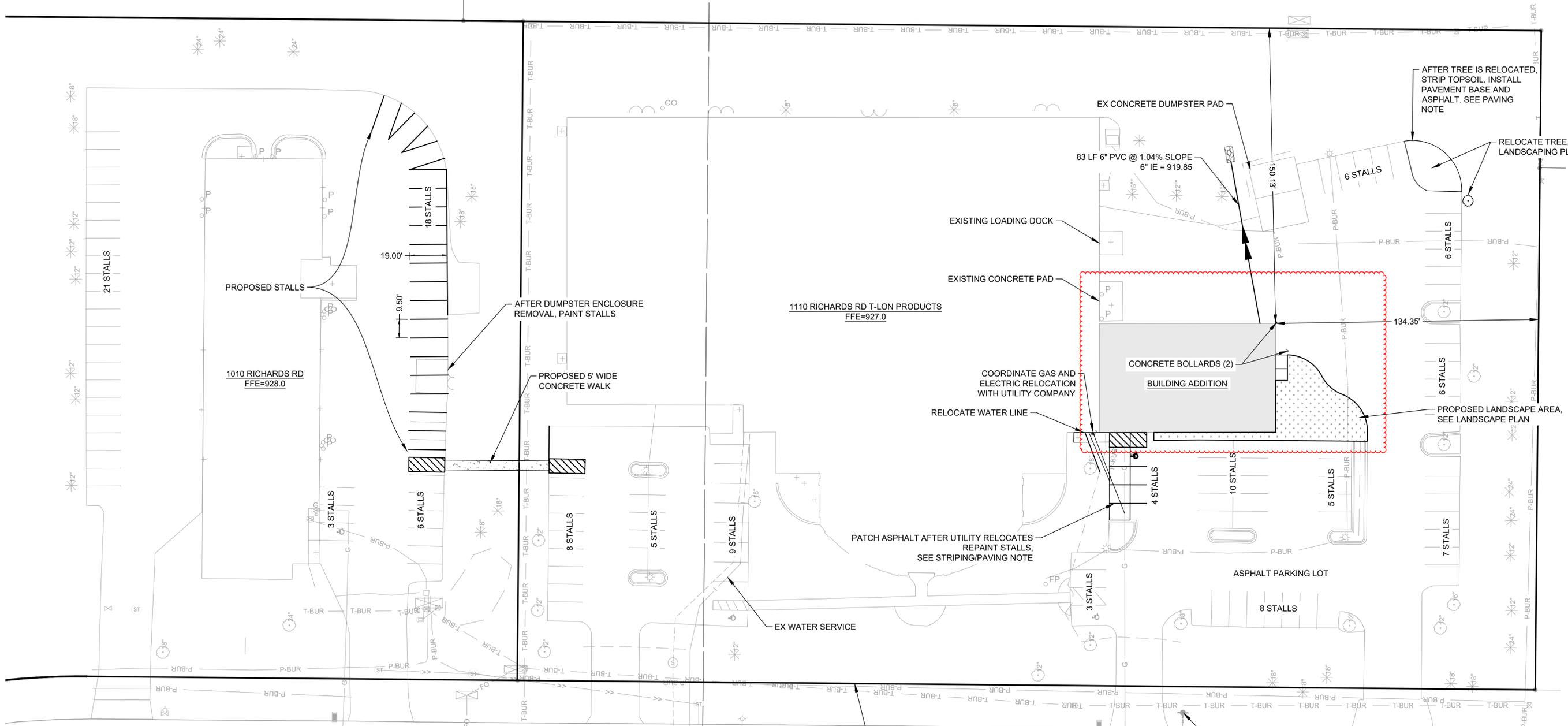
PRIMARY FACADE ALONG RICHARDS RD. REMAINS THE SAME

PROPOSED SOUTH ELEVATION





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



1770 EXECUTIVE DRIVE
 OCONOMOC, 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
1/28/26		PC RESUBMIT

SHEET INFO

PROJECT NO. : D102925
 DATE : 09/26/2025
 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		Proposed Conditions		1110		1010	
	SF	Acres	SF	Acres	SF	Acres	SF	Acres	SF	Acres	SF	Acres
Lot Area	174,209	4.00	102,363	2.35	174,209	4.00	102,363	2.35	174,209	4.00	102,363	2.35
Pavement/Sidewalk	41,421	0.95	35,745	0.82	35,477	0.81	35,935	0.82	35,477	0.81	35,935	0.82
Roof	49,965	1.15	12,287	0.28	54,922	1.26	12,287	0.28	54,922	1.26	12,287	0.28
Pervious	82,823	1.90	54,331	1.25	83,810	1.92	54,141	1.24	83,810	1.92	54,141	1.24
Impervious	91,386	2.10	48,032	1.10	90,399	2.08	48,222	1.11	90,399	2.08	48,222	1.11
Total Existing Impervious Area			139,418				Total Proposed Impervious Area				138,621	

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

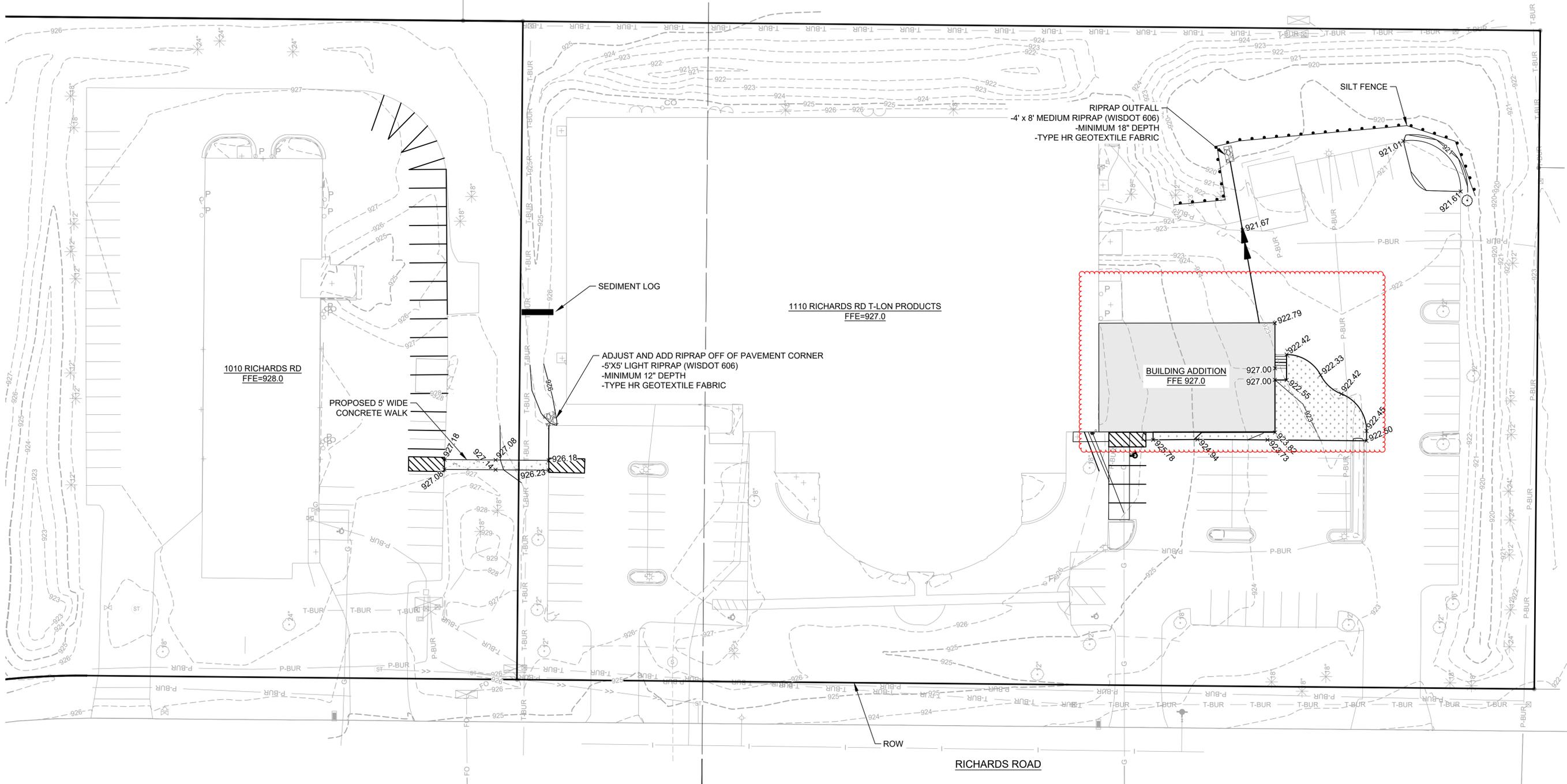
CONCRETE WALK:
 -5" THICK CONCRETE
 -3" CRUSHED AGGREGATE BASE

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.

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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
1/28/26		PC RESUBMIT

SHEET INFO

PROJECT NO. : D1029 25
 DATE : 09/26/2025
 DRAWN BY : LJK
 SHEET TITLE : GRADING & EROSION CONTROL PLAN

SHEET NO.
C2.00

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.

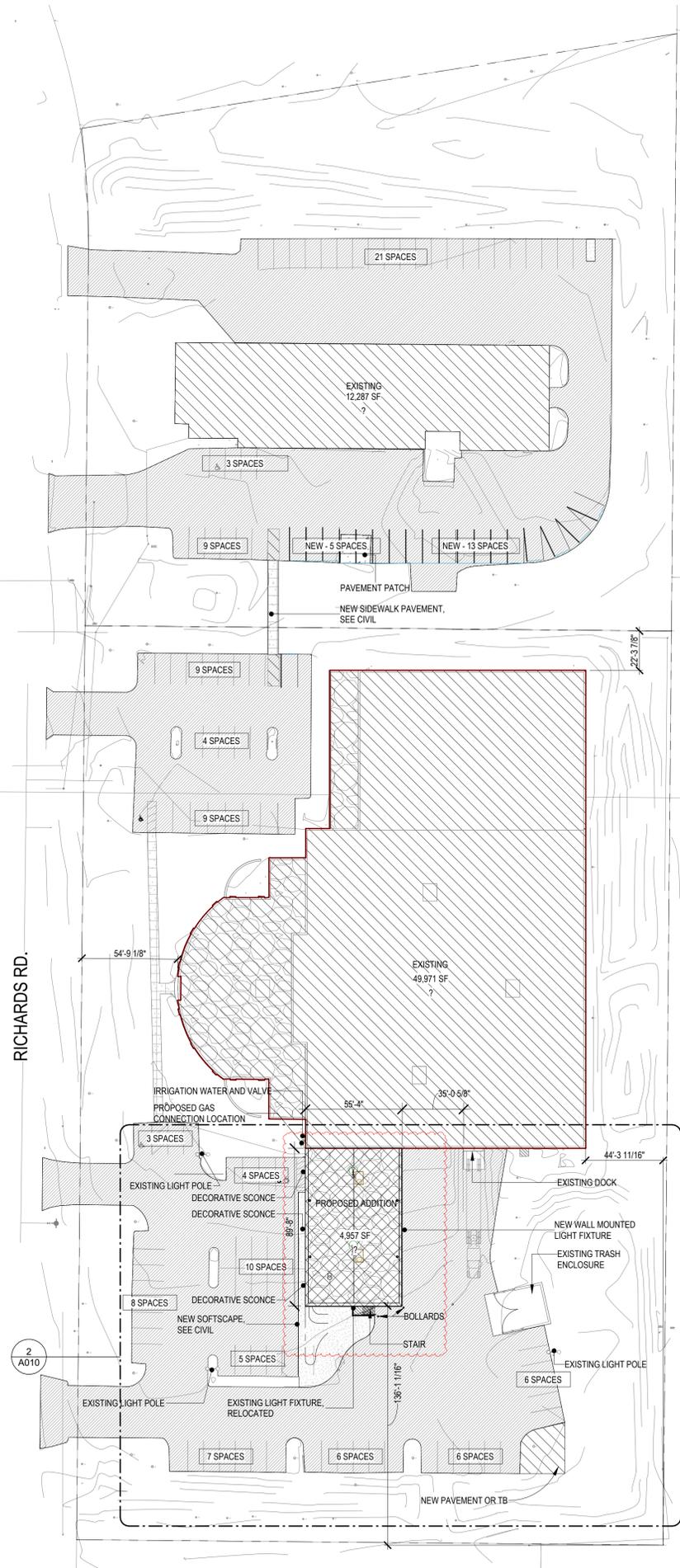
IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: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

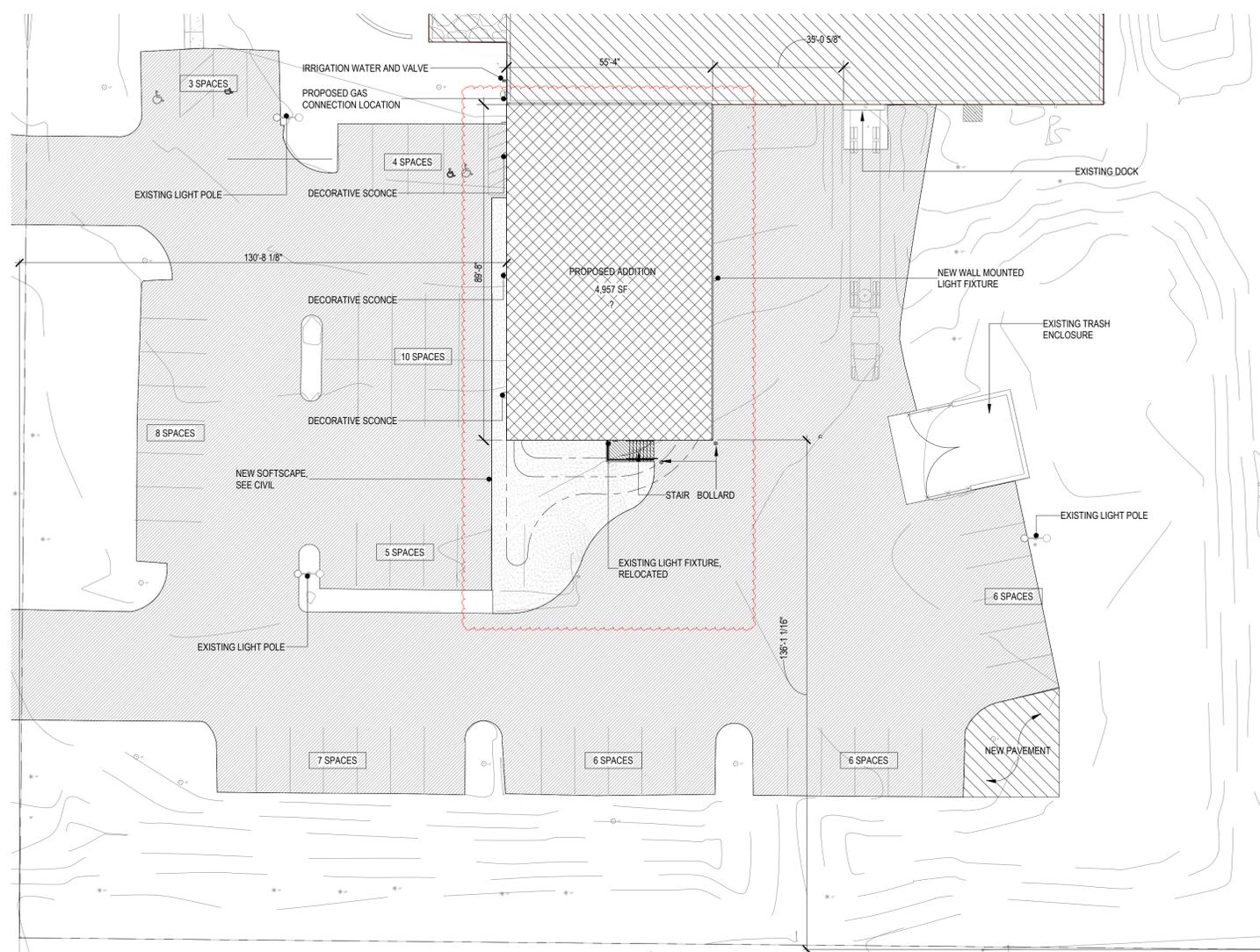
SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH AND DISPOSE OF APPROPRIATELY. CONTROLLING DUST SHALL BE COMPLETED PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION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

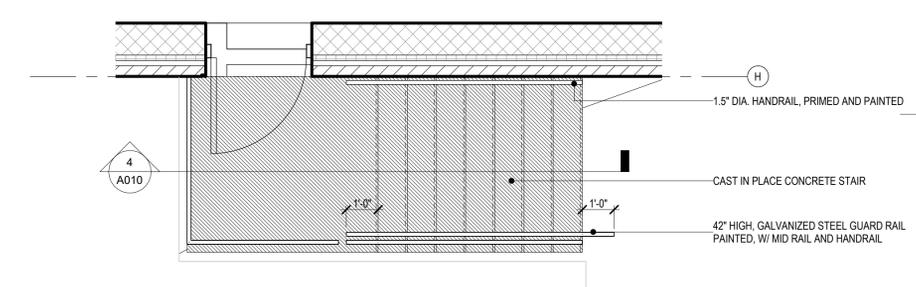
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1 SITE - NEW
SCALE: 1" = 40'-0"

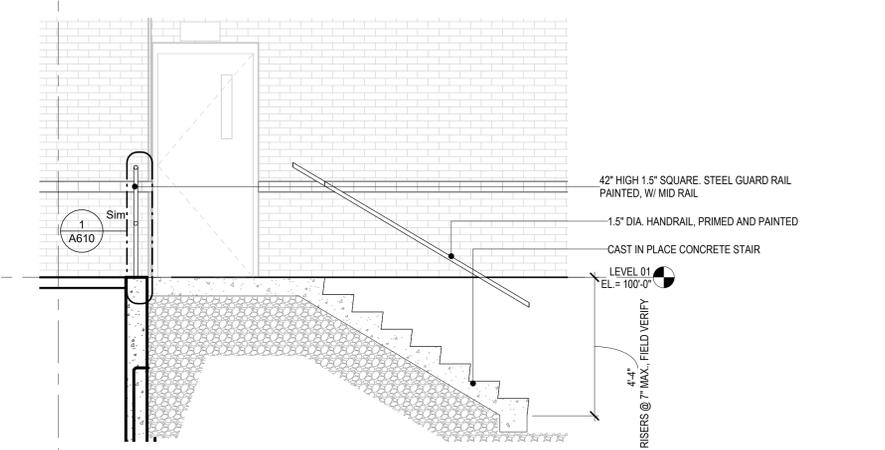


2 SITE - ENLARGED
SCALE: 1" = 20'-0"



3 ENLARGED EXIT STAIR PLAN 1
SCALE: 3/8" = 1'-0"

SITE ELEMENTS SCHEDULE		
DESCRIPTION	QUANTITY	LENGTH
6" DIA. STEEL BOLLARD, CONC. FILLED, PAINTED, TYP.	2	



4 EXIT STAIR SECTION
SCALE: 3/8" = 1'-0"



EXISTING FIXTURES RELOCATED ON ADDITION - SEE ENLARGED ELEVATIONS

1770 EXECUTIVE DRIVE
OCONOMOC, WI 53066
PHONE: (262) 567-8677
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

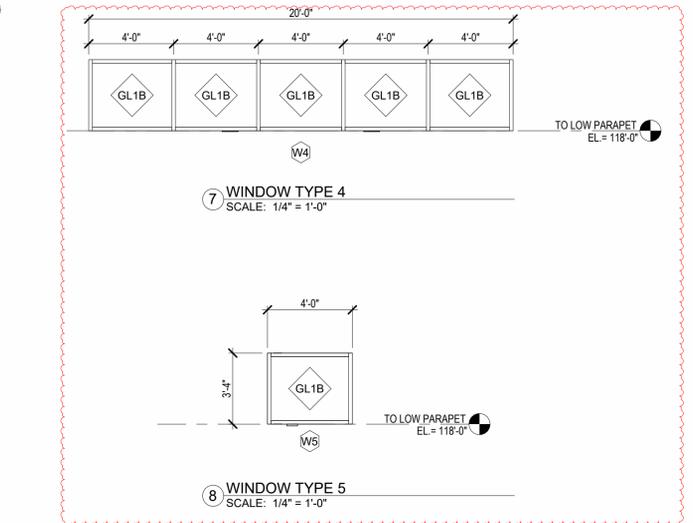
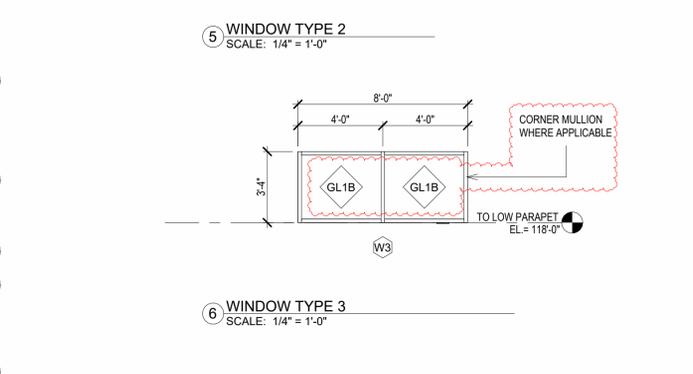
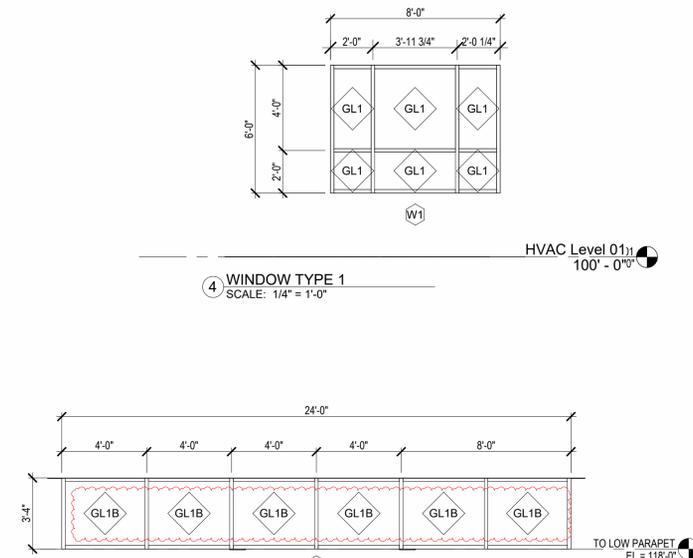
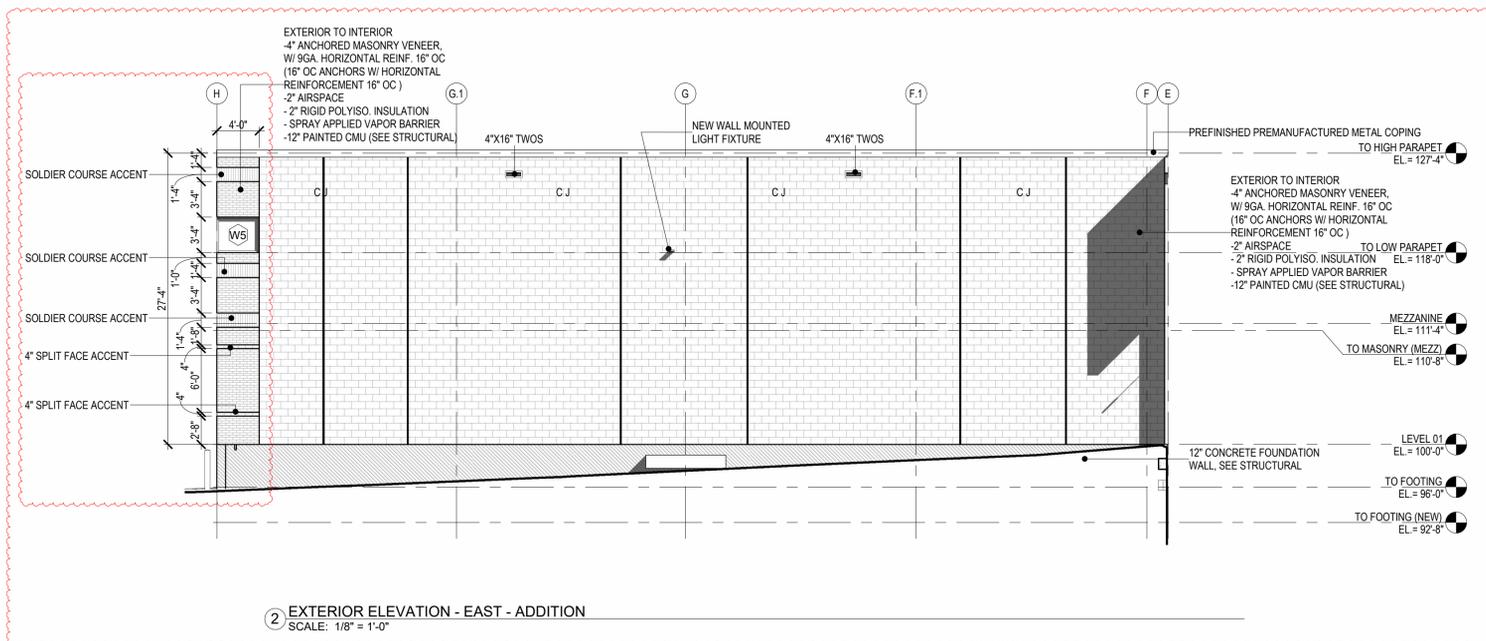
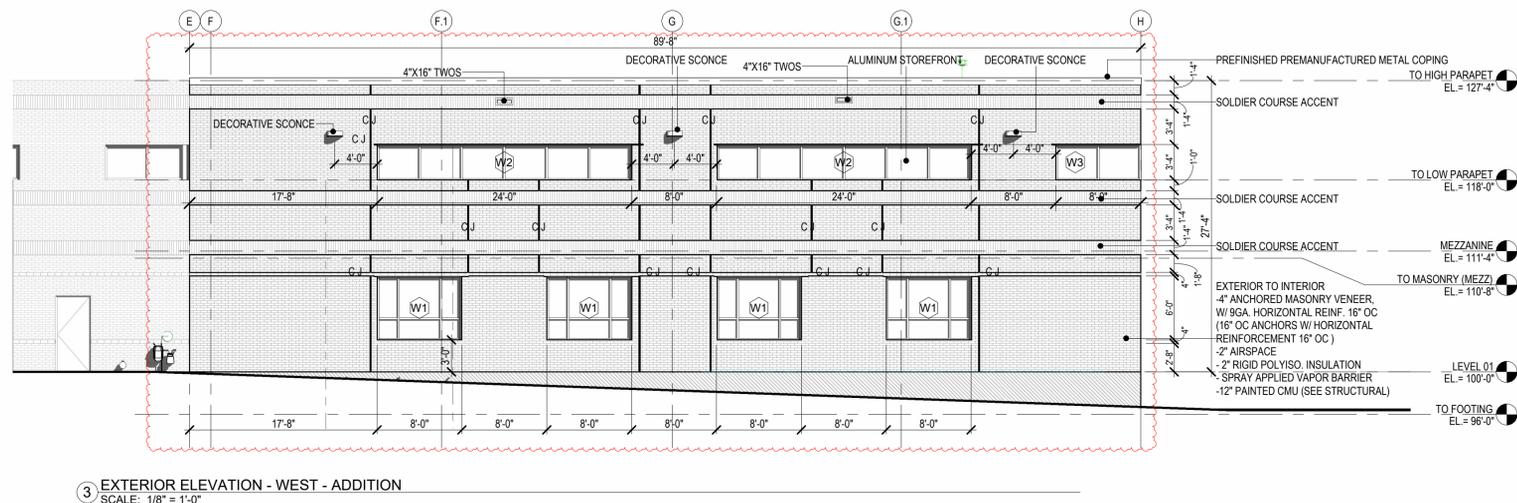
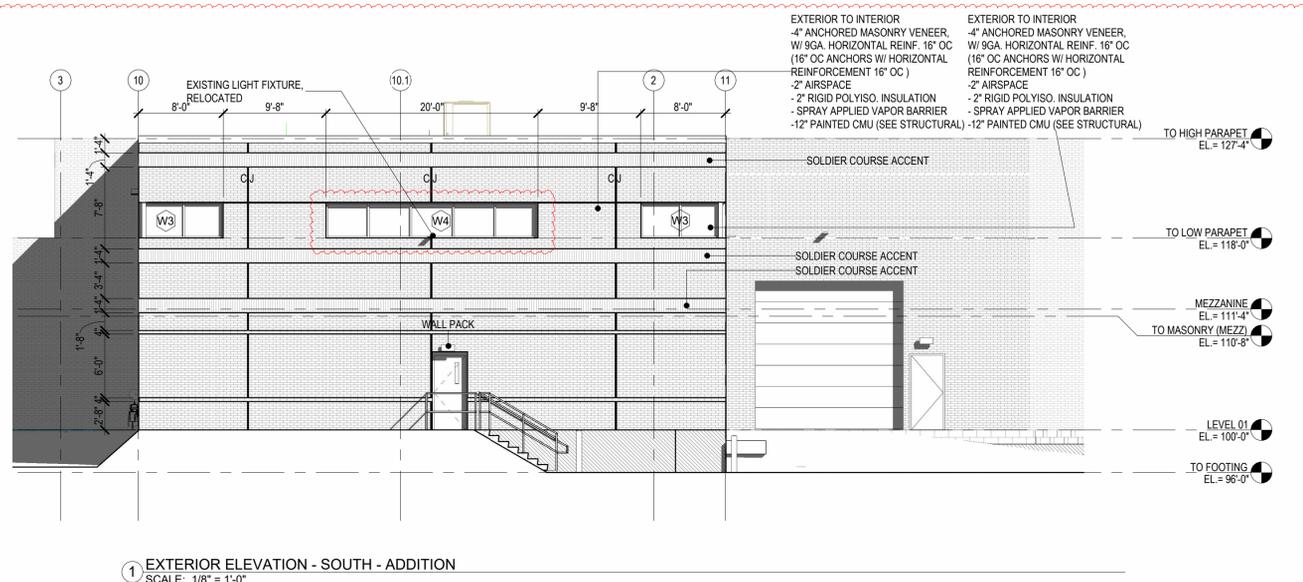
NO.	DATE	DESCRIPTION
1	1/28/25	PC RESUBMIT

SHEET INFO

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

SHEET NO.
A010

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EXTERIOR FINISHES LEGEND

MATERIAL, FINISH, COLOR	DESCRIPTION
[Pattern]	COUNTY MATERIALS, 4" H X 16" L X 4"D SPLIT FACE (INTEGRAL COLOR) / SANDSTONE 66-314 : STANDARD MORTAR COLOR
[Pattern]	COUNTY MATERIALS, 4" H X 16" L X 4"D CONCRETE BRICK MASONRY / HERITAGE COLLECTION: AUTUMN BLEND : RUNNING BOND : STANDARD MORTAR COLOR
[Pattern]	COUNTY MATERIALS, 4" H X 16" L X 4"D CONCRETE BRICK MASONRY / HERITAGE COLLECTION: AUTUMN BLEND : SOLDIER COURSE : STANDARD MORTAR COLOR
[Pattern]	COUNTY MATERIALS, 8" H X 16" L X 4"D SPLIT FACE (INTEGRAL COLOR) / SANDSTONE 66-314 : STANDARD MORTAR COLOR

NOTES:
1)

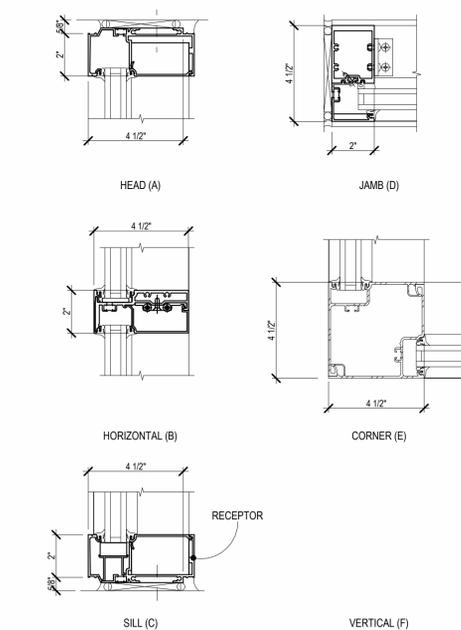
ELEVATION AND SECTION KEYNOTES

Number	Text

WINDOW AND GLAZING KEY

AL	ALUMINUM
ALCW	ALUMINUM CURTAIN WALL (THERMALLY BROKEN)
ALS	ALUMINUM STOREFRONT (THERMALLY BROKEN)
HM	HOLLOW METAL
HMI	HOLLOW METAL INSULATED
SCW	SOLID CORE WOOD
GS	GALVANIZED STEEL
SS	STAINLESS STEEL
SSG	STRUCTURAL SILICONE GLAZING
SG	1/4" SAFETY GLASS (TEMPERED)
GL1	1" INSULATED TEMPERED GLAZING WITH LOW E COATING AND GRAY TINTED. OPAQUE INTERIOR FILM PER MANUFACTURERS REQUIREMENTS. BASIS OF DESIGN: MATCH EXISTING COLOR MEETING MINIMUM PERFORMANCE CRITERIA: SHGC=34, U=.35
GL1B	1" INSULATED TEMPERED GLAZING WITH LOW E COATING AND GRAY TINTED. OPAQUE INTERIOR FILM PER MANUFACTURERS REQUIREMENTS. BASIS OF DESIGN: MATCH EXISTING COLOR MEETING MINIMUM PERFORMANCE CRITERIA: SHGC=34, U=.35
GL2	1" INSULATED SPANDREL GLAZING, TINTED. MATCH GL1
GL3	1" INSULATED TEMPERED CLEAR SAFETY GLASS
FRG	FIRE RESISTANT GLASS
IFRG	INSULATED FIRE RESISTANT GLASS

- GENERAL NOTES**
- EXTERIOR STOREFRONT BASIS OF DESIGN: KAWNEER VG451T, 2" X 4-1/2" FRONT GLAZED - VG451 T - ANODIZED ALUMINUM FINISH
 - INTERIOR WINDOW SYSTEMS: ALUMINUM FRAMING SYSTEMS, CENTER GLAZED - INSULATED GLASS AS NOTED
 - PROVIDE FRAMING MEMBER STRUCTURAL AND PHYSICAL CHARACTERISTICS AND ENGINEERING CALCULATIONS, AND IDENTIFY DIMENSIONAL LIMITATIONS; INCLUDE LOAD CALCULATIONS AT POINTS OF ATTACHMENT TO BUILDING STRUCTURE.



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	1/28/26	PC	RESUBMIT

SHEET INFO

PROJECT NO. :	D1029.25
DATE :	09/26/2025
DRAWN BY :	Author
SHEET TITLE :	EXTERIOR ELEVATIONS - ENLARGED

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