



ADMINISTRATION
210 COTTONWOOD AVENUE
HARTLAND, WI 53029
PHONE (262) 367-2714
FAX (262) 367-2430
www.villageofhartland.com

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, JUNE 15, 2015
7:00 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Roll Call

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of May 18, 2015 and June 4, 2015
2. Architectural Board consideration of an application for Lake Country Eye Care illuminated wall sign at 520 Hartbrook Drive.

Applicant: Lake Country Eye Care, 520 Hartbrook Drive, Hartland, WI 53029
Contractor: SIGNworks, 501 W Sumner Street, Harford, WI 53027

3. Architectural Board consideration of an application for 30' x 20' attached garage addition at 721 E Capitol Drive.

Applicant: Michael & Victoria Moen, 721 E Capitol Drive, Hartland, WI 53029
Contractor: Owner

4. Architectural Board consideration of an application for ProHealth Care updated signage at 1500 Walnut Ridge.

Applicant: ProHealth Care Medical Associates, N17W24100 Riverwood Drive, Waukesha, WI 53188
Contractor: Kieffer & Co., Inc., 3322 Washington Avenue, Sheboygan, WI 53081

5. Plan Commission review and consideration of an amendment to the Conditional Use Permit recently issued for Hartland Service to allow the second wash unit to be unattended and available 24 hours per day.

Applicant: Michael & Deborah Kusch, N65 W30981 Beaver Lake Rd., Hartland, WI 53029

6. Items related to Architectural Board and Plan Commission consideration of the Final Plat, Recreations Center, Entry Monument Sign and Final Landscaping Plan for the Windrush Subdivision.
 - a. Consideration of a motion to recommend approval of the Final Plat for the Windrush Subdivision.
 - b. Consideration of the site and building plans for a proposed Recreation Center.

- c. Consideration of the site and plans for a proposed monument entry/subdivision sign.
- d. Consideration of the final subdivision landscaping plans.

Applicant: Sunrise Development, LLC, W240 N1221 Pewaukee Road, Waukesha, WI 53188

- 7. Plan Commission review and consideration of a Final Extraterritorial Plat for the Woodridge Estates II Subdivision in the Town of Delafield.

Applicant: Neumann Companies, N27 W24075 Paul Ct, Suite 200, Pewaukee, WI 53072

- 8. Adjourn

David E. Cox, Village Administrator

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 Darlene Igl, WCPC/CMC, Village Clerk, at 262/367-2714. The Municipal Building is handicap accessible.

MEMORANDUM

TO: Architectural Board and Plan Commission

FROM: David E. Cox, Village Administrator

DATE: June 12, 2015

SUBJECT: Agenda Information – June 15, 2015

The following information relates to the upcoming Architectural Board and Plan Commission meeting agenda and includes additional or summary information and staff recommendations as necessary. The numbering will follow the numbering of the agenda.

Item 5 Related to a proposed change to the Conditional Use Permit for Hartland Service.

Background: A Conditional Use Permit (CUP) was approved in April for Hartland Service to allow an expansion of the Automotive Service business and, specifically, the car wash. The original approved CUP indicated that the automatic touch-less car wash could be operated 24 hours per day, seven days per week. It did, however, limit the hours of the conveyor type soft cloth system and required an attendant to be on duty. These conditions were based on the Plan of Operation provided by the petitioner. As the owner of Hartland Service has finalized his plans for construction, he has determined that he would like to use a different soft cloth system that does not use a conveyor and, instead, the vehicle remains stationary while the washing unit moves around the car in a similar fashion to the touch-less unit. As such, the owner is petitioning to adjust the Conditional Use Permit to allow use of the new unit on the same basis as the touch-less; 24 hours per day, seven days per week.

Recommendation: Allow the change without any further adjustments to the Conditional Use Permit.

Item 6 Related to Final Plat, Recreation Center, Signage and Landscaping in Windrush

Background: The Developer of Windrush is requesting approval of the Final Subdivision Plat, a Recreation Center, the Entry Monument Signage and the Final Landscaping Plan. The Final Plat is generally in conformance with the approved Preliminary Plat and should be ready for approval. The Recreation Center was conceptually discussed with the Plan Commission during subdivision review and, as promised, the final version is being returned for consideration. As the Commission may recall, the structure is considered a primary structure on its lot and will conform to the Zoning Code requirements for setback. The use, however, is considered an accessory use to the primary residential use for the subdivision. Use of the facility would be governed by the Home Owners Association. The proposed subdivision entrance sign merits review by the Plan Commission/Architectural Board to determine its acceptability. The

sign concept was initially presented during the subdivision review and final details are now known. If considered as one sign comprised of the three sections, the total sign area would be about 42 square feet not including the weather vanes on top. The center sign on the boulevard totals approximately 34 square feet. The Zoning Code standard is 35 square feet. Further, the proposed boulevard sign is very close to the back of curb but is behind the barrier curb by some distance. A similar situation exists at Mary Hill where the boulevard sign is approximately 4 to 5 feet from the back of curb. The Zoning Code standard is 15 feet. Finally, the Commission is asked to review the final landscaping plans for the subdivision including the outlots and center islands in the cul de sacs.

Recommendation: If acceptable to the Commission, all items are recommended for approval.

Item 7 Related to Final Extraterritorial Plat for Woodridge Estates II

Background: Woodridge Estates, which is located in the Town of Delafield on the south side of East North Shore Drive at South Imperial Drive, continues to develop. The Developer has presented a second Final Plat, which provides final platting for the entire remaining balance of the proposed subdivision. It appears to be consistent with the Preliminary Plat.

Recommendation: Approve the Final Plat.

DC:PC Agenda Info 5-18

cc: Ryan Amtmann, Village Engineer
Mike Einweck, Public Works Director
Scott Hussinger, Building and Zoning Official

**VILLAGE OF HARTLAND
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, MAY 18, 2015
7:00 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Ryan Amtmann, David deCourcy-Bower, Tim Hallquist, David Lamerand (Chairperson), Jim Schneeberger, Randy Swenson and Jack Wenstrom.

Others Present: David Cox/Village Administrator, Scott Hussinger/Building Inspector/Zoning Administrator, and Lynn Meyer/Deputy Clerk.

Roll Call

1. Motion (Hallquist/Swenson) to approve the Jt. Architectural Board/Plan Commission Minutes of April 20, 2015. Carried (7-0).
2. Architectural Board consideration of an application for the construction of a 14' x 14' addition with basement to a single-family residence at 205 Chestnut Ridge.

Applicant: Doug & Cindy Langford, 205 Chestnut Ridge Dr., Hartland, WI 53029
Contractor: Country Life Homes, W239 N7456 Maple Ave., Sussex, WI 53089

The addition will match the existing home's roofing, siding, color scheme and windows. The setbacks comply with Village code.

Motion (Hallquist/Schneeberger) to approve the application for the construction of a 14' x 14' addition with basement to a single-family residence at 205 Chestnut Ridge Drive. Carried (7-0).

3. Architectural Board consideration of an application for exterior updates for Bark River Properties, 300 Cottonwood Ave.

Applicant: Bark River Properties, 252 E. Highland Ave., Milwaukee, WI 53202
Contractor: Dick Bertrand/CMR Carpentry, W1890 Washington Rd., Oconomowoc, WI 53066

The building is 31 years old. The project will consist of changing windows, painting, taking the cedar shake shingles off the mansard and using LP SmartSide siding and trim. The top half of the mansard will be straightened; however, the current slant will be kept on the bottom half. There will not be a footprint change -- it's all cosmetic. The second story windows are not functional and will stay that way. There is an attic behind the windows.

Motion (Wenstrom/Hallquist) to approve the exterior updates for Bark River Properties, 300 Cottonwood Ave. Carried (7-0).

4. Items related to Architectural Board and Plan Commission consideration of a proposed 32-bed Memory Care CBRF and related Land Use Plan Amendment, RM-1 Zoning and Conditional Use Permit for the properties located at 430, 438 and 444 Merton Ave.
 - a. **PUBLIC HEARING** for the consideration of a Conditional Use Permit request to allow a community living arrangement with a capacity of greater than 16 (32 unit memory car facility).

There were no comments from the public during the Public Hearing.

- b. Review of Site and Building Plans, Land Use Plan Amendment, RM-1 Zoning and Conditional Use Permit.

Applicant: JPS Limited, LLC, 126 E. Prospect Ave., Hartford, WI 53027
Architect: Trio Engineering, 12660 W. North Ave., Brookfield, WI 53005

The developer has provided finalized building and site plans including building layout and elevations, site layout, storm water facilities, landscaping and lighting. The front of the building will be cultured stone and brick. The roof will be tan. The LP SmartSide Siding will be the wheat color and the windows, soffit and fascia will be white.

Two ground-mounted air conditioning units will be the only outside mechanical equipment. The Plan Commission asked the applicant to install them on the northeast corner of the building.

The dumpster enclosure will be constructed of cedar and painted to match the color of the building. It will be screened by bushes.

Laundry will be done in-house; consequently, there will be no laundry deliveries. Food will be delivered once or twice a week, otherwise the staff will do most of the grocery shopping. The delivery truck will be a shorter tractor/trailer semi. Most likely it will park on Sunnyslope Drive during deliveries. The dumpster will be a roll out and be serviced once a week. The applicant stated the dumpster will probably be picked up in the afternoon.

There will be pole and bollard lighting in the front and can lights in the soffits along the side of the building.

There was a question about a "notched peak" shown on the plan at the rear roofline. However, an exact explanation for that was not given by the applicant.

A neighbor to the east of the development asked about the woods at the rear of the property. The applicant stated that he would have that area cleaned up. Any trees that are removed will be replaced, per the Village standards.

The neighbor also asked about the fence that is currently separating the strip mall and this property. The applicant stated that the fence will be removed.

The neighbor stated that debris collects at the fence and she thought it would be even worse if there is no fence. Her husband cleans up the back of the strip mall property about once a week in order to keep the debris from piling up. The property owner does not take good care of that area.

Building Inspector Scott Hussinger asked the neighbor to take a picture of the debris and send it to him so that he can address the situation with the property owner.

Motion (Wenstrom/Schneeberger) to recommend approval to the Village Board a Land Use Plan Amendment to multi-family senior housing for the properties located at 430, 438 and 444 Merton Ave. Carried (7-0).

Motion (deCourcy-Bower/Swenson) to recommend approval to the Village Board a zoning amendment from B-1 Neighborhood Business & RD-2 Residential to RM-1 Multi-Family Residential. Carried (7-0).

Motion (Swenson/deCourcy-Bower) to recommend approval to the Village Board site and building plans for a proposed 32-bed Memory Care CBRF. Carried (7-0).

Motion (de-Courcy-Bower/Schneeberger) to recommend approval to the Village Board a Conditional Use Permit to allow a CBRF to operate in the RM-1 Zoning District. Carried (7-0).

5. Architectural Board and Plan Commission review and consideration of an application for review of site and building plans for construction of an addition for Dorner Manufacturing, 975 Cottonwood Ave.

Applicant: Dorner Manufacturing, 975 Cottonwood Ave., Hartland WI 53029
Architect: MSI General, P O Box 7, Oconomowoc, WI 53066

Dorner Manufacturing is proposing a 25,000 square foot addition to its existing facility on the company's 18 acre site on Cottonwood Avenue. The addition, which will provide for an expansion of the company's manufacturing area, includes an overhead door for shipping and receiving as well the related access drive. The proposed project includes expansion of the existing storm water management facilities to accommodate the additional hard surface. The building materials and color of paint will match the existing building. Rooftop units will be placed in the center of the building. Doc lights will be added. A landscape plan has been submitted. There will be no new parking.

If the company expands in the future, they will need to reassess the storm water pond and parking.

Motion (Wenstrom/Swenson) to recommend approval to the Village Board site and building plans for construction of an addition for Dorner Manufacturing, 975 Cottonwood Ave. Carried (7-0).

6. Plan Commission review and consideration of an application for a fence relocation for Kinney Properties, 630 E. Industrial Drive.

Applicant: Russ Kinney, 7051 Leanne Ct., Hartland, WI 53029

Kinney Properties is proposing to relocate a fence from its existing location near the building to a location nearer to the street in an effort to eliminate some maneuvering difficulties on the site for large trucks caused by the current fence configuration. The proposed location is allowed by the Code in the industrial area.

A variety of bushes will be planted in front of the fence to break up the large amount of gray fence.

The distance from the last gate to the road is 55' -- to the property line is 40'.

Motion (Swenson/Schneeberger) to recommend approval to the Village Board fence relocation for Kinney Properties, 630 E. Industrial Drive. Carried (7-0).

7. Plan Commission review and consideration of an application for the construction of a CNG Fuel Facility and Certified Survey Map to combine properties for Advanced Disposal Services, 547/559 Progress Drive.

Applicant: Advanced Disposal, 559 Progress Drive, Hartland, WI 53029
Engineer: Timothy E. Nelligan, 1644 N El Camino, San Clemente, CA 92672

Advanced Disposal Services (ADS) is proposing to convert part of its refuse and recycling collection vehicle fleet to Compressed Natural Gas (CNG). Commensurate with that change, ADS is proposing to add the related fueling facilities for the new vehicles. The fueling facilities will allow the filling of CNG vehicles on site generally during overnight hours.

As part of the work related to the CNG system, staff has requested ADS to address certain deficiencies in the property including fencing, asphalt condition and screening issues. Currently, the operations at this facility have made employee parking a challenge and, long term, the company may need to address that situation. Additionally, ADS is combining the two properties they occupy into one parcel.

Michael Hosfeld from TruStar Energy presented the project. Natural gas is taken out of the pipeline and run through a couple of compressors. Each parking space for the trucks has a gas line running at the front and each truck connects to a hose and fuels the vehicle. There is a vacant piece of land on the north side of the property and the equipment will be installed there.

As the trucks come back to the parking area at the end of the day, the driver will plug the truck in. When they come back in the morning, the truck will be finished refueling. The system is set up to run on a timer and fills each truck to 3600 PSI. When the truck is full, the compressor won't kick on. The applicant showed the Commission a picture of connecting equipment.

The equipment area is completely surrounded by a guardrail so that no vehicles can run into it. The entire equipment compound is fenced. Where there was previously no fence, fencing will be added.

The nozzle is either on or off. If it is not connected, latched and locked, the gas cannot pass through. This eliminates an improper connection.

The question was raised, if a leak happens in that line, what kind of systems are in place to recognize that and shut it down? The only time the system is pressurized is when the timer is on. Every 50 feet there is an emergency shut off. As is with the gas line to your house, if it breaks, the gas is going to leak. That's true in this case too, but it is at higher pressure. You will definitely hear it and know it. When gas is confined in a building, for example, the gas has been running and filling the building for usually days, and then it has to have an ignition. With gas outside, it will rise and dissipate quickly. It takes 1150 degrees to light it. Pure natural gas is very difficult to light. The natural gas in the lines are from WE Energies pipeline and have the same scent that you are familiar with.

Motion (Swenson/Wenstrom) to recommend approval to the Village Board the construction of a CNG Fuel Facility at 559 Progress Drive. Carried (7-0).

Motion (Wenstrom/Swenson) to recommend approval to the Village Board the Certified Survey Map to combine properties for Advanced Disposal Services, 547/559 Progress Drive. Carried (7-0).

8. Adjourn

Motion (Wenstrom/Hallquist) to adjourn. Carried (7-0). Meeting adjourned at 7:45 PM.

Respectfully submitted by
Recording Secretary,

Lynn Meyer
Deputy Clerk

**VILLAGE OF HARTLAND
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES**

**TAX INCREMENTAL DISTRICT NO. 4
PROJECT PLAN / BOUNDARY AMENDMENT\
AND
TAX INCREMENTAL DISTRICT NO. 6 CREATION**

**THURSDAY, JUNE 4, 2015
7:00 p.m.**

BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: David deCourcy-Bower, Tim Hallquist, David Lamerand, James Schneeberger, Randy Swenson and Jack Wenstrom. Excused: Ryan Amtmann.

Others Present: Administrator Cox, Deputy Clerk Meyer, Trustee Stevens, Trustee Landwehr, Trustee Compton, Finance Director Bailey, Jim Mann/Ehlers Assoc. and Connie Casper/Citizen member of Joint Review Board.

Roll Call

1. Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 4 (See the Public Hearing Notice which was published on May 22, 2015 & May 26, 2015).

Administrator Cox reviewed the existing TIF No. 4 boundaries. The District has lost value since its creation in 2008 and remains in a negative increment position. The proposed boundary change would eliminate the properties that have lost value and focus the District on those that have significantly increased in value. The proposed new TIF No. 4 boundary encompasses two buildings – 130 E Capitol Drive, which is occupied by the restaurant Zesti and Peak Performance and 140/142 E Capitol Drive, which is the Emanuele & Haut building. These two properties not only have outstanding loans from the TIF district, but they have also increased in value.

The actual expenses of the district are around \$600,000. There are no anticipated additional expenditures.

The expenses of TIF No. 4 will not be able to be fully recovered in the remaining life of the District but more of the funds are recovered by shrinking the district.

There were no comments from the public.

2. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 6 (See the Public Hearing Notice which was published on May 22, 2015 & May 26, 2015).

TIF District No. 6 is near TIF District No. 4. TIF No. 6 encompasses the strip mall (which includes Pink Mocha, Social Life Dance and a few other businesses) at 208 E Capitol Drive and its parking lot, two vacant Village-owned parcels and a single family residence on Lawn Street owned by the anticipated developer of this project. The primary purpose of the district is to provide support necessary to redevelop these five parcels.

Jim Mann presented the details of the project. The principle of the creation of this district is to foster redevelopment of those parcels into what is planned to be 77 residential units and a net 3,000 square feet of commercial space.

The residential units are planned for three different buildings. The two major buildings will have underground parking. The smaller building, which fronts E. Capitol Drive, will have three apartments on the second floor and commercial space on the first floor. The residential units will range from \$1,000 to \$1,600 per month for rent.

Because there are some up-front costs for relocation of utilities and tearing down some existing structures, it makes it hard for the project to occur without some TIF assistance. When a new tax increment district is created, one of the questions to be answered is whether this development would occur without the tax increment funds? Extensive analysis of the developer's cash flow and costs showed the return on investment would be below the standards without assistance.

The Village has been negotiating with the developer for over three years to work this project forward. Overall, it is a little over a \$12 million project. The assistance dollars for the project are broken down into several categories.

The developer's responsibility is a little over \$10 million. Village costs will be for relocation of utilities, water system looping, general engineering, adding a pedestrian bridge and river walk pedestrian trail. The Village has economic development funds on hand for these items.

Costs to be recouped by the developer over time will be related to tearing down the current structures and losing that value in terms of the overall land purchase. The amount to be recovered is a little over \$1.2 million based upon the increment the development will create. There is no recourse back to the Village. If less increment is generated by the development, the developer will not recoup his costs and the Village has no responsibility.

There may be some additional expenditure for relocating some of the businesses, but those numbers are not definite at this time.

The total amount for the Tax Increment District will be \$1.9 million. The Village will contribute about \$530,000 to be paid in installments when various specified costs are incurred and projects completed; approximately \$1.2 million will be paid out over time through an MRO depending upon when the costs occur and the overall value of the project.

The cost of the proposed 77 units with the commercial space, according to the developer, is about \$7.9 million. After the existing structures are removed, the incremental value is estimated at about \$7 million. Staff's estimate is that the value will be above \$7 million.

Based on development figures, the District will close in approximately 2034, with a small balance. If the value goes according to what staff estimates it will, it will probably close around 2030 or 2031. This type of district has a close out time of 20 years. We will be using 15 – 18 years.

There were no comments from the public.

3. Motion (Wenstrom/deCourcy-Bower) to adopt and recommend to the Village Board the "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 4, Village of Hartland, Wisconsin". Carried (6-0).
4. Motion (Swenson/deCourcy-Bower) to adopt and recommend to the Village Board the "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 6, Village of Hartland, Wisconsin". Carried (6-0).
5. Adjourn.

Motion (Hallquist/Swenson) to adjourn. Carried (6-0). Meeting adjourned at 7:20 PM.

Respectfully Submitted by
Recording Secretary,

Lynn Meyer
Deputy Clerk



ADMINISTRATION
210 COTTONWOOD AVENUE
HARTLAND, WI 53029
PHONE (262) 367-2714
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DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

** email agenda*

Job Address <i>520 Hartbrook Dr.</i>			
Lot	Block	Subdivision	Key No. HAV
Owner <i>Lake County Eye Care</i>	EMAIL <i>amber.lentz@lakecountyeyecare.com</i>		Phone <i>262-370-7300</i>
Address <i>520 Hartbrook Dr.</i>		City <i>Hartland</i>	State <i>WI</i> Zip <i>53029</i>
Contractor <i>Signworks</i>	Phone <i>262-673-7318</i>	FAX <i>262-673-0718</i>	EMAIL <i>hendi@signworks.com</i>
Address <i>501 W. Summer St.</i>		City <i>Hartland</i>	State <i>WI</i> Zip <i>53027</i>

The Architectural Board meets on the THIRD MONDAY of the Month at 7:00 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 THREE WEEKS 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.

Commercial/Industrial/Multifamily:

- ☐ Three bound sets of plans (one of the sets must be reduced to a maximum size of 11" x 17"). Plans must show all sides of building, materials and colors, exterior HVAC locations, appearance, and dumpster location.
- ☐ Three site plans. Plans must be dimensioned.
- ☐ Three landscape plans.
- ☐ Three exterior lighting plans. Include type, location, number and wattage of fixtures.
white Led illumination w/ white acrylic faces

Signs:

- ☐ Three renderings (one of the renderings must be reduced to a maximum size of 11" x 17"). 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.
- ☐ Three site plans. Not required for wall signs. Plans must be dimensioned.
- ☐ Three sets of lighting details. Include type, location, number, and wattage of fixtures.
- ☐ 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: 5-28-15 Date of Meeting: 06-15-15 Item No. 2

SIGNworks

A Sign of Quality Since 1985

Heidi Schaefer

heidi@signworkswi.com

501 West Sumner Street
Hartford, WI 53027

262-673-7318

Fax 262-673-0718

www.signworkswi.com



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414-704-8780

JIM RAUTH

jim@e-powersolutions.com

Electrician

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT

PERMIT # _____

JOB LOCATION 520 Hartbrook Dr. TAX KEY # _____
OWNER Lake County Eye Care PHONE 262-370-7000
ADDRESS 520 Hartbrook Dr. CITY Hartland STATE WI ZIP 53029
CONTRACTOR Signworks PHONE 262-673-7018
ADDRESS 501 W. Sanner St. CITY Hartland STATE WI ZIP 53027

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

LAKE COUNTRY EYE CARE

OVERALL DIMENSIONS OF SIGN 13.5" x 202" COLOR OF BACKGROUND —
SIZE OF LETTERS IN INCHES 13.5" COLOR OF LETTERS white channel letters
CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.) _____

ILLUMINATED? ☒ YES ☐ NO ☒ INTERNALLY ☐ EXTERNALLY LED illumination
white LED with white acrylic faces. Same as Wellness chiro. (next door)
SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 3875⁰⁰

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 D. Schaefer DATE 5-28-15

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: \$75 DATE PAID 05/28/15 RECEIPT # 162344



Challenge Upercase

Job Name: Lake Country Eye Care		Sales Person: Heidi Schaefer heidi@signworkswi.com
Date: 05/19/2015	R 2.0	
Sketches L / Lake Country Eye		

Channel letters on Raceway
 white faces to compliment the existing white faces of
 Wellness Chiropractic next door.
 LED illumination - UL listed

Lake Country Eye Care

DAISY PROPERTIES LLC
9700 W BLUEMOUND RD
WAUWATOSA WI 53226

WHPC-DOMINIUM LLC
2 E MIFFLIN ST STE 801
MADISON WI 53703-2862

RAINTREE INVESTMENTS LLC
C/O J TAYLOR
N61W29425 RYBECK RD
HARTLAND WI 53029

DHCH PROPERTIES LLC
10225 W CAPITOL DR
WAUWATOSA WI 53222

LAKE COUTRY EYE CARE
520 HARTBROOK DR
HARTLAND, WI 53029

SIGNWORKS
501 W SUMNER ST
HARTFORD, WI 53027

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

attached garage

Job Address <i>721 E Capitol Drive</i>			
Lot	Block	Subdivision	Key No. HAV
Owner <i>Michael & Victoria Moen</i>			Phone <i>262-510-1096</i>
Address <i>721 E Capitol Dr.</i>		City <i>Hartland</i>	State <i>WI</i> Zip <i>53029</i>
Contractor <i>Michael Moen</i>	Phone	FAX	E-Mail Address
Address		City	State Zip

The Architectural Board meets on the THIRD MONDAY of the Month at 7:00 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 THREE WEEKS 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.

One & Two Family

- ☒ Three bound sets of construction plans, additionally 1 (one) set must be reduced to a maximum size of 11" x 17"). One set of 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.
- ☒ Three site plans. These site plans 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).
- ☒ Three plat of surveys are required for new dwellings at time building permit is applied for.

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

Date Applied: 06/08/15 Date of Meeting: 06.15.15 Item No. 3



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 721 E Capitol Dr

LOT _____ BLOCK _____ SUBD _____ TAX KEY _____

OWNER Michael + Victoria Moen PHONE 262-510-1095 FAX _____

ADDRESS 721 E Capitol Dr CITY, STATE, ZIP Hartland, WI 53029

CONTRACTOR Michael Moen PHONE 262-510-1096 FAX _____

ADDRESS 721 E Capitol Dr CITY, STATE, ZIP Same

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

x Project Description: 30' x 20' garage addition.

Current principal use of property 0

Proposed principal use of property _____

Width _____ Length _____ Sq. Ft. _____ Height _____ Cu. Ft. _____

Estimated cost of above job(s) \$ 6000.00 \$ _____ \$ _____

State Approval _____ Date _____

Class of Construction _____ Sprinkler _____ Stories _____

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 _____ Date _____

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: _____ BY: _____

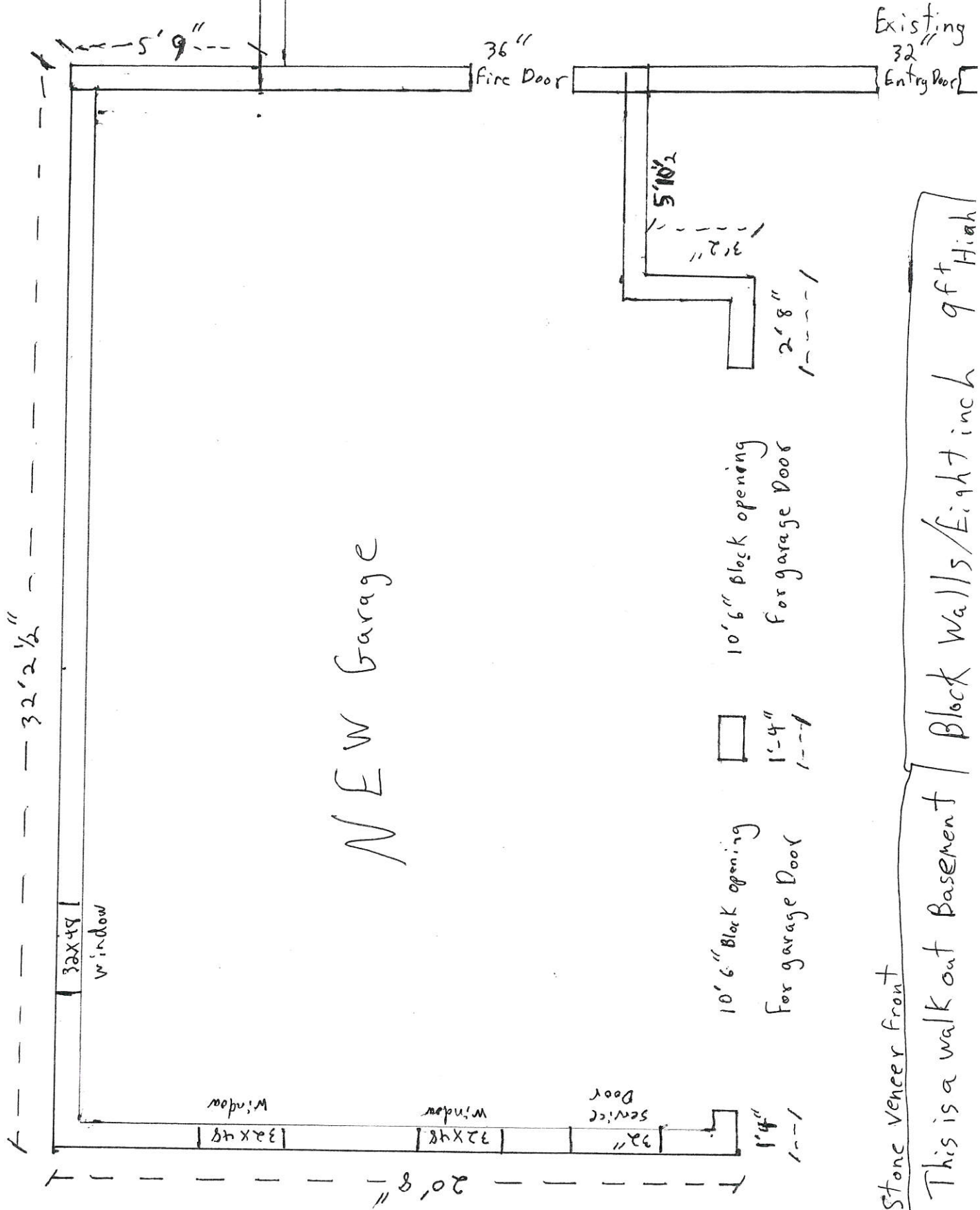
DATE

BUILDING INSPECTOR

Michael & Victoria Moen
 Garage Addition
 221 E Capitol Dr
 Hartland, WI 53029

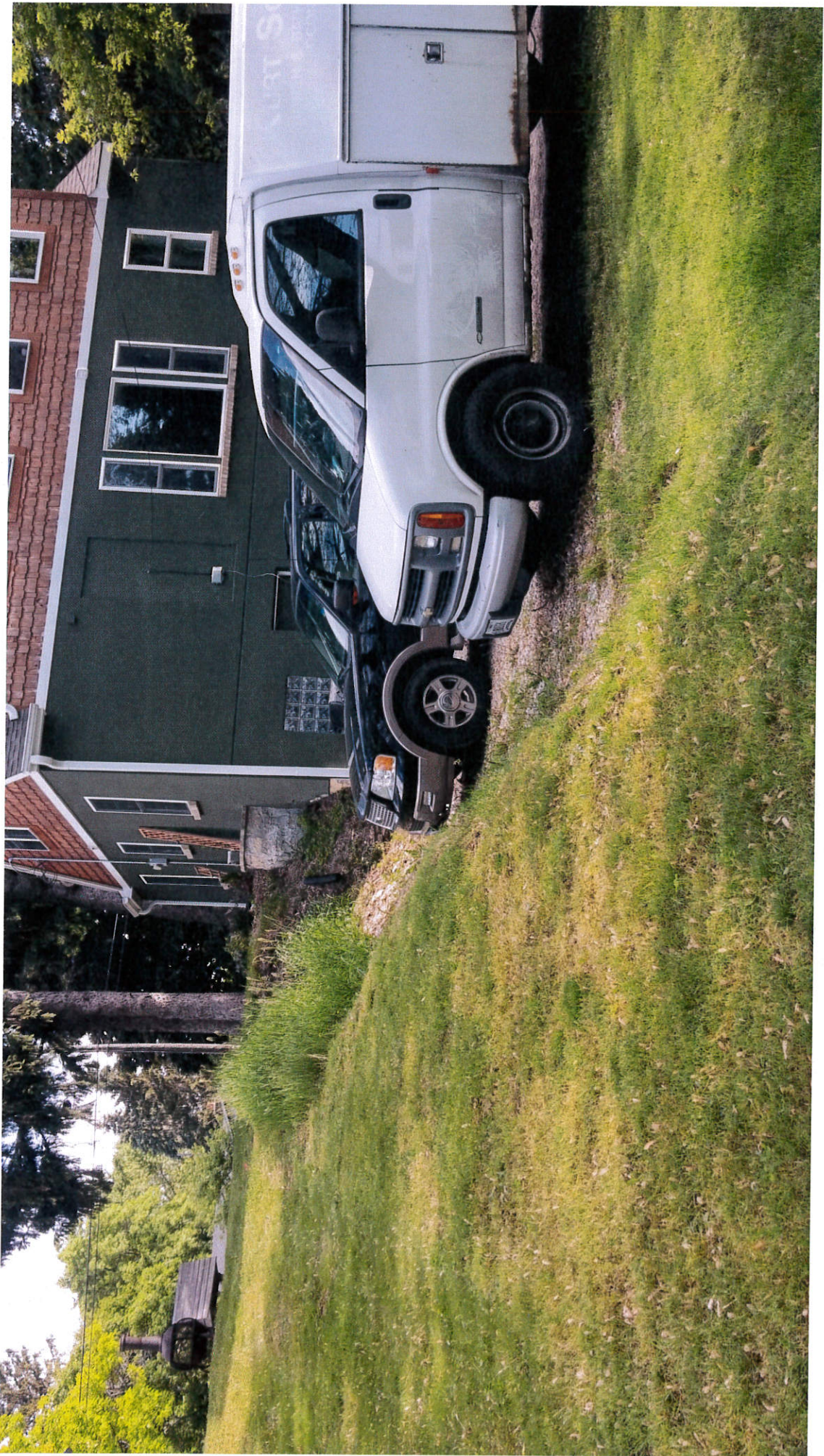
Existing Basement

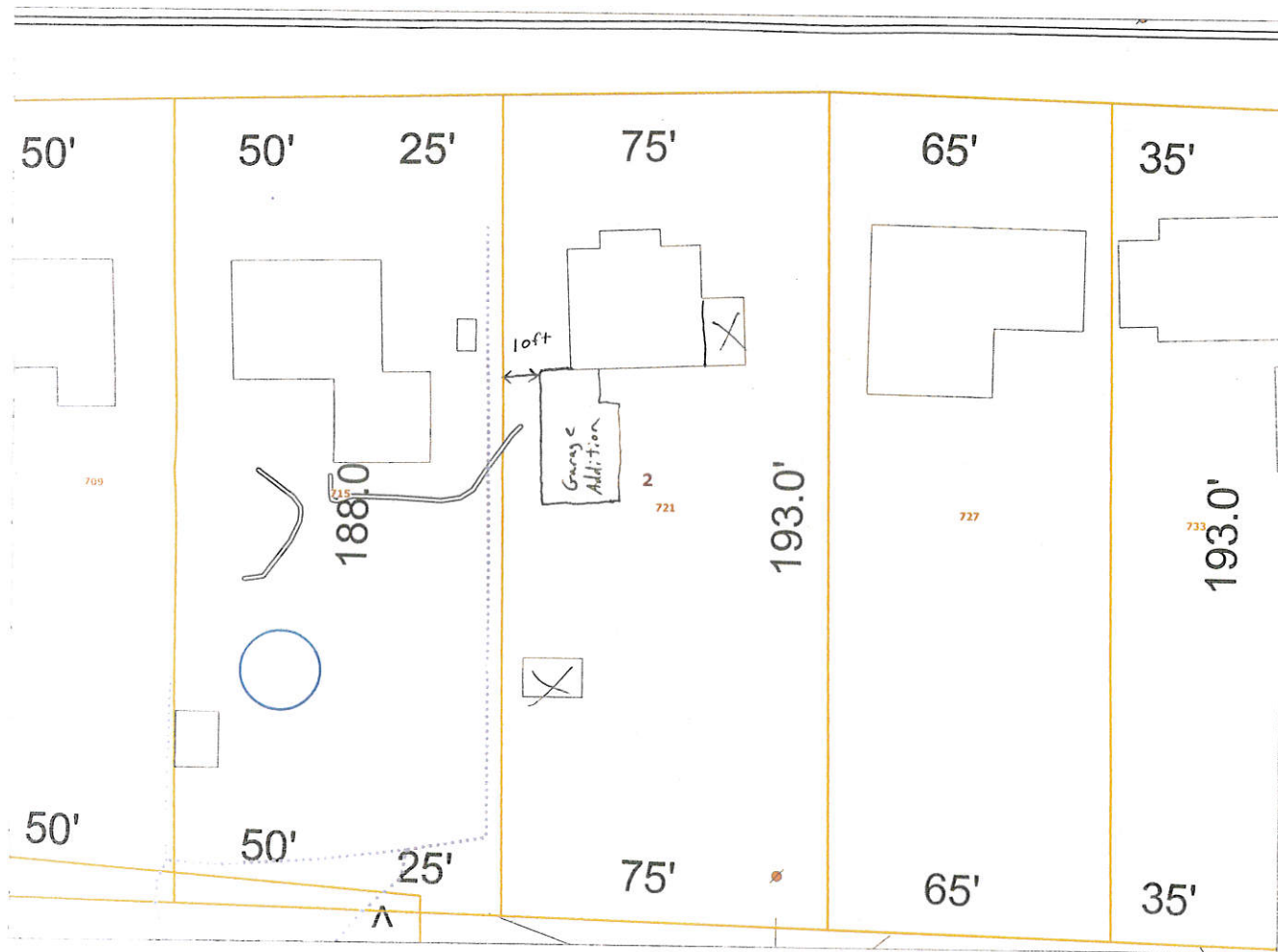
1/4 INCH SCALE Eight inch Block Construction / Flat Roof garage











721 E Capitol

MICHAEL & VICTORIA MOEN
721 E CAPITOL DR
HARTLAND, WI 53029

BARBARA ANSTEY 2007 LIVING TRUST
714 E CAPITOL DR
HARTLAND WI 53029

PHILIP M ALLEN
TONIA M LILIENKAMP
207 MEADOW LN
HARTLAND WI 53029

KEVIN GAUGHAN
KATHLEEN BRIDGET GAUGHAN
628 E CAPITOL DR
HARTLAND WI 53029-2206

JOHN F GRIGG
810 E CAPITOL DR
HARTLAND WI 53029

JEANNE E CALHOUN
733 E CAPITOL DR
HARTLAND WI 53029

PETER LUDTKE
SUE LUDTKE
625 E CAPITOL DR
HARTLAND WI 53029

DEAN RINDAHL
THERESE RINDAHL
727 E CAPITOL DR
HARTLAND WI 53029

GLENN DURANT JR
PAMELA DURANT
715 E CAPITOL DR
HARTLAND WI 53029

JOSEPH NIEMCZYK
CAROL NIEMCZYK
119 HIGHLAND AVE
HARTLAND WI 53029

FIRST BAPTIST CHURCH
780 TENNY AVE
HARTLAND WI 53029-2236

MARK B MUELLER
PO BOX 9
NASHOTAH WI 53058-0009

KELLY A ZIMMERMAN
201 MEADOW LN
HARTLAND WI 53029

AARON HURD
AMI J HURD
208 CARLIN CT
HARTLAND WI 53029

JANE A MULLINS
206 MEADOW LN
HARTLAND WI 53029

TIMOTHY D WALKER
MARY E COUNSELL ET AL
C/O LYDA M WALKER
822 E CAPITOL DR
HARTLAND WI 53029

WILLIAM BULL
MARY BULL
701 E CAPITOL DR
HARTLAND WI 53029

CHRISSTOPHER SACHARSKI
LISA SACHARSKI
815 E CAPITOL DR
HARTLAND WI 53029

MICHAEL J MOEN
VICTORIA R MOEN
721 E CAPITOL DR
HARTLAND WI 53029

GMDF TRANSITION TRUST
134 TERRACE LN
HARTLAND WI 53029

SCOTT NUGENT
HEIDI NUGENT
146 WOODLANDS CT
HARTLAND WI 53029

LEONARD J OSTOPOWICZ
135 HIGHLAND AVE
HARTLAND WI 53029

DAVID WOLKEN
SANDRA WOLKEN
702 E CAPITOL DR
HARTLAND WI 53029

PHILIP L CASPER
200 CARLIN CT
HARTLAND WI 53029

JEFFREY ROLERAT
LAURA ROLERAT
145 WOODLANDS CT
HARTLAND WI 53029

CHERYL A DEPREZ
147 WOODLANDS CT
HARTLAND WI 53029

CHRISTOPHER G HAGEN
KAREN L HAGEN
724 E CAPITOL DR
HARTLAND WI 53029-2208

DAVID WOLKEN
SANDRA WOLKEN
702 E CAPITOL DR
HARTLAND WI 53029

JUANITA L COMEAU
912 E CAPITOL DR
HARTLAND WI 53029

KIM L KLAWITTER
807 E CAPITOL DR
HARTLAND WI 53029

JOEL PFEIFFER
MARY PFEIFFER
617 E CAPITOL DR
HARTLAND WI 53029

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

Job Address <u>1500 Walnut Ridge Rd.</u>			
Lot	Block	Subdivision	Key No. HAV
Owner <u>ProHealth Care Medical Assoc.</u>			Phone <u>262-696-0430</u>
Address <u>N1724100 Riverwood Dr</u>		City <u>Waukesha</u>	State <u>WI</u> Zip <u>53188</u>
Contractor <u>Kieffer & Co Inc.</u>	Phone <u>920-453-1161</u>	FAX <u>920-451-3362</u>	E-Mail Address <u>+haber@kieresigns.com</u>
Address <u>3322 Washington Ave</u>		City <u>Sheboygan</u>	State <u>WI</u> Zip <u>53081</u>

The Architectural Board meets on the THIRD MONDAY of the Month at 7:00 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 on the SECOND MONDAY of the month 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.

Commercial/Industrial/Multifamily:

- ☐ Three bound sets of plans (one of the sets must be reduced to a maximum size of 11" x 17"). Plans must show all sides of building, materials and colors, exterior HVAC locations, appearance, and dumpster location.
- ☐ Three site plans. Plans must be dimensioned.
- ☐ Three landscape plans.
- ☐ Three exterior lighting plans. Include type, location, number and wattage of fixtures.

Signs:

- ☐ Three renderings (one of the renderings must be reduced to a maximum size of 11" x 17"). 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.
- ☐ Three site plans. Not required for wall signs. Plans must be dimensioned.
- ☐ Three sets of lighting details. Include type, location, number, and wattage of fixtures.
- ☐ Submit Sign Permit Application

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

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

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT

PERMIT # _____

JOB LOCATION 1500 Walnut Ridge Rd. TAX KEY # _____
OWNER ProHealth Care Medical Assoc. PHONE 262-696-0430
ADDRESS N172400 Riverwood Dr. 1st fl CITY Waukegan STATE WI ZIP 53188
CONTRACTOR Kieffer & Co. Inc. PHONE 920-453-4167
ADDRESS 3322 Washington Ave. CITY Sheboygan STATE WI ZIP 53081

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Main Entrance
Parking
North Entrance

OVERALL DIMENSIONS OF SIGN 5'-6" x 2'-10" COLOR OF BACKGROUND Silver, gray

SIZE OF LETTERS IN INCHES 2 1/2" COLOR OF LETTERS Black

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

ILLUMINATED? ☐ YES ☒ NO ☐ INTERNALLY ☐ EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 2,300.00

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

APPLICANT Kieffer & Co. Inc. DATE 5/12/15

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT

PERMIT # _____

JOB LOCATION 1500 Walnut Ridge Rd. TAX KEY # _____
OWNER ProHealth Care Medical Assoc. PHONE 262-696-0430
ADDRESS 117 W. 24100 Riverwood Dr Ste 150 CITY Oak Creek STATE WI ZIP 53158
CONTRACTOR Kieffer & Co. Inc. PHONE 920-453-4167
ADDRESS 3323 Washington Ave. CITY Shelbourn STATE WI ZIP 53081

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

ProHealth Medical Group

OVERALL DIMENSIONS OF SIGN 2'8" x 23'-6 1/4" COLOR OF BACKGROUND N/A

SIZE OF LETTERS IN INCHES 14" COLOR OF LETTERS Black

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

Aluminum

ILLUMINATED? ☐ YES ☒ NO ☐ INTERNALLY ☐ EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 2000.00

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

APPLICANT Kieffer & Co. Inc. DATE 5/12/15

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT

PERMIT # _____

JOB LOCATION 1500 Walnut Ridge Rd. TAX KEY # _____
OWNER PHOENIX (ProtechtH Care Medical Assoc.) PHONE 262-696-0430
ADDRESS 117624100 Pinewood St. 150 CITY Waukesha STATE WI ZIP 53188
CONTRACTOR Kieffer & Co. Inc. PHONE 920-453-4167
ADDRESS 3322 Washington Ave. CITY Sheboygan STATE WI ZIP 53081

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

ProtechtH Medical Group

OVERALL DIMENSIONS OF SIGN 8' X 11'-7" COLOR OF BACKGROUND Silver gray
SIZE OF LETTERS IN INCHES 6 1/2" COLOR OF LETTERS Black

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

Aluminum, acrylic

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 \$ 19,000.00

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

APPLICANT Kieffer & Co. Inc. DATE 5/12/15

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT

PERMIT # _____

JOB LOCATION 1500 Walnut Ridge Rd. TAX KEY # _____
OWNER ProHealth Care Medical Associates PHONE 262-696-0930
ADDRESS N7224 100 Riverwood Dr. Ste 150 CITY Waukesha STATE WI ZIP 53188
CONTRACTOR Kieffer & Co. Inc. PHONE _____
ADDRESS 3322 Washington Ave. CITY Sheboygan STATE WI ZIP 53081

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

ProHealth Medical Group

OVERALL DIMENSIONS OF SIGN 248" x 23'-6 1/4" COLOR OF BACKGROUND N/A

SIZE OF LETTERS IN INCHES 14" COLOR OF LETTERS Black

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

Aluminum

ILLUMINATED? ☐ YES ☒ NO ☐ INTERNALLY ☐ EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 2,000.00

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

APPLICANT Kieffer & Co. Inc. DATE 5/12/15

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT

PERMIT # _____

JOB LOCATION 1500 Walnut Ridge Rd. TAX KEY # _____
OWNER Portkath Car Medical Assoc. PHONE 262-696-0430
ADDRESS N1702405 Riverwood Dr Ste 150 CITY Waukesha STATE WI ZIP 53188
CONTRACTOR Kieffer & Co. Inc. PHONE 920-453-4167
ADDRESS 3322 Washington Ave. CITY Sheboygan STATE WI ZIP 53081

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Main Entrance
Parking

OVERALL DIMENSIONS OF SIGN 5'-6" x 2'-10" COLOR OF BACKGROUND Silver, gray
SIZE OF LETTERS IN INCHES 2 1/2" COLOR OF LETTERS Black

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

ILLUMINATED? ☐ YES ☒ NO ☐ INTERNALLY ☐ EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 2,300.00

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

APPLICANT Kieffer & Co. Inc. DATE 5/12/15

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____



PROHEALTH CARE

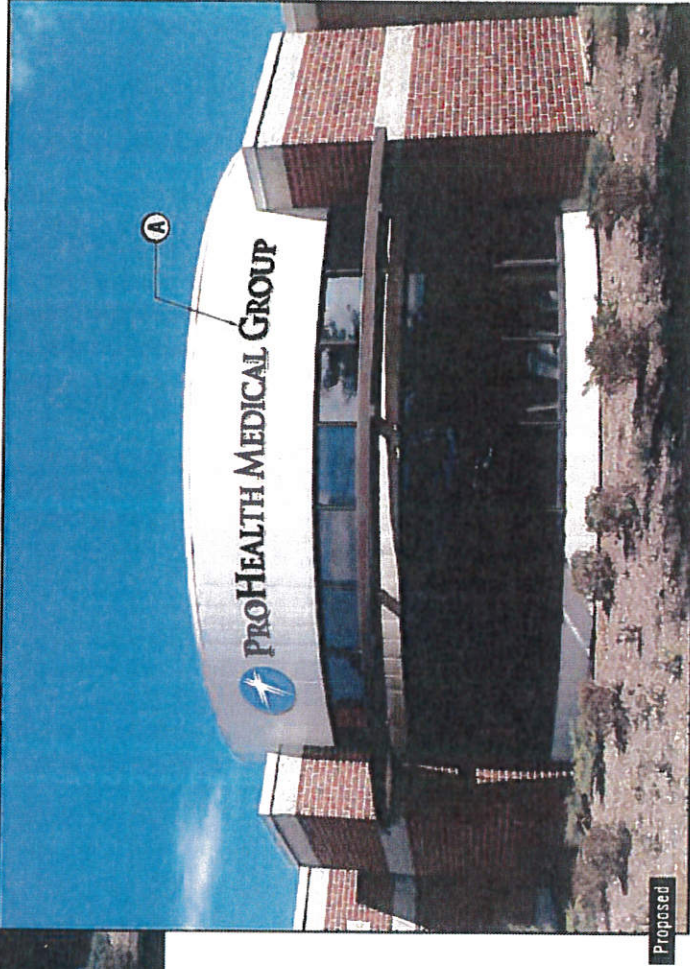
Site Identification - Front Elevation



EXISTING LOGO & LETTER SET WILL BE REMOVED.

AREA TO BE PATCHED AND PAINTED AS NEEDED

A Reference Drawing #B68435E for details and specifications.



Proposed

Hartland, WI

Kieffer
& CO., INC.

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3015 KIEFFER & CO., INC.
545 8448 Street - Lincolnshire, IL 60069
PHONE: (847) 589-1255 FAX: (847) 520-1543
www.kieffersigns.com

CUSTOMER: ProHealth Care
LOCATION: Hartland, WI
SALESMAN: J. McCarthy
DESIGNER: JRS
DATE: 03/20/15

C **UL** **US**
LISTED

COMPANION FILES

PRODUCTION PROCESSING

Kieffer file #

Job #

-001

-002

-003

INITIALS: DATE:

REVISION:

B68435



PROHEALTH CARE

Site Identification - Entrance Elevation



EXISTING LOGO & LETTER SET WILL BE REMOVED.
AREA TO BE PATCHED AND PAINTED AS NEEDED

B Reference Drawing #B68435E for details and specifications.



Hartland, WI

Kreffer
& CO., INC.

PROHEALTH CARE MEDICAL ASSOCIATES
1000 W. WISCONSIN AVE. SUITE 100
HARTLAND, WI 53029
TEL: (478) 333-1111 FAX: (478) 333-1112

2013 KIEFFER & CO. INC.
595 HANCOCK STREET, SUITE 100
HARTLAND, WI 53029
PHONE: (478) 333-1111 FAX: (478) 333-1112
WWW.KIEFFERCO.COM

CUSTOMER: ProHealth Care
LOCATION: Hartland, WI
SALESMAN: J. McCarthy
DESIGNER: JRS
DATE: 03/20/15

UL **C** **US**
LISTED

COMPANION FILES

PRODUCTION PROCESSING

Kreffer Item #

JSS #

-001

-002

-003

INITIALS: DATE:

REVISION:

B68435A



PROHEALTH CARE

Site Identification - Monument Elevation



Existing

C Reference Drawing #B68435C for details and specifications.



Proposed

Hartland, WI



FOR ALL YOUR SIGNAGE NEEDS, CONTACT US TODAY. WE ARE A FULL SERVICE SIGNAGE COMPANY. WE CAN DESIGN, MANUFACTURE, AND INSTALL ANY TYPE OF SIGN FOR YOUR BUSINESS. WE ARE LOCATED IN THE NORTHWEST CORNER OF WISCONSIN, U.S.A.

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855 Broad Street - Litchfield, IL 60040
PHONE: (847) 528-1543 FAX: (847) 528-1543
WWW.KIEFFERCO.COM

CUSTOMER: ProHealth Care

LOCATION: Hartland, WI

SALESMAN: J. McCarthy

DESIGNER: JRS

DATE: 03/20/15



COMPANION FILES

PRODUCTION PROCESSING
Kieffer Item #
Job #
-001
-002
-003

INITIALS: DATE:

REVISION:

B68435B



PROHEALTH CARE

Site Identification - Monument Elevation

Dir 1



Existing

EXISTING SIGN WILL BE REMOVED.

Dir 2



Existing

Dir 1



Proposed

Reference Drawing #B68435F for details and specifications.

Dir 2



Proposed

Reference Drawing #B68435G for details and specifications.



UL LISTED

2015 KIEFFER & CO., INC.
515 Bond Street - Lincolnshire, IL 60069
PHONE: (847) 528-1235 FAX: (847) 528-1543
www.kiefferandco.com

CUSTOMER: ProHealth Care

LOCATION: Hartland, WI

SALESMAN: J. McCarthy

DESIGNER: JDS

DATE: 03/20/15



COMPANION FILES

PRODUCTION PROCESSING

Kieffer Item #

Job #

-001

-002

-003

INITIALS: DATE:

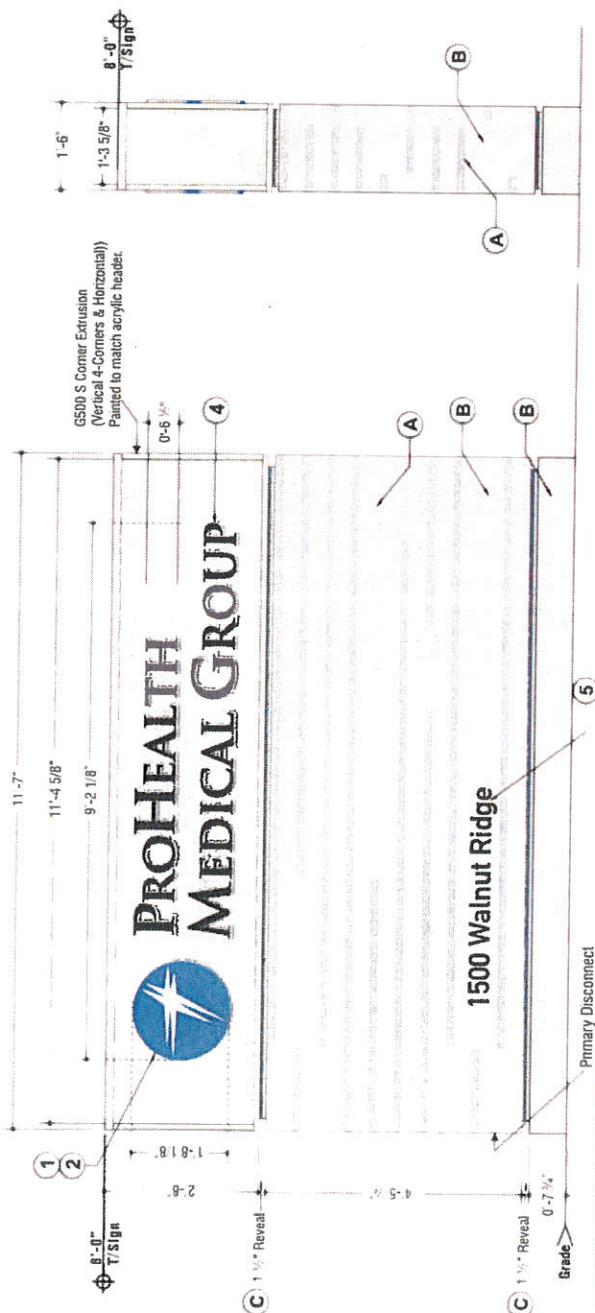
REVISION:

B68435C

Hartland, WI



Site Identification
Internally Illuminated D/F Monument Sign
EXT-1b35



GENERAL SPECIFICATIONS:

DIF Intensity Illuminated Monument Sign
Header to be 1/2" thick Acrylic. w/ **SAUNDED FROSTED FIRST SURFACE FINISH/SECOND SURFACE APPLIED DIFFUSER FILM (ALL 4 SIDES)** with internal support frame and retainers. Logo and copy to be routed out w/ 1/2" clear acrylic push-thru (3/8" actual exposed) and decorated w/ flat cut vinyl applied to first surface w/ returns to be flame polished - SEE VINYL SPECIFICATIONS. 2447 back-up acrylic. Illumination to be provided by White LEDs.

Main cabinet to be custom fabricated aluminum cabinet w/ painted graphics - SEE PAINT SPECIFICATIONS. -
Address to be reflective vinyl applied to first surface - SEE VINYL SPECIFICATIONS. Reveals to have painted finish -
SEE PAINT SPECIFICATIONS.

Monument base is fabricated of aluminum and removable for installation.

COLOR SPECIFICATIONS:

PAINT SPECIFICATIONS

- A**  **MP07897**
- B**  **MP18914**
- C**  **PMS Warm Gray 1c**

VINYL SPECIFICATIONS

- | | | |
|----------|---|---|
| 1 |  | 3M #VT4-3630-8429 Protealth Care Blue
Logos |
| 2 |  | #3630-20 White
Logos/ 1st surface |
| 3 |  | #7795-12 Black
Main ID Copy |
| 4 |  | #680-85 Reflective Black
Address Copy |
| 5 |  | #3635-30 Diffuser Film
2nd surface |

Scale: 1/2" = 1'-0"

Kieffer
& CO., INC.

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585 Broad Street - Lisle, IL 60069
PHONE: (647) 520-1255 **FAX:** (647) 520-1543
www.kiefferins.com

CUSTOMER: ProHealth Care
LOCATION: Harland, WI
SALESMAN: J. McCarthy
DESIGNER: JRS
DATE: 03/20/15



PRODUCTION PROCESSING

10

001

309

INITIALS: DATE:

REVISIONS:

B68435D

Hartland, WI



PROHEALTH CARE

Site Identification
Non-Illuminated 1/4" Aluminum FCO Letter / Logo Set



Channel Letter Set Layout

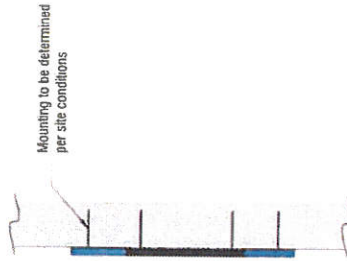
SCALE: 3/16" = 1'-0"

General Description

(2) Sets of 1/4" aluminum FCO letter and logos. Stud mounted (using 10-32 studs) to fascia as shown.
See Color Schedule for color specifications and details.

Color Schedule

- | | |
|---|---|
| 1 | Paint to match: 3M #VT4-3630-8429 ProHealth Care Blue |
| 2 | #7725-20 Opaque Matte White |
| 3 | PMS 100% Black |



Kieffer
& CO., INC.

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KIEFFER & CO. IS A DIVISION OF KIEFFER & CO., INC.

3013 KIEFFER & CO., INC.
325 9th Street - Lincoln, IL 64609
PHONE: (647) 520-1235 FAX: (647) 520-1543
WWW.KIEFFER-AND-SONS.COM

CUSTOMER: ProHealth Care
LOCATION: Hartland, WI
SALESMAN: J. McCarthy
DESIGNER: JBS
DATE: 03/20/15

COMPANION FILES
C UL US LISTED

PRODUCTION PROCESSING
Kieffer Item #
Job #
-001
-002
-003

INITIALS: DATE: 4/28/15
JMG

REVISION: Revised vinyl and mounting notes

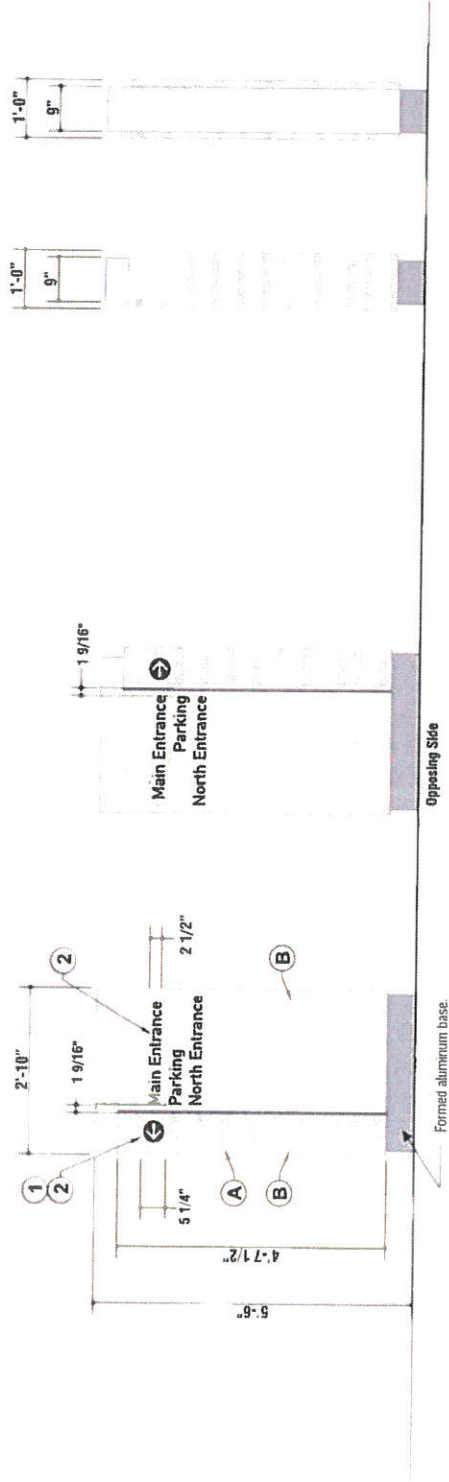
B68435E

Hartland, WI



PROHEALTH CARE

Site Identification
Non-Illuminated D/F Monument Sign
EXT-6b
DIR 1



GENERAL SPECIFICATIONS:

Dir Non-Illuminated Monument Sign -
Base cabinet to be custom fabricated using aluminum extrusion frame w/ aluminum faces. Faces to have painted finish and decorated w/ flat cut vinyl film applied to first surface - SEE COLOR SPECIFICATIONS.
Side panel to be aluminum wrapped around (3) sides of sign w/ painted graphics and vinyl applied to first surface - SEE COLOR SPECIFICATIONS.
Base to be brake formed aluminum.
Foundation to be 12" dia x 4'-6" deep
Reference drawing 107-9610-050 for fabrication detail

COLOR SPECIFICATIONS:

PAINT SPECIFICATIONS	
(A) ☐ MP07897	(E) ☐ PMS Cool Gray 8c
(B) ☐ MP18914	
VINYL SPECIFICATIONS	
(1) ☐ #680-10 Reflective White	
(2) ☐ #680-85 Reflective Black	

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

Hartland, WI

Kieffer
& CO., INC.

1015 W. NATIONAL AVENUE
HARTLAND, WI 53029
PHONE: (608) 785-1235 FAX: (608) 785-1543
WWW.KIEFFERCO.COM

2014 KIEFFER & CO. INC.
545 East Street - Greenfield, WI 53001
PHONE: (608) 785-1235 FAX: (608) 785-1543
WWW.KIEFFERCO.COM

CUSTOMER: ProHealth Care
LOCATION: Hartland, WI
SALESMAN: J. McCarthy
DESIGNER: JRS
DATE: 03/20/15

COMPANION FILE
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PRODUCTION PROCESSING
Kieffer Item #
Job #
-001
-002
-003

INITIALS: JRS
DATE: 4/30/15
DWB 5/5/15
Updated fab spec, add foundation

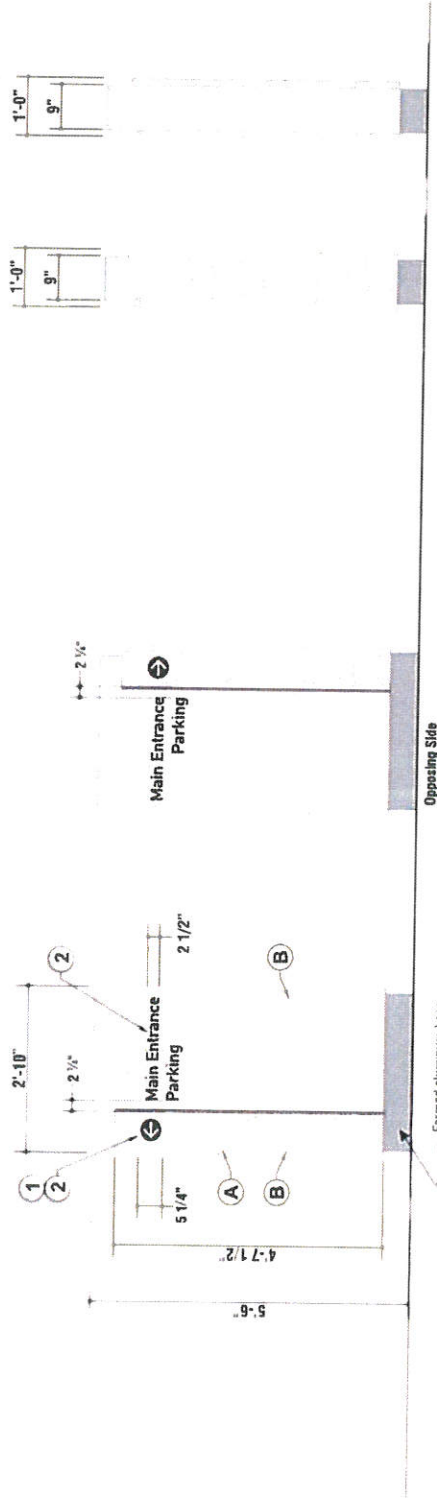
REVISION:
A Add base specs.
B Updated fab spec, add foundation

B68435F



PROHEALTH CARE

Site Identification
Non-Illuminated D/F Monument Sign
EXT-6b
DIR 2



GENERAL SPECIFICATIONS:

D/F Non-Illuminated Monument Sign -
Base cabinet to be custom fabricated using aluminum extrusion frame w/ aluminum faces. Faces to have painted finish and decorated w/ flat cut vinyl film applied to first surface - SEE COLOR SPECIFICATIONS.

Side panel to be aluminum wrapped around (3) sides of sign w/ painted graphics and vinyl applied to first surface - SEE COLOR SPECIFICATIONS.

Base to be brake formed aluminum.

Foundation to be 12" dia x 4'-6" deep

Reference drawing 107-9610-050 for fabrication detail

COLOR SPECIFICATIONS:

PANT SPECIFICATIONS

- (A) ☐ MP07897 (E) ☐ PMS Cool Gray 8c
(B) ☐ MP18914

VINYL SPECIFICATIONS

- (1) ☐ #680-10 Reflective White
(2) ☐ #680-85 Reflective Black

Kieffer
& CO., INC.

1001 W. 10TH STREET, SUITE 100
MILWAUKEE, WI 53233
TEL: (414) 333-1111 FAX: (414) 333-1112
WWW.KIEFFERCO.COM

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545 West Street - Hartland, WI 53029
PHONE: (414) 333-1111 FAX: (414) 333-1112
WWW.KIEFFERCO.COM

CUSTOMER: ProHealth Care
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COMPANION FILES
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PRODUCTION PROCESSING

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U Updated fab spec, add foundation
V Updated fab spec, add foundation
W Updated fab spec, add foundation
X Updated fab spec, add foundation
Y Updated fab spec, add foundation
Z Updated fab spec, add foundation

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

Hartland, WI

B68435G

ProHealth

LAKE COUNTRY LAND LLC
C/O SIEPMANN INVESTMENT
W240N1221 PEWAUKEE RD
WAUKESHA WI 53188

JEFFREY MAC DONALD
TRACY MAC DONALD
2831 HWY 83
HARTLAND WI 53029

REVERE ELECTRIC SUPPLY CO
8807 187TH ST
MOKENA IL 60448-7706

WAUKESHA HEALTH CARE INC
2211 YORK RD STE 222
OAK BROOK IL 60523

PDC MIDWEST PROPERTIES LLC
1130 JAMES DR STE 106
HARTLAND WI 53029

J-MAC LLC
N60W33070 CTH C
NASHOTAH WI 53058

TAMRON PROPERTIES LLC
1108 RIVER RESERVE DR
HARTLAND WI 53029-2918

KIEFFER & CO INC
3322 WASHINGTON AVE
SHEBOYGAN WI 53081

PROHEALTH CARE
N17 W24100 RIVERWOOD DR
WAUKESHA WI 53188

PROHEALTH CARE
1500 WALNUT RIDGE
HARTLAND WI 53029

David Cox

From: Mike Kusch [mkusch@hartlandservice.com]
Sent: Wednesday, June 10, 2015 11:40 AM
To: David Cox
Subject: RE: Car Wash Change
Attachments: Razor.pdf; Profile.pdf

David,

The proposed change in the car wash plan would eliminate the need for an employee to guide the vehicles onto the car wash because we have eliminated the "conveyor type" car wash and change it to a "soft cloth" system instead.

Find attached the equipment that will be installed in the (2) bays.

TOUCH FREE WASH IS THE **RAZOR**
SOFT CLOTH WASH IS THE **PROFILE**

- 1) There will be no need for an employee.
- 2) Sound from the new "soft touch" will be reduced because there is much less equipment inside.
- 3) The exterior of the building will remain the same.
- 4) Both bays will remain at 85ft in length.
- 5) Headlights will be **lower** as the vehicles exit the new "soft cloth bay" because of the design of the bay. The "conveyor car wash" floor was to be poured with a 4" higher exit height to keep the vehicles in contact with the car wash conveyor equipment. The new concrete floor will be poured flat/level.
- 6) Both Car wash bays will be monitored by security cameras.

I would like to request that both bays be opened 24 hours.

I will be attending the meeting on Monday night to answer any questions.

Thanks,

Mike Kusch, Hartland Service, Inc.

1-262-370-8199 cell

1-262-367-4234 shop

From: David Cox [mailto:davidc@VillageofHartland.com]
Sent: Wednesday, June 10, 2015 9:38 AM
To: 'Mike Kusch'
Subject: Car Wash Change

Mike,

Two items related to your anticipated change in the car wash.

First, would you send me a short note simply describing the proposed change in the operation from the originally planned conveyed, "soft cloth" system to the new system. The note should mention (assuming that this is true) that there is no change to the exterior of the building, no change to the operation except that no attendant would be used and that it would be available 24 hours per day like the "touchless" side, and that sound and headlight issues are not changed (or perhaps improved?) and are as addressed in the original. Bottom line, the requested change is to eliminate the attendant and allow 24 hour operation of this part as well.

Second, are you available to attend the meeting Monday in case there are questions?

Thanks,

Dave

David E. Cox, Village Administrator

Village of Hartland

210 Cottonwood Ave

Hartland WI 53029

(O)262-367-2714

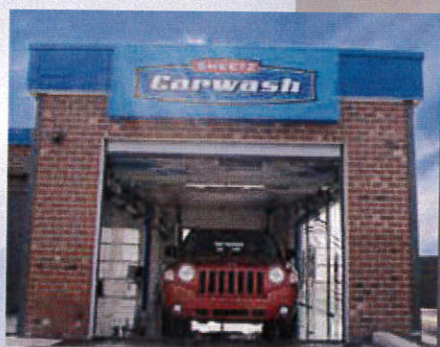
(F) 262-367-2430

www.villageofhartland.com

Click here to register for our electronic newsletter *Hartland Happenings*.

What is a Village Administrator? Find out more in this video from ICMA.

RAZOR®



Razor® Touch Free Vehicle Wash

Washworld's best selling Razor® has earned the reputation of a proven system for its quality, dependability and longevity. Stainless steel throughout, Razor is built to last, no matter the conditions, no matter the part of the world your wash site is located. With an emphasis on simplicity of use and reduced maintenance, Razor combines all of the great features for which Washworld is known. For a bigger return on investment, it's time to join the Razor Revolution.



WASHWORLD®

2222 American Blvd. | DePere, WI 54115
920.338.9278 | 888.315.7253
www.washworldinc.com

The Razor Advantage

Razor Advantage - For You

- **Stainless Steel** — without a doubt, the most durable material for use in a car wash. When other manufacturers are using cheaper, less durable materials in their machines, Washworld refuses to compromise on quality and uses stainless steel throughout the Razor wash system.
- **E-Chain®** — Razor's revolutionary cable carrier protects moving cables and hoses from abrasion and entanglement. E-Chain also provides controlled bend radius of cables and hoses to prevent pinching or kinking. E-Chain's non-metallic construction ensures quiet performance, longer cable life, and extended supply line life.
- **Advanced Drive Motion Technology** — Razor's belt drive utilizes multiple variable frequency drive technology with a simple design that reduces downtime. It eliminates the need for tires and inner tubes and overhead cross brace and swivel and reduces weight.
- **Reduced Maintenance** — Sealed gearboxes eliminate the need for oil changes. Reduced weight and less motion equal less wear and tear. High quality premium components and materials withstand harsh wash bay conditions for longer life.
- **Quicker Return on Investment** — Energy efficient motors save on operating costs. Reduced rolling resistance results in improved efficiency. No wasted product, reduced water consumption, increase through put, and lower operating costs all add up to a higher and faster return on investment.

Razor Advantage - For Your Customer

- **Open Inviting Wash Bay** — Your customers will appreciate the wide open feel of the wash bay. Razor's VS²® is a safe, simple and reliable vehicle positioning system which provides your customers with a friendly, open wash bay without guide rails, floor treadles or T-bars. To increase customer comfort Razor utilizes bay guide reflector system to outline vehicle travel, day or night.
- **Superior Cleaning Ability** — Razor's VS²® provides exceptional cleaning by consistently measuring front, rear and both sides of vehicles to maintain the optimum distance between the arch and the vehicle for most effective cleaning. Smooth radial wash motion insures complete vehicle coverage.
- **Eye Catching LED's** — For can't miss customer attraction, brilliant LED lights illuminate Razor. These striking long lasting LEDs are standard on all Razor wash systems.
- **Voice Prompts** — Your customers will never need to guess what to do next with Razor's voice prompts. Audible instructions and information are linked to Razor's instructional signage. Standard on Razor, the voice prompt is in English, however is customizable for other languages.



LED Lighting



Stainless Steel



Energy Chain



Drive Motion Technology



VS² Vehicle Positioning

RAZOR
WASHWORLD

All of Washworld's Best Features In One System

• Washview® & Washview Remote™

Washworld's exclusive software allows you to access Razor from anywhere using your PC or laptop. Turn functions on or off, view wash counts, create or change wash events in real time, and so much more. The revolutionary design of our optional Washview Mobile features the same cutting edge technologies as Washview Remote with the additional ability to receive e-mail or text message alerts from anywhere in the world using your Tablet or Smart Phone.

• Virtual Attendant®

Washworld's patented Virtual Attendant technology enables the Razor to maneuver around obstacles such as wide mirrors, rear mounted bike racks and extended trailer hitches which often render other washes inoperable. Virtual Attendant automatically compensates for the obstacle thereby allowing the wash to be completed. This means no down time, no attendant and no more trips to the site to reset the wash! Best of all...it's standard on every Razor wash!

• Bug A'Salt®

Washworld is launching an all out war on bugs and salt residue with our extra step vehicle preparation Bug A'Salt. This unique concentrated attack targets bugs and salt film which leaves vehicles cleaner and your customers happier.

• Flex Pass® System

Also standard on the Razor is Washworld's Flex Pass system. This stainless steel, angled flood style pod and overhead 6 nozzle stainless steel manifold delivery system applies up to eight different applications to the entire vehicle (top, sides, front and rear), each product can be applied to the vehicle in a single pass. Anything that can be put through the arch, can be put through the Flex Pass. The angled flood style pod and overhead manifold provide a more accurate and complete product application and rinse. Applications can be programmed from front to rear or rear to front to minimize machine movement. This speeds up the wash process to increase the through put of cars, which in turn translates into greater profits for you. Speeds are adjustable individually in both directions. Since the arch does not rotate around the car, it results in a substantial savings in time as well as reduced product cost.

• Foam 'n Flow®

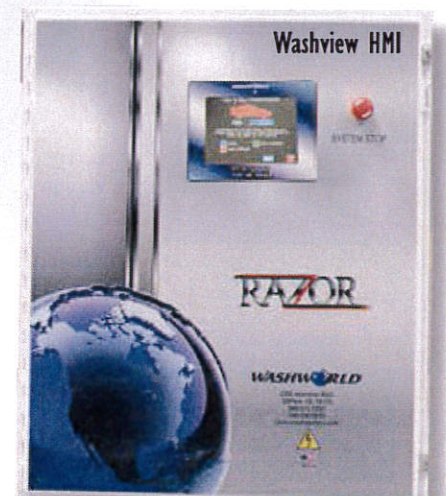
More show, more shine, more revenue with Washworld's Foam 'n Flow application system now available on Razor! Fully LED lit, Foam 'n Flow can be used with any Carnuba, hot wax, polish, and conditioning products on the market. Currently an option on the Washworld Razor, Foam 'n Flow is available as a retro-fit for existing equipment.

• Tri-Color Foam

There is simply no better Tri-Color Foam application available! Washworld's Tri-Color Foam features completely adjustable nozzles for coverage the way you want it, where you want it. Foaming heads can be positioned individually allowing unlimited flexibility.

• Tri-Color Foam - Freeze Protection

Finally, a cost effective means of protecting your Tri-Color foam system utilizing heat and weep capabilities to prevent freezing without the typical extreme water usage of other systems.





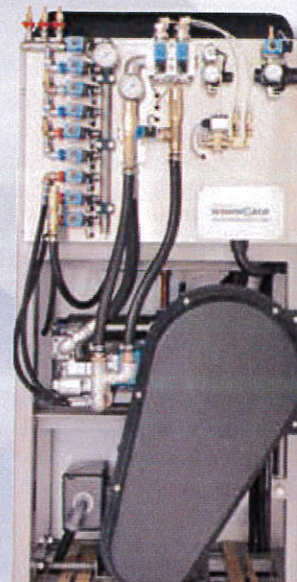
STANDARD FEATURES

- Virtual Attendant® - Like Having an Attendant at your Wash 24/7
- Washview® Controller with Exclusive Washview Remote™ Software Includes Alert Paging
- All Stainless Steel Wall Mounts, Rails, Carriage & Trolley Assemblies
- Belt Drive Technology Eliminates Need for Tires
- Smooth Radial Arch Motion Utilizing Multiple Variable Frequency Drives
- Pumping Station with either CAT or General Pump
- Eco-Friendly Resource Conservation System
- ETL/ETLc Approved and CE Compliant
- Adjustable Pressure Under Body and Rocker Blasters
- Direct Feed Solutions System with 3 Step Presoak, Single Low Pressure and Two High Pressure Applications
- Programmable Intake Source - Hot or Cold Water
- Triple Pass Technology for Optimal Front and Rear Cleaning
- Audible Voice Prompts
- Eye-catching LED lighting
- Bug A' Salt® Vehicle Preparation
- Washes Smart Cars Up to Quad-Cab Dualies - No Special Programming Required
- Comprehensive Integrated Security System - Can Monitor Auto Cashiers, Doors, Fluid Levels, etc.
- Wash Activation Buy-Up Compatible
- Flex-Pass System - Increases Through-put
- VS2® (Vehicle Sizing System) - Clean, Treadle-free Design



OPTIONS

- Premium or Ultimate Door Control Systems
- Free Standing Frame
- Cold Climate Package
- Tri-Color Foam System
- Foam 'n Flow®
- Integrated On Board Drying System
- Power Tower®
- Reclaim/RO Reject/Hot Water
- Unique or Custom Graphics
- Washview Remote High Speed and Washview Mobile
- Tri-Foam Cold Climate Heat/Weep System
- In-Bay Pump Station
- Customized Audible Voice Prompts



SPECIFICATIONS

Equipment Envelope Requirements does not include obstructions, etc.

Height	Wall Mount (13'4" to 16'8" bays):	10' 8" minimum (floor to open cover height)
	Wall Mount (16'9" to 18'0" bays):	11' 4" minimum (floor to top of wall bracket)
	Floor Mount:	11' 9" minimum (floor to top of truss)
Width	Wall Mount:	13' 4" minimum to 18'0" maximum
	Floor Mount:	14' 4" minimum (no maximum)
Length	Wall Mount:	27' 10" minimum with standard 27' 4" rails
	Floor Mount:	27' 10" minimum with standard 27' 4" rails

Note: The On-Board Dryer requires a length of 31' 4" minimum with optional 30' 4" rails

RAZOR UTILITY REQUIREMENTS

Air	11 CFM @ 100 PSI minimum (with optional Tri Foam)
Water	25 GPM @ 35 PSI minimum at pump station
Electrical	All voltages 3 phase, 4 wire (neutral and ground)

Voltage	UCC Cabinet	Razor	Dryer Motor Starter Panel	Optional Cold Climate Package
		Pump Station	30 HP - 40 HP - 45 HP	
208	23 Amps	73 Amps	87 Amps; 114 Amps; 135 Amps	14 Amps
230	20 Amps	62 Amps	75 Amps; 100 Amps; 111 Amps	12 Amps
460	N/A	31 Amps	37 Amps; 50 Amps; 68 Amps	N/A

Note: Specifications Subject to Change Without Notice. The decibel level of the dryer (measured at 1.6 meters from the floor and 1 meter from the surface) is 94dB. The decibel level of the pump station (measured at 1.6 meters from the floor and 1 meter from the surface) is 94dB. Decibel levels are impacted by surrounding materials and conditions and will vary.

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WASHWORLD

PROFILE
MAX

PROFILE
ST



Profile Soft Cloth Vehicle Wash

Washworld's Profile is the soft cloth system you've been waiting for. Combining Washworld's advanced technology used in our touch-free systems with the latest in washing materials, Profile is the answer to growing your car wash business. With standard features such as Washview® HMI On-Site, VS2® Vehicle Sizing System and Flex Pass® Dual Application System, Profile provides an exceptional value.

Your customers are sure to appreciate Profile as well. The wall mounted system eliminates the gantry and presents a clean, open bay while Washworld's exclusive Digital Surface Profile (DSP) utilizing 3D imaging insures optimal cleaning. Eye-catching LED lighting and audible voice prompts add to the experience.

Like all of Washworld's systems, Profile was designed with emphasis on durability, simplicity of use and reduced maintenance in order to make you more profitable.

WASHWORLD

2222 American Blvd. | DePere, WI 54115

920.338.9278 | 888.315.7253

www.washworldinc.com

Profile With The Latest Technology

Digital Surface Profile (DSP)

Washworld's exclusive DSP - Digital Surface Profile system is the advanced method of reading a vehicle's contours to allow for the most precise cleaning possible. Utilizing 3D imaging, DSP allows Profile to adjust for various vehicle surfaces to deliver a wash that reaches every angle with the super soft polyethylene foam wash media. The dual side brushes are belt driven with independent movement while the variable frequency drive controls for the side and top brushes insure a smooth operation. Profile's programmable Clean Rinse-Wash Media Cleaning System keeps the brushes from retaining dirt and debris which results in the best possible customer experience.

The DSP System offers consistent length, width and height measuring of vehicles for optimal product application and cleaning by Profile. This insures that products are applied to the vehicle not the floor which saves money and reduces wash times by customizing the travel distance of the Profile based on the length of each individual vehicle.

VS²® - Vehicle Sizing System

Especially important when positioning vehicles within a soft vehicle wash bay, Washworld's Vehicle Sizing System (VS²) with precise loading feature utilizes advanced software coupled with photo eye technology to provide a safe and reliable means of positioning the vehicle in the wash bay, eliminating the need for floor mounted treadle plates or wheel stops. This results in a significant reduction in wiring and fewer components to maintain.



Solution Delivery System (SDS)

The Profile Solution Delivery System comes loaded with standard features:

- Multi-Stage solution delivery system which is capable of up to 225psi
- Composite direct injection/no drift chemical metering system
- Eight (8) low pressure chemical injectors which allows for any two products to be applied simultaneously in a single wash pass
- Multiple coupling joints for ease of maintenance
- Standard product application includes pre-soak one, pre-soak two, protectant, and sealant

Flex Pass™ - Dual Application System

Profile's Dual Flex Pass application system provides complete coverage of a vehicles sides and top simultaneously. Programming allows for front (exit) mounted pods and rear (entrance) mounted pods individually or concurrent application of pre-soaks, protectants, sealants and rinse with ability for two products to be applied during a single pass of the vehicle. The Dual Flex Pass means:

The ultimate in time savings = More vehicles per hour =
Greater return on investment!

Washview® HMI On-Site &

Washview HMI Remote™

A color touch screen gives you complete access to turn functions on or off, including programing, maintenance, diagnostics, and view wash counts. No on-site PC or laptop is needed to configure your wash. Profile also features a comprehensive integrated security system which can monitor auto cashiers, doors, fluid levels and more. In addition the Wash Package Storage capability allows for up to eight wash packages to be retained which can be quickly copied to the immediate wash setup.

The revolutionary design of our Washview HMI Remote features the same cutting edge technologies as Washview with the additional ability to receive e-mail or text message alerts from anywhere in the world using your Tablet or Smart Phone (application requires additional purchase from iTunes or Google Play). Washworld's exclusive Washview HMI Remote software allows you to access Profile from anywhere using your PC, laptop, Tablet or Smart Phone.



Digital Surface Profile - DSP



WASHWORLD

Profile With Quality Built In

Solution Delivery System (SDS)

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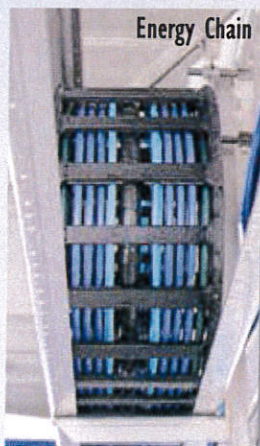
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Stainless Steel

There is no better material to use in a wash environment than stainless steel and it is utilized throughout Profile. The stainless steel used for Profile's wall mounting system, travel rails, and laser cut overhead wash carriage, insures that Profile is the most long lasting and durable system in the industry.

Energy Chain

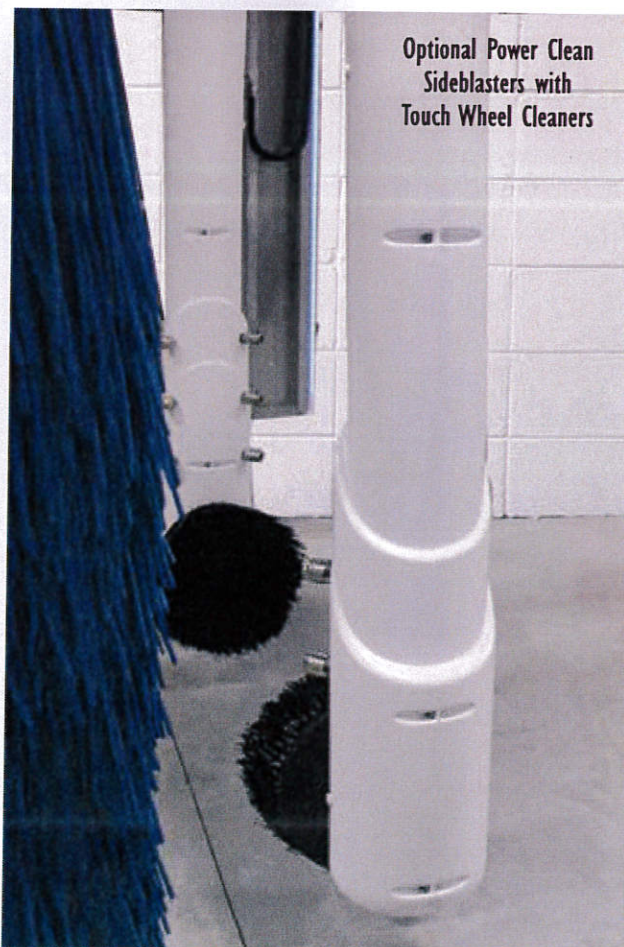
Profile incorporates the latest in energy chain design for handling of product delivery, controls and communication needs available. Our composite energy chain is factory loaded with solution supply lines and control wiring. Profile includes a factory wired bay box for ease of installation which also reduces the installation cost. Available as driver or passenger



Energy Chain



Flex Pass
Dual
Application
System



Optional Power Clean
Sideblasters with
Touch Wheel Cleaners



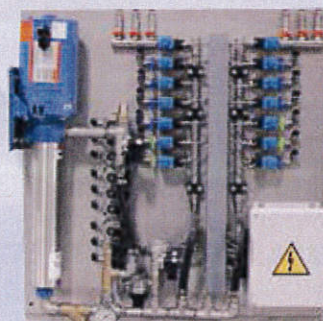
STANDARD FEATURES

- Stainless Steel Wall Mounting System
- 34' Stainless Steel Travel Rails
- Stainless Steel Laser Cut Overhead Wash Carriage
- High Gloss Composite Wash Carriage Covers
- High Gloss Composite Side Brush Covers
- VS² - Vehicle Sizing System with Precise Loading Feature
- DSP (Digital Surface Profile) Technology
- Super Soft Polyethylene Foam Wash Media (Top and Side Brushes)
- Programmable Clean Rinse-Wash Media Cleaning and Lubricating System
- Belt Driven Dual Side Brush with Independent Movement
- Positive Drive Dual Belt Carriage Motion
- TEFC/Climate Proof Motors and Gearboxes with Minimal Rolling Resistance
- Variable Frequency Drive Controls for Smooth Top and Side Brush Operation
- Composite E-chain
- Driver Side or Passenger E-Chain Supply
- Dual Flex Pass Application System- Complete Coverage-Sides and Top
- In-Bay Audible Voice Commands
- Dual Machine Mounted 78" Multi-Colored LED Entrance Side Light Bars
- Multi-Stage Solution Delivery Pump (Capable of up to 225 PSI)
- Composite Direct Injection/No Drift Chemical Metering System
- (8) Low Pressure Chemical Injectors
- Washview HMI On-Site Controller
- Comprehensive Integrated Security System
- Wash Package Storage
- Hand Held Remote Control for Manual Movement and Machine Functions
- In-bay Temperature Monitoring System
- Wash Activation and Customer Buy Up Ready

OPTIONS

- Tri-Foam - Four Pods (1 Set Entrance, 1 Set Exit Mounted)
- Extended Solution Delivery (ESD) with 4 Injectors (1 Each for Bug A'Salt and Wheel Cleaner, 2 for Foam Polish)
- Power Towers - Six Nozzle Configuration Only Available on High Pressure Models
- Reclaim on High Pressure Models
- Stainless Steel Undercarriage (Medium or High Pressure)
- High Pressure Delivery System
- Washview HMI Remote (Remote High Speed Connectivity)
- Entrance and In-bay Directional/Service Confirmation Signs
- Dryer Systems
- LED Countdown Timers
- Custom Color Wash Media
- Powerclean Sideblasters with Touch Wheel Cleaner
- Powerclean Sideblasters with Touch-Free Wheel Cleaner

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Medium Pressure
Solution Delivery System (SDS)
Shown with Optional
Extended Solution Delivery (ESD)



Optional High Pressure
Delivery System

SPECIFICATIONS

Equipment Envelope Requirements does not include obstructions, etc.

Bay Height.....	11 Feet minimum
Bay Width Wall Mounted Energy Chain.....	15' 4" minimum
Bay Length Recommended.....	37' 4" minimum

PROFILE UTILITY REQUIREMENTS

Utility Requirements for standard Profile ST does not include options or other equipment requirements

Air:	13 CFM @ 40 PSI (with Tri-Foam)
Water:	15 GPM @ 40 PSI with 1" supply
Electrical:	30 Amps, 3 phase, 208/230 V

Note: Specifications Subject to Change Without Notice. The decibel level of the dryer (measured at 1.6 meters from the floor and 1 meter from the surface) is 94dB. The decibel level of the pump station measured at 1.6 meters from the floor and 1 meter from the surface) is 94dB. Decibel levels are impacted by surrounding materials and conditions and will vary.

WASHWORLD

Document Number	<u>CONDITIONAL USE PERMIT</u> [Hartland Service] Document Title	DRAFT - June 10, 2015 <u>REVISED</u>
THIS CONDITIONAL USE PERMIT is hereby granted this 25th day of May, 2015, by the Village of Hartland (hereinafter Village) to Hartland Service Inc. (hereinafter "Grantee") for the operation of an Automobile Service Facility including car wash, detailing and vehicle service at the property located at 400 E Industrial Drive. <u>RECITALS</u> WHEREAS, Grantee has applied for a conditional use permit (the "CUP") pursuant to Section 46-846 <i>et seq.</i> of the Village of Hartland Code of Ordinances for the operation of an Automotive Service facility in the B-2 Zoning District at 400 E Industrial Drive, Hartland, Wisconsin, (the "Property") more specifically described as: [HAV 0729947002, HAV 0729947003, HAV 0729939, HAV 0729940] OWNER: Michael Kusch Deborah Kusch N65W30981 Beaver Lake Road Hartland, WI 53029		Recording Area Name and Return Address Village of Hartland 210 Cottonwood Ave. Hartland, WI 53029
WHEREAS, the Property is located in the B-2 Community Business District; and WHEREAS, Section 46-469 (2) of the Village of Hartland Code of Ordinances provides that Automotive Sales and Service in the B-2 District is a conditional use; and WHEREAS, Applicant has submitted all information as required under Section 46-847 of the Village of Hartland Code of Ordinances and a Plan of Operation which is attached hereto as Exhibit A and incorporated herein; and WHEREAS, the Village Plan Commission reviewed the subject CUP application and Plan of Operation and held a Public Hearing on April 20, 2015 pursuant to Section 46-848 of the Village of Hartland Code of Ordinances and recommended the following conditions of approval necessary to fulfill the purpose and intent of the Village Code of Ordinances:		Parcel Identification Number HAV 0729947002 HAV 0729947003 HAV 0729939 HAV 0729940

- a. The touch-less and "soft cloth" wash systems may be operated on a 24 hours per day seven days per week basis provided noise and light levels are maintained at an acceptable level.
 - ~~b. The "soft cloth," conveyor system may be operated approximately 12 hours per day between the hours of 6:00am and 9:00pm, seven days per week, with an attendant at all times the conveyor is in use.~~
 - ~~c.~~ b. Wash equipment shall be located, oriented, operated and maintained in such a way as to minimize light, visual and noise impact on residential neighbors
5. Changes subsequent to the initial issuance of this CUP shall require an amendment to this CUP.
 6. This CUP shall terminate upon the occurrence of any of the following:
 - a. Upon Grantee failing to conduct business at the Property in substantial conformity with this CUP or the approved Plan of Operation; or
 - b. Upon the cessation of the operations permitted under this CUP.
 7. The operation of the facility shall be reviewed by the Village in advance of the expiration of the CUP if Grantee intends to continue operations at this location. Grantee shall apply to the Village for review of the automobile service facility operations by November 15, 2016.
 8. Notwithstanding the forgoing, this CUP shall expire on April 27, 2017.

This conditional use permit is hereby issued this 27th day of April, 2015 subject to the conditions provided herein.

VILLAGE OF HARTLAND

David Lamerand, Village President

Darlene Igl, MMC/WCPC, Village Clerk

[VILLAGE SEAL]

Hartland Service

PAUL TRAPP
431 HARTRIDGE DR
HARTLAND WI 53029

RONALD JAEGER
ANN JAEGER
430 INDUSTRIAL DR
HARTLAND WI 53029

SUSAN K STERNKOPF
404 COTTONWOOD AVE
HARTLAND WI 53029

DIANNA M SUSITTI
440 COTTONWOOD AVE
HARTLAND WI 53029

LAUDERMILK 428 LLC
W329N3466 LAKELAND DR
NASHOTAH WI 53058

CURT A THUROW
446 COTTONWOOD AVE
HARTLAND WI 53029

MICHAEL KUSCH
DEBORAH KUSCH
N65W30981 BEAVER LAKE RD
HARTLAND WI 53029

ANDREW FALLON
420 COTTONWOOD AVE
HARTLAND WI 53029

JAMES KISHLINE
LINDA KISHLINE
434 COTTONWOOD AVE
HARTLAND WI 53029

POB HARTLAND LLC
12700 HILLCREST RD STE 158
DALLAS TX 75230

LEROY HUNDLEY
W289S2547 COUNTY ROAD DT
WAUKESHA WI 53188-9210

MICHAEL BRANDT
TONIA BRANDT
472 COTTONWOOD AVE
HARTLAND WI 53029

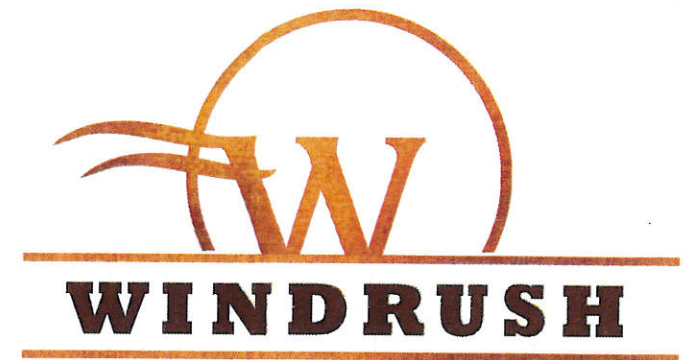
DANIEL E SCHWULST
THERESA L SCHWULST ET AL
C/O EDWARD & DOROTHY SCHWULST
454 COTTONWOOD AVE
HARTLAND WI 53029

RONALD JAEGER
ANN JAEGER
430 INDUSTRIAL DR
HARTLAND WI 53029

EHLEN LIMITED PARTNERSHIP
9960 ALABAMA RD
BLOOMINGTON MN 55438

D&B HAYDEN LLC
425 E INDUSTRIAL DR
HARTLAND WI 53029

EYE COMMUNICATION SYSTEMS
455 INDUSTRIAL DR
PO BOX 620
HARTLAND WI 53029

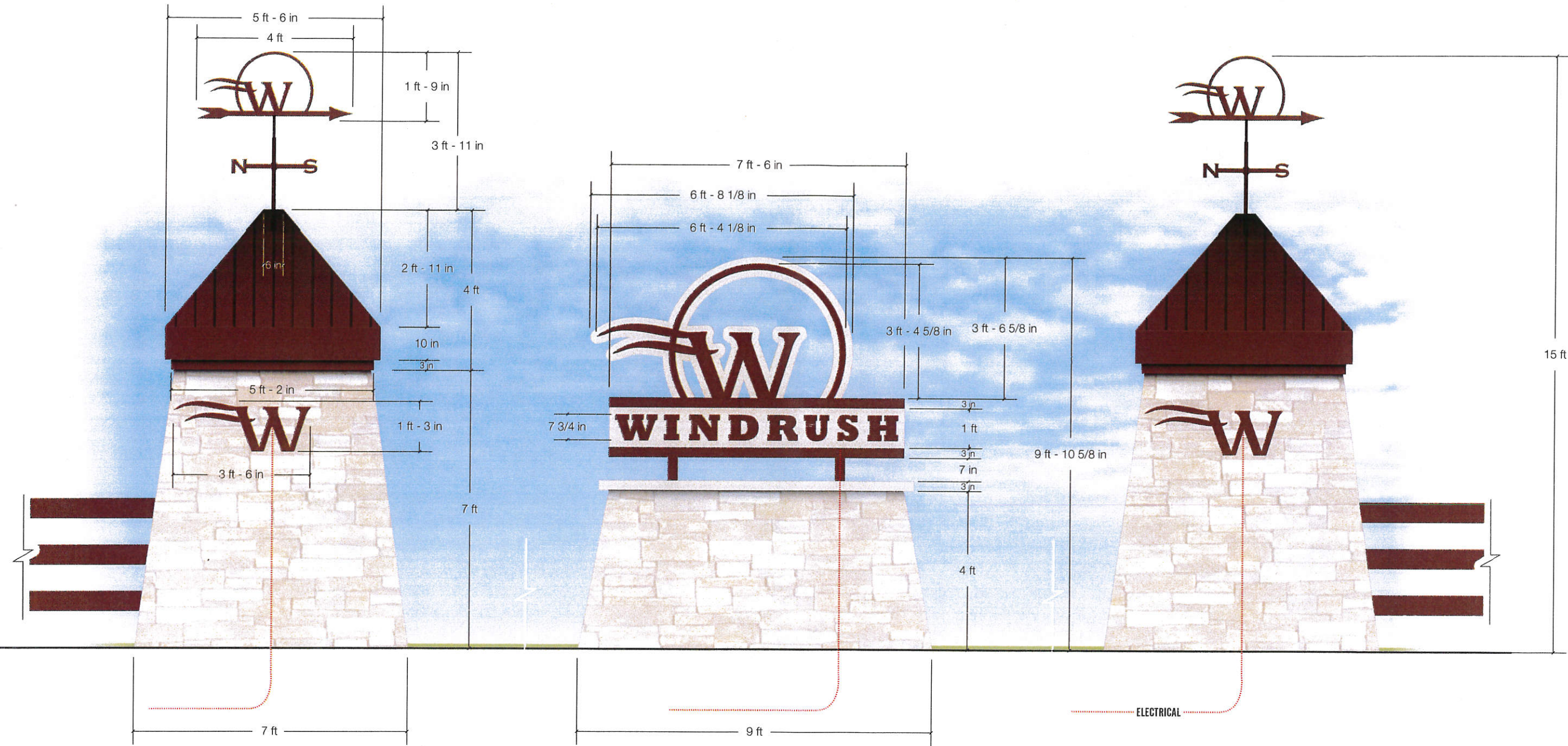


WINDRUSH SUBDIVISION SIGNAGE

DRAWING SET 1(4)
REVISION #4: 5/1/15

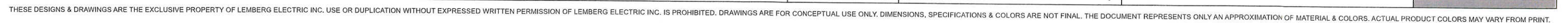


4065 North 128th Street, Brookfield, WI 53005
p. 262.781.1500
f. 262.781.1540
www.lembergelectrical.com



NOTE: FINAL ELECTRICAL CONNECTION IS THE RESPONSIBILITY OF THE OWNER. LEMBERG WILL ONLY PROVIDE CONNECTION IF APPROPRIATE ELECTRICAL SOURCE IS WITHIN 3' OF THE SIGN.

 4085 North 128th Street, Brookfield, WI 53005 p. 262.781.1500 f. 262.781.1540 www.lembergelectric.com	PROJECT: Windrush / Siepmann Realty Corporation	DRAWING: 5(2)	REVISION DATE: 2/3/15	REVISION#: 2	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #: 2 of 7
	ADDRESS: Highway K, Hartland	DATE: 1/20/15	SALES REP: Brian Pritzkow	DESIGNER: Eric Bailey	CLIENT APPROVAL SIGNATURE / DATE:	
		SCALE: 3/8" = 1'				





3" DEEP REVERSE CHANNEL LOGO MOUNTED TO 2" DEEP OVERSIZED BACK PLATE, W/ 8" DEEP ROUTED FACE SIGN CABINET W/ PUSH-THRU LETTERING ON ONE SIDE, BACK OF SIGN HAS PLATE LOGO ONLY (NON-ILLUMINATED), ALUMINUM TUBE FRAME, SEE DETAILED SPECS ABOVE
ALL COMPONENTS SHOWN IN "RUST COLOR" TO HAVE CUSTOM TEXTURED "RUST" PAINTED FINISH, BACK PLATE & SIGN CABINET TO HAVE PAINTED FINISH TO COMPLEMENT MASONRY (TBD), (SAMPLE TO BE SUPPLIED FOR APPROVAL)
MASONRY & FENCE BY OTHER

LEMBERG

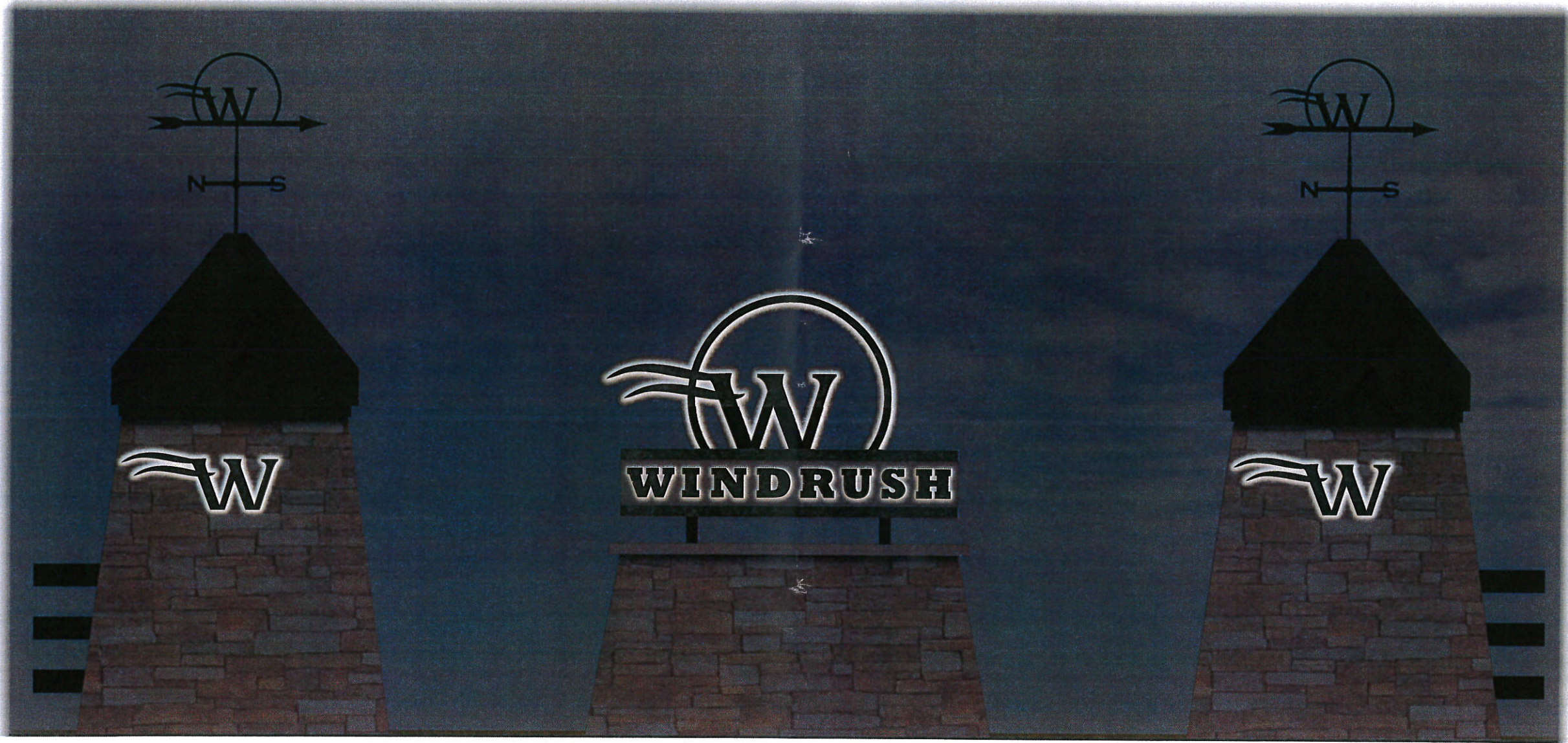


SIGNS

DRAWING:	6(2)	REVISION DATE:	2-3-15	REVISION#:	2
DATE:	1/20/15	SALES REP:	Brian Pritzkow		
SCALE:	3/8"=1'	DESIGNER:	Eric Bailey		

PAGE #:

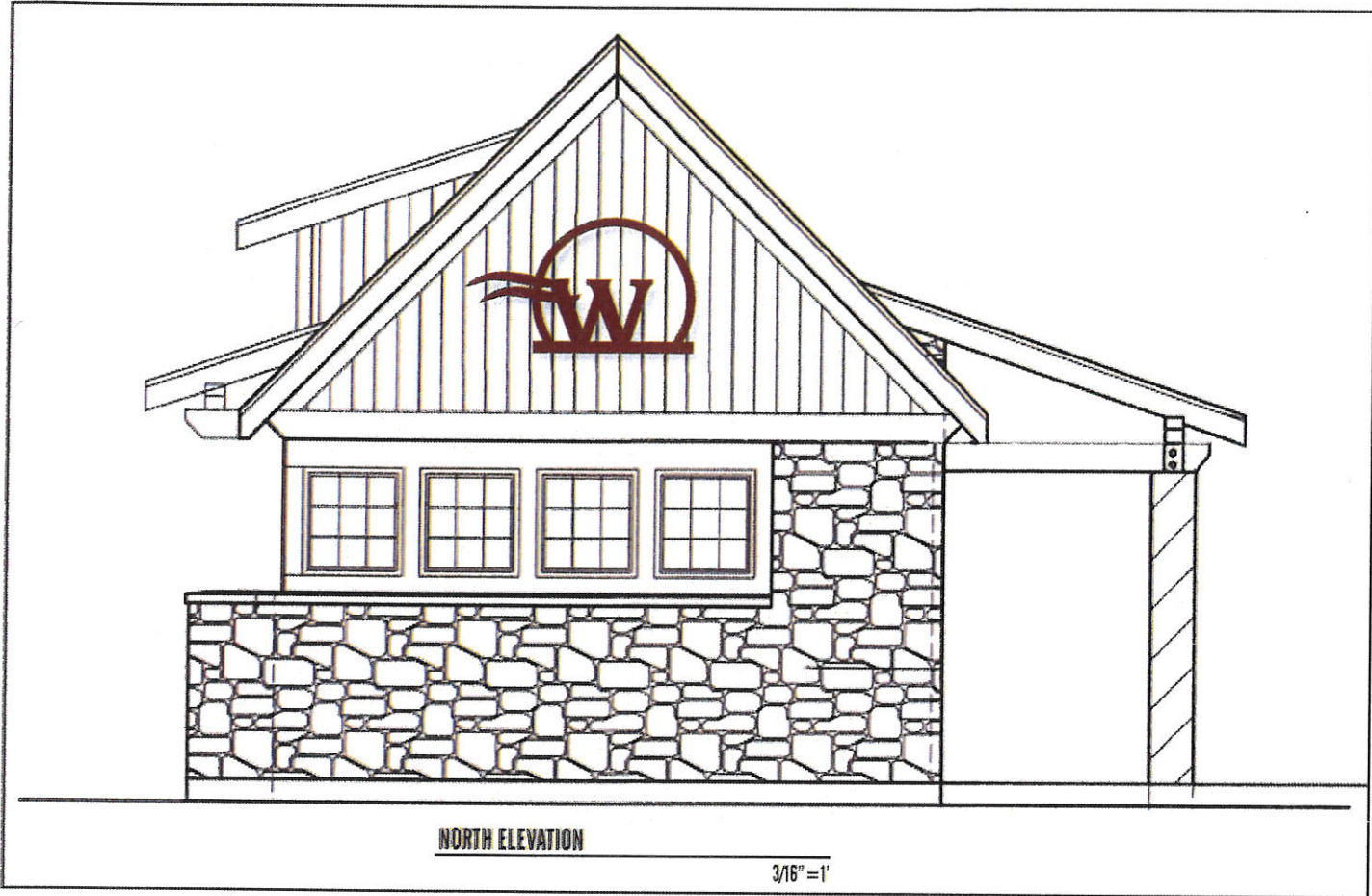
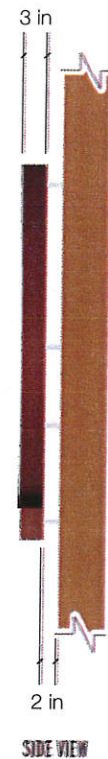
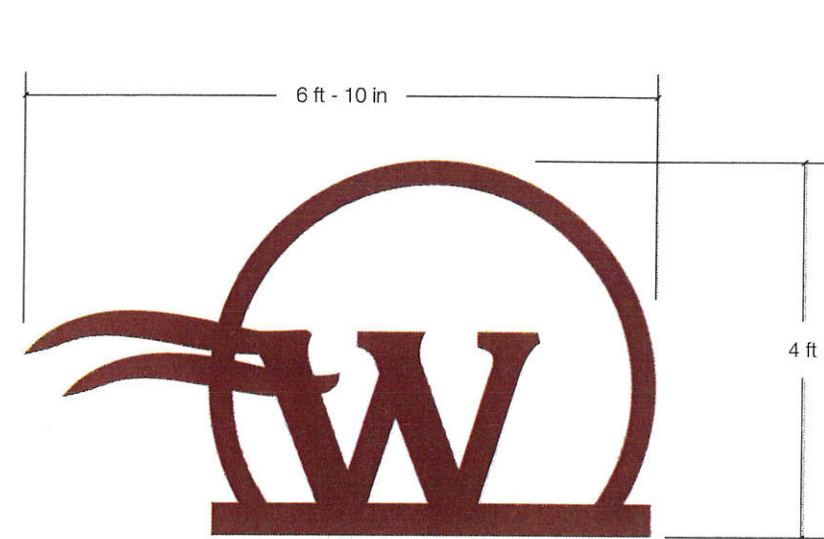
4 OF 7



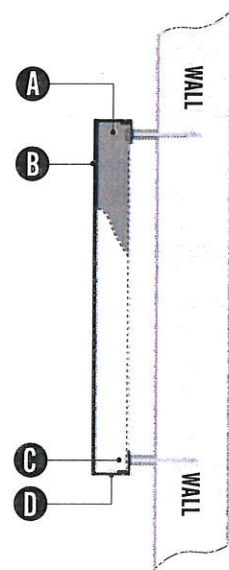
NIGHT RENDERING

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 SIGNS 4085 North 128th Street, Brookfield, WI 53005 p. 262.781.1500 f. 262.781.1540 www.lembergelectric.com	PROJECT: Windrush / Siepmann Realty Corporation	DRAWING: 7(2)	REVISION DATE: 2-3-15	REVISION#: 2	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #: 5 of 7
	ADDRESS: Highway K, Hartland	DATE: 1/21/15	SALES REP: Brian Pritzkow		CLIENT APPROVAL SIGNATURE / DATE:	
		SCALE: 1/2" = 1'	DESIGNER: Eric Bailey			



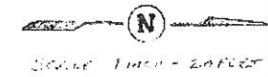
NON-ILLUMINATED REVERSE CHANNEL LETTERS / CROSS SECTION DETAIL



A	3" DEEP ALUMINUM RETURN (.063)
	CUSTOM TEXTURED "RUST" PAINTED FINISH
B	1/8" ALUMINUM FACE
	CUSTOM TEXTURED "RUST" PAINTED FINISH
C	MOUNTING HARDWARE W/ 2" SPACER
	CLIP MOUNTED TO RETURNS
D	WEEP HOLES

NON-ILLUMINATED REVERSE CHANNEL LETTER

ONE (1) NON-ILLUMINATED REVERSE CHANNEL LOGO
3" DEEP FABRICATED REVERSE CHANNEL LOGO, W/ CUSTOM TEXTURED "RUST" PAINTED FINISH (SAMPLE TO BE SUPPLIED FOR APPROVAL)
LOGO MOUNTS TO FASCIA W/ 2" SPACERS



LANDSCAPE PLAN

Drawn by: Karen A. Siepmann

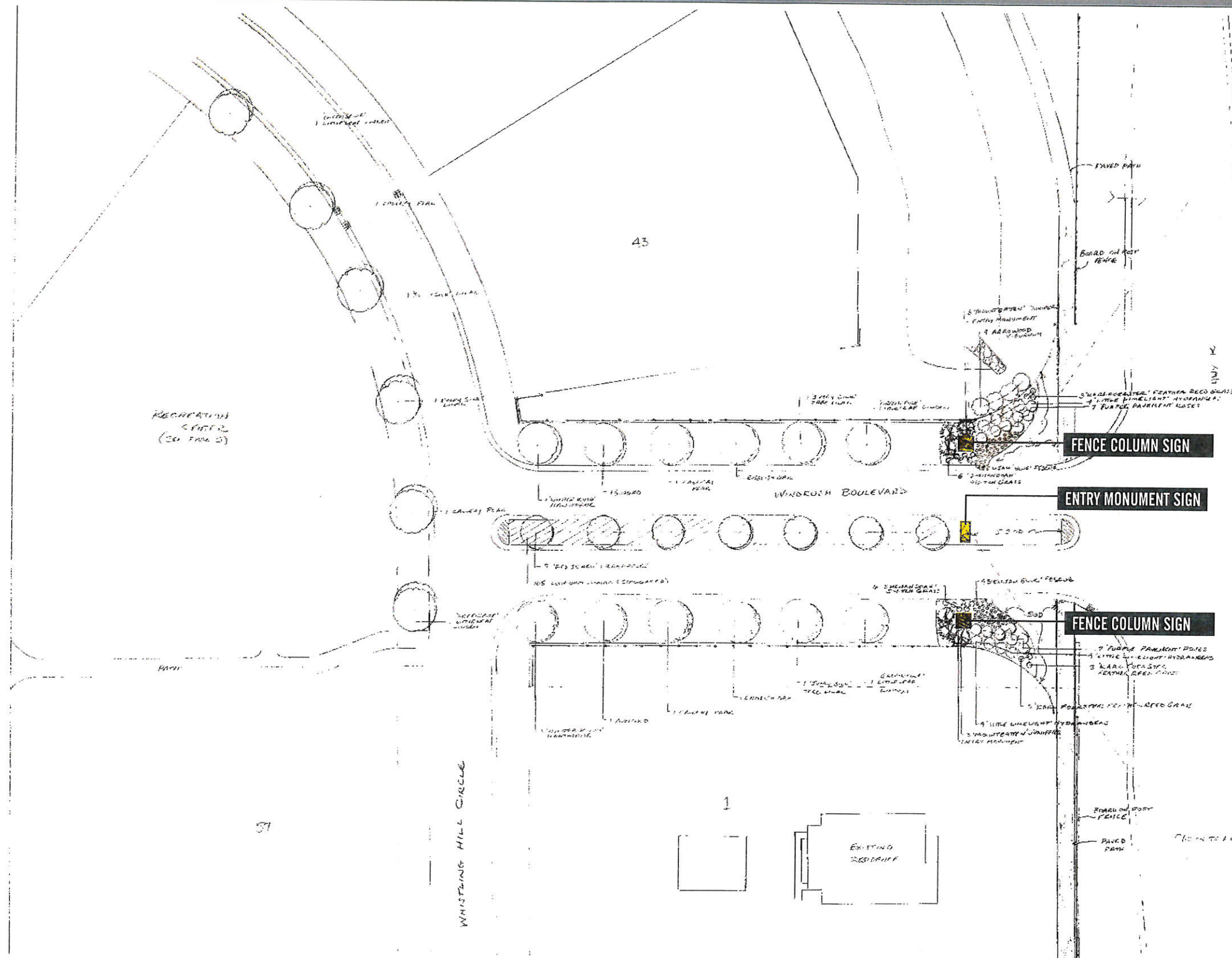


W240 N1221 Penauke Road, Waukegan, WI 53189
262-650-9700

February 13, 2015
Revised March 13, 2015

Notes

- All plants to be mulched with a minimum of 3 inches shredded hardwood bark.
 - All plants to be guaranteed for one year.
 - All plants to be thoroughly watered at time of planting.
 - Locate all underground utilities before digging.
- DIGGER'S HOTLINE
1-800-242-8511



LEMBERG



SIGNS

4085 North 128th Street, Brookfield, WI 53005
p. 262.781.1500
f. 262.781.1540
www.lembergelectric.com

PROJECT:

Windrush / Siepmann Realty Corporation

ADDRESS:

Highway K, Hartland

DRAWING:

10(0)

REVISION DATE:

5/1/15

DESIGNER:

Brian Pritzkow

Eric Bailey

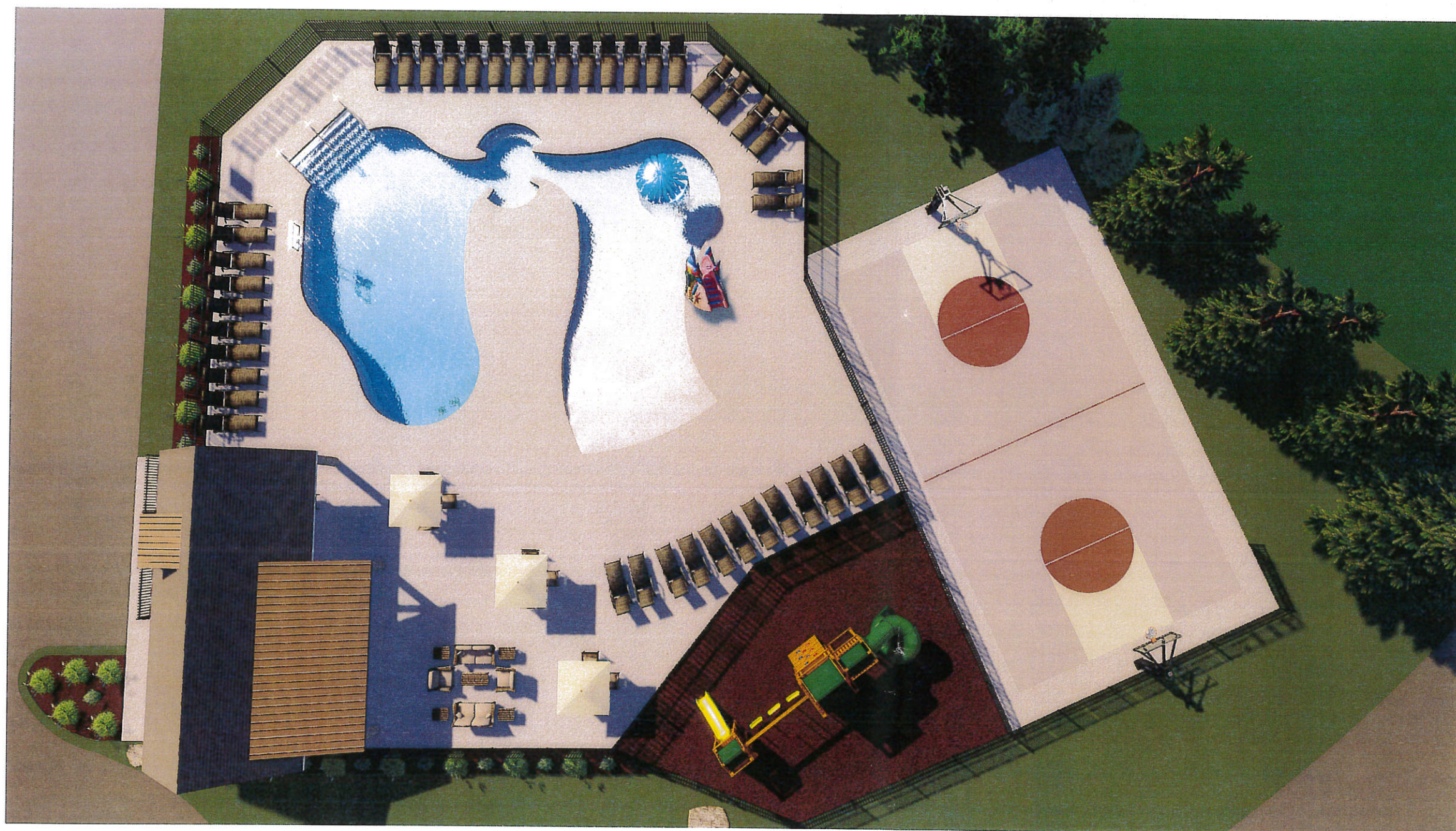
REVISION #:

LANDLORD APPROVAL SIGNATURE / DATE:

CLIENT APPROVAL SIGNATURE / DATE:

PAGE #:

7 of 7



Siepmann
REALTY CORPORATION

W
WINDRUSH

neuman pools inc.

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 Siepmann
BUILD CONSTRUCTION


WINDRUSH

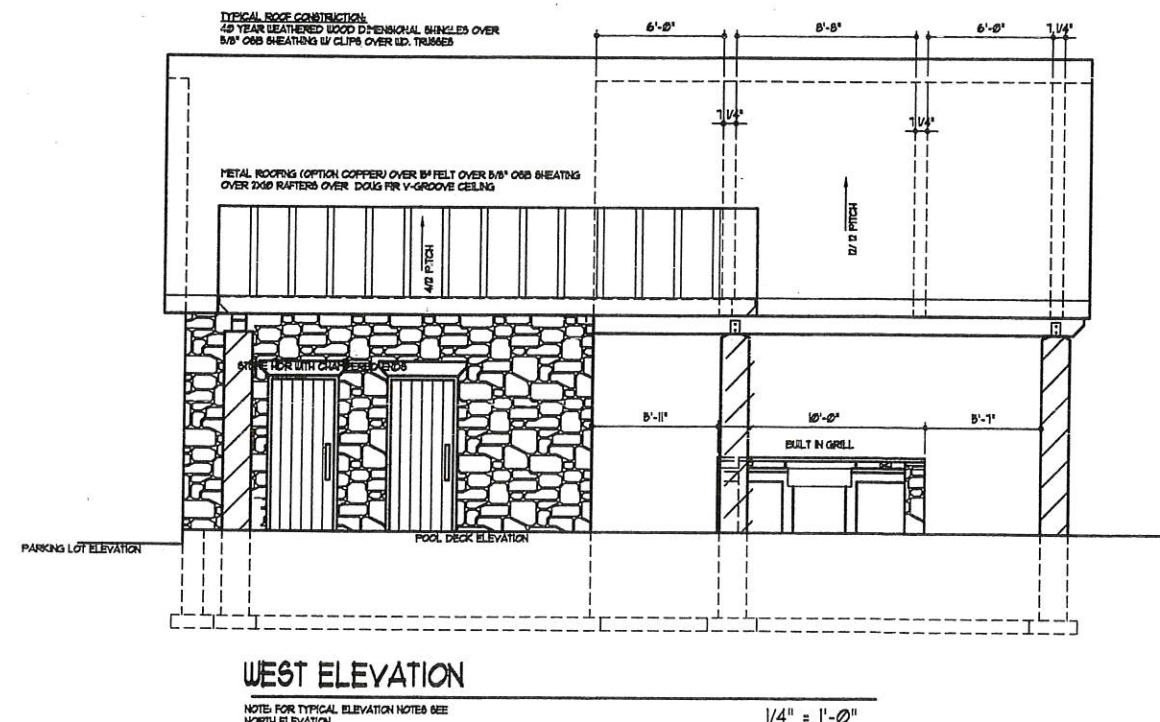
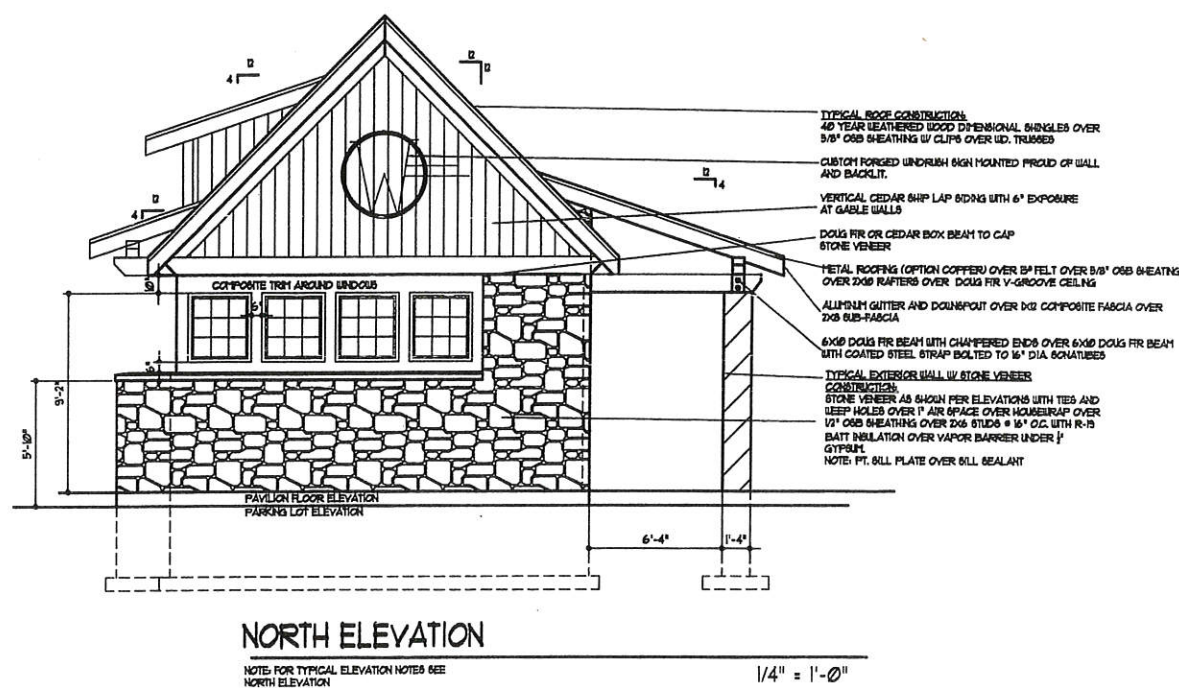
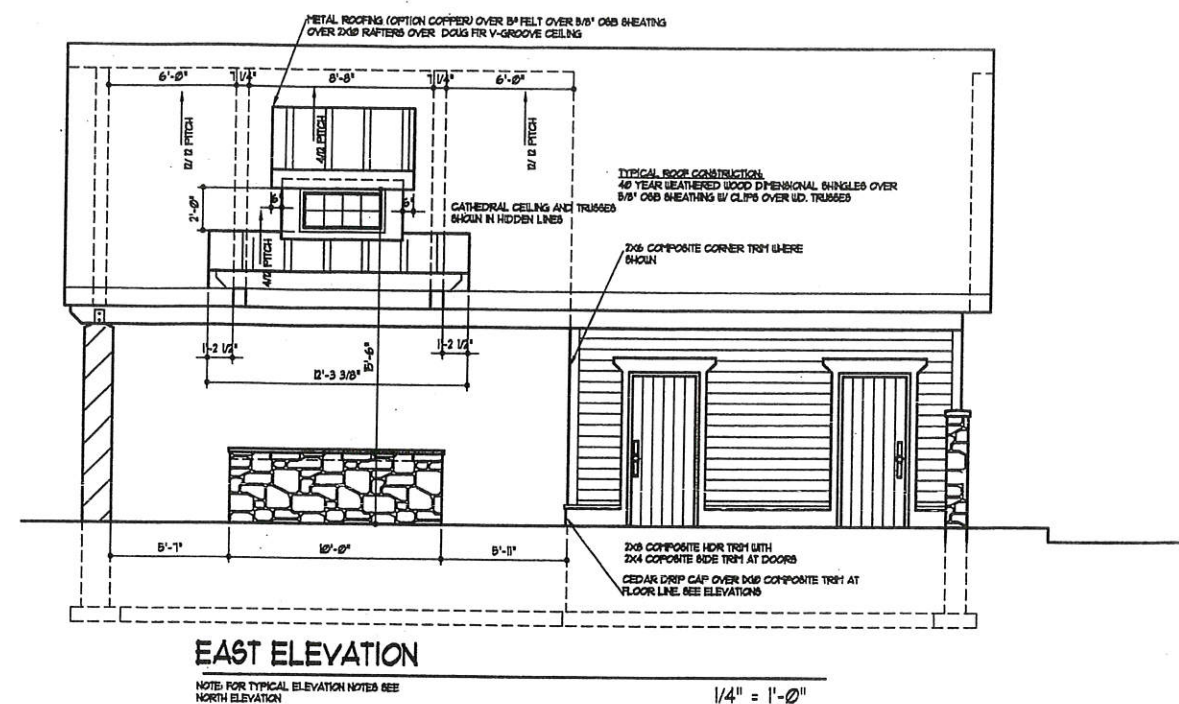
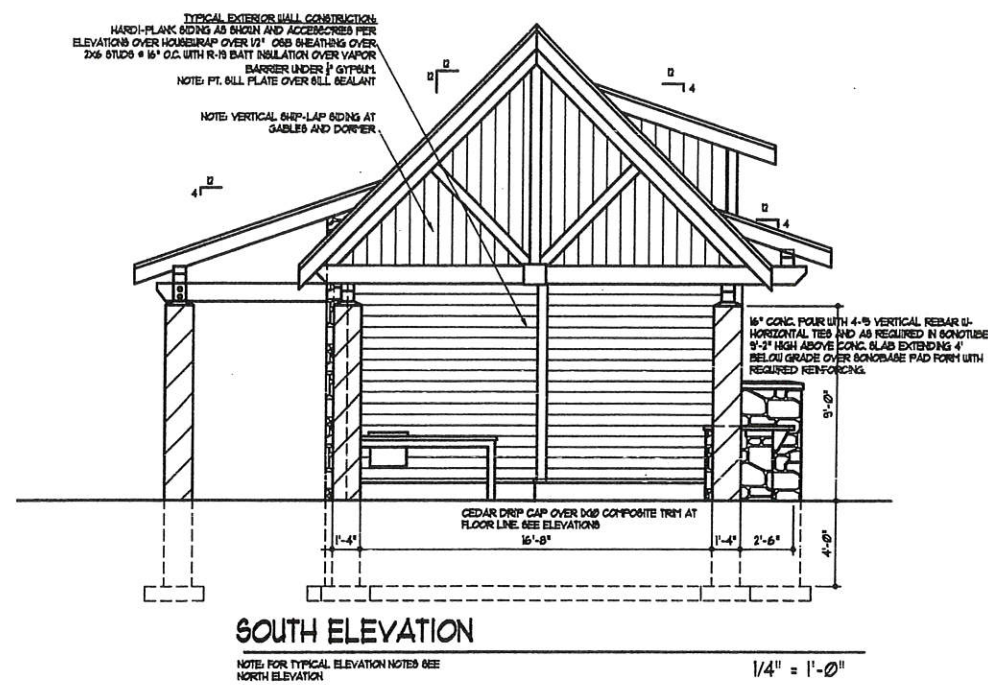
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REAL ESTATE

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LANDSCAPE PLAN

Drawn by: Karen A. Siepmann



W240 N1221 Pewaukee Road, Waukesha, WI 53188
262-650-9700

February 13, 2015
Revised March 13, 2015
Revised April 24, 2015

Notes

All plants to be mulched with a minimum of
3 inches shredded hardwood bark.

All plants to be guaranteed for one year.

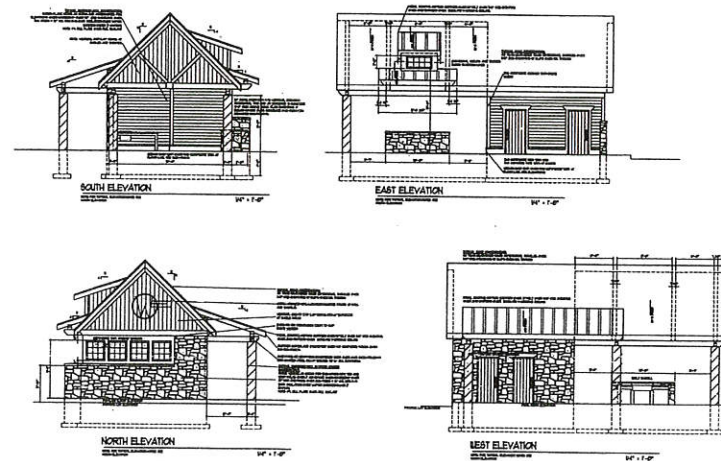
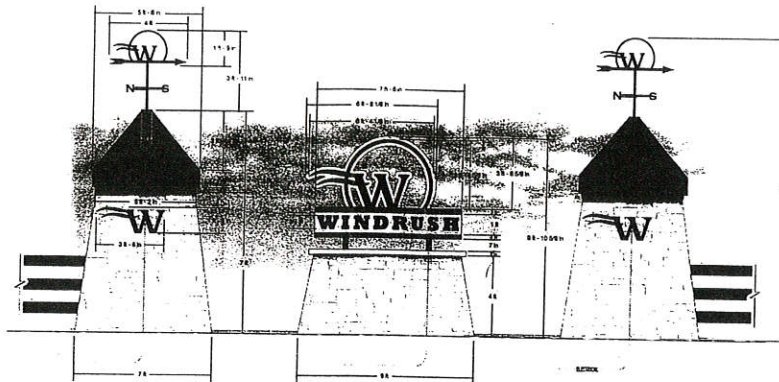
All plants to be thoroughly watered at time of planting.

Locate all underground utilities before digging.
DIGGER'S HOTLINE
1-800-242-8511

Windrush Entryway Monument Plan

Windrush/Siepmann Realty Corporation - Subdivision Entry Signage

Overview of Signage (Options #2, Unshaded)



Windrush Plant List

Deciduous Trees

Scientific Name	Common Name	Quantity	Size
Acer miyabei	State Street Miyabei Maple	5	2 1/2'-3'
Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	6	2 1/2'-3'
Amelanchier x grandiflora (multi-stem)	Autumn Brilliance Serviceberry	7	2 1/2'-3'
Betula nigra 'Heritage' (multi-stem)	Heritage River Birch (Multi-stem)	16	6'
Celtis occidentalis	Hackberry	5	2 1/2'-3'
Crataegus viridis 'Winter King'	Winter King Hawthorne	8	2 1/2'-3'
Gleditsia triacanthos inermis	Shademaster Honeylocust	2	2 1/2'-3'
Shademaster			
Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3	2 1/2'-3'
Gymnocladus dioica	Kentucky Coffeetree	2	2 1/2'-3'
Malus x 'Red Jewel'	Red Jewel Crabapple	7	2 1/2'-3'
Prunus sargentii	Sargent Cherry	4	2 1/2'-3'
Pyrus calleryana	Callery Pear	4	2 1/2'-3'
Quercus x schuettei	Swamp x Bur Oak	10	2 1/2'-3'
Quercus robur	English Oak	4	2 1/2'-3'
Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	3	2 1/2'-3'
Tilia x euchlora	Crimean Linden (Basswood)	6	2 1/2'-3'
Tilia tomentosa	Silver Linden	2	2 1/2'-3'
Tilia cordata 'Greenspire'	Greenspire Linden	8	2 1/2'-3'
Ulmus 'Morton'	Accolade Elm	2	2 1/2'-3'

Deciduous Shrubs

Cornus sericea	Redosier Dogwood	61	36"
Hydrangea paniculata 'Little Limelight'	Little Limelight Hydrangea	10	24"
Hydrangea paniculata 'Quickfire'	Quickfire Hydrangea	7	24-36"
Hydrangea paniculata 'Unique'	Unique Hydrangea	9	24-36"
Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry	6	24-36"
Ilex verticillata 'Winter Red'	Winter Red Winterberry	30	24-36"
Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	105	24-36"
Rhus aromatica 'Low-grow'	Low-grow Sunac	8	18-24"
Spiraea japonica 'Gold Flame'	Gold Flame Hydrangea	50	48"
Viburnum dentatum 'Ralph Senior'	Autumn Jazz Arrowwood Viburnum		

Evergreens

Abies concolor	Concolor Fir	2	6'
Abies concolor	Concolor Fir	6	8'
Abies concolor	Concolor Fir	2	10'
Juniperus chinensis 'Mountbatten'	Mountbatten Juniper	17	10-12'
Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	5	18-24"
Picea abies	Norway Spruce	5	8'
Picea abies	Norway Spruce	20	8'
Picea abies	Norway Spruce	9	10'
Picea glauca densata	Black Hill Spruce	2	6'
Picea glauca densata	Black Hill Spruce	26	8'
Picea glauca densata	Black Hill Spruce	12	10'
Pinus resinosa	Red Pine	2	6'
Pinus resinosa	Red Pine	10	8'
Pinus resinosa	Red Pine	3	10'
Pinus strobus	Eastern White Pine	5	6'
Pinus strobus	Eastern White Pine	16	8'
Pinus strobus	Eastern White Pine	5	10'

Perennials

Anemone 'September Charm'	September Charm Anemone	6	1 gal.
Calamagrostis x acutiflora	Karl Foerster Feather Reed Grass	22	1 gal.
Karl Foerster			
Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	90	1 gal.
Hemerocallis 'Eenie Weenie'	Eenie Weenie Daylily	24	4" pot
Hemerocallis 'Happy Returns'	Happy Returns Daylily	42	1 gal.
Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	14	1 gal.
Iris siberica 'Caesar's Brother'	Caesar's Brother Siberian Iris	13	1 gal.
Leucanthemum x superbum	Snow Cap Shasta Daisy	6	
Snow Cap			
Panicum virgatum 'Northwind'	Northwind Switchgrass	20	1 gal.
Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	12	1 gal.
Salvia 'Sensation Deep Rose Improved'	Sensation Improved Deep Rose Salvia	16	1 gal.
Sedum spectabile x 'Autumn Joy'	Autumn Joy Sedum	12	1 gal.
Sporobolus heterolepis	Prairie Dropseed	23	1 gal.

Windrush Plant List - Street Trees by Lot Owners

Deciduous Trees

Scientific Name	Common Name	Quantity	Size
Acer miyabei 'State Street'	State Street Miyabei Maple	10	2 1/2'-3'
Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	8	2 1/2'-3'
Celtis occidentalis	Hackberry	10	2 1/2'-3'
Crataegus viridis 'Winter King'	Winter King Hawthorne	7	2 1/2'-3'
Pyrus calleryana	Callery Pear	8	2 1/2'-3'
Gleditsia triacanthos inermis	Shademaster Honeylocust	8	2 1/2'-3'
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N
SCALE 1 INCH = 20 FEET



LANDSCAPE PLAN

Drawn by: Karen A. Siepmann



W240 N1221 Pewaukee Road, Waukegan, WI 53188
262-650-9700

February 13, 2015
Revised March 13, 2015
REVISED APRIL 24, 2015

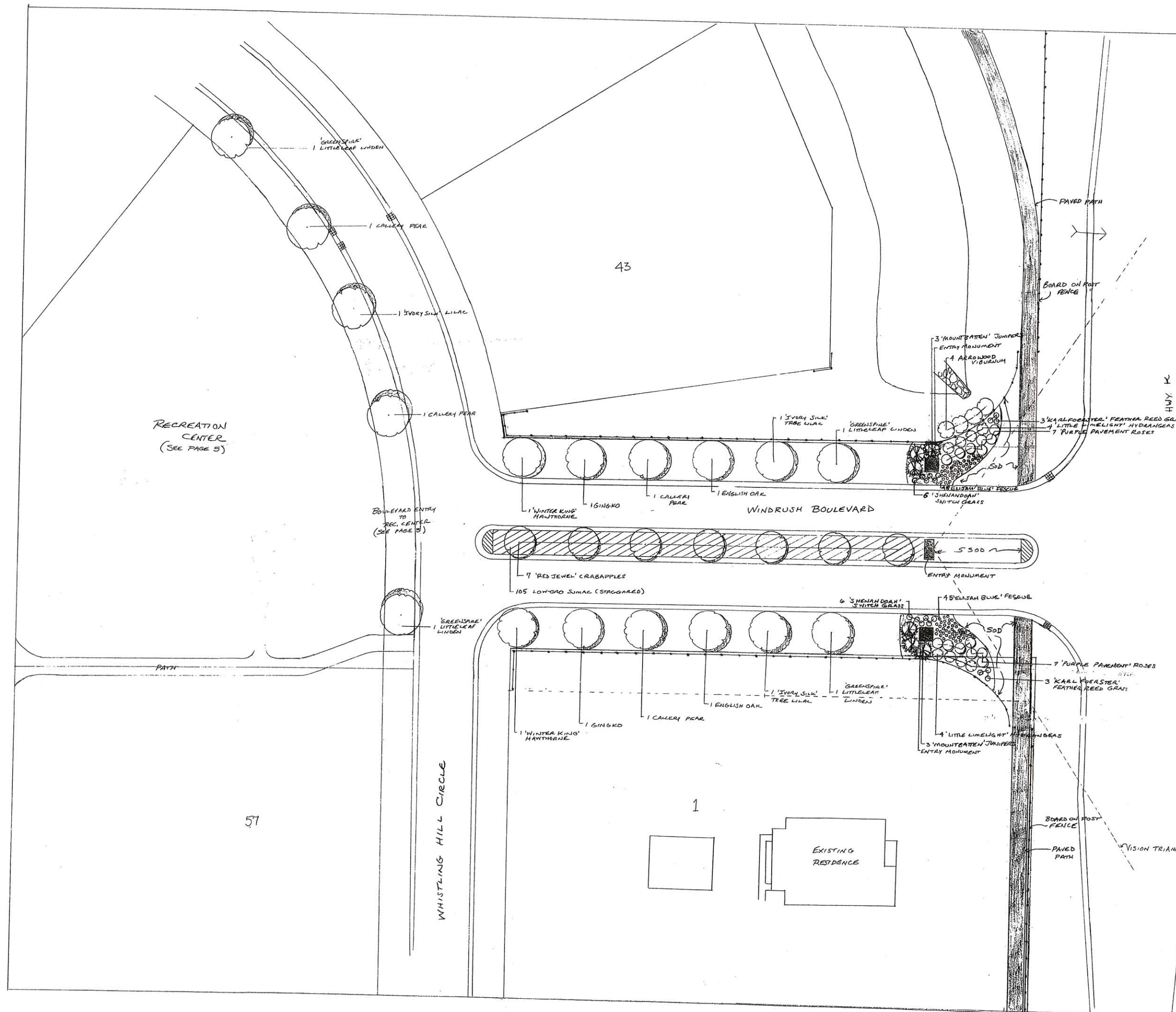
Notes

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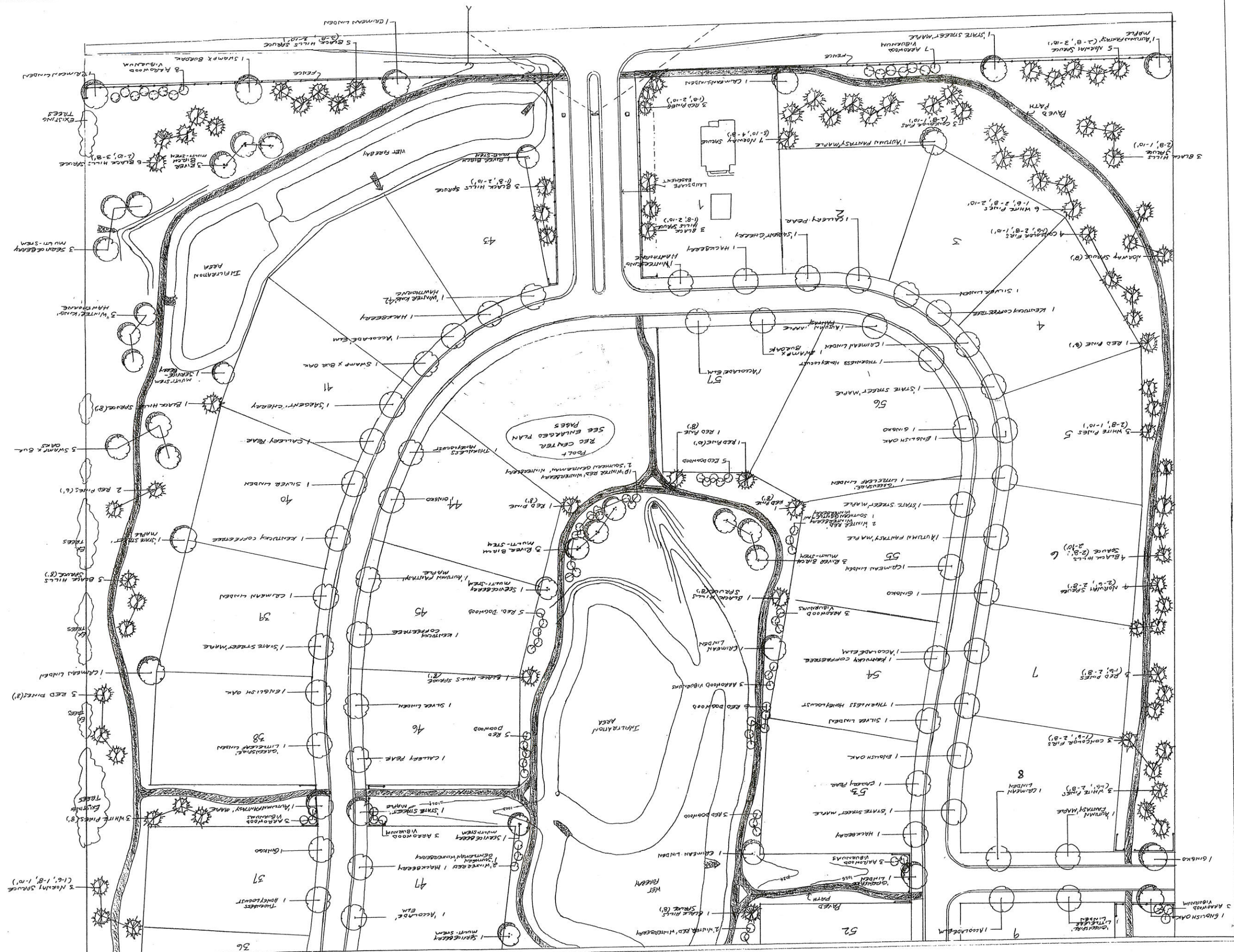
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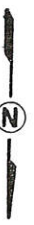
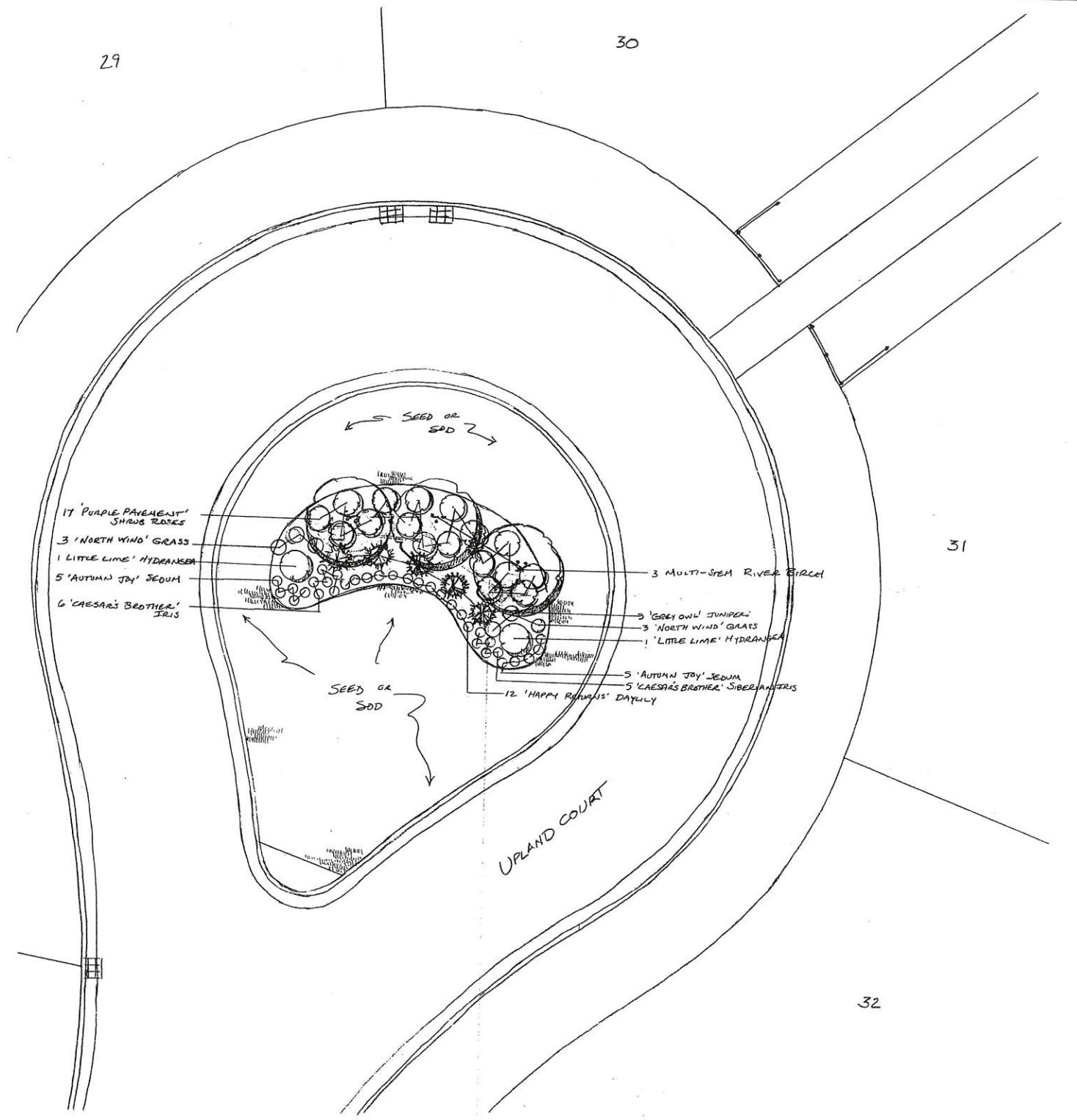
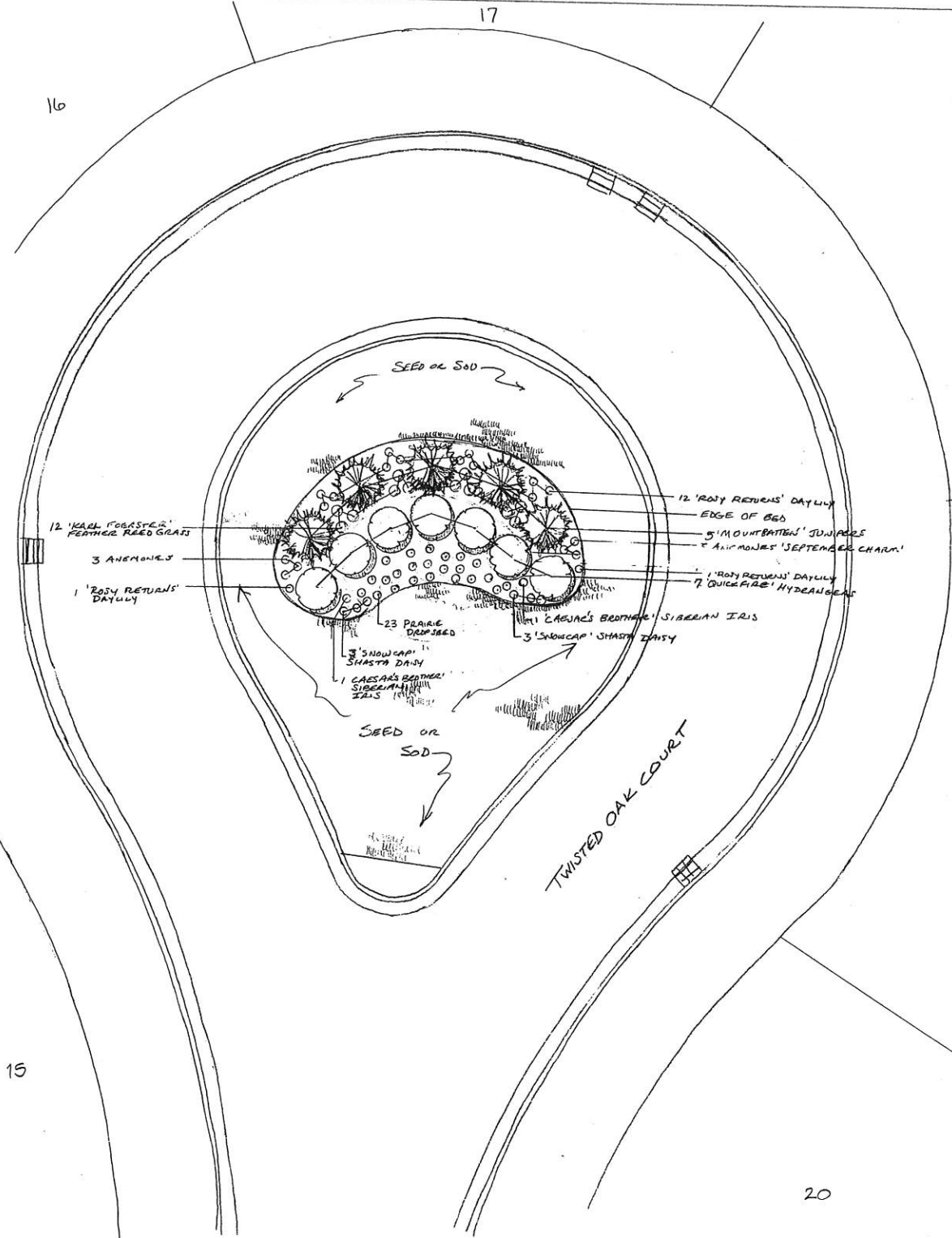
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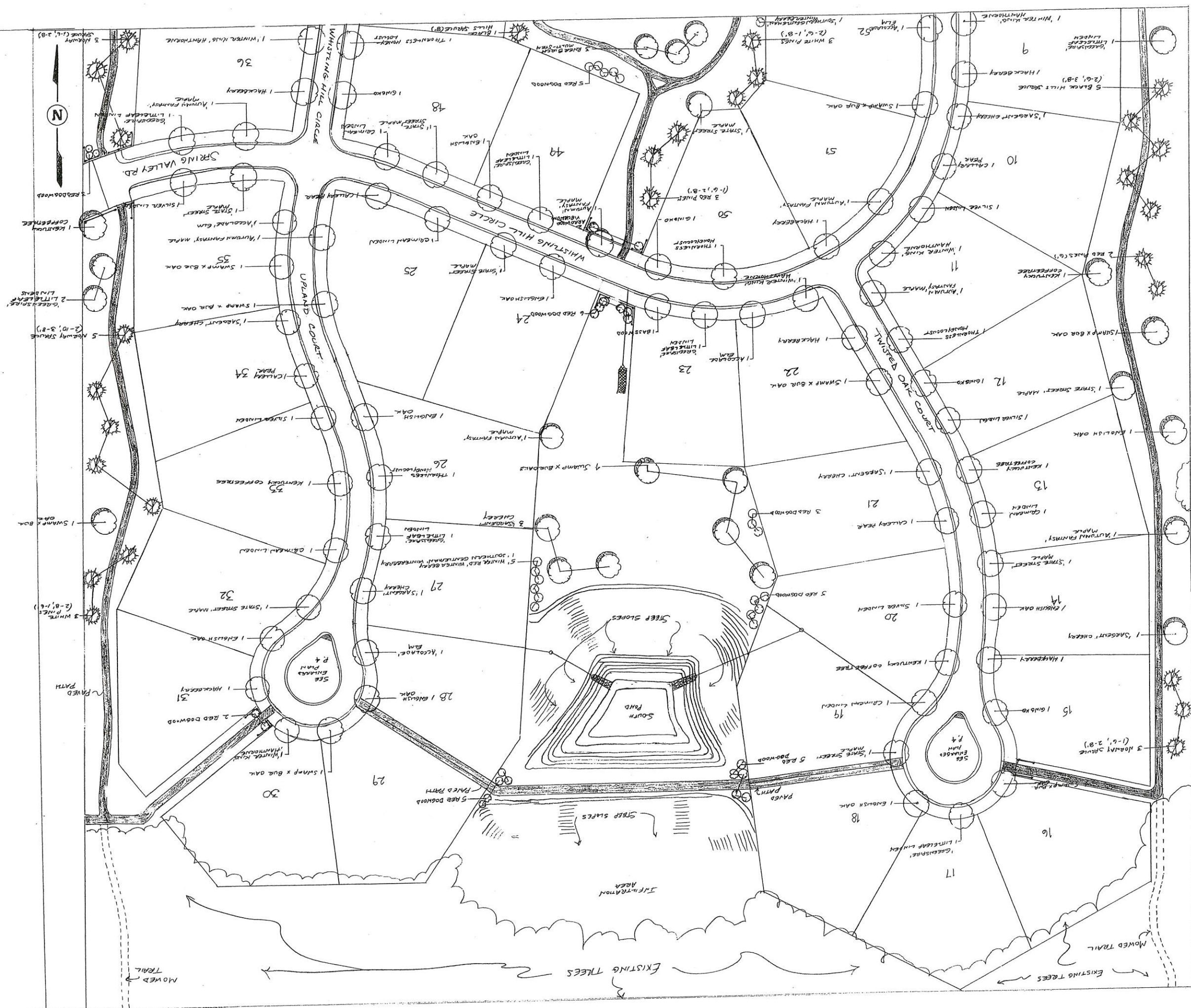
Locate all underground utilities before digging.
DIGGER'S HOTLINE
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SCALE
1 INCH = 20 FEET
PAGE 1







PRELIMINARY
DECLARATION OF RESTRICTIONS AND COVENANTS
FOR
WINDRUSH SUBDIVISION

(Revised 5/26/15)

WINDRUSH SUBDIVISION
DECLARATION OF RESTRICTIONS AND COVENANTS

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PRELIMINARY

DECLARATION OF RESTRICTIONS AND COVENANTS

FOR

WINDRUSH SUBDIVISION

KNOW ALL PERSONS BY THESE PRESENTS; that SUNRISE DEVELOPMENT, LLC is a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Waukesha, Wisconsin (herein referred to as the "Developer," which term shall also include the duly authorized agent of Developer). Developer is the owner of WINDRUSH SUBDIVISION, being a part of the NE ¼ and SE ¼ of Section 36, Town 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin, (herein referred to as "WINDRUSH"). Developer intends to establish a general plan for the use, occupancy and enjoyment of WINDRUSH, and in furtherance of the general purpose set forth in Section I, below, does hereby declare for the mutual benefit of present and future owners of lands in WINDRUSH and any future stages of development added pursuant to Section 9.6, below (herein referred to individually as "Owner" and collectively as "Owners"), that WINDRUSH shall be subject to the following restrictions and covenants.

I. GENERAL PURPOSE

1.1. The general purpose of this Declaration of Restrictions and Covenants for WINDRUSH Subdivision (herein referred to as the "Declaration") is (1) to promote the harmonious development of WINDRUSH into a residential community of high quality while protecting the natural beauty and quality of the environment; (2) to help insure that WINDRUSH will become and remain an attractive community; (3) to preserve the open space within WINDRUSH; (4) to guard against the erection of poorly designed or proportioned structures; (5) to require harmonious use of materials; (6) to promote the highest and best residential development of WINDRUSH; (7) to require the erection of attractive homes in appropriate locations on building sites; (8) to require proper setbacks from streets and adequate free spaces between structures; and (9) in general, by such actions to maintain and enhance the value of investments made by purchasers of properties in WINDRUSH.

II. BUILDING RESTRICTIONS

2.1. All lots in WINDRUSH 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.

2.2. Each single-family residence in WINDRUSH must have a garage that accommodates at least 2 cars, that is attached to the residence directly or by breezeway or is located in the basement of the residence, and that is constructed at the same time as the residence (such single family residence and garages together

shall be referred to herein as the "Building"). The maximum size of the garage portion of the Building shall conform to Village of Hartland (hereinafter referred to as the "Village") ordinances. Garage entrances must be on the front, side or rear of the Building. (Canted or Courtyard-style garage entrances conform with this requirement).

2.3. The exterior walls and fascia of the Building and any Permitted Improvements (as defined in Section 4.1, below) must be constructed of brick, stone, stucco, solid wood siding, Hardiplank siding, or its equivalent. Developer may, in its sole discretion, approve the use of artificial stone products. 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 or Azek, Miratec or their equivalents (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.

2.4. All two story and story and one-half Building roofs shall have a minimum pitch of eight feet in height for each twelve feet in length (8/12), except for a porch roof, a shed-style roof or rear dormers on story and one-half Buildings. All one-story Building roofs shall have a minimum pitch of ten feet in height for each twelve feet in length (10/12). All roofs shall be covered with either wood shakes, dimensional shingles in a "Weatherwood" color or standing-seam metal (color to be determined).

2.5. The minimum setback from any abutting street right-of-way is 40 feet. The minimum side yard offset is 20 feet. The minimum rear yard is 35 feet.

2.6. Each Owner must obtain Approval of the plans and specifications outlined in Section 2.6.2, below (referred to hereinafter as "Design/Layout Plan"), prior to application for a building permit. For purposes of this Declaration, the term "Approval" shall mean the prior written approval of Developer. The Developer may assign its Approval right to the Association (as defined in Section 6.1, below) by a written instrument recorded with the Register of Deeds for Waukesha County, Wisconsin.

2.6.1. Before submitting Final Design/Layout Plans each Owner must submit at least one preliminary plan for review by Developer.

2.6.2. Each Owner must submit to Developer 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 1-11" x 17" reduction) which shall incorporate the plan changes, if any, required by Developer as noted in its review of the preliminary plans:

- (a) Exterior elevations drawn to scale (1/4" = 1' minimum)
- (b) Floor plans drawn to scale (1/4" = 1' minimum)
- (c) Identification of all exterior building materials;

(e) Stake-out survey showing the proposed location of the Building, existing and proposed yard grades and location of silt fences.

(f) Grading Plan showing the proposed location of the Building, existing and proposed yard grades and drainageways per the Master Grading Plan.

(g) The square footage of living area by floor.

(h) Other things that may be required from time to time as set forth in the Requirements and Guidelines.

2.6.3. Approval of the Design/Layout Plan shall be based upon the building and use restrictions contained herein and the **Requirements and Guidelines for Building Construction and Improvements for WINDRUSH Subdivision** (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 Design/Layout Plan Approval.**

2.6.4. Design/Layout Plan Approval may be withheld if the design is too similar in appearance to other Buildings in close proximity.

2.6.5. If in the opinion of Developer the submitted plans do not comply with the WINDRUSH 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 WINDRUSH Requirements and Guidelines and Declaration. The Owner will be responsible for the payment of any fees charged by such professional.

2.7. Developer, and no other, shall have the right and authority to modify the Building Restrictions set forth in this Section II with respect to lot 1 because of the improvements existing on said lot as of the date of this Declaration. No changes to the existing buildings located on lot 1 shall be required by reason of the execution and recording of this Declaration, nor shall any requirement hereof which is inconsistent with the current condition of existing buildings on said lot 1 apply to lot 1. However, any and all changes to, modifications of or remodeling of the exterior of the existing buildings shall be subject to the review and Approval of Developer. In the event that the existing buildings are razed or destroyed, any new Buildings or improvements constructed on lot 1 shall be in compliance with this Declaration.

III. CONSTRUCTION

3.1. The Building must be constructed in accordance with the Design/Layout Plan which has received Approval 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, asphalt

or brick must be installed within six (6) months of the date that the occupancy permit is issued by the Village.

3.2. At the time of construction of the Building, the Owner shall install at a location designated by Developer, one Approved outdoor electric post lamp with an unswitched photoelectric control. The design of the post lamp shall be uniform throughout WINDRUSH. 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 Paragraph 3.2, the Owner shall be subject to a penalty at a per diem rate established in the Rules and Regulations (as defined in Section 6.3.4, below) 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 below.

3.3. Each Owner must adhere to the 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. Developer 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 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 Approval. 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).

3.4. 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 Approval. The lot Owner shall pay all costs of such relocation or modification.

3.5. 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 lot. These measures include, but are not limited to: installation of silt fence, hay/straw bales, and 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 erodable 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.

3.6. All construction-related activity shall be confined to the Owner's lot 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.

3.7. Each Owner shall be responsible to Developer and the Village for the costs of repairing and replacing any street pavement, curb and gutter or sidewalks (including restoration of topsoil and lawn abutting the curb, gutter and sidewalks) which have been damaged during the course of constructing the Building and/or Permitted Improvements on the Owner's lot. In the event that the Village requires Developer to make such repairs or replacements at Developer's expense, the Owner shall be required to reimburse Developer for the cost of the repairs and replacements to the extent that such costs exceed the amount of the curb and gutter damage bond of Owner, if any, held by Developer or the Village. Reimbursements not paid when due shall bear interest at the rate of twelve percent (12%) per annum from the date due until paid, shall constitute a continuing lien on such Owner's lot until paid in full, and shall also be the personal obligation of any current or subsequent Owner of the lot. Developer may record a document with the Register of Deeds in Waukesha County, Wisconsin, giving notice of the lien for any such unpaid reimbursements and, upon payment or satisfaction of the amount due, Developer shall record a document canceling or releasing any such lien. The failure to file any such notice shall not impair the validity of the lien. The affected Owner shall pay or reimburse Developer for all recording and attorney fees relating to any such documents. The lien may be enforced and foreclosed by the Developer in the same manner, and subject to the same requirements, as a foreclosure of mortgages on real property pursuant to the laws of the State of Wisconsin. Such remedy, however, shall not preclude Developer from pursuing all other legal remedies.

IV. IMPROVEMENTS/OWNER MAINTENANCE

4.1. No buildings, outbuildings or other structures will be permitted on the Property except the Building, and except the following exclusive list of permitted improvements ("Permitted Improvements"), which are subject to the Requirements and Guidelines and require Approval:

4.1.1. Fences of a decorative style. Chain link fences, privacy fences or fences which enclose an entire yard will not be allowed.

4.1.2. Deck structures constructed of wood or metal. Developer may, in its sole discretion, approve the use of artificial wood products on decks.

4.1.3. Gazebos.

4.1.4. Pool houses, not to exceed 200 square feet in area.

4.1.5. In-ground swimming pools. All swimming pool related pump, heater, filter and other equipment must be concealed in an enclosure located next to the Building to minimize the noise and visibility to neighboring properties. A different location for such pool equipment (with proper screening) may be allowed in special circumstances with Approval. Above-ground swimming pools are not permitted, except for seasonal pools. "Seasonal Pool" means a swimming/wading pool which is stored indoors during the months of October through May, does not exceed 5 feet in diameter or 20 square feet in water surface area and is not more than 18 inches high.

4.1.6. Retaining walls and decorative walls. 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.

4.1.7. Berms.

4.1.8. The enclosed portion of any children's outdoor playground equipment and play structures. Playground equipment and play structures without enclosures do not require Approval.

4.1.9. Dog kennels. Dog kennels 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 in paragraph 2.3, above.

4.2. There shall be no outside parking or storage of boats, trailers, buses, commercial trucks, recreational vehicles or other vehicles or items deemed to be unsightly by either Developer or the Association.

4.3. The design and location of each mailbox/newspaper box shall be uniform throughout WINDRUSH and installed in the location designated by the postmaster.

4.4. Satellite dish antennas may not exceed 24 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.

4.5. Each Owner shall perform such periodic maintenance of the Owner's lot, including the adjoining public right-of-way area up to the edge of the road pavement, as may be necessary to keep the lot neat and clean in appearance, including, without limitation, the mowing of grass and removal of weeds and debris. This requirement applies to vacant lots as well as to lots where Buildings have been constructed.

4.6. Each Owner shall be responsible for the costs associated with the procurement and installation, by the Village, of street trees per the Landscaping Plan. These costs shall be paid by Owner at the time of Building Permit Application.

V. COMMON AREA

5.1. The term "Common Area" shall include the following areas, plus any additional areas that may be added in accordance with Section 9.6, below.

5.1.1. Outlots 1,2,3 and 4 of WINDRUSH (herein, "Outlots").

5.1.2. All landscaped courts and boulevards contained within the dedicated streets in WINDRUSH. Any portion of the Common Area within a public street right-of-way may only be improved with the consent of the Village and other appropriate public authorities. Consent to any such improvement shall not be considered or construed as an assumption of liability or responsibility for maintenance, or a release of the Association and/or the Owners of the duty to maintain such improvements.

5.1.3. The grass area up to the edge of the road, curb or pavement and any fencing and landscaping contained within the public rights-of-way of Lisbon Road and the internal streets of WINDRUSH where the streets abut Outlots 1,2,3 and 4.

5.2. No improvements shall be allowed on the Common Area except the following: landscaping; signs installed by the Association, Village or other public entity; entrance monuments; walking trails; a swimming pool and associated building and children's play structures for common use; storm-water management facilities; and sewer, water, gas, electric, telephone and other utility lines and facilities. Each owner may treat noxious vegetation within the first 10 feet of Common Area abutting their property. Except in connection with the foregoing, the following shall be prohibited in or on the Common Area:

5.2.1. The temporary or permanent construction or placing of storage areas, signs, billboards or other structures or materials. Notwithstanding the foregoing, Developer and its duly authorized agents may erect and maintain a marketing sign or signs within the Common Area until such time as Developer is no longer an Owner of any lots in WINDRUSH.

5.2.2. Commercial or industrial activity, including passage across or upon the Common Area.

5.2.3. Filling, grading, excavating, mining or drilling, removal of top soil, sand, gravel, rock, minerals or other materials, or any building of roads.

5.2.4. Removal, destruction or cutting of grass, trees or plants, unless conducted for proper maintenance and management by the Association.

5.2.5. Dumping of trash, garbage or other unsightly or hazardous material.

5.2.6. Hunting or trapping.

5.2.7. Operating of any type of motorized vehicle, except as may be necessary in conjunction with landscape maintenance by the Association.

5.3. The Common Areas shall be maintained in accordance with the Open Space Management Plan prepared by _____ dated _____. The Association shall establish a "Conservation Committee" to supervise the maintenance of the Common Area.

5.4. Each lot shall have an appurtenant undivided fractional interest in the Outlots (including Outlots added in future stages), the numerator of which shall be one and the denominator of which shall be the total number of lots subject to this Declaration (including added future stages). All deeds and any other conveyances of any lot in WINDRUSH shall be deemed to include such undivided interest in the Outlots, whether or not so specifically stated in any such deed or other conveyance.

5.5. By virtue of becoming an Owner of a lot in WINDRUSH, each Owner agrees for itself and on behalf of its respective successors, assigns, heirs and personal representatives to waive, to the fullest extent permitted by law, any and all claims for liability against Developer and the Association and their respective agents, contractors, employees, officers and directors, and to indemnify, defend and hold Developer and the Association and their respective agents, contractors, employees, officers and directors harmless from and against any and all liabilities, claims, demands, costs and expenses of every kind and nature (including attorney fees) resulting from injury or damage to person or property sustained in or about or resulting from the use or existence of the Common Area including but not limited to the stormwater retention basins, swimming pool, clubhouse, playgrounds and recreation trails by such Owner or such Owner's family, guests or invitees.

5.6. Developer has granted an easement, recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on portions of Outlot 2 to the Waukesha County Land Conservancy, Inc. which, among other things, gives the grantee the right to maintain and/or supervise the maintenance of portions of Outlot 2, and requires that the Association shall reimburse the land conservancy for its costs and expenses incurred in maintaining the easement area.

5.7. STORMWATER MANAGEMENT

5.7.1. The Association shall maintain the stormwater management measures installed on the Common Area in accordance with the Stormwater Management Practices Maintenance Agreement by and between Developer and Village and recorded in the office of the Register of Deeds for Waukesha County, Wisconsin. (the "Maintenance Agreement"). The Association shall establish a "Stormwater Management Committee" to supervise the maintenance of the stormwater management measures.

- 5.7.2. The Association, on an annual basis, shall provide maintenance of each stormwater management measure, including but not limited to, removal of debris, maintenance of vegetative areas, maintenance of structural stormwater management measures, aeration equipment and sediment removal.
- 5.7.3. The Village is authorized to access the Common Area to conduct inspections of stormwater practices as necessary to ascertain that the practices are being maintained and operated in accordance with the Maintenance Agreement.
- 5.7.4. Upon notification of the Association by the Village of maintenance problems that require correction, the specified corrective actions shall be taken within a reasonable timeframe as directed by the Village. The Association annually shall designate a person who will be responsible for the inspection and maintenance of the stormwater management measures and shall provide the Village's Director of Public Works with that person's contact information, as well as the contact information of each member of the Association's board of directors.
- 5.7.5. The Village is authorized to perform corrective actions identified as necessary by the inspection if the Association does not make the required corrections in the timeframe specified by the Village. The costs and expenses shall be levied against the lots as Special Charges for current services, pursuant to 66.0627, Wisconsin Statutes, or as Special Assessments pursuant to 66.0701, et. seq. Wisconsin Statutes. The Village shall collect Special Charges and Special Assessments, including delinquent amounts, as provided in the statutes.
- 5.7.6. The storm water retention basins that have been constructed in WINDRUSH are required by the Village to assist in the removal of sediment from and detention of storm water. The storm water retention basins shall not be used for swimming or as recreational facilities. Anyone entering or using the storm water retention basins for such prohibited uses does so at their own risk.

VI. OWNERS ASSOCIATION

6.1. Developer has created, or will create, a non-stock, nonprofit Wisconsin corporation known as the "WINDRUSH Homeowners Association, Inc." (herein, the "Association") for the purpose of managing, maintaining and controlling the Common Area and performing such actions as are authorized by this Declaration. The Association shall operate in accordance with its Articles of Incorporation and Bylaws.

6.2. Membership and Voting.

- 6.2.1. Each Owner shall automatically be a member of the Association and shall be entitled to one membership unit and one vote for each lot owned. Ownership of a lot shall be the sole qualification for membership.
- 6.2.2. Association membership and voting rights shall be appurtenant to each lot and shall not be assigned, conveyed or transferred in any way except to the transferee upon transfer of the ownership interest of the lot. Any attempt to make a prohibited transfer or retention of membership rights shall be null and void.
- 6.2.3. Membership and voting rights shall not be divided between or among multiple Owners of a single lot. The membership in the Association appurtenant to a lot shall be owned jointly and severally by all Owners of any interest in each lot, regardless of the form of tenancy, estate, or interest. The Owners of a lot shall decide between or among themselves how they will exercise their collective right and shall designate one of the Owners to act on their behalf. In the event the Owners of a lot are unable to agree on the exercise of their collective vote by the time a vote is taken, the Owners will be precluded from casting a vote.
- 6.2.4 The owner of Lot 1, shall have the right to elect to become a member of the Windrush Homeowners Association, subject to the following:
- a.) The only purpose of electing to become a member of the Association is to give the owner of Lot 1 the same rights of access to and the use of the Common Areas as Owners of lots 2 through 57. Such election shall not entitle the owner of Lot 1 to any ownership interest in the Common Areas.
- b.) If the owner of Lot 1 elects to become a member of the Association then the owner of Lot 1 shall be subject to the charges and assessments described in 6.4. of this Declaration, and shall have one vote, and Lot 1 shall be included in determining each Owner's prorata share of the costs incurred or anticipated by the Association.
- c.) The election to become a member of the Association shall be made in writing to the Association and the Developer. The election may be made at anytime, but once made shall be irrevocable and shall be binding upon the owner of Lot 1, his successors and assigns. Upon electing to become a member of the Association the owner of Lot 1 shall pay one full share of the current year's annual dues.

6.3. The Association shall have the following duties:

- 6.3.1. To provide for the maintenance of the Common Area and all improvements located in the Common Area, including the storm water management and drainage facilities. Common Area maintenance shall be performed in accordance with the Open Space Management Plan described in paragraph 5.3, above. The Association shall be required to retain at all times the services of a professional property manager or managers in order to ensure that the Common Area and the improvements located therein are being properly maintained, and to assist the Association in the administration of its duties and responsibilities.
- 6.3.2. To provide for the maintenance, repair and replacement of street signs in WINDRUSH
- 6.3.3. To enforce the provisions of this Declaration.
- 6.3.4. To establish rules and regulations (the “**Rules and Regulations**”) governing (i) the use and enjoyment of the Common Area, and (ii) the enforcement of the provisions of this Declaration. **Owners should obtain a copy of the Rules and Regulations from the Association.**
- 6.3.5. To discharge the rights of Developer assigned to the Association as provided in this Declaration.

6.4. In addition to those powers bestowed upon the Association in its Articles of Incorporation and Bylaws and by Chapter 181 of the Wisconsin Statutes, the Association shall have the following powers:

- 6.4.1. To take such action as may be necessary to enforce the **Rules and Regulations**.
- 6.4.2. To enter into contracts with and/or to employ agents, attorneys or others for purposes of discharging its duties hereunder.
- 6.4.3. To grant utility and drainage easements in accordance with the provisions of Section 9.3, below; and
- 6.4.4. To levy and collect assessments in accordance with the provisions of Section 6.5, below.
- 6.4.5. To take any other actions as may be necessary or incidental to performance of all duties of the Association specified in this Declaration.

6.5. The Association shall levy and collect assessments in accordance with the following:

- 6.5.1. The Owner of each lot shall be subject to a regular (and special, if required) charge or assessment equal to its pro rata share of the costs incurred or anticipated to be incurred by the Association in performing its duties hereunder. The pro rata share of an Owner of a lot shall be a fraction, the numerator of which shall be one and the denominator of which shall be the total number of lots subject to this Declaration (including lots added by future

stages) at the time of the assessment. Said costs shall include, but not be limited to: taxes; insurance; repair, replacement, and additions to the improvements made to the Common Area; equipment; materials; labor and the management and supervision thereof; expenses of the Waukesha County Land Conservancy, Inc. in connection with maintenance of Outlot 2; the establishment of reasonable reserves for capital expenditures; and all costs for the Association reasonably incurred in conducting its affairs and exercising its powers and duties pursuant to this Declaration. Waukesha County shall not be liable for any fees or special assessments in the event that it should become the Owner of any lots in the subdivision by reason of tax delinquency.

- 6.5.2. Regular assessments shall be approved at the duly convened annual meeting of the Association. Special assessments shall be approved at any duly convened meeting of the Association.
- 6.5.3. Written notice of an assessment shall be delivered to an Owner either personally or by regular mail addressed to the last known address of an Owner.
- 6.5.4. Assessments shall become due and payable 30 days after the mailing or personal delivery of the notice.
- 6.5.5. Assessments not paid when due shall be subject to a late-payment penalty of fifty dollars \$50.00 and shall bear interest at the rate of eighteen percent (18%) per annum from the date due until paid. Unpaid assessments and the penalties and interest thereon shall constitute a continuing lien on the lot against which it was assessed until they have been paid in full. The assessments, penalties and interest thereon shall also be the continuing personal obligation of any current or subsequent Owner of the lot against which the assessment was made. The lien may be enforced and foreclosed by the Association or any other person specified in the Bylaws of the Association, in the same manner, and subject to the same requirements, as a foreclosure of mortgages on real property pursuant to the laws of the State of Wisconsin. Such remedy, however, shall not preclude the Association from pursuing other legal remedies.
- 6.5.6. The Association may record a document with the Register of Deeds in Waukesha County, Wisconsin, giving notice of a lien for any such unpaid assessment and, upon payment or satisfaction of the amount due, record a document canceling or releasing any such lien. The failure to file any such notice shall not impair the validity of the lien. The affected Owner shall pay directly or reimburse the Association for all recording and attorney fees relating to any such document.
- 6.5.7. Upon application by any Owner, any officer of the Association may, without calling a meeting of the Association, provide to such Owner a statement certifying (1) that the signer is a duly elected or appointed officer of the Association and (2) as to the existence

of any unpaid assessments or other amounts due to the Association with respect to the requesting Owner's lot. Such statement shall be binding upon the Association and shall be conclusive evidence to any party relying thereon of the payment of any and all outstanding assessments or other amounts due to the Association for such lot.

6.6. The Association shall not have the power to make improvements to the Common Area in addition to those then in existence from time to time (herein referred to as "Additional Improvements") without Approval if Developer is an Owner (unless Developer has assigned Approval authority to the Association). If Developer is no longer an Owner, the Association shall not have the power to make Additional Improvements having a cost in excess of Ten Thousand dollars (\$20,000.00) without the consent of the Owners of at least seventy-five percent (75%) of the lots subject to this Declaration or any Supplemental Declarations.

6.7. Within 14 days following each annual meeting of the Association, the Association shall provide to Developer a list of the Association officers, directors and committee members.

6.8. Directors and officers of the Association shall not be personally liable for any action taken by them in good faith in discharging their duties hereunder, even if such action involved a mistaken judgment or negligence by the directors, officers, agents or employees of the Association. The Association shall indemnify and hold the directors and officers harmless from and against any and all costs or expenses, including reasonable attorney's fees, in connection with any suit or other action relating to the performance of their duties.

6.9. Failure of the Association to enforce any provisions contained in this Declaration upon the violation thereof shall not be deemed to be a waiver of the rights to do so, or an acquiescence in any subsequent violation.

6.10. If the Association shall fail to discharge its duties under this Section VI within sixty (60) days of written demand by the Village, the Village may discharge the duties on behalf of the Association. The costs of the Village incurred in connection therewith shall be charged to the Owners of the lots affected by such actions of the Village by adding to each Owner's real estate tax statement a charge equal to such Owner's share of such costs, as determined by the Village.

6.11. The Association may not and shall not be dissolved.

VI. VIOLATION AND ENFORCEMENT

Developer shall be responsible for the enforcement of this Declaration and for all costs and expenses incurred therefor until such time that Developer has sold or conveyed title to seventy-five percent (75%) of the lots that are subject to this Declaration (including future stages added in accordance with section 9.6 below). Following such time that Developer has sold or conveyed seventy-five percent (75%) of the lots subject to this Declaration, Developer shall continue to have the right to enforce this Declaration but the Association shall pay directly or reimburse Developer for all cost and expenses incurred by Developer in enforcing this Declaration. The Association and Developer may recover their cost and expenses incurred in enforcing this Declaration in accordance with the following paragraph.

Any Owner violating the restrictions contained in this Declaration shall be personally liable for and shall reimburse Developer and the Association for all costs and expenses, including attorneys' fees, incurred by Developer or the Association in enforcing this Declaration. The foregoing shall be in addition to any other rights or remedies that may be available to Developer and the Association. Reimbursements not paid when due shall bear interest at the rate of twelve percent (12%) per annum from the date due until paid, shall constitute a continuing lien on such Owner's lot until paid in full, and shall also be the personal obligation of any current or subsequent Owner of the lot. Developer or the Association may record a document with the Register of Deeds of Waukesha County giving notice of the lien for any such unpaid reimbursements and, upon payment or satisfaction of the amount due, Developer or the Association, as the case may be, shall record a document canceling or releasing any such lien. The failure to file any such notice shall not impair the validity of the lien. The affected Owner shall pay or reimburse Developer and the Association for all recording and attorney fees relating to any such documents. The lien may be enforced and foreclosed by the Developer or the Association in the same manner, and subject to the same requirements, as a foreclosure of mortgages on real property pursuant to the laws of the State of Wisconsin. Such remedy, however, shall not preclude Developer and the Association from pursuing all other legal remedies.

VIII. AGENT

Siepmann Realty Corporation is the duly authorized agent of Developer as of the date of this Declaration and may act in that capacity until such time as a notice is recorded in the office of the Register of Deeds for Waukesha County by Developer, its successors or assigns, which terminates the authority of said agent.

IX. MISCELLANEOUS

9.1. **Amendment of Declaration.** Any of the provisions of this Declaration may be annulled, waived, changed, modified or amended at any time by written document setting forth such annulment, waiver, change, modification or amendment, executed by the Owners of at least seventy-five percent (75%) of the lots subject to this Declaration or any Supplemental Declarations; provided, however, that any such action must also be approved in writing by (i) the Village; (ii) Waukesha County; and (iii) Developer so long as it shall be an Owner, including as an Owner any lands which may potentially become a future stage of WINDRUSH as provided in Section 9.6, below. This Declaration and all amendments shall be executed as required by law so as to entitle it to be recorded, and shall be effective upon recording in the office of the Register of Deeds for Waukesha County, Wisconsin.

9.2. **Variances.** Developer, and no other unless Developer shall assign its rights hereunder to the Association by written instrument recorded with the Register of Deeds of Waukesha County, Wisconsin, shall have the right and authority to permit variances from the application of the Declaration, if such modification or variance is consistent and compatible with the overall scheme of development of WINDRUSH, provided that no such modification shall be in violation of applicable laws or ordinances, or have the effect of revoking an Approval previously granted in writing hereunder. Notwithstanding the foregoing, any such modifications or variances shall be at the sole and absolute discretion, aesthetic interpretation and business judgment of Developer (or the Association after assignment), and this paragraph and any modifications or variances granted hereunder shall not in

any way be interpreted (i) as thereafter preventing or excusing strict compliance with the Declaration, or (ii) as entitling any other person to such modification or variance.

9.3. **Reservation of Right to Grant Easements.** Developer reserves the right to grant and convey easements to the Village and/or to any public or private utility company or service provider, upon, over, through or across those portions of any lot within 10 feet of any lot line and upon, over, through or across any portion of the Common Area for purposes of allowing the Village, utility company or service provider to furnish gas, electric, water, sewer, cable television or other utility service to any lot or the Common Area. Developer reserves the right to grant and create easements through any portions of WINDRUSH (including added future stages) for purposes of facilitating drainage of storm or surface water within or through WINDRUSH (and any added future stages). Developer may grant such easements without the consent or approval of any lot Owner, so long as Developer or a successor developer to Developer owns any lots in WINDRUSH (or any added future stages). After that time, or at such time as Developer shall assign such power to the Association, the Association shall have the power to grant easements upon, over, through or across any portion of the Common Area reserved to Developer hereunder.

9.4. **Assignment to Association.** Developer may assign to the Association, in whole or in part, the right to grant Approval pursuant to this Declaration. Following such assignment Developer shall no longer be responsible for the enforcement of the provisions of this Declaration that pertain to the Approval authority which has been assigned to the Association.

9.5. **Parade of Homes.** Developer may arrange for WINDRUSH or any stage thereof to be included in a "Parade of Homes" or similarly titled event in which members of the public are invited to inspect a number of lots improved by Buildings constructed by one or more contractors. Such events will result in significant construction activity and periods of traffic slow-downs and large crowds, which may continue for a period of several weeks. An Owner who has purchased a lot notwithstanding the possibility of such event waives any objection to the issuance of any municipal permits required for such event. Developer is not, however, required to include WINDRUSH in any such event.

9.6. **Future Stages of Development of WINDRUSH.** Developer, its successors and assigns shall have the right to bring within this Declaration future stages of the development of WINDRUSH, provided such future stages are or become adjacent to the real estate which is or becomes subject to this Declaration or any Supplemental Declaration. The future stages authorized under this Section shall be added by recording a Supplemental Declaration of Restrictions relating to each future stage (the "Supplemental Declaration"). A Supplemental Declaration will extend the provisions of this Declaration to such future stages, indicate any provisions which differ from the provisions of this Declaration or any prior Supplemental Declaration, and indicate the modification to this Declaration or any prior Supplemental Declaration resulting from such addition. Except with respect to increasing the number of Owners and adding to the Common Area, any such Supplemental Declarations shall not revoke, modify or add to the covenants established by this Declaration or any prior Supplemental Declaration.

9.7. **Severability.** The invalidity or unenforceability of any term, provision or condition of this Declaration for any reason shall not affect the validity or enforceability of any other term, provision, or condition hereof, all of which shall remain in full force and effect for the term of this Declaration.

9.8. **Duration of Restrictions.** These restrictions and covenants and any amendments thereto shall be in force for a term of thirty (30) years from the date this Declaration is recorded. Any Supplemental Declarations, whenever executed, shall have a term which coincides with the term of this Declaration and shall expire upon the expiration of this Declaration. Upon the expiration of such initial 30 year term or any extended term as provided herein, this Declaration, as amended, and any Supplemental Declarations shall be automatically extended for successive terms of 10 years each, unless prior to the end of the then-current term a notice of termination is executed by the Owners of at least seventy-five percent (75%) of all lots subject to this Declaration or any Supplemental Declaration and is recorded in the office of the Register of Deeds of Waukesha County. These restrictions shall be deemed to be covenants running with the land and shall bind the Owners and their heirs, successors and assigns and be enforceable by any Owner, and by the Village, to the extent permitted by Sections 5.7.5 and 6.10, above.

IN WITNESS WHEREOF, the undersigned have executed this Declaration of Restrictions and Covenants this ____ day of _____, 2014.

SUNRISE DEVELOPMENT, LLC

BY: SIEPMANN DEVELOPMENT COMPANY LIMITED
PARTNERSHIP, Member

BY: SIEPMANN REALTY CORP., General Partner

BY: _____
James P. Siepmann, President

STATE OF WISCONSIN)
) SS
WAUKESHA COUNTY)

Personally came before me this ____ day of _____, 2014, the above-named James P. Siepmann, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Waukesha County, State of Wisconsin
My Commission: _____

STATE OF WISCONSIN)
) SS

WAUKESHA COUNTY)

Personally came before me this ____ day of _____, 2014, the above-named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Waukesha County, State of Wisconsin
My Commission: _____

CONSENT OF MORTGAGEE

_____ Bank as mortgagee of any present or future mortgage on the lands subject to the foregoing Declaration of Restrictions and Covenants, hereby consents to and agrees that its mortgages shall be subject to the foregoing Declaration of Restrictions and Covenants.

_____ BANK

BY: _____
(Title)

BY: _____
(Title)

STATE OF WISCONSIN)
COUNTY OF _____) SS

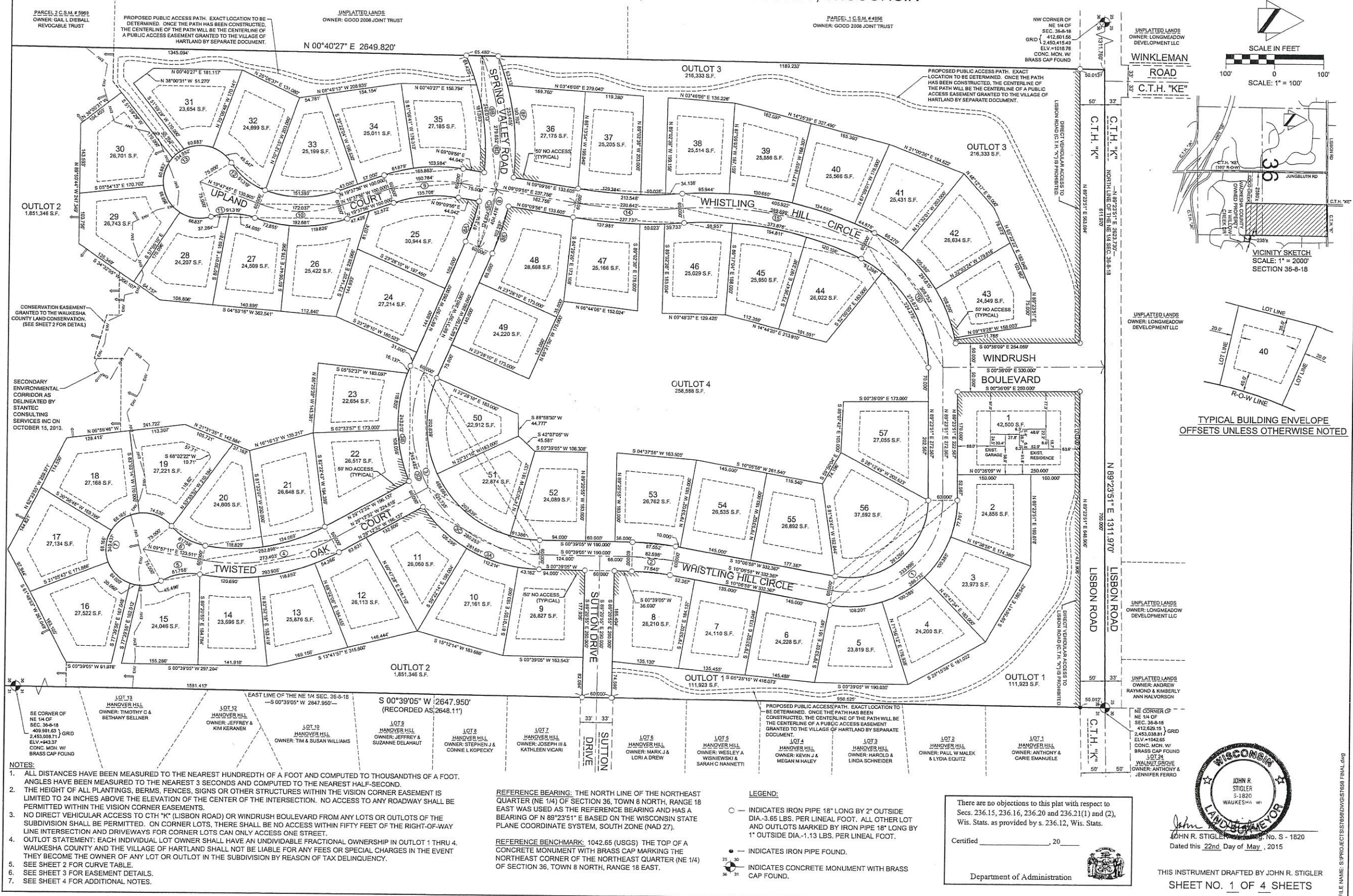
Personally came before me this ____ day of _____, 2014, the above-named _____ and _____ to me known to be the _____ and _____ respectively of _____ Bank and to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, County of _____
State of Wisconsin
My Commission: _____

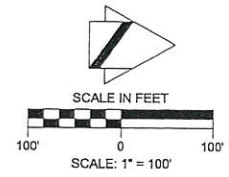
This instrument was drafted by
SUNRISE DEVELOPMENT, LLC

WINDRUSH

BEING A SUBDIVISION OF PART OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 36, TOWN 8 NORTH, RANGE 18 EAST, VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN



BEING A SUBDIVISION OF PART OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 36, TOWN 8 NORTH, RANGE 18 EAST,
VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

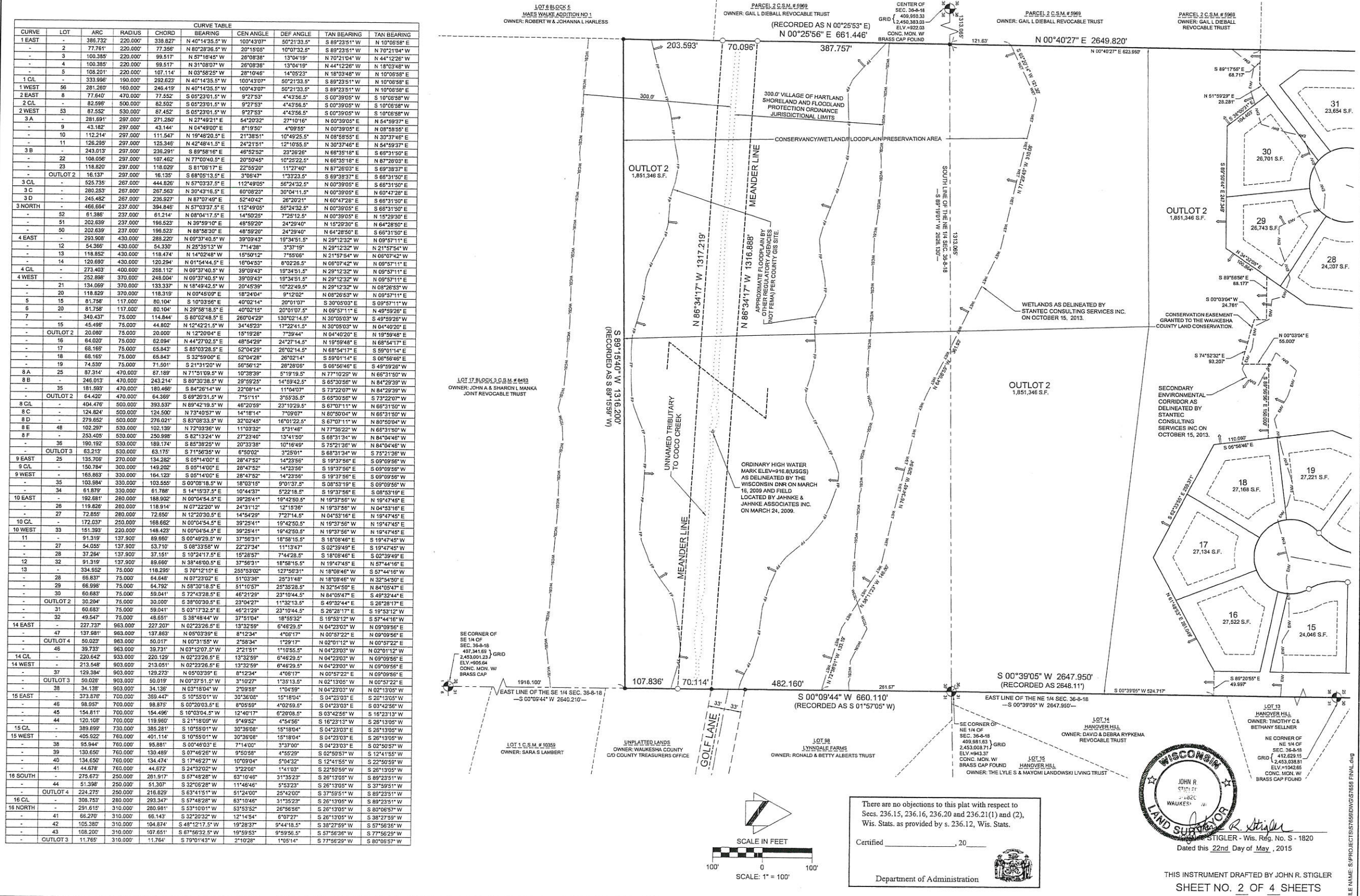


The seal is circular with a double-lined border. The word "WISCONSIN" is arched across the top, and "LAND SURVEYOR" is arched across the bottom. Two five-pointed stars are positioned on the left and right sides, separating the top and bottom text. In the center of the seal, the name "JOHN A." is printed above the word "WISCONSIN".

THIS INSTRUMENT DRAFTED BY JOHN R. STIGLER
SHEET NO. 3 OF 4 SHEETS

WINDRUSH

BEING A SUBDIVISION OF PART OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 36, TOWN 8 NORTH, RANGE 18 EAST, VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN



WINDRUSH

BEING A SUBDIVISION OF PART OF THE NE 1/4 AND SE 1/4 OF THE NE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 36, TOWN 8 NORTH, RANGE 18 EAST, VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, John R. Stigler, Professional Land Surveyor, being first duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped WINDRUSH being a subdivision of part of the Northeast Quarter (NE 1/4) and Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 36, Town 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin bounded and described as follows:

Beginning at the northeast corner of said Northeast Quarter (NE 1/4); thence South 00°39'05" West along the east line of said Northeast Quarter (NE 1/4) and the west line of Hanover Hill, a recorded subdivision, 2647.950 feet to the southeast corner of said Northeast Quarter (NE 1/4); thence South 00°09'44" West along the east line of said Southeast Quarter (SE 1/4) and the west line of Lyndale Farms, a recorded subdivision, 660.110 feet to the northeast corner of Lot 17, Block 3 Certified Survey Map No. 8493 as recorded in Volume 74 on pages 248 through 251 as Document No. 2295019 Waukesha County Register of Deeds; thence South 89°15'40" West along the north line of said Lot 17, 1316.200 feet to the northwest corner of said Lot 17, said northwest corner on the east line of Mae's Waikie Addition No. 1, a recorded subdivision; thence North 00°25'56" East along said east line and east line extended 661.446 feet to a point on the south line of said Northeast Quarter (NE 1/4); thence North 00°40'27" East 2649.820 feet to the north line of said Northeast Quarter (NE 1/4) and the centerline of CTH K (Lisbon Road); thence North 89°23'51" East along said north line and centerline 1311.970 feet to the place of beginning. Containing 4,344,347 square feet (99.7325 acres) of land.

I further certify that I have made such survey, land division, and plat by the direction of the owners of said land; that such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Hartland in surveying, dividing and mapping the same.

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

The above certificate subscribed and sworn to me this 22nd day of May, 2015.

My commission expires July 25, 2017.

Anthony S. Zanon
ANTHONY S. ZANON - NOTARY PUBLIC

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820

Dated this 22nd day of May, 2015.



OWNER'S CERTIFICATE OF DEDICATION

SUNRISE DEVELOPMENT, LLC, as owners, do hereby certify that we caused the land described on the plat of WINDRUSH to be surveyed, divided, mapped and dedicated as represented on this plat. SUNRISE DEVELOPMENT, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Village of Hartland, Department of Administration, and Waukesha County Parks and Land Use Department.

IN WITNESS WHEREOF, the said SUNRISE DEVELOPMENT, LLC has caused these presents to be signed by, JAMES P. SIEPMANN, its MANAGING MEMBER this day of , 2015.

SUNRISE DEVELOPMENT, LLC

JAMES P. SIEPMANN - MANAGING MEMBER

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this day of , 2015 the above named JAMES P. SIEPMANN, to me known to be a MANAGING MEMBER of SUNRISE DEVELOPMENT, LLC and the person who executed the above certificate and acknowledged the same.

My commission expires .
NOTARY PUBLIC -

CONSENT OF CORPORATE MORTGAGEE

PARK BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat, and does hereby consent to the above certificate of SUNRISE DEVELOPMENT, LLC, owners of said land.

IN WITNESS THEREOF, PARK BANK has caused these presents to be signed by, , its and its corporate seal to be hereunto affixed this day of , 2015.

PARK BANK

BY:

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this day of , 2015 , of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be such officer of said corporation, and acknowledged that he executed the foregoing instrument as the deed of said corporation, by its authority.

My commission expires .
NOTARY PUBLIC -

WAUKESHA COUNTY TREASURER CERTIFICATE

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

I, PAMELA F. REEVES, being the duly elected, qualified and acting Waukesha County Treasurer, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this day of , 2015, on any land included in the plat of WINDRUSH.

Dated , 2015
PAMELA F. REEVES - COUNTY TREASURER

VILLAGE OF HARTLAND APPROVAL

Resolved that the plat of WINDRUSH, in the Village of Hartland, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes on this day of , 2015.

DAVID C. LAMERAND - VILLAGE PRESIDENT

I hereby certify that the foregoing is a true and correct copy of the resolution passed and adopted by the Village Board of the Village of Hartland on this day of , 2015. Which action becomes effective upon receipt of approval of all other review agencies.

DARLENE IGL - VILLAGE CLERK

VILLAGE OF HARTLAND FINANCE DIRECTOR/TREASURER CERTIFICATE

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

I, RYAN BAILEY, being the duly elected, qualified and acting Village of Hartland Finance Director/Treasurer, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this day of , 2015, on any land included in the plat of WINDRUSH.

Dated , 2015

RYAN BAILEY - VILLAGE OF HARTLAND FINANCE DIRECTOR/TREASURER

SECONDARY ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS

Those areas of land identified as a Secondary Environmental Corridor Preservation Area on Sheet 1 and 2 of 4 of this Subdivision Plat shall be subject to the following restrictions:

1. Grading and filling are prohibited, except in connection with the construction of a residence in a designated pre-approved building envelope or with the specific approval of the Village of Hartland.
2. The removal of topsoil or other earthen materials is prohibited.
3. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the Village of Hartland. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Village of Hartland shall also be permitted. The removal of any vegetative cover that is necessitated by the approved construction of a residence or accessory building within a designated pre-approved building envelope, shall be permitted. The removal of any vegetative cover outside of the designated pre-approved building envelope, but within the Secondary Environmental Corridor, that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Secondary Environmental Corridor and with approval from the Village of Hartland.
4. Grazing by domesticated animals, i.e., horses, cows, etc., shall be discouraged to the greatest extent possible.
5. The introduction of plant material no indigenous to the existing environmental of the Secondary Environmental Corridor Preservation Area is prohibited.
6. Ponds may be permitted subject to the approval of the Village of Hartland and, if applicable, the Waukesha County Park and Planning Commission, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
7. The construction of buildings within the Secondary Environmental Corridor Preservation Area is prohibited, except as may be specifically provided for by a building envelope on the Subdivision Plat. Any alterations to such a designated pre-approved building envelope will require the approval of the Village of Hartland.

CONSERVANCY/WETLAND/FLOODPLAIN PRESERVATION RESTRICTIONS

Those areas of land identified as a Conservancy/Wetland/Floodplain Preservation Area on Sheet 2 of 4 on this Subdivision Plat shall be subject to the following restrictions:

1. Grading and filling are prohibited, unless specifically authorized by the Village of Hartland and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal of topsoil or other earthen materials is prohibited.
3. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the Village of Hartland. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Village of Hartland shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved lot or necessitated for the maintenance of stormwater facilities, shall be permitted only when the access or service cannot be located outside of the Conservancy/Wetland/Floodplain Preservation Area with approval from the Village of Hartland.
4. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited.
5. The introduction of plant material not indigenous to the existing environment of the Conservancy/Wetland/Floodplain Preservation Area is prohibited.
6. Ponds may be permitted subject to the approval of the Village of Hartland and, if applicable, the Waukesha County Parks and Land Use-Planning and Zoning Division, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
7. The construction of buildings is prohibited.

BASEMENT RESTRICTION - GROUNDWATER

Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications services is hereby granted by

SUNRISE DEVELOPMENT, LLC, Grantor, to WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee, WISCONSIN BELL INC, d/b/a AT&T, a Wisconsin Corporation, Grantee, and TIME WARNER ENTERTAINMENT COMPANY, L.P., Grantee, and their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to be restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NOTE:

THERE WILL BE A PUBLIC ASPHALT PATH WITHIN THE SUBDIVISION AS SHOWN ON SHEET 1 OF THIS PLAT. THE EXACT LOCATION OF THE PATH WILL TO BE DETERMINED. ONCE THE PATH HAS BEEN CONSTRUCTED, THE CENTERLINE OF THE PATH WILL BE THE CENTERLINE OF A PUBLIC ACCESS EASEMENT GRANTED TO THE VILLAGE OF HARTLAND BY SEPARATE DOCUMENT. THE WINDRUSH HOMEOWNERS ASSOCIATION SHALL MAINTAIN, REPAIR AND REPLACE SAID PATH. THE EASEMENT ALLOWS FOR PUBLIC ACCESS AND FOR THE VILLAGE OF HARTLAND TO INSPECT SAID PATH AND TO ORDER THE HOMEOWNERS ASSOCIATION OR ITS DESIGNEE TO MAKE NECESSARY REPAIRS. IF SAID REPAIRS ARE NOT MADE IN A TIMELY MANNER, THE VILLAGE RESERVES THE RIGHT TO HAVE SAID REPAIRS MADE AND ASSESS THE INDIVIDUAL LOT OWNERS THE COST OF SAID REPAIRS AND PLACE SAID COSTS ON THE TAX ROLL OF SAID LOT OWNERS AND COLLECTED AS A SPECIAL CHARGE OR ASSESSMENT BY THE VILLAGE.

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified , 20

Department of Administration



THIS INSTRUMENT DRAFTED BY JOHN R. STIGLER
SHEET NO. 4 OF 4 SHEETS

FILE NAME: S:\PROJECTS\87658\DWG\87658 FINAL.dwg

Windrush

DANIEL BODENDORFER
ROCHELLE BODENDORFER
N55W27926 HANOVER HILL RD
LISBON WI 53089

HEINZ BOURQUIN
MARA BOURQUIN
N55W27925 HANOVER HILL RD
LISBON WI 53089

MICHAEL BREDESON
DEBRA BREDESON
W279N5277 HANOVER HILL CT
LISBON WI 53089

DAVID J RYPKEMA AND DEBRA L RYPKEM
TRUST DATED FEBRUARY 11, 2013
W279N5285 HANOVER HILL CT
LISBON WI 53089

JEFFREY DELAHAUT
SUZANNE DELAHAUT
W279N5381 HANOVER HILL RD
LISBON WI 53089

MARK J DREW
LORI A DREW
N54W27966 SUTTON DR
LISBON WI 53089

ANTHONY EMANUELE
CARIE EMANUELE
W279N5583 HANOVER HILL RD
LISBON WI 53089

ANTHONY FERRO
JENNIFER FERRO
W279N5637 WALNUT GROVE DR
LISBON WI 53089

GAIL L DIEBALL REVOCABLE TRUST
142 E SIENNA CT
HILBERT WI 54129

GOOD 2008 JOINT TRUST
N55W28311 CTY K
HARTLAND WI 53029

KEVIN J HALEY
MEGAN M HALEY
W279N5507 HANOVER HILL RD
LISBON WI 53089

ROBERT W HARLESS
JOHANNA L HARLESS
N50W28301 MAES WALKER
PEWAUKEE WI 53072

JOHN A AND SHARON L MANKA JOINT REV
C/O JOHN A & SHARON L MANKA, TRUSTE
W281N5065 JERILANE CT
PEWAUKEE WI 53072

JUDITH A CORLETT REVOCABLE LIVING TI
N51W27909 N WILLOW CREEK DR
PEWAUKEE WI 53072

JEROME JUNGBLUTH
PATRICIA JUNGBLUTH
N56W28002 COUNTY ROAD K
SUSSEX WI 53089

JEFFREY KERANEN
KIM KERANEN
W279N5315 HANOVER HILL CT
LISBON WI 53089

STEPHEN J KOPECKY
CONNIE L KOPECKY
W279N5403 HANOVER HILL RD
LISBON WI 53089

SARA S LAMBERT
W279N5041 S COURTLAND CIR
PEWAUKEE WI 53072

LONGMEADOW DEVELOPMENT LLC
W240N1221 PEWAUKEE RD
WAUKESHA WI 53188

PAUL W MALEK
LYDIA EQUITZ
W279N5555 HANOVER HILL RD
LISBON WI 53089

ROBERT MCDONNELL
I MCDONNELL
N51W27916 WILLOW CREEK DR
PEWAUKEE WI 53072

MURPHY FAMILY TRUST
JANICE A MURPHY REVOCABLE TRUST
N55W28133 COUNTY ROAD K
SUSSEX WI 53089

ROMAN TRUST
W279N5630 WALNUT GROVE DR
LISBON WI 53089

RONALD & BETTY ALBERTS TRUST
W279N5143 WILLOW CREEK DR
PEWAUKEE WI 53072

TIM RUPNOW
JULIA JUSTIN
W279N5483 HANOVER HILL RD
LISBON WI 53089

THOMAS L RUPPERT
NANCY G PAPA-RUPPERT
W279N5331 HANOVER HILL CT
LISBON WI 53089

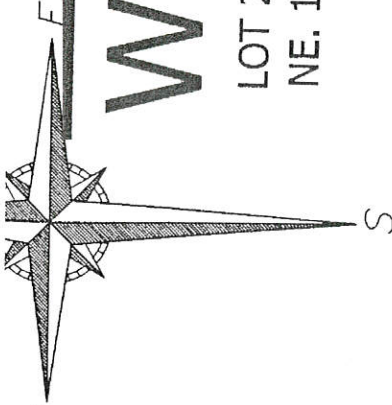
HAROLD SCHNEIDER
LINDA SCHNEIDER
W279N5531 HANOVER HILL RD
LISBON WI 53089

TIMOTHY C SELLNER
BETHANY SELLNER
W279N5297 HANOVER HILL CT
LISBON WI 53089

JOSEPH VICARI III
KATHLEEN VICARI
W279N5429 HANOVER HILL RD
LISBON WI 53089

WAUKESHA COUNTY
COUNTY TREASURER
515 W MORELAND BLVD ROOM AC148
WAUKESHA WI 53188

TIM WILLIAMS
SUSAN WILLIAMS
W279N5363 HANOVER HILL RD
LISBON WI 53089



DELAFIELD, WI 53018
(414) 949-8919

PEWAUKEE, WI 53012
262-542-9200

NE. 1/4, SE. 1/4,
R.18E., T

WOODRIDGE ESTATES II

LOT 2 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 11219, BEING A PART OF THE
NE. 1/4, SE. 1/4, SW. 1/4, AND NW. 1/4 OF THE SW. 1/4 OF SECTION 11, T.7N.,
R.18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

OVERALL DETAIL

