

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, APRIL 18, 2016
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 March 21, 2015.
2. Architectural Board consideration of an application for an addition on the Trost residence, 106 Trails Edge.
3. Architectural Board consideration of an application for a sign for Digital Media Lab at the Medline building, 700 W. North Shore Drive.
4. Architectural Board and Plan Commission review and consideration of site and building plans for installation of a larger nitrogen tank for Dorner Manufacturing Corp., 975 Cottonwood Ave.
5. Architectural Board and Plan Commission review and consideration of site and building plans for the construction of a new building for Guthrie & Frey, 1165 Richards Road.
6. Items related to a request for site and building plan approval, a CSM and a Conditional Use Permit related to parking and rear yard reductions for Hartland Station, LLC, 301 and 249/251 Pawling Ave.
 - a. **PUBLIC HEARING** for the consideration of a Conditional Use Permit request to construct office building(s) on property located on Pawling Ave.
 - b. Consideration of site and building plans
 - c. Consideration of a Certified Survey Map to divide the property into two lots
 - d. Consideration of a Motion to approve a Conditional Use Permit.
7. Items related to a request for a Conditional Use Permit for Heritage House of Hartland, d/b/a Hartland Place, located at 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)
 - b. Consideration of a Motion to approve a Conditional Use Permit.

Joint Architectural Board/Plan Commission Agenda

Monday, April 18, 2016

Page 2

8. Architectural Board and Plan Commission review and discussion of the Village's Historic Preservation Ordinance and its interpretation and enforcement.
9. Adjourn

David E. Cox, Village Administrator

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: www.villageofhartland.com

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: April 15, 2016
SUBJECT: Agenda Information – April 18, 2016

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 building and site plans for Guthrie and Frey.

Background: Guthrie and Frey Water Conditioning, LLC, through Briohn Design Group has proposed construction of a new 15,000 square foot warehouse (10,000 sq. ft.) and office (5,000 sq. ft.) building at 1165 Richards Road in the Bark River Commerce Center. Staff has reviewed the project and finds it generally acceptable. However, a few items have been addressed to Guthrie and Frey/Briohn via the Village Engineer's letter. At this point, the Village has not received word as to whether the Bark River Commerce Center management approves of the building's architectural appearance. At issue might be an interpretation of the type of "brick" or "block" used on the façade and whether that material fits within the Center's restrictions on the use of "Decorative concrete block" covering more than 35% of the exterior. If the Architectural Board/Plan Commission finds the building acceptable, it may wish to consider an approval with some condition related to the determination of the Commerce Center management.

Recommendation: Approve the proposed site and building plans conditioned on addressing the Village Engineer's letter and subject to the determination of the Bark River Commerce Center's management.

Item 6 Related to the Hartland Station buildings.

Background: Chris Miller, Hartland Station, LLC on Pawling Avenue has refined his proposal for a single building on a newly created lot adjacent to the Depot building. The revised proposal, created after Plan Commission discussion at the last meeting proposes a rear yard setback of five (5) feet and no on-site (off-street) parking and proposes to rely entirely on newly created on-street parking. The reduced rear yard is allowable as a Conditional Use under the Zoning Code as is the potential elimination of the on-site parking lot. Miller has proposed a payment of \$18,000 to the Village, which he indicates is his estimated cost of constructing a new parking lot on his property. The proposed plan more closely resembles the Village's downtown Revitalization Plan street layout with the proposed angle parking on the south side of the street despite the fact that the Plan does not contemplate a new building at this location. Construction of on street parking, while it could be an option, will cost considerably more than the construction of off street parking due to the increase construction requirements and storm sewer needs in addition to curb replacement. If the goal of the

on street parking as described in the plan was to provide for additional public parking, perhaps it is possible to use the Code-required contribution from Miller to fund the construction of off-street parking in this vicinity on property that either is currently or could be owned by the Village in the future. In order to allow time to determine the best way to address the parking situation but still allow Miller to proceed, the Commission could recommend the elimination of the private parking lot, require the payment-in-lieu of parking, recommend on-street parallel parking in front of the building east of Prospect Avenue and recommend that the Plan Commission and Village Board return to the question of additional parking solutions in the area as time and need dictate.

The Arch Board/Plan Commission may also want to inquire about site lighting and a final determination on refuse/recycling disposal and how that would be accessed. Additionally, staff notes that if on-street parking is used, curbside mail delivery will need to be carefully located in consultation with the Post Office.

Recommendation: Recommend approval of the building and site plan and CSM based on a recommended Conditional Use Permit.

Item 8 Related to the Historic Preservation Ordinance.

Background: It was recently suggested that the Plan Commission ought to review the Village's Historic Preservation Ordinance including its requirements as they relate to construction work on the impacted properties and the Village's enforcement of those provisions. At the meeting, staff hopes to review the provisions to ensure that the Commission and staff are aligned in our understanding.

Recommendation: Review the ordinance and ensure an understanding.

DC:PC Agenda Info 4-18

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, MARCH 21, 2016
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

Others Present: Administrator Cox, Building Inspector/Zoning Administrator Hallquist, and Deputy Clerk Meyer

Roll Call

1. Motion (Hallquist/Swenson) to approve the Jt. Architectural Board/Plan Commission Minutes of December 21, 2015. Carried (7-0).

2. Architectural Board consideration of an application for an addition on the Moede residence, 416 River Grove Lane.

The addition will have Hardie plank siding, with colors and roofing matching the house. The plan meets zoning and setbacks. The subdivision architectural board has approved the plan and the applicant provided a copy of their approval.

Motion (Hallquist/Swenson) to approve an application for an addition on the Moede residence, 416 River Grove Lane. Carried (7-0).

3. Items related to Architectural Board and Plan Commission consideration of the site and architectural design of the proposed Lift Station building, the Entry Monument Sign and the Final Plat for the Four Winds West Subdivision.
 - a. Consideration of the site and plans for the proposed Lift Station.

The stone on the lift station and the monuments will be the same. Mr. Sileno was in agreement with the five items that staff has listed.

1. Shorten the median island in Four Winds Ct. to accommodate the turning radii of Village vehicles entering the site.
2. Add downspouts to the roof drainage system.
3. Extend landscaping elements of the entrance sign farther west to soften the appearance of the north face of the lift station.
4. Add a concrete stoop at the door.
5. Add an LED light over the door, which light may be operated by either photo eye or motion detection.

- b. Consideration of the Subdivision Monument Entry Sign.

The monument sign will be limestone with the engraved letters and the letters will be black. There will be light fixtures on top of the sign.

Motion (Wenstrom/Swenson) to recommend to the Village Board approval of the site and plans for the proposed Lift Station, contingent upon the above five listed items being addressed and the Subdivision Monument Entry Sign. Carried (7-0).

- c. Consideration of a motion to recommend approval of the Final Plat for the Four Winds West Subdivision.

Staff met with the developer and discussed six comments that will need to be addressed and finalized before going to the Village Board for approval.

1. Standardize the nomenclature for storm easements to prevent confusion.
2. Develop appropriate standards and restrictions related to the unique "Stormwater Storage Easement Area" around Outlot 3, which is an internally draining area with an overflow swale designed to outlet this area west toward the pond in Outlot 2. The newly developed restrictions will be included on sheet 6.
3. The entrance Outlot 6 will be eliminated. Rather, this landscape median area along with similar landscaped media areas within cul-de-sacs will be set up with a "landscape easement" dedicated to the homeowners association for their use in landscape maintenance in these ROW areas.
4. Language for Outlot 1 will be clarified as being "Reserved roadway right-of-way for the Village of Hartland" with maintenance responsibilities going to the property owners of the two adjacent lots.
5. The private utility easement shown partially on Outlot 1 will be eliminated. There will be a new private utility easement access shown along the northerly limit of Outlot 1.
6. There were a few other minor items and typos throughout the plat that have been identified for update.

Motion (Hallquist/Schneeberger) to recommend to the Village Board approval of the Final Plat for the Four Winds West Subdivision, contingent upon the completion of the six items listed above. Carried (7-0).

4. Architectural Board and Plan Commission review and consideration of site and building plans, CSM and Conditional Use Permit for the construction of two small office buildings on property located on Pawling Ave. owned by Hartland Station, LLC and Motion to set Public Hearing on the proposed Conditional Use Permit for Monday, April 18, 2016.

After consideration of staff comments on the original proposal, Chris Miller distributed a new conceptual plan to the Board. The plan calls for a single building generally located on the site of the originally proposed western building. The new building will be about 26 feet wide by about 140 feet long and would be offset from the south (railroad) property line by three feet. It would move five feet closer to the street. Approximately 17 private offices were proposed along with a slightly larger parking lot. There will be two conference rooms. The exterior design will remain a railroad theme.

The parking lot has 18 spots and if we allow for on-street parking, there are another 9 – 11 spots. It appears that the parking meets requirements. There will be two access points for the parking lot. There will be a shed for storage, which will include an area for garbage.

The Conditional Use Permit would be needed for the rear yard setback. Next month's meeting should include a landscape plan and exterior Architectural Board review.

The parking lot area encroaches into the Village right-of-way.

David deCourcy-Bower mentioned that in years past, it was discussed that this area is used for a number of public uses. This parking lot is just for the new office building. Was there any thought to street side parking. With street parking, on weekends, there would be space for the public to park for other reasons.

Administrator Cox stated that there has been discussion in the past about putting in curbside parking, but it is not in the Capital Improvements right now. It raises an interesting question.

Chris Miller said, originally when they bought the depot land, there was talk about angle street parking.

In the interim month, staff will take a look at it with the idea of possibly constructing street side parking in lieu of constructing a parking lot.

There is currently no sidewalk down Pawling Avenue; however, there is sidewalk to the municipal lots. Would that be extended to this new development?

Chris Miller stated that eight or nine years ago, the original plan showed street parking. He will forward them to Dave Cox.

There is a storm sewer easement in the front of this building that encroaches quite a bit as you go further east.

There will be one main entrance to the building and two entrances to the parking lot. The trackside will be egress only.

Motion (Swenson/deCourcy-Bower) to schedule a Public Hearing for a Conditional Use Permit for construction of an office building on property located on Pawling Ave. owned by Hartland Station, LLC the Monday, April 18, 2016 Plan Commission Meeting. Carried (7-0).

5. Plan Commission consideration of a request for a Conditional Use Permit for Heritage House of Hartland located at 444 Merton Ave. to allow a community living arrangement with a capacity of greater than 16 (32 unit memory care facility) and Motion to set Public Hearing on the proposed Conditional Use Permit for Monday, April 18, 2016.

The Plan Commission recently granted a Conditional Use Permit to Jay Schnorenberg/JPS Limited, LLC for the operation of a memory care facility at 444 Merton Avenue (Hartland Senior Living). While Mr. Schnorenberg will retain ownership of the building, it is proposed that the business will be owned and operated by the Matthews Senior Living organization as Heritage House of Hartland LLC d/b/a/ Hartland Place. The proposed Plan of Operation is very similar to the one proposed by JPS except that the residents will not be limited to those with memory issues. The site will serve "frail elders" and, it is suggested, many of the same considerations apply. The original Conditional Use Permit was granted to allow a community living arrangement in excess of 16 (32) units and included conditions related to reduced parking among other items. The Plan Commission is asked to consider a similar Conditional Use Permit for Heritage House.

A representative from Matthews Senior Living was present. The company operates 12 communities in Wisconsin -- all smaller, specialized communities similar to this one. They will have a management agreement with JPS. So far they have six deposits and 50 inquiries. Tours are given every day. There will be six employees. None of the residents will own cars.

Mr. Lamerand asked what was going on at their North Shore Drive location last weekend. The parking lot was full and the road had about 20 cars parked on it. The applicant thought it might have been an Irish dance program/family event. He will look into it and get back to the Village with more information. Mr. Lamerand wants to know what that was and how often something like that takes place. The Village approved it with a specified amount of parking. The applicant stated that it was very rare but it was a family day and more cars than usual were there for the event.

Motion (Wenstrom/Hallquist) to set a Public Hearing on the proposed Conditional Use Permit for Heritage House of Hartland located at 444 Merton Avenue for Monday, April 18, 2016. Carried (7-0).

6. Adjourn

Motion (Swenson/Wenstrom) to adjourn. Carried (7-0). Meeting adjourned at 7:35 PM.

Respectfully submitted by
Recording Secretary,

Lynn Meyer
Deputy Clerk

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

Job Address <u>100 Trails Edge</u>			
Lot	Block	Subdivision	Key No. HAV
Owner <u>Carrie + Eric Trost</u>			Phone <u>414-628-8660</u>
Address <u>100 Trails Edge</u>		City <u>Hartland</u>	State Zip
Contractor <u>Vibry Renovations</u>	Phone <u>262 252</u>	FAX	E-Mail Address
Address <u>150 W 1088 Edgewood Dr</u>		City <u>Minneapolis</u>	State <u>WI</u> Zip <u>53057</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. 4-18

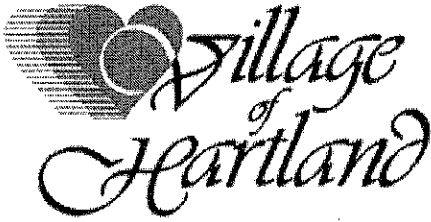
The DEADLINE for filing is **THREE WEEKS PRIOR TO THE MEETING DATE** at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda. 3/28

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: 3/30/16 Date of Meeting: _____ Item No. _____



Department of
Building Inspection

PERMIT # _____

APPLICATION FOR BUILDING PERMIT

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

JOB LOCATION 100 Trails Edge
LOT _____ BLOCK _____ SUBD _____ TAX KEY _____
OWNER CARRIE ERIC TROST PHONE 414 628 8610 FAX _____
ADDRESS 100 Trails Edge CITY, STATE, ZIP Hartland
CONTRACTOR Victory Renovations PHONE 262 252 7100 FAX 252-7109
ADDRESS 1130 Wilkes Dr CITY, STATE, ZIP Menomonee Falls WI 53051

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

Project Description: Addition of Kitchen/dinette room + Master bath remodel + add bath complete + add finish bed room in lower level

Current principal use of property Single family

Proposed principal use of property Single family

Width _____ Length _____ Sq. Ft. 554 Height _____ Cu. Ft. _____

Estimated cost of above job(s) \$ 202,135.- \$ _____ \$ _____

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 Justin Carey Date 3.28.16

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

ANDREW J PORUBCAN
KATHERINE A PORUBCAN
1016 RIVER RESERVE DR
HARTLAND WI 53029-2911

BRENTON D CARR
TINA D CARR
1011 WOODS DR
HARTLAND WI 53029

BRIAN GLEASON
BRENDA GLEASON
1013 RIVER RESERVE DR
HARTLAND WI 53029

EDWARD G & CARLEEN J MICHALSKI
FAMILY TRUST
1005 WOODS DR
HARTLAND WI 53029

ERIC P TROST
CAROLYN M KRUG-TROST
106 TRAILS EDGE CT
HARTLAND WI 53029

GEORGE ADAMSKI
RUTH ADAMSKI
1009 WOODS DR
HARTLAND WI 53029

GOEFFREY MOEHRKE
LISA MOEHRKE
1018 RIVER RESERVE DR
HARTLAND WI 53029

J PAUL & AMY E PERRI 2006 JOINT
REVOCABLE TRUST
1006 WOODS DR
HARTLAND WI 53029

JAMES LECLAIR
LYNNETTE LECLAIR
103 TRAILS EDGE
HARTLAND WI 53029

JARED W HENZLIK
SHEILA R HENZLIK
102 TRAILS EDGE CT
HARTLAND WI 53029

JEREMY WESTPHAL
ANDREA WESTPHAL
1008 WOODS DR
HARTLAND WI 53029-2901

JERRY CHRISTIANSON
RICHARD CHRISTIANSON
1007 WOODS DR
HARTLAND WI 53029

KAUSHAL SHAH
SWETA SHAH
1011 RIVER RESERVE DR
HARTLAND WI 53029-2910

KENNETH A PATTERSON
CATHERINE M PATTERSON
108 TRAILS EDGE
HARTLAND WI 53029

MARK R STOESZ
PAMELA J STOESZ
104 TRAILS EDGE CT
HARTLAND WI 53029

NAOMI B BAUMAN
CLIFFORD P MARSON
105 TRAILS EDGE CT
HARTLAND WI 53029

RANDALL SHERFINSKI
JOANNA TOTTEN
1010 WOODS DR
HARTLAND WI 53029

RIVER RESERVE HOMEOWNERS
ASSOCIATION INC
C/O JACK WENSTROM
PO BOX 82
HARTLAND WI 53029

ROBERT J ROTH
LAURIE J ROTH
101 TRAILS EDGE CT
HARTLAND WI 53029

RONALD PIERCE
STACEY PIERCE
107 TRAILS EDGE CT
HARTLAND WI 53029

STEVEN J LANDMANN
CHRISTINE J JAMISON
109 TRAILS EDGE CT
HARTLAND WI 53029

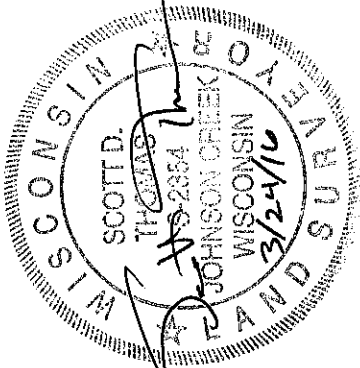
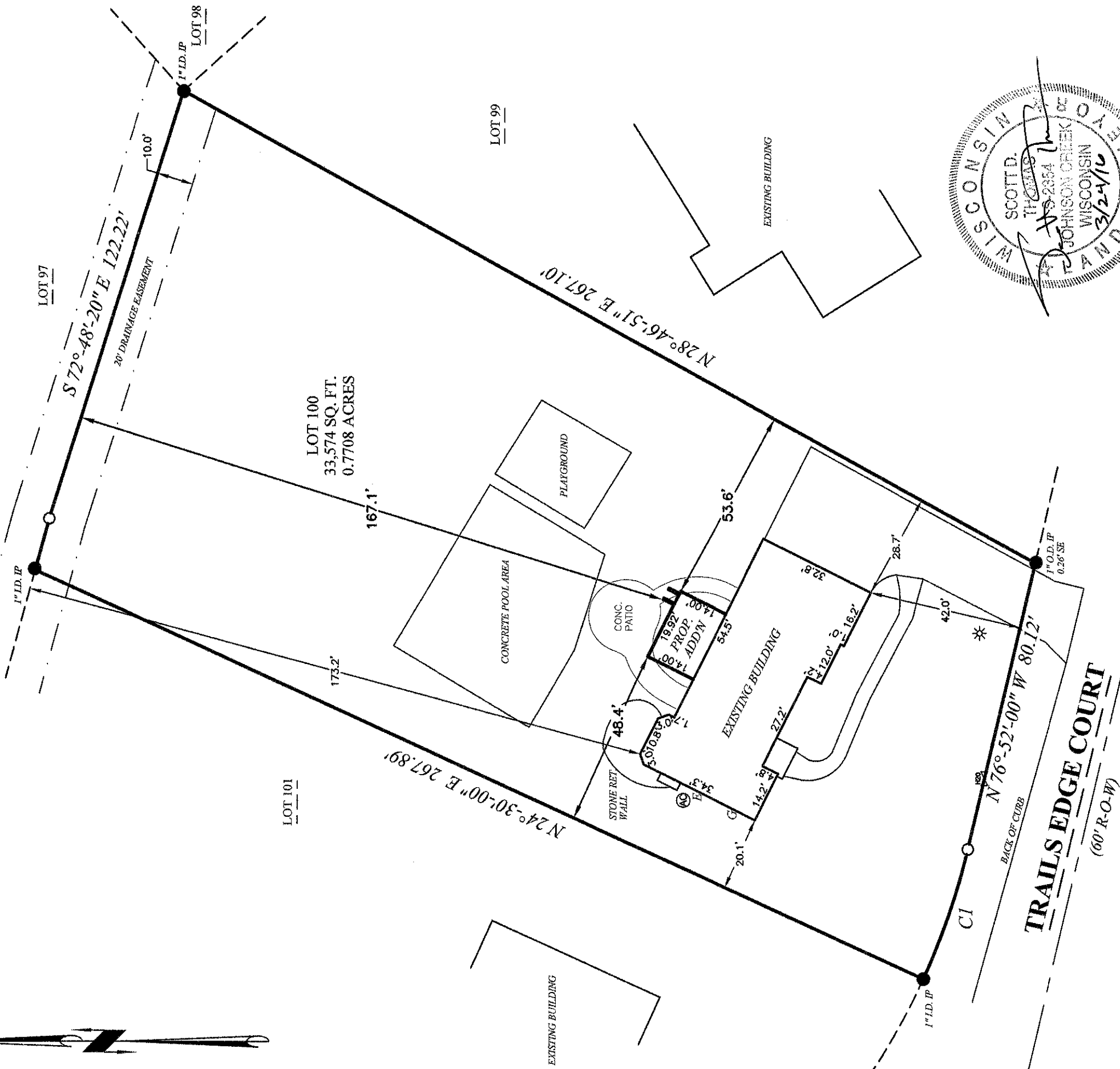
WARREN FREDRICK MACEY
LAURIE ANNE MACEY
1015 WOODS DR
HARTLAND WI 53029-2902

HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS

202 West Street Johnson Creek, WI 53038 (920) 699-3305

PLAT OF SURVEY

FOR LOT 100 OF RIVER RESERVE, AND BEING A PART OF THE SE 1/4 OF THE NORTHEAST QUARTER OF SECTION 10, TOWN 7 NORTH, RANGE 18 EAST, VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.



IF THE SURVEYOR'S SEAL IS NOT WET STAMPED IN RED AND SIGNED IN OPPOSABLE INK, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UN-AUTHORIZED ALTERATIONS. THE CERTIFICATION ON THIS DOCUMENT DOES NOT APPLY TO ANY COPIES NOR DIGITAL FORMATS UNLESS VERIFIED DIGITAL CERTIFICATE BY SAME EXISTS UN-ALTERED.

State of Wisconsin }
County of Jefferson }

I, Scott D. Thomas, L.P.L.S., do hereby certify that I have made this survey and that the information as shown on the above Plat of Survey is a true and correct representation thereof. Lots are drawn from subdivision plats/C.S.M.s; unplatted lands from recorded deeds/surveys. Boundary survey plats reflect field-located information; consult a title attorney to discover all the legal encumbrances attached to any property.

BEARINGS ARE REFERENCED TO THE PLAT OF "RIVER RESERVE".

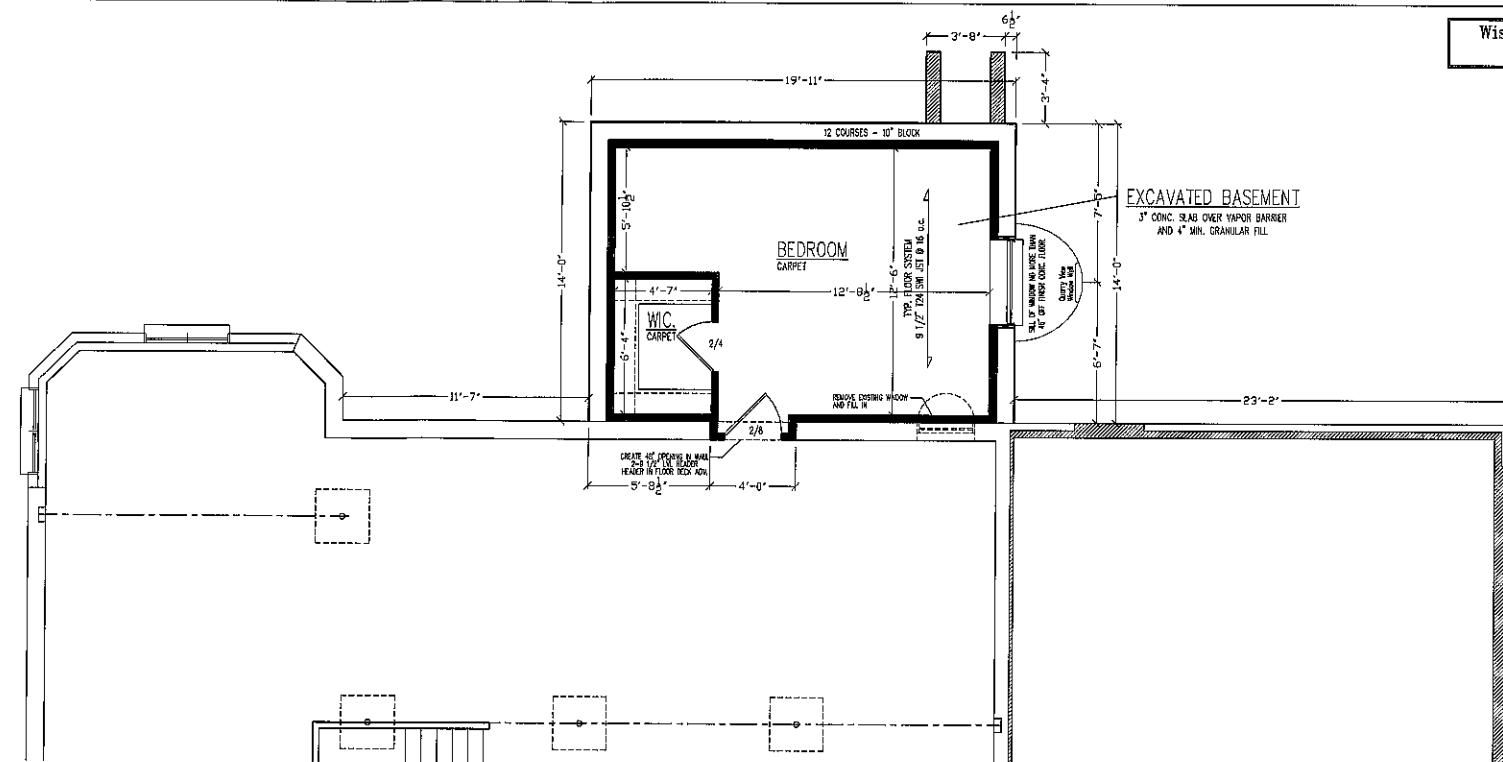


LEGEND: These standard symbols may be found in the drawing.

- Lot Corner (Found) w/desc.
- 18" X 3/4" Dia. Rebar (Set)
- Elec. Trans. Box
- ⊙ A/C Unit
- Utility Pedestal
- ⊗ Water Valve
- E Electric Meter
- G Gas Meter
- * Light Post
- Easement Boundary
- Setback Line

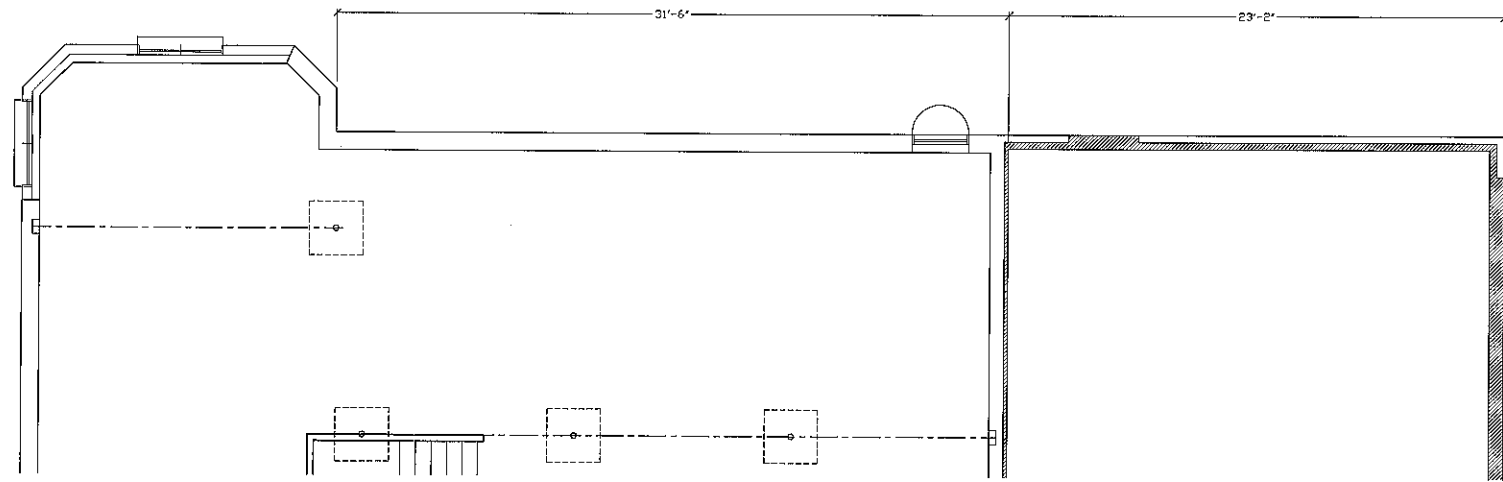
PROJECT: Trost

BUILDER: Victory Homes of Wisconsin
N56 W16688 Ridgewood Dr.
Menomonee Falls, WI 53051
PH: (262) 252-7100
FAX: (262) 252-7109



Wisconsin Focus on
Energy Home

PROPOSED
BSMT/FDN. PLAN
1/4"=1'-0" 223 SQ. FT.



EXISTING
BSMT/FDN. PLAN
1/4"=1'-0"

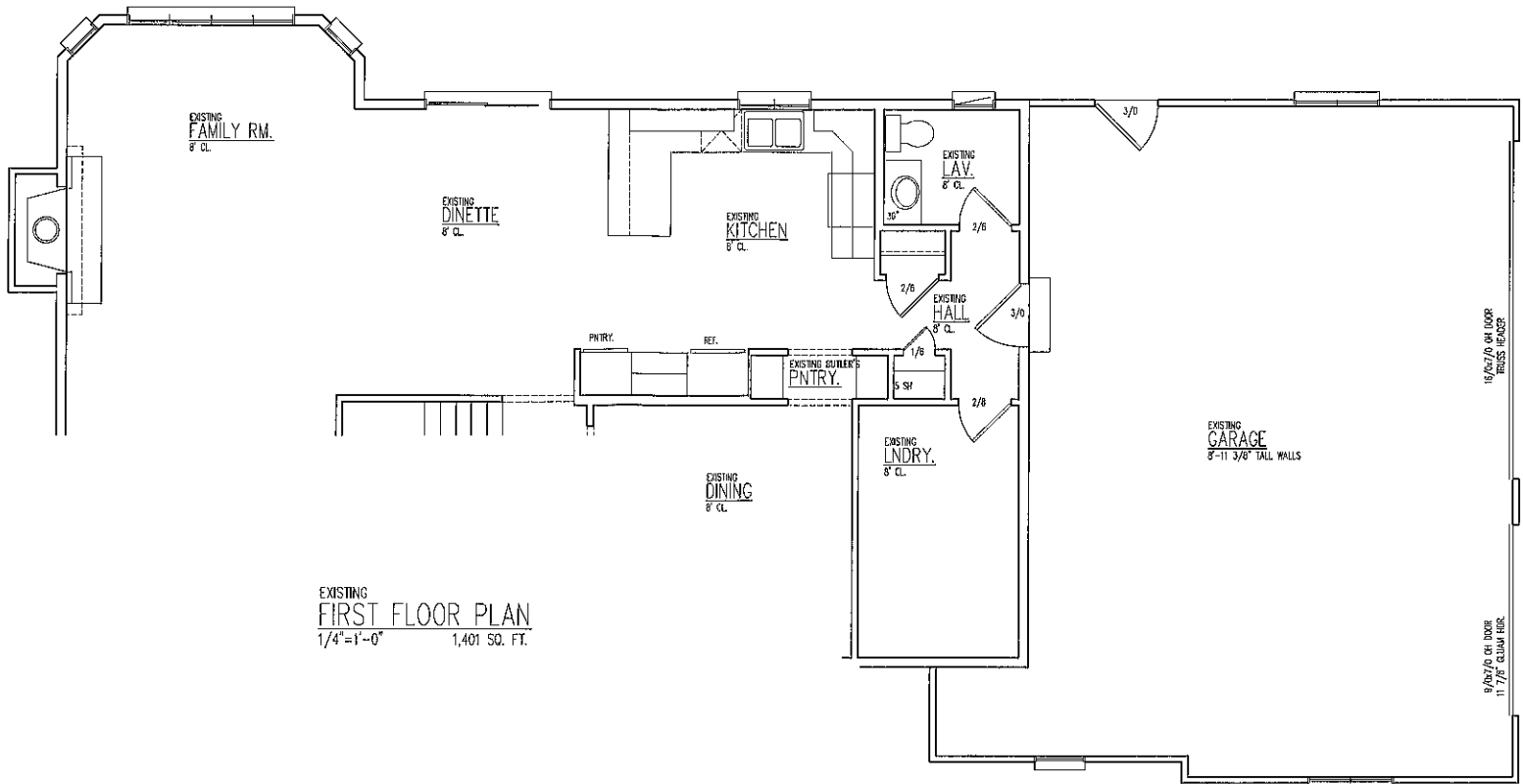
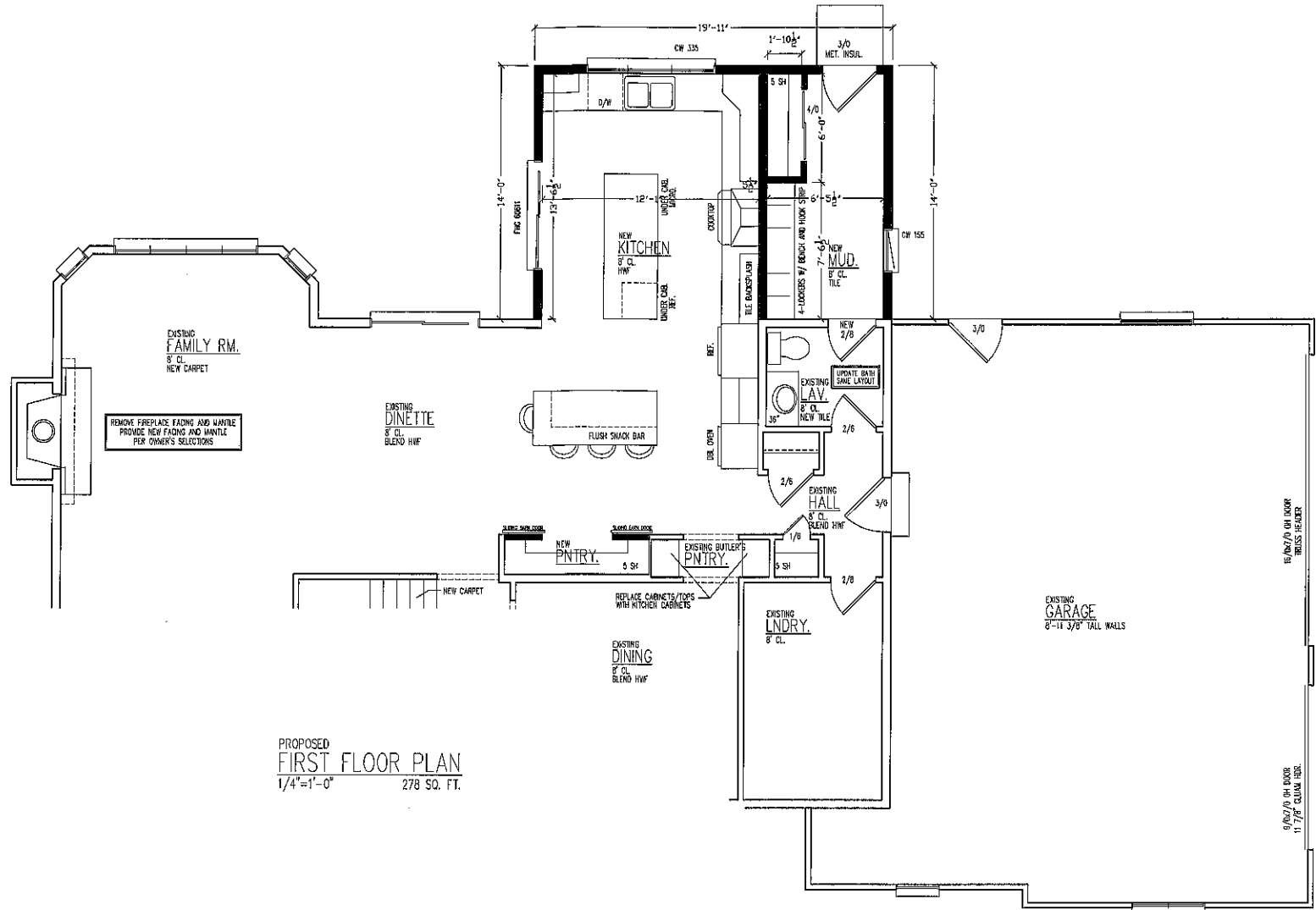
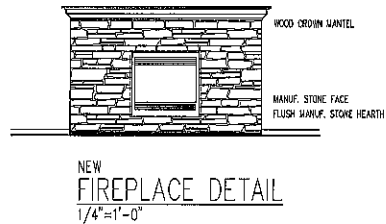
VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N56 W16693 RIDGEWOOD DRIVE
KENOSHA, WISCONSIN 53141
TEL (262) 252-7100 / FAX (262) 252-7103

THESE DRAWINGS ARE THE PROPERTY OF VICTORY HOMES AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF VICTORY HOMES. ANY REUSE OF THESE DRAWINGS IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF VICTORY HOMES IS PROHIBITED. VICTORY HOMES ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY THAT MAY BE SUSTAINED BY ANY PARTY USING THESE DRAWINGS. VICTORY HOMES ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY THAT MAY BE SUSTAINED BY ANY PARTY USING THESE DRAWINGS. VICTORY HOMES ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY THAT MAY BE SUSTAINED BY ANY PARTY USING THESE DRAWINGS.

CLIENT: CARRIE AND ERIC TROST
ADDITION
TITLE: BSMT/FDN.
DATE: 9/14/15
SCALE: NOTED
DRAWN BY: PLUM
CHECKED BY: 3/5

REVISIONS	
DATE	DESCRIPTION

Carrie and Eric Trost Residence
Victory Addition

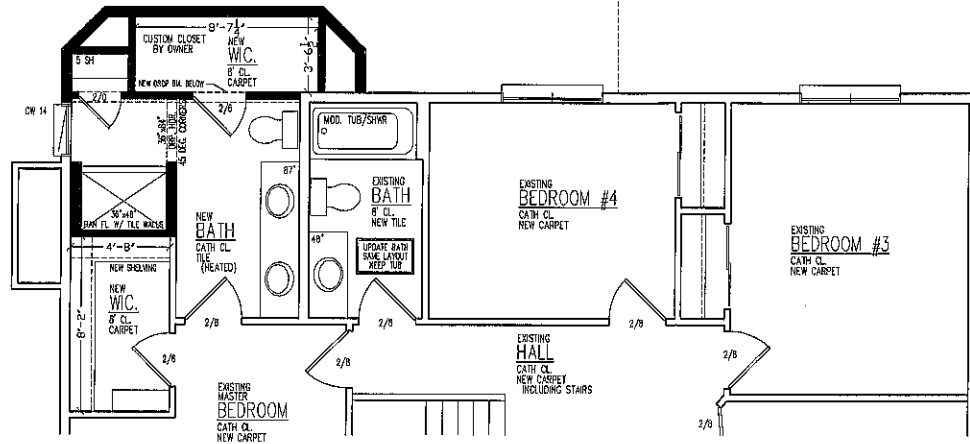


Carrie and Eric Trost Residence
Victory Addition

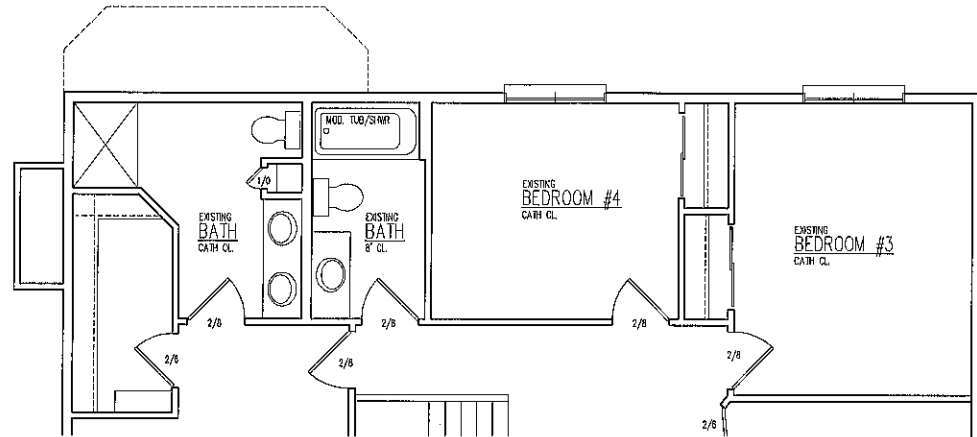
REVISIONS		CLIENT: CARRIE AND ERIC TROST ADDITION			
DATE	BY	DESCRIPTION	TITLE	DATE	SQ. FEET
			FIRST FL	9/14/15	
			DRAWN BY:	SCALE:	PAGE #:
			PLUM	NOTED	5/5

THESE DRAWINGS ARE THE PROPERTY OF VICTORY HOMES, INC. AND SHALL NOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF VICTORY HOMES, INC. THESE DRAWINGS ARE TO BE USED FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT ONLY. ANY OTHER USE OF THESE DRAWINGS IS STRICTLY PROHIBITED. VICTORY HOMES, INC. ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE QUALITY OF THE MATERIALS AND WORKMANSHIP USED.

VICTORY HOMES OF WISCONSIN, INC.
"Building For The Way You Live"
1000 WISCONSIN DRIVE
MENDOTA, WISCONSIN 53121
PH: (940) 252-7100 / FAX: (940) 252-7100



PROPOSED
SECOND FLOOR PLAN
1/4"=1'-0" 53 SQ. FT.



EXISTING
SECOND FLOOR PLAN
1/4"=1'-0" 1,228 SQ. FT.

Carrie and Eric Trost Residence
Victory Addition

REVISIONS

DATE	BY	DESCRIPTION

CLIENT: CARRIE AND ERIC TROST
ADDITION

TITLE	DATE	SQ. FEET
SECOND FL	9/14/15	
21509-1		

DATE	BY	SCALE	NOTED
9/14/15			

DATE	BY	SCALE	NOTED
9/14/15			

DATE	BY	SCALE	NOTED
9/14/15			

DATE	BY	SCALE	NOTED
9/14/15			

DATE	BY	SCALE	NOTED
9/14/15			

DATE	BY	SCALE	NOTED
9/14/15			

DATE	BY	SCALE	NOTED
9/14/15			

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

Job Address <u>700 W. North shore Dr.</u>			
Lot	Block	Subdivision	Key No. HAV
Owner <u>medline</u>			Phone <u>414-234-8529</u>
Address <u>700 W. North shore Dr.</u>		City <u>Hartland</u>	State <u>WI</u> Zip <u>53029</u>
Contractor <u>Execu Print</u>	Phone <u>367-0390</u>	FAX <u>262-367-0391</u>	E-Mail Address
Address <u>597 Progress Dr.</u>		City <u>Hartland</u>	State <u>WI</u> Zip <u>53029</u>

Execu Print + @Prodigy.net

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: _____ Date of Meeting: _____ Item No. _____

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT

PERMIT # _____

JOB LOCATION 700 W. North Shore Dr. TAX KEY # _____
OWNER Medline PHONE 414-234-8529
ADDRESS 700 W. North Shore Dr. CITY Hartland STATE _____ ZIP _____
CONTRACTOR Excel Print PHONE 262-367-0390
ADDRESS 597 Progress Dr. CITY Hartland STATE WI ZIP 53029

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Digital Media Lab
Guarantee Digital

OVERALL DIMENSIONS OF SIGN 5 x 10 COLOR OF BACKGROUND White

SIZE OF LETTERS IN INCHES 6" COLOR OF LETTERS _____

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

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 \$ 1600.00

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 _____

DATE 4-11-16

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____

AAL LIMITED LIABILTY COMPANY
19535 SUMMERHILL CT
BROOKFIELD WI 53045

ATB OF HARTLAND LLC
1208 HWY 83
HARTLAND WI 53029

CROSSROAD INVESTMENTS LLC
131 E WISCONSIN AVE
PEWAUKEE WI 53072-3471

DRAGONFLY PROPERTIES LLC
N17W30687 WOODLAND HILL DR
DELAFIELD WI 53018

FOXWOOD ESTATES HOMEOWNERS
ASSOCIATION INC
PO BOX 572
HARTLAND WI 53029

GEASON COMMERCE CENTER
OWNERS ASSOCATION INC
W227N752 WESTMOUND DR STE L3
WAUKESHA WI 53186-0407

JOSEPH GEASON
JOHN GEASON
1424 WOODSIDE ST
HARTLAND WI 53029-8848

TOWN BANK
10 W MIFFLIN ST
MADISON WI 53703

MB BP PORTFOLIO LLC
C/O WIRTZ BEVERAGE - PETER LEIDER
500 W NORTH SHORE DR
HARTLAND WI 53029

MEDLINE INDUSTRIES INC
1 N MEDLINE PL
MUNDELEIN IL 60060-4485

NAGAWICKA VIEW DAIRY FARM INC
1604 HIGHWAY 83
HARTLAND WI 53029-8840

NETNEL LLC
602 INDUSTRIAL CT
HARTLAND WI 53029



existing sign



Sign Dimensions
5' High x 10' Wide
Metal plastic composite
With extended metal framing/capping



RECEIVED

MAR 24 2016

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

Village of Hartland

APPLICATION FOR
PLAN COMMISSION☐ \$300 PLAN REVIEW FEE DUE AT TIME OF APPLICATION

Project Description <i>Larger nitrogen tank - Dorner Mfg. Corp.</i>			
Proposed Use <i>Light manufacturing</i>		No. of Employees <i>200</i>	
Project Location <i>975 Cottonwood Ave., Hartland, WI 53029</i>			
Project Name <i>Dorner Mfg. Corp.</i>			
Owner <i>Same</i>		Phone <i>(262) 367-7600</i>	
Address <i>Same</i>		City _____	State _____ Zip _____
Engineer/Architect <i>N/A</i>		Phone _____	FAX _____
Address _____		City _____	State _____ Zip _____
Contact Person <i>John Bergen</i>	Phone <i>262 369-1204</i>	FAX <i>262 369-1591</i>	E-mail <i>john.bergen@dorner.com</i>

The Plan Commission meets on the third Monday of the Month at 7:00 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

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

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

Four (4) sets of bound site plans and ten (10) sets of reduced site plans (11" x 17") copy must be submitted showing the following existing and proposed information:

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

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

Date Applied: <i>3/24/16</i>	Date of Meeting:	Return Comments by:
------------------------------	------------------	---------------------



Dorner Manufacturing Corp.
Nitrogen Tank Project
3/24/16

In November of 2015, Dorner Manufacturing Corp completed an addition to our manufacturing floor and installed a metal cutting laser. The operation of that laser requires the use of nitrogen gas as a "shielding" agent to cut metal parts. (Note- Nitrogen is an inert gas that is neither combustible nor explosive.) The nitrogen tank installed last November has a capacity of 500 gallons but our expanding business has outgrown that tank sooner than expected. In fact, we expect to add a second shift to the laser by mid-to-late-summer.

Dorner would like to exchange the current tank for one that will hold 3000 gallons of nitrogen. The new tank will be 7 ½' in diameter and 20' in total height and will provide sufficient capacity for years to come. The new tank would be in the same location as the current tank, on a concrete pad on the west side (rear) of our facility.

The site plan shows the location of the tank pad relative to our entire site. The 11x17 drawing of the truck turn-around is a closer look at the pad holding the tank at the rear of our building addition. Finally, the "A" sized drawing shows the specs of the pad we had installed to hold the tank. Note that in addition to the bumper posts, the pad is surrounded by a chain link fence that is kept locked.

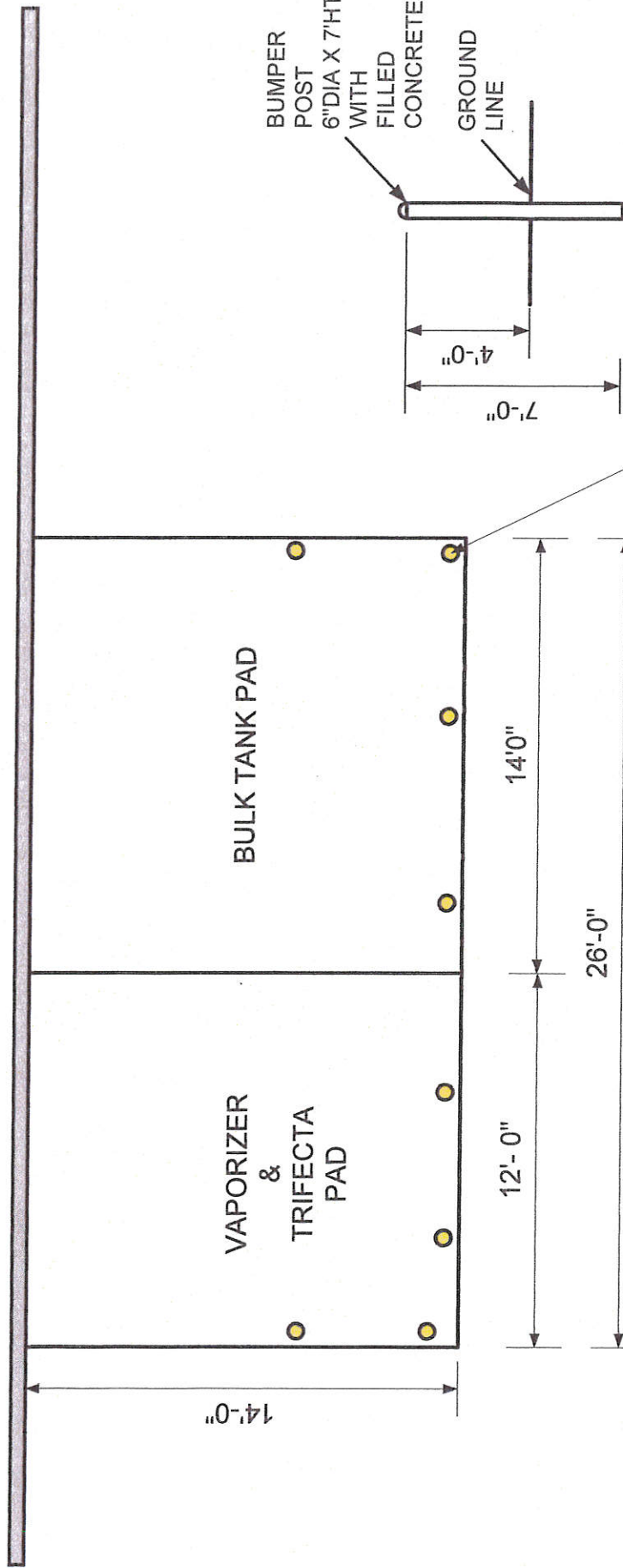
I have also included two photos. The first is our current setup with the 500 gallon tank, and the second shows the setup we will have with the larger tank. The new configuration will include the tank to hold liquid nitrogen, and a trifecta and vaporizer that converts the liquid nitrogen to gas.

Feel free to contact me with any questions.
Thanks,

A handwritten signature in black ink, appearing to read "John Bergen", is written over a horizontal line.

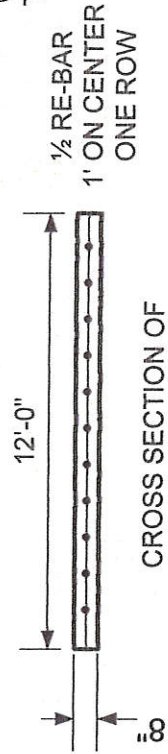
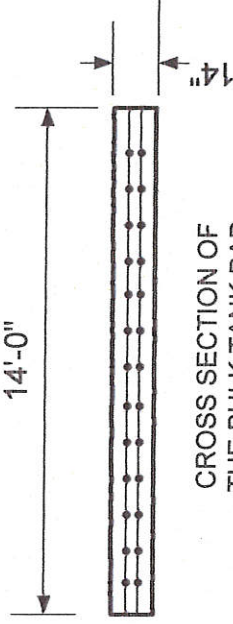
John Bergen

Facilities Manager,
Dorner Manufacturing Corp.
975 Cottonwood Ave.
Hartland, WI 53029
(262) 369-1204 (direct)
(262) 290-0534 (cell)



NOTES

- BASE: UNDERNEATH BOTH PADS 12" COMPACTED STONE
- SLIGHT PITCH ON THE PADS FOR WATER RUN OFF



DORNER MFG. CORP.	
975 COTTONWOOD AVE.	
HARTLAND, WI 53029	
SCALE: 3/16 = 1"	DATE: 8/3/15
REVISION:	

PORTACRYO

Proposed



BRC INC
700 WALNUT RIDGE DR
HARTLAND WI 53029

COTTONWOOD III LLC
C/O BRIOHN MANAGEMENT LLC
3885 N BROOKFIELD RD STE 200
BROOKFIELD WI 53045

DAISY PROPERTIES LLC
9700 W BLUEMOUND RD
WAUWATOSA WI 53226

DANIEL TAYLOR
MARY-JO TAYLOR
1003 WOODS DR
HARTLAND WI 53029

EALON LLC
6231 HIGHWAY 83
HARTLAND WI 53029-9706

EDWARD G & CARLEEN J MICHALSKI
FAMILY TRUST
1005 WOODS DR
HARTLAND WI 53029

EMIL M GEORGIEV
921 WOODS DR
HARTLAND WI 53029

ENVIRONMENTAL INVESTMENT
GROUP LLC
950 WALNUT RIDGE DR
HARTLAND WI 53029

GREGG W MARTIN
DORENE A MARTIN
917 WOODS DR
HARTLAND WI 53029

ICE AGE PARK & TRAIL FOUNDATION
207 E BUFFALO ST STE 515
MILWAUKEE WI 53202

JARED W HENZLIK
SHEILA R HENZLIK
102 TRAILS EDGE CT
HARTLAND WI 53029

JEFFREY WAGNER
JACQUELINE WAGNER
919 WOODS DR
HARTLAND WI 53029-2905

MARK A HAGLIN
WENDY B HAGLIN
1001 WOODS DR
HARTLAND WI 53029

PDC PARTNERS LLC
700 WALNUT RIDGE DR
HARTLAND WI 53029-8892

RIVER RESERVE HOMEOWNERS
ASSOCIATION INC
C/O JACK WENSTROM
PO BOX 82
HARTLAND WI 53029

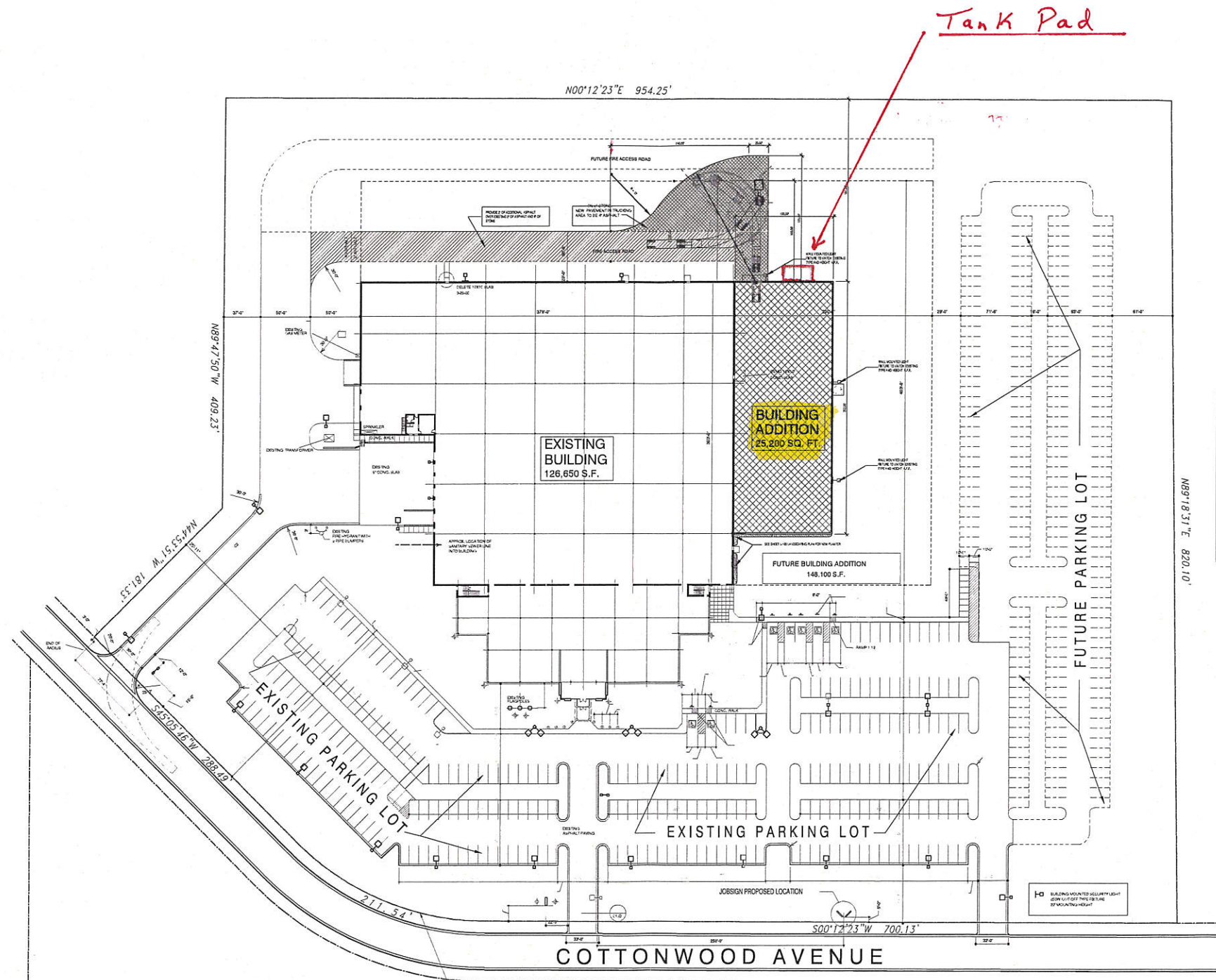
ROBERT J ROTH
LAURIE J ROTH
101 TRAILS EDGE CT
HARTLAND WI 53029

ROBERT T HASSLER
KELLY M HASSLER
913 WOODS DR
HARTLAND WI 53029-2903

THERESA M THOMAS
915 WOODS DR
HARTLAND WI 53029-2905

TI INVESTORS OF HARTLAND LLC
710 N PLANKINTON AVE STE 1400
MILWAUKEE WI 53203-2418

UBIII (COTTONWOOD) LLC
9450 W BRYN MAWR AVE STE 750
ROSEMONT IL 60018-5253



SITE DATA

LOT COVERAGE	APPROX. 78% (181.3 AC.)
PAVED AREA	142,800 SQ. FT.
OPEN GREEN SPACE AREA	137,200 SQ. FT.
PERCENT GREEN OPEN SPACE	65.1%
PARKING	289 EXISTING SPACES
NO ADDITIONAL PARKING REQUIRED	
BUILDING AREA	126,650 SQ. FT.
EXISTING BUILDING	126,650 SQ. FT.
BUILDING ADDITION	25,200 SQ. FT.
TOTAL BUILDING AREA	151,850 SQ. FT.



MSI GENERAL CORPORATION
P.O. BOX 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661
FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITYSM

REVISIONS

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	

PROJECT ADDRESS:
Dorner Manufacturing Corporation
975 Cottonwood Ave.
Harland, WI 53029

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

Date: 05.13.15
Sheet Title: SITE PLAN
Sheet Number: C-101
Project Number: 4387

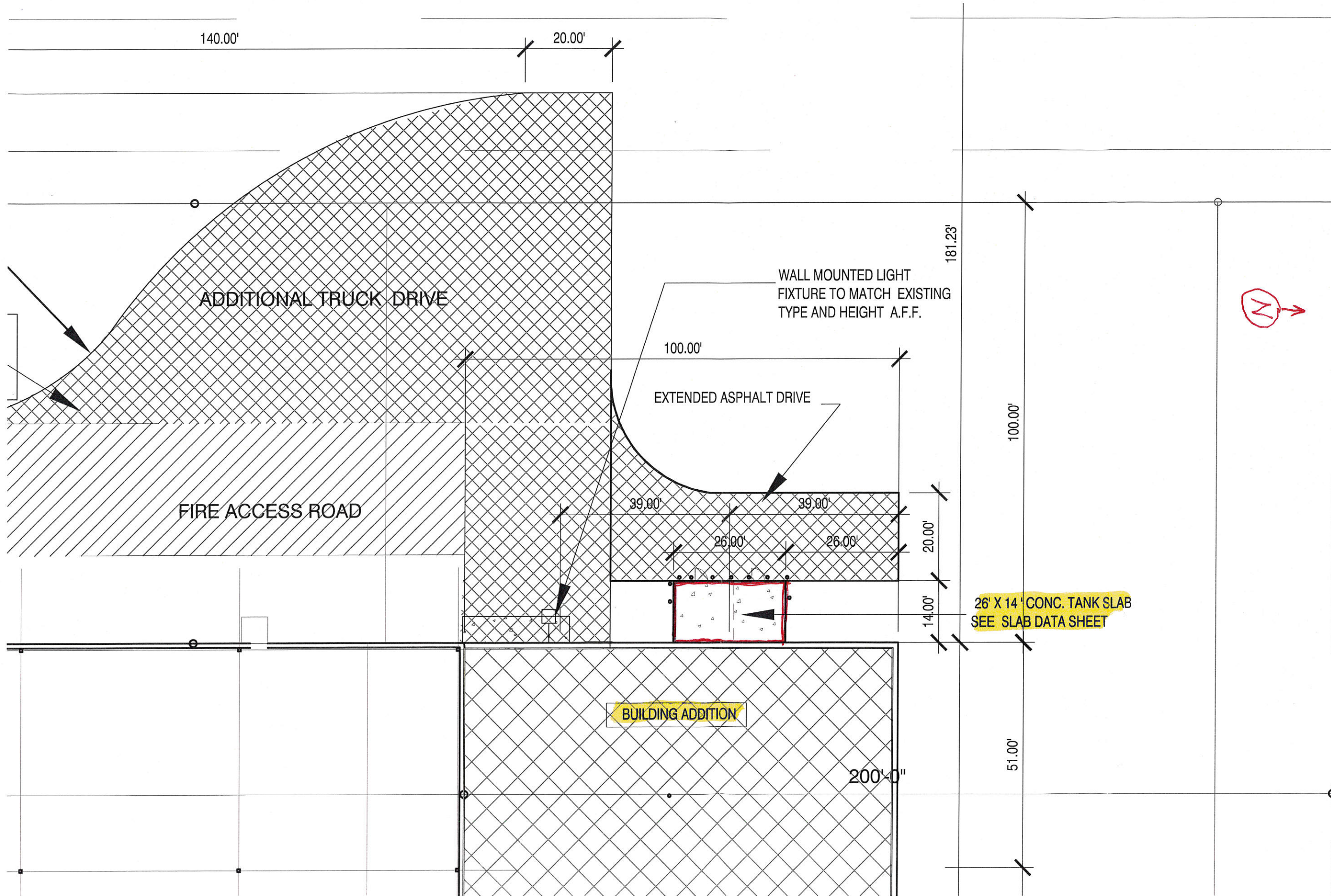
Drawn By: Tony Zull
P-11337

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



	MSI GENERAL CORPORATION P.O. BOX 7 OCONOMOWOC, WI 53066 262.367.3661 FAX: 262.367.2764	WWW.MSIGENERAL.COM SINGLE SOURCE RESPONSIBILITY™ ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION	BULK TANK PAD DATA SHEET	OWNER Project STREET ADDRESS Address CITY, STATE / ZIP HARTLAND WI	Date: - Scale: - Sheet Number: - Project Number: 4387	Drawn By: TONY ZULLI
	ARCHITECTS			CONTRACTORS	ENGINEERS	

RECEIVED

MAR 24 2016

Village of Hartland

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

Job Address	CSM 9827 Lot 3			0758-999-046	
Lot 3	Block	Subdivision	Key No. HAV		
Owner Rob + Sue Frey	EMAIL rfrey@guthriefrey.com		Phone 262-642-6330		
Address 608 W North Shore Drive	City Hartland		State WI	Zip 53029	
Contractor Mike Byrne BRIORN	Phone 262-790-0500	FAX 262-790-0505	EMAIL michaelb@briorn.com		
Address 3885 N. Brookfield Rd	City Brookfield		State WI	Zip 53095	

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.

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.

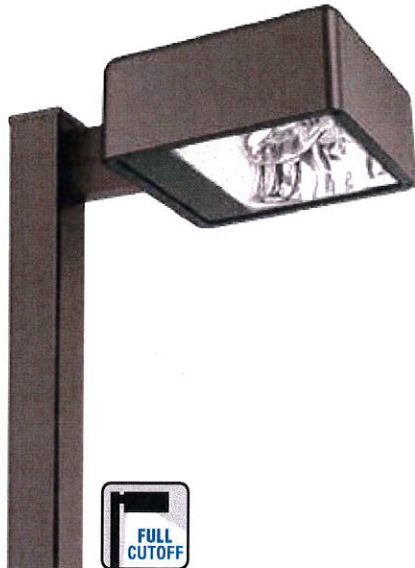
Date Applied: _____ Date of Meeting: _____ Item No. _____

PARKING ROADWAY AREA LIGHT (E-FR SERIES)

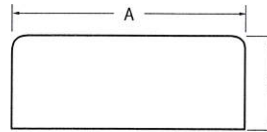
Applications: Roadway, parking areas or for building-mounted security lighting

Typical Mounting Height: 15 to 30 feet **Typical Spacing:** 3 to 5 times the mounting height

TYPE OA



Shown with
6" arm



"A"	"B"
12" (305 mm) Square	5.0" (127 mm)
16" (406 mm) Square	6.5" (165 mm)
22" (559 mm) Square	9.3" (235 mm)

SEPARATE MOUNTING OPTIONS

	E-ACC12M 1-1/2" Arm for 12" Housing E-ACC16M 1-1/2" Arm for 16" & 22" Housings
	E-ACE12M 6" Arm for 12" Housing E-ACE16M 6" Arm for 16" & 22" Housings
	E-ACE12M12 12" Arm for 12" Housing E-ACE16M12 12" Arm for 16" & 22" Housings
	E-ACUY U-bracket for 12" & 16" Housings (Not for 22" housings)

Catalog # 2" Adjustable Fitter	Catalog # No Mounting Hardware	Wattage	Housing Size
E-FR1P15SQM	E-FR1P15QM	150W PSMH	12"
E-FR2P25SQM	E-FR2P25QM	250W PSMH	16"
E-FR2P32SQM	E-FR2P32QM	320W PSMH	16"
E-FR2P40SQM	E-FR2P40QM	400W PSMH	16"
E-FR3M99SQM	E-FR3M99QM	1000W MH	22"
E-FR1H15SQM	E-FR1H15QM	150W HPS	12"
E-FR2H25SQM	E-FR2H25QM	250W HPS	16"
E-FR2H40SQM	E-FR2H40QM	400W HPS	16"

Performance

- 5-year finish warranty. 3-year fixture warranty. 1-year lamp warranty.

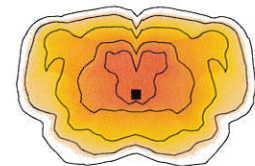
Construction & Materials

- 120/208/240/277V HPF ballast
- Seamless, die-cast aluminum housing
- Rigid aluminum frame with high-impact tempered glass lens

Electrical

Regulatory

- UL Listed
- Suitable for wet locations



Distribution
Pattern

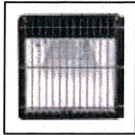


Due to continuous product improvement, information in this document is subject to change. All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture. Actual production units may vary up to ±10% of initial delivered lumens. Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ fixture testing.

1501 96th Street, Sturtevant, WI 53177 | Phone (888)243-9445 | Fax (262)504-5409 | www.e-conolight.com

PARKING ROADWAY AREA LIGHT (E-FR SERIES)

Accessories



Wire Guard

CAT.# E-ACWG12 -12" Housing
CAT.# E-ACWG16 -16" Housing
CAT.# E-ACWG22 -22" Housing



Backlight Shield

CAT.# E-ACBLS12 -12" Housing
CAT.# E-ACBLS16 -16" Housing
CAT.# E-ACBLS22 -22" Housing



Button Photocell (For 2" Fitter)

CAT.# E-ACP1 -120V(n/a 1000W)
CAT.# E-ACP2 -208/240/277V



Wood Pole Mounting Bracket

(For use with yoke mount)
CAT.# E-ACWPMBM



Due to continuous product improvement, information in this document is subject to change. All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture. Actual production units may vary up to ±10% of initial delivered lumens. Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ fixture testing.

1501 96th Street, Sturtevant, WI 53177 | Phone (888)243-9445 | Fax (262)504-5409 | www.e-conolight.com

E-CC5 Series

TYPE OD

LED Canopy Light - Wide Distribution - Small
Replaces 100W PSMH



Over 3000 lumens, 100 lumens per watt & DLC Listed!

Efficient

- Uses 72% less energy than comparable PSMH fixtures
- Delivers nearly 10% more light than comparable PSMH fixtures

Durable

- Polyester powder-coat finish provides corrosion protection for long-lasting color
- UV-stabilized lens designed to last

Recommended Use

- Security
- Entryways
- Perimeter Lighting
- Exterior canopies

Input Voltage

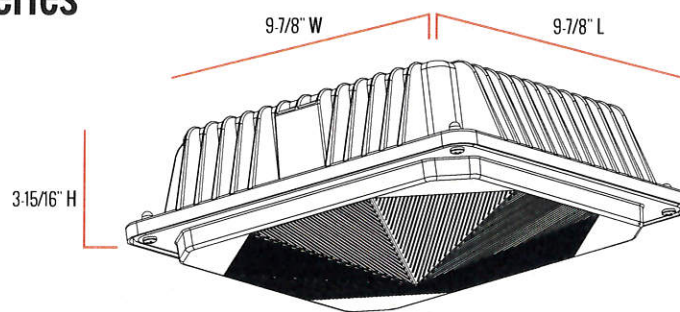
- Universal (120V through 277V)

Certifications



e-conolight® | Making LED easy.

E-CC5 Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
9-7/8" L x 9-7/8" W x 3-15/16" H	5.0 lbs.	8 to 15 feet	1 to 2 times the mounting height

Fixture Specifications

HOUSING	Low-copper, die-cast aluminum housing Dark bronze or white polyester powder-coat finish
LENS ASSEMBLY	UV-stabilized acrylic prismatic refractor with self-retaining screws
MOUNTING	3/4" conduit entry on top for pendant mounting 1/2" conduit entries on two sides

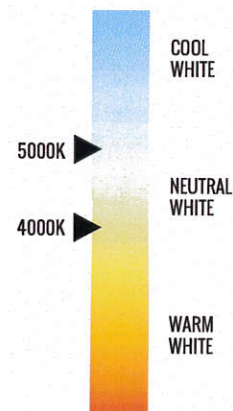
Electrical Performance

OPERATING MINIMUM	LIFESPAN <i>L₇₀</i> AT 25° C (77° F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated 50,000 Hours	> 0.9	< 20%	No
INPUT VOLTAGE	120V	208V	240V	277V
Current Draw (Amps)	0.30A	0.17A	0.15A	0.14A

Warranty & Certifications

WARRANTY	UL LISTED	DLC	ENERGY STAR
5-Year Limited	Wet Locations	Yes	---

CORRELATED COLOR TEMPERATURE (CCT)



Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP (See chart)	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
E-CC5L03CZ	3600 Lumens	Cool White (5000K)	36W	≥ 70 CRI	100W PSMH
E-CC5L03NZ	3700 Lumens	Neutral White (4000K)	36W	≥ 70 CRI	100W PSMH
E-CC5L03CW	3600 Lumens	Cool White (5000K)	36W	≥ 70 CRI	100W PSMH
E-CC5L03NW	3700 Lumens	Neutral White (4000K)	36W	≥ 70 CRI	100W PSMH

Due to continuous product improvement, information in this document is subject to change.

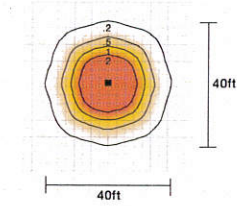
Revision Date: 03/17/16

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com

e-conolight®

E-CC5 Series

Photometric Diagrams



Note: Fixture is shown with a mounting height of 12 feet at 0° tilt

Due to continuous product improvement, information in this document is subject to change.

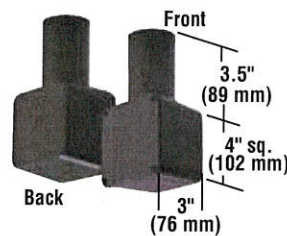
Revision Date: 03/17/16

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com

e-conolight®

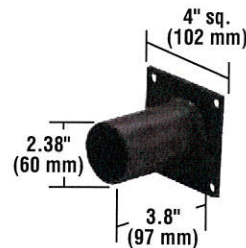


TENON MOUNTING ALTERNATIVES (E-ACWM1DB, E-ACWM2DB, E-ACWM3DB, E-ACWM4DB, E-ACGM1DB, E-ACMNH2DB)

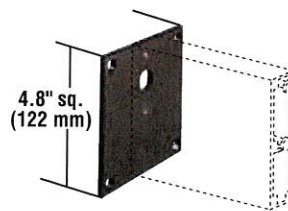


TYPE OB & OC

Catalog #	Name	Description
E-ACWM1DB	Wall mount box with tenon	The wall mount box with 2-3/8" tenon attaches an e-conolight floodlight to almost any surface: wall, roof, wood pole, or the ground. Provides wiring access and a built-in 2-3/8" O.D. tenon to mount a fixture with our adjustable slip fitter (E-ACS not included). Suggested 3/8" diameter bolts for mounting.



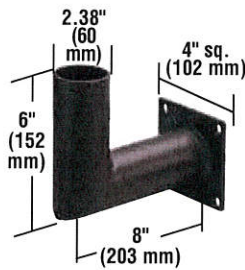
Catalog #	Name	Description
E-ACWM2DB	Wall mount bracket	The wall mount bracket with 2-3/8" tenon attaches an e-conolight floodlight to almost any surface: wall, roof, wood pole, or the ground. Provides wiring access and a built-in 2-3/8" O.D. tenon to mount a fixture with our adjustable slip fitter (E-ACS not included). Suggested 3/8" diameter bolts for mounting. Mounting holes are spaced 3-1/4" apart.



Catalog #	Name	Description
E-ACWM3DB	Wall mount plate	The wall mount plate attaches an e-conolight floodlight to a wall. Plate is 1/4" thick aluminum and designed to mount fixture with 6-inch mounting arm (not included). Suggested 3/8" diameter bolts for mounting. Mounting holes are spaced 4" apart. This also requires mounting option E-ACE.



TENON MOUNTING ALTERNATIVES (E-ACWM1DB, E-ACWM2DB, E-ACWM3DB, E-ACWM4DB, E-ACGM1DB, E-ACMNH2DB)



Catalog #	Name	Description
E-ACWM4*	Wall mount 90° with tenon	The 90° wall mount bracket with 2-3/8" tenon attaches an e-conolight floodlight to almost any surface: wall, roof, or wood pole. Provides wiring access and a built-in 2-3/8" O.D. tenon to mount a fixture with our adjustable slip fitter (E-ACS not included). Suggested 3/8" diameter bolts for mounting. Mounting holes are spaced 3-1/4" apart.



Overall: 24" (610 mm)
Tube: 18"H x 2.4"D (457 x 60 mm)
Base: 4.9"W x 6.3"L (124 x 159 mm)

(Dark Bronze Finish Shown)

Catalog #	Name	Description
E-ACGM1*	Ground mount post	The ground mount post is used with 2" adjustable fitter (E-ACS not included). The wiring or conduit feeds through the post base.

*DB = Dark Bronze finish

*K = Black finish



(Dark Bronze Finish Shown)

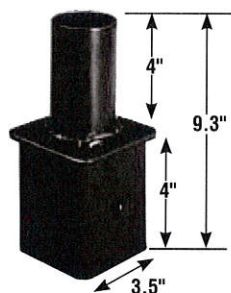
Catalog #	Name	Description
E-ACMNH2*	Conduit slip fitter	The conduit slip fitter has a cast aluminum hub that provides a threaded entry for the 1/2" adjustable fitter and slips over a 2-3/8" O.D. pipe or tenon.

*DB = Dark Bronze finish

*K = Black finish



TENON MOUNTING ALTERNATIVES (E-ACPB1A4Z)



Catalog #	Name	Description
E-ACPB1A4Z	4" square pole mount with 2-3/8" O.D. tenon	For use with square, non-tapered steel and aluminum poles. Furnished with four 5/16" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.

BARK RIVER JOINT VENTURE LLC
2560 LORD BALTIMORE DR
BALTIMORE MD 21244-2677

EQUITABLE HOLDING CO LLC
8303 AUDOBON RD
CHANHASSEN MN 55317

JABEZ REAL ESTATE VENTURES LLC
PO BOX 355
HARTLAND WI 53029

LAKELAND BUSINESS PROPERTIES LLC
C/O WILLIAM RACK
9001 JACKSON PARK BLVD
WAUWATOSA WI 53226-2609

OLSON REALTY GROUP LLC
1110 RICHARDS RD
HARTLAND WI 53029-8356

PDC MIDWEST PROPERTIES LLC
1130 JAMES DR STE 106
HARTLAND WI 53029-8345

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

PROPOSED NEW BUILDING FOR:



1165 RICHARDS ROAD
HARTLAND, WI 53029



PERSPECTIVE VIEW

PLAN COMMISSION SET
MARCH 24, 2016

OWNER :	GENERAL CONTRACTOR :	ARCHITECT :	STRUCTURAL ENGINEER:
<u>GUTHRIE AND FREY</u> ROB AND SUE FREY	<u>BRIOHN BUILDING CORPORATION</u> MIKE BYRNE	<u>BRIOHN DESIGN GROUP LLC</u> ADAM ANDERSON, AIA	<u>BRIOHN DESIGN GROUP LLC</u> KEVIN JANKOWSKI, PE
608 W. NORTH SHORE DRIVE HARTLAND, WI 53029 (262) 367-1960 PHONE	3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX
CIVIL ENGINEER:	LANDSCAPE DESIGNER:	ELECTRICAL DESIGNER:	
<u>CJ ENGINEERING</u> CHRISTOPHER A. JACKSON, PE, RLS	<u>HELLER & ASSOCIATES, LLC</u> W. DAVID HELLER	<u>JDP ELECTRICAL DESIGN, LLC</u> JAMES D. PRUSINSKI	
9205 W. CENTER STREET, SUITE 214 MILWAUKEE, WISCONSIN 53222 (414) 443-1312 X222 PHONE (414) 940-4450 FAX	ONE REDWOOD COURT RACINE, WI 53402 (262) 639-9733 PHONE (262) 639-9737 FAX	W125 S9390 PRAIRIE MEADOWS DRIVE MUSKEGO, WI 53150 (414) 750-2006 PHONE	

PROJECT LOCATION:



PROJECT LOCATION:



SHEET INDEX :

T1.1	TITLE SHEET AND RENDERINGS
P-0	SURVEY
A0.1	ARCHITECTURAL SITE PLAN
C1.0	SITE GRADING PLAN
C2.0	SITE UTILITY PLAN
C3.0	SITE EROSION CONTROL PLAN
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE NOTES & SCHEDULES
A1.1	FLOOR PLAN
A4.1	ROOF PLAN
A5.1	COLORED ELEVATIONS
A5.2	ELEVATIONS
E1.1	EXTERIOR PHOTOMETRIC

BRIOHN



DESIGN GROUP
3885 N. BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

TITLE SHEET

SHEET TITLE

PROPOSED NEW BUILDING FOR:
GUTHRIE & FREY
1165 RICHARDS ROAD
HARTLAND, WISCONSIN

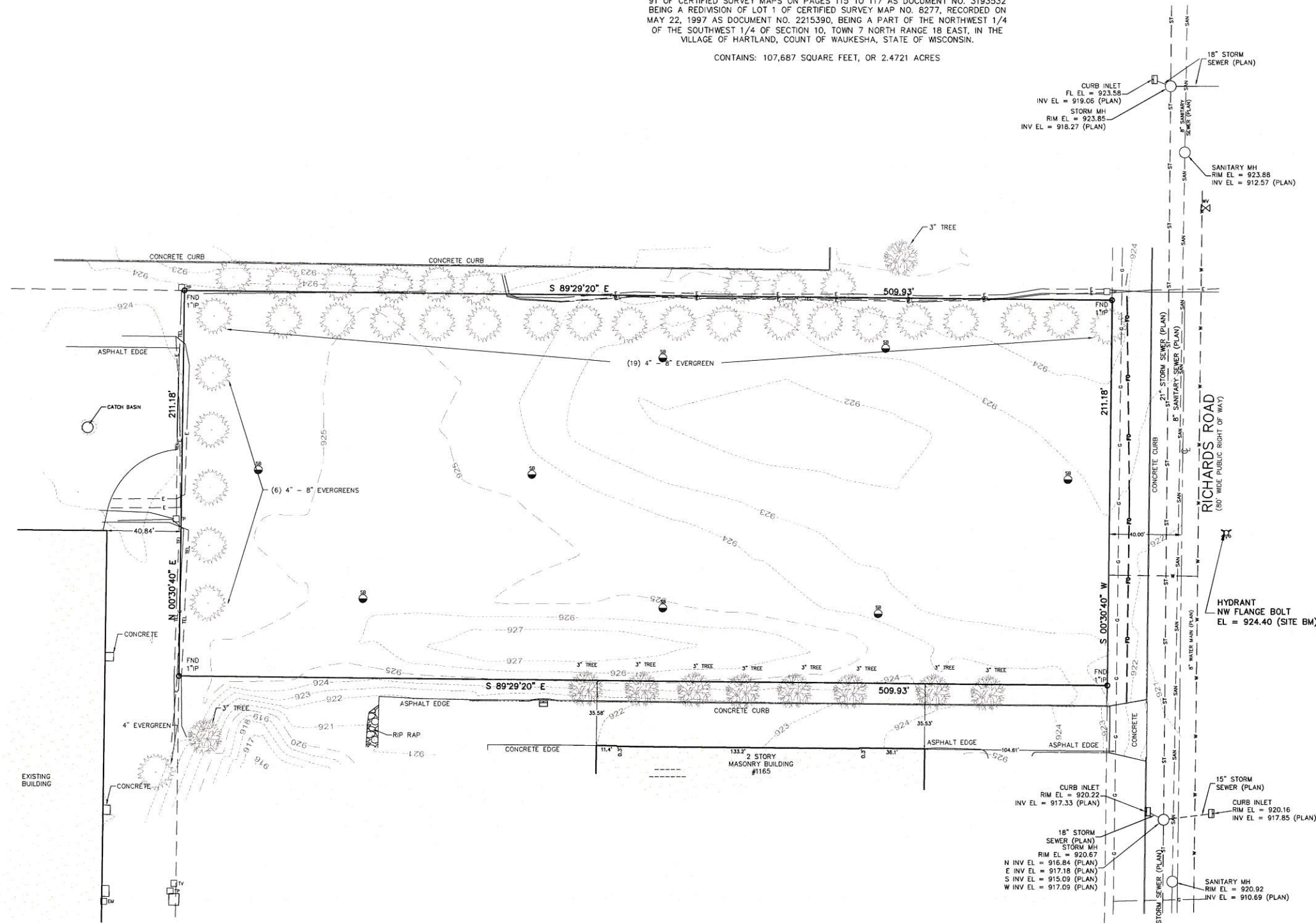
JOB: 2840
DRAWN: AA
CHECKED: DF
DATE: 03/24/16
SHEET:

T1.1

LEGAL DESCRIPTION:
 LOT 3 OF CERTIFIED SURVEY MAP NO. 9827, RECORDED AUGUST 10, 2004, IN VOLUME
 91 OF CERTIFIED SURVEY MAPS ON PAGES 115 TO 117 AS DOCUMENT NO. 3193532
 BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8277, RECORDED ON
 MAY 22, 1997 AS DOCUMENT NO. 2215390, BEING A PART OF THE NORTHWEST 1/4
 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWN 7 NORTH RANGE 18 EAST, IN THE
 VILLAGE OF HARTLAND, COUNTY OF WAUKESHA, STATE OF WISCONSIN.
 CONTAINS: 107,687 SQUARE FEET, OR 2.4721 ACRES

CJ
 engineering
 civil design and consulting
 9205 W. Center Street
 Suite 214
 Milwaukee, WI 53222
 PH: (414) 443-1312
 FAX: (414) 443-1317
 www.cj-engineering.com

CSE
 CAPITOL SURVEY ENTERPRISES
 220 REGENCY CT. STE. 210
 BROOKFIELD, WI 53005
 PH: (262) 786-6600
 FAX: (414) 786-6608
 WWW.CAPITOLSURVEY.COM



- NOTES
- SUBJECT PROPERTY ZONED: B-4, BUSINESS DISTRICT.
 - BUILDING AND PARKING SETBACKS BASED ON THE VILLAGE OF HARTLAND ZONING CODE, AND ARE AS FOLLOWS: STREET 50', SIDE 25', REAR 25'.
 - LEGAL DESCRIPTION BASED ON CERTIFIED SURVEY MAP NUMBER 9827.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55133C0178H, WITH A DATE OF IDENTIFICATION OF NOVEMBER 5, 2014 IN COMMUNITY NO. 550481, HARTLAND, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
 - PROJECT BENCHMARK - NW COR OF THE SW 1/4 OF SEC 10-7-18, FOUND MON EL = 919.43.
 - SITE BENCHMARK - NW FB OF HYD EL = 924.40. (AS SHOWN)
 - ELEVATIONS BASED ON DATA FROM SEWRPC, AND ARE AT NAD 1927.

PLAT OF SURVEY WITH TOPOGRAPHY

FOR

GUTHRIE & FREY
 RICHARDS ROAD
 HARTLAND, WI

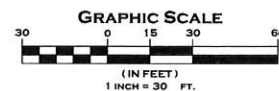
DRAWN BY:	RAP	DATE:	02-26-16
CHECKED BY:	MJB	DRAWING NO.	P-0
CSE Job No.:	16-009	SHEET	1 OF 1

LEGEND					
— SAN —	SANITARY SEWER		ELECTRIC TRANSFORMER		HYDRANT
— ST —	STORM SEWER		ELECTRIC METER		AUTO SPRINKLER
— W —	WATER MAIN		ELECTRIC PEDESTAL		WATER VALVE
— G —	BURIED GAS LINE		TELEPHONE BOX AT GRADE		GAS VALVE
— TEL —	BURIED TELEPHONE LINE		TELEPHONE PEDESTAL		MANHOLE
— TEL —	BURIED TELEPHONE LINE		TV PEDESTAL		SOL BORING
— FD —	BURIED FIBER OPTIC LINE		GAS METER		METAL LIGHT POLE
— O —	OVERHEAD UTILITY CABLE		AIR CONDITIONER		CONCRETE LIGHT POLE
— C —	BURIED CABLE TELEVISION LINES		UTILITY POLE		WOOD LIGHT POLE
— COMB —	COMBINATION SEWER		METAL SIGN		YARD LIGHT
— WOOD FENCE —	WOOD FENCE		FLAG POLE		
— METAL FENCE —	METAL FENCE		BOLLARD		
	EDGE OF TREES AND BRUSH		FIRE DEPARTMENT CONNECTION		
			FIBER OPTIC MARKER		

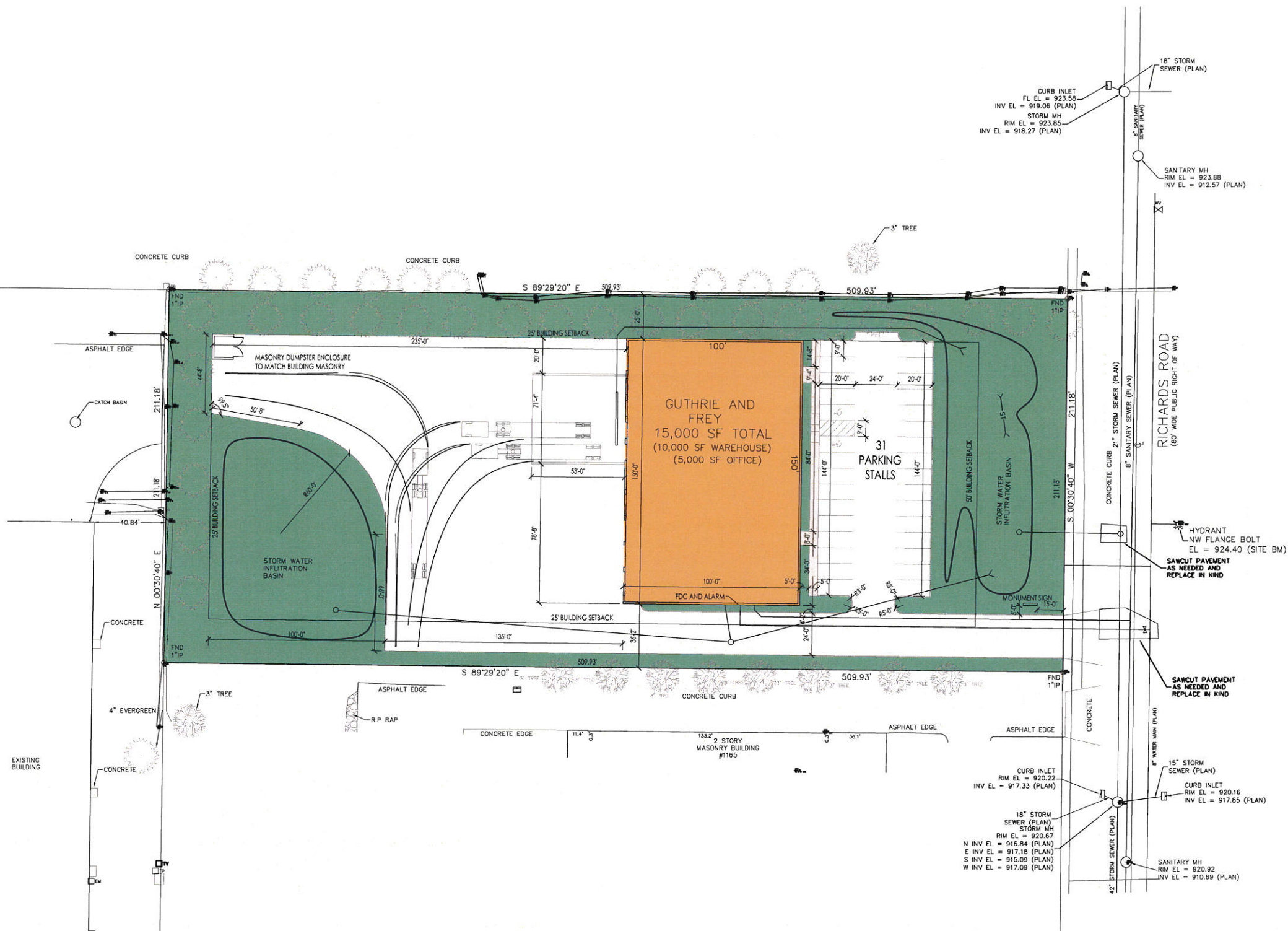
I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.
 THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

FEBRUARY 26, 2016
 DATE

Michael J. Berry
 MICHAEL J. BERRY, R.L.S.
 REGISTERED LAND SURVEYOR S-2545



www.DiggerHotline.com
DIGGERS HOTLINE
 DIAL 811 OR (800) 242-8511





BRIOHN
DESIGN GROUP

3855 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53045-1950
(262) 790-6500 PHONE
(262) 790-6505 FAX

SHEET TITLE
ARCHITECTURAL SITE PLAN

PROPOSED NEW BUILDING FOR:
GUTHRIE & FREY
 1165 RICHARDS ROAD
 HARTLAND, WISCONSIN

JOB: 2840
 DRAWN: AA
 CHECKED: DF
 DATE: 03/24/16
 SHEET:

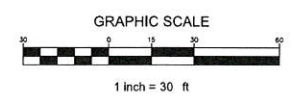
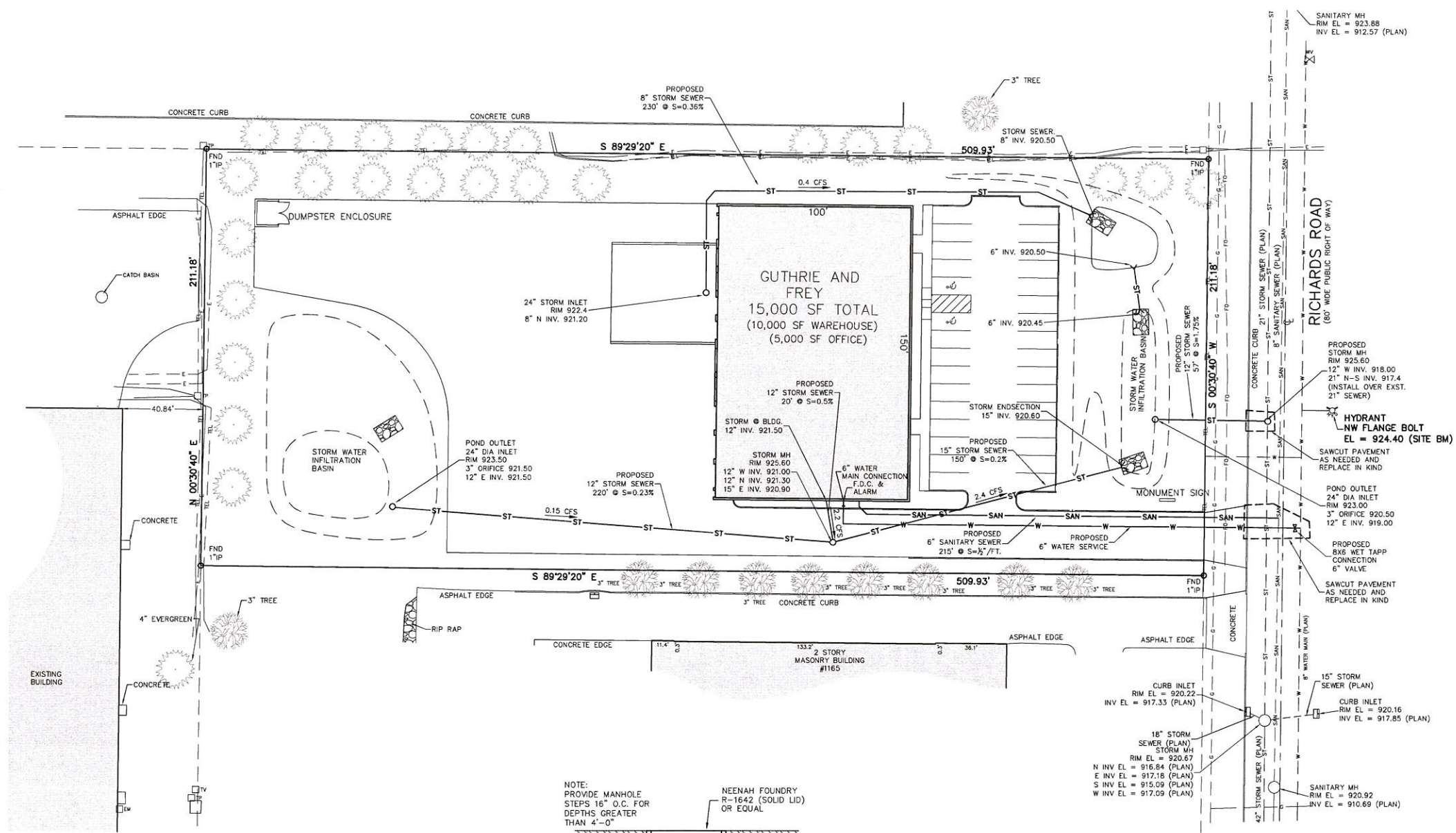
A0.1



GUTHRIE & FREY
1165 RICHARDS ROAD
HARTLAND, WI

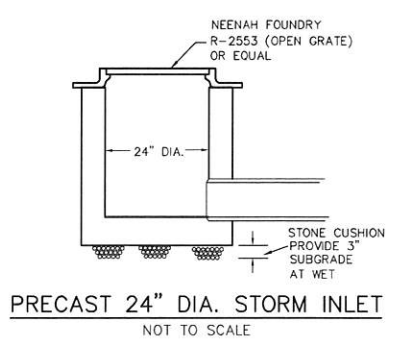
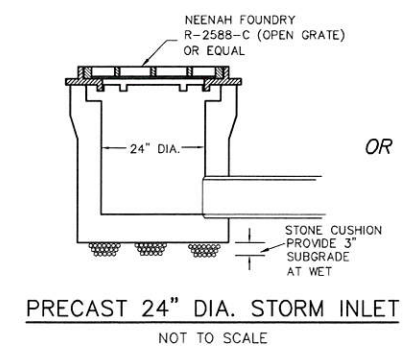
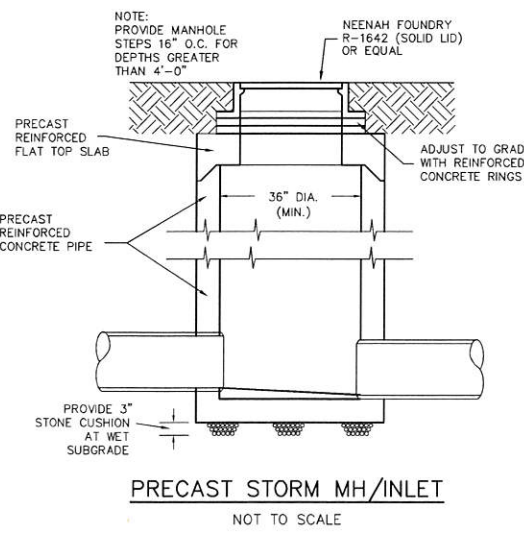
CJE NO.: 1610RI
MARCH 23, 2016

C2.0
SHEET 2 OF 3

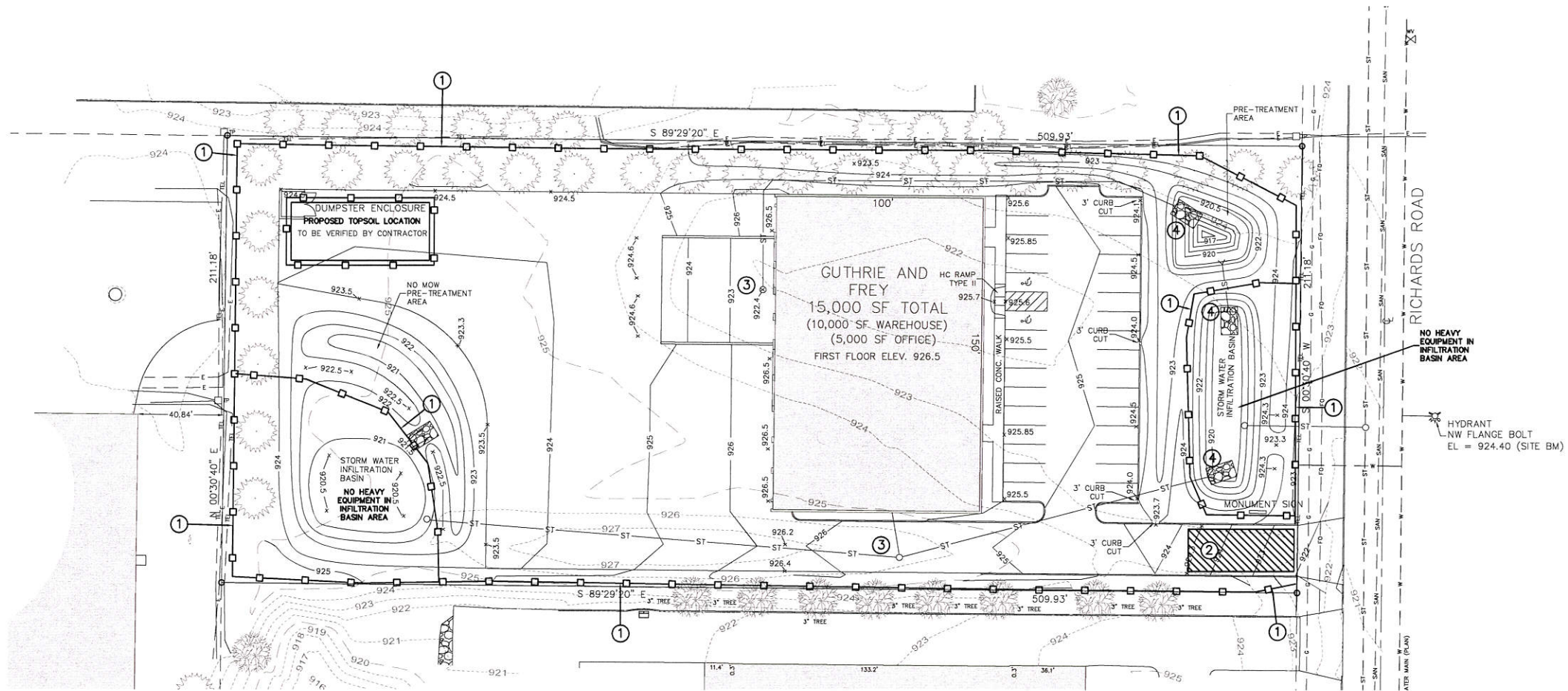


LEGEND	
— ST —	EXISTING STORM SEWER
— ST —	PROPOSED STORM SEWER
— SAN —	EXISTING SANITARY SEWER
— SAN —	PROPOSED SANITARY SEWER
— W —	EXISTING WATER MAIN
— W —	PROPOSED WATER MAIN
— G —	BURIED GAS MAIN
— // —	OVER HEAD WIRE
— E —	BURIED ELECTRIC

- NOTES:**
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE VILLAGE OF HARTLAND REQUIREMENTS.
 2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING BY PLUMBING CONSULTANT/CONTRACTOR.
 4. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6 FEET OF COVER.
 5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.



SITE UTILITY PLAN



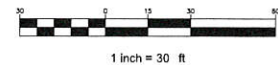
CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMIT AND BUFFER AREA FOR PROTECTION.
3. INSTALL SILT FENCE.
4. INSTALL CONSTRUCTION EXIT.
5. STRIP TOPSOIL FROM SEDIMENTATION BASINS (INFILTRATION FOREBAY) AND STOCKPILE AT LOCATION SHOWN. SURROUND WITH SILT FENCE.
6. CONSTRUCT SEDIMENTATION BASINS COMPLETE WITH BERMS.
7. STRIP TOPSOIL FROM REMAINING SITE AND STOCKPILE AT LOCATION SHOWN.
8. ROUGH GRADE SITE.
9. BEGIN BUILDING CONSTRUCTION.
10. INSTALL PROPOSED UTILITIES.
11. INSTALL INLET GRATE SCREENS IN ALL NEW STORM INLETS AND RIP-RAP OUTLET PROTECTION ON ALL STORM END SECTIONS.
12. PROVIDE IMMEDIATE TEMPORARY STABILIZATION OF ANY DISTURBED AREAS WHICH WILL REMAIN INACTIVE FOR A PERIOD EXCEEDING 7 DAYS.
13. INSTALL WALK AND BASE COURSE OF PAVEMENT.
14. CONTRACTOR SHALL INSPECT SEDIMENTATION BASINS FOR ANY SEDIMENT BUILDUP AND REMOVE AS NECESSARY AND GRADE TO ELEVATIONS SHOWN.
15. DEEP TILL BOTTOM OF INFILTRATION BASIN.
16. INSTALL ENGINEERED SOIL IN INFILTRATION BASINS.
17. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE WITH NATIVE GRASSES AND MULCH ALL DISTURBED AREAS.
18. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
19. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
20. ESTIMATED TIME BEFORE FINAL STABILIZATION - 6 MONTHS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 1/2" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDING AREAS WILL BE WATERED, FERTILIZED, RESEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

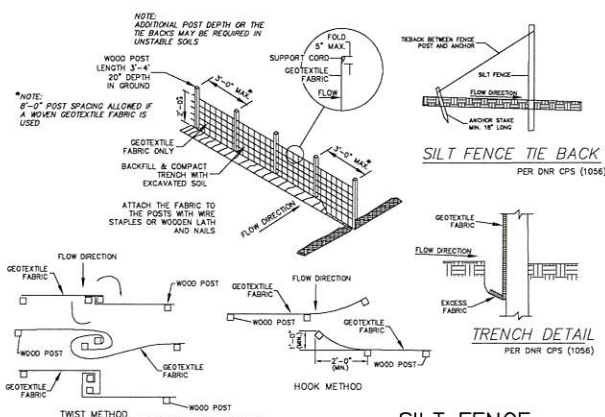
GRAPHIC SCALE



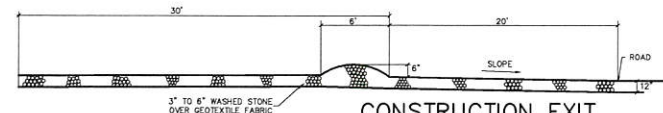
CALL DIGGERS HOTLINE
1-800-244-8811
TOLL FREE
WE STAY OPEN 24 HOURS
NOTICE BEFORE YOU DIG
MILW. AREA 256-1181

LEGEND

- 66.7 --- EXISTING CONTOUR
- 86.6 --- PROPOSED CONTOUR
- x 86.6.5 --- PROPOSED ELEVATION
- ST --- PROPOSED STORM SEWER
- S --- PROPOSED SILT FENCE



SILT FENCE
PER WDN TECHNICAL STANDARD 1056
NOT TO SCALE

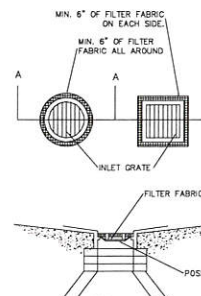


CONSTRUCTION EXIT
PER WDN TECHNICAL STANDARD 1057
NOT TO SCALE

- #### SILT FENCE CONSTRUCTION SPECIFICATIONS
- PER DNR CPS (1056)
1. Construction silt fence around the disturbed area as shown on Erosion Control Plan, to prevent sediment from being washed into drainage system.
 2. Locate posts per DNR CPS (1056).
 3. When joints are necessary, refer to DNR CPS (1056).
 4. Filter fabric to be of nylon, polyester, polypropylene or geotextile yarn with a minimum strength = 50 lb./in. (width) and a minimum flow rate of at least 0.3 gal./sq. ft./min. Fabric should contain ultraviolet ray inhibitors and stabilizers.
 5. The filter fabric shall be anchored by spreading at least 8 inches of fabric in a 4" x 6" trench.
 6. The filter fabric shall be stapled and/or nailed to the upstream side of the posts.
 7. Post to be 1 1/2" x 1 1/2" hickory or oak, 3 feet long, spaced a maximum of 3 feet apart.
 8. Use wire reinforcement in unstabilized minor swales, ditches or diversions.
 9. Use WadOT approved silt fence.

EROSION CONTROL PRACTICES SCHEDULE

1. SILT FENCE
2. CONSTRUCTION EXIT
3. INLET GRATE SCREEN
4. OUTLET PROTECTION

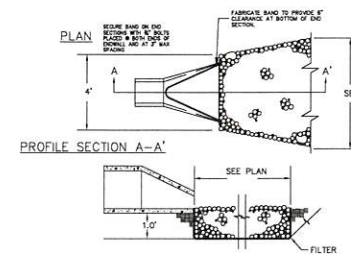


INLET GRATE SCREEN
PER WDN TECHNICAL STANDARD 1060
NOT TO SCALE

INLET GRATE SCREEN CONSTRUCTION SPECIFICATIONS

1. REMOVE INLET GRATE AND PLACE A SINGLE SHEET OF FILTER FABRIC ACROSS THE OPENING. THE FABRIC SHOULD EXTEND AT LEAST 6" BEYOND THE INLET OPENING. A REINFORCING MATERIAL MAY BE REQUIRED TO PREVENT SAGGING.
2. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR AT A DEPTH OF 1". EXTREME CARE SHALL BE TAKEN NOT TO SPILL ACCUMULATED SEDIMENT INTO INLET, WHEN CLEANING OR REPLACING FILTER FABRIC.
3. FILTER FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
 - A. GRAB STRENGTH: 100 LBS. (ASTM D-3786)
 - B. Mullen Burst: 200 PS (ASTM D-3786)
 - C. EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SEIVE. BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SEIVE.
 - D. WATER FLOW RATE: OF 10 GAL./MIN./SQ. FT. AT 50 MM CONSTANT HEAD (ASTM D-4491)
 - E. ULTRA VIOLET RADIATION STABILITY OF 50% F. IF SUPPORT NETTING IS REQUIRED, NETTING SHALL BE AN INDUSTRIAL POLYPROPYLENE WITH A 3/4" INCH SPACING OR EQUIVALENT.

NOTE: INSTALL IN ALL STORM INLETS AND CATCH BASINS LOCATED WITHIN AND ADJACENT TO THE CONSTRUCTION AREA



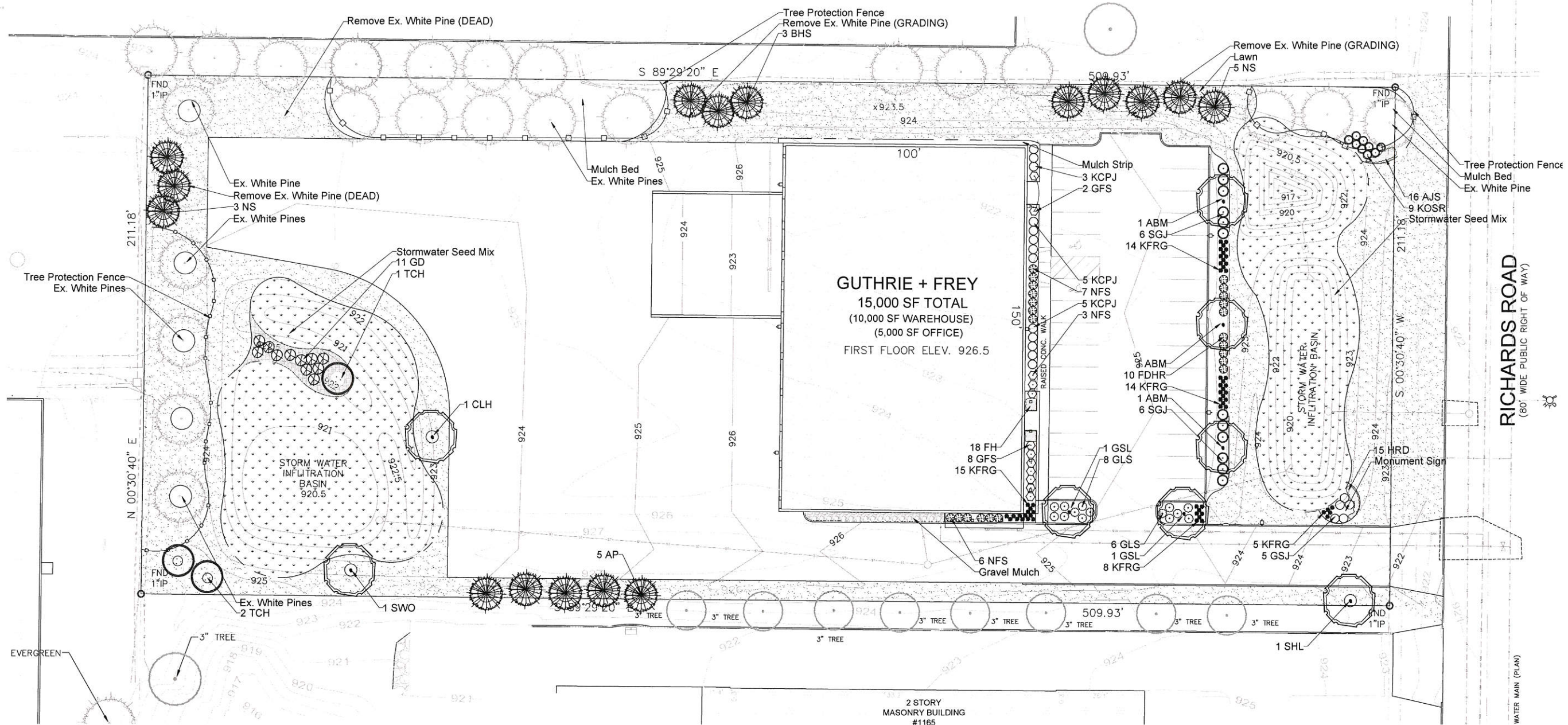
OUTLET PROTECTION FOR ENDSECTION
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. EXCAVATE BELOW CHANNEL OUTLET AND WOOD CHANNEL TO THE REQUIRED RIP-RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.
3. EXERCISE CARE IN RIP-RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIP-RAP ON ZERO GRADE - TOP OF RIP-RAP TO BE LEVEL WITH EXISTING OUTLET - NO OVERFALL AT ENDS.
5. RIP-RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 3" TO 4" DIA.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

SITE EROSION CONTROL PLAN

C3.0



2 STORY
MASONRY BUILDING
#1165

OVERALL LANDSCAPE PLAN



Scale: 1"=20'0"

SHADE TREES (DECIDUOUS)

ABM	Autumn Blaze Maple
CLH	Chicago Land Hackberry
SHL	Skyline Honeylocust
SWO	Swamp White Oak
GSL	Greenspire Linden

ORNAMENTAL TREES (DECIDUOUS)

TCH	Thornless Cockspear Hawthorn
-----	------------------------------

EVERGREEN TREES

NS	Norway Spruce
BHS	Black Hills Spruce
AP	Austrian Pine

EVERGREEN SHRUBS

SGJ	Sea Green Juniper
KCPJ	Kallay Compact Pfitzer Juniper
GSJ	Green Sargent Juniper

DECIDUOUS SHRUBS

GD	Gray Dogwood
GLS	Gro Low Fragrant Sumac
KOSR	Knock Out Shrub Rose
FDHR	Frau Dagmar Hastrup Rugosa Rose
GFS	Goldflame Spirea
NFS	Neon Flash Spirea

ORNAMENTAL GRASSES

KFRG	Karl Foerster Feather Reed Grass
------	----------------------------------

HERBACEOUS PERENNIALS

HRD	Happy Returns Daylily
FH	Frances Hosta
AJS	Autumn Joy Sedum

PLANT ABBREVIATION KEY

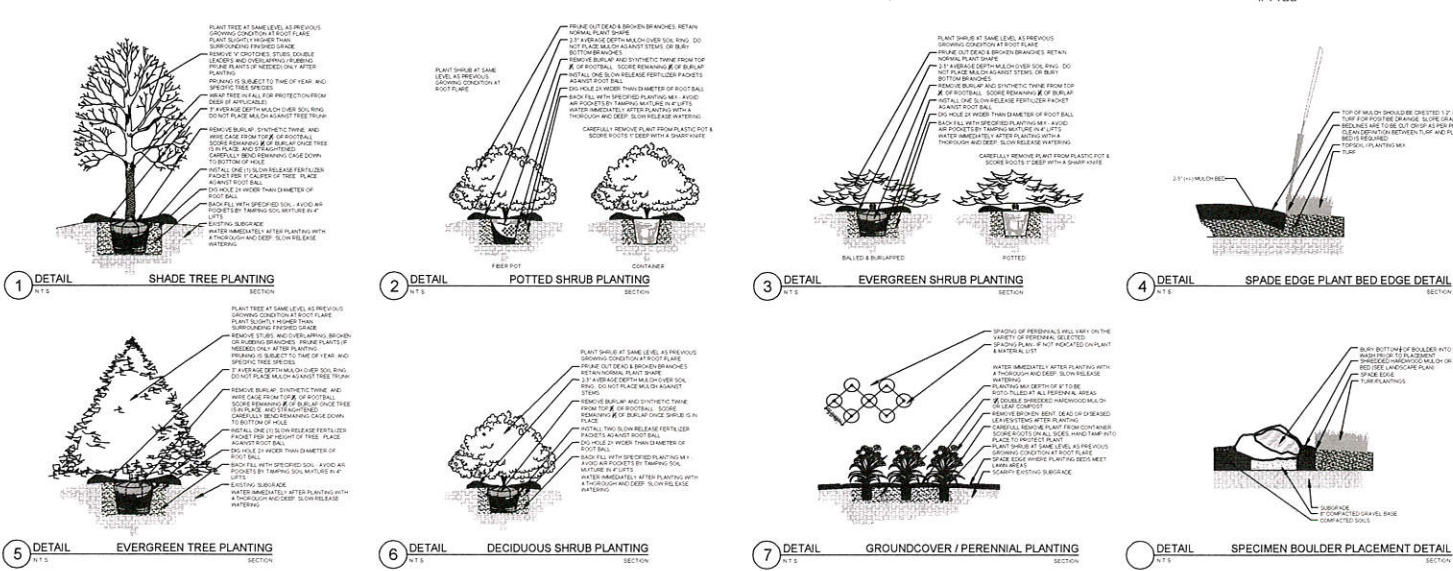
HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE

One Redwood Court
Racine, Wisconsin 53402
ph 262.639.9733
fx 262.639.9737
david@davidheller.com

TO OBTAIN LOCATIONS OF
PARTICIPANTS UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILW AREA 259-1181
WS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



PLANTING & HARDSCAPE DETAILS

BRIORN
DESIGN GROUP
3835 N. BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53045-1900
(262) 790-0500 PHONE
(262) 790-0505 FAX

LANDSCAPE PLAN

SHEET TITLE

PROPOSED NEW BUILDING FOR:
GUTHRIE + FREY
1165 RICHARDS ROAD
HARTLAND, WISCONSIN

JOB: 2840
DRAWN: AAMWDH
CHECKED: DF
DATE: 03/24/16

L 1.0

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE

811 or 1-800-242-8511

MLW AREA 259-1181

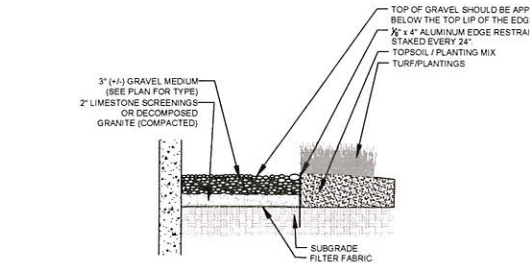
WIS STATUTE 182.0175(1974)

REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

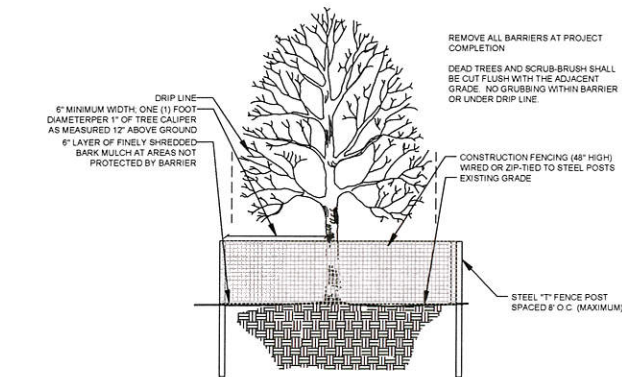
HELLER & ASSOCIATES, LLC

LANDSCAPE ARCHITECTURE

One Redwood Court
Racine, Wisconsin 53402
ph 262.639.9733
ph 262.639.9737
david@wdavidheller.com



2 DETAIL GRAVEL MAINTENANCE DRIP EDGE DETAIL
N.T.S. SECTION



1 DETAIL TREE PROTECTION/PRESERVATION DETAIL
N.T.S. SECTION

HARDSCAPE DETAILS

- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top 1/3 of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining 2/3 of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
- Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is 3/4 full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5" diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are 1/2 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
- Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):
1/2 CY Peat Moss or Mushroom Compost
1/2 CY blended/pulverized Topsoil
1/2 CY composted manure

In roto-tilled beds only, also include in above mixture:
2 lbs Starter Fertilizer

- Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones 1/2" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two movings of the newly installed turf, and is also responsible for watering during this period.

- Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas

- No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Cedar Creek Seed Farm 888-313-6807, or Prairie Nursery 608-296-3679) or approved equivalent mix from a reputable seed mix provider. Apply at 220 lbs per acre or at rate recommended by supplier. Prepare seed bed and soil as specified in item #13 above.

- Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 608-296-3679 or JF New 608-848-1789 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above.

- Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

- The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

- Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CAULPER SIZE	ROOT	SPECIFICATION / NOTES	
Proposed Landscape Materials							
SHADE TREES (DECIDUOUS)							
ABM	3	Acer xfreemanii 'Autumn Blaze'	Autumn Blaze Maple	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
CLH	1	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
SHL	1	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
SWO	1	Quercus bicolor	Swamp White Oak	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
GSL	2	Tilia cordata 'Greenspire'	Greenspire Linden	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CAULPER SIZE	ROOT	SPECIFICATION / NOTES	
ORNAMENTAL TREES (DECIDUOUS)							
TCH	3	Crataegus crus-galli 'Inermis'	Thornless Cockspur Hawthorn	7-8"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CAULPER SIZE	ROOT	SPECIFICATION / NOTES	
EVERGREEN TREES							
NS	8	Picea abies	Norway Spruce	7-8"	B&B	Evenly shaped tree with branching to the ground	
BHS	3	Picea densata 'glauca'	Black Hills Spruce	7-8"	B&B	Evenly shaped tree with branching to the ground	
AP	5	Pinus nigra var. Austriana	Austrian Pine	7-8"	B&B	Evenly shaped tree with branching to the ground	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE	ROOT/CONT.	SPECIFICATION / NOTES	
EVERGREEN SHRUBS							
SGJ	12	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5	Cont.	Full rounded well branched shrub	
KCPJ	13	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	#5	Cont.	Full rounded well branched shrub	
GSI	5	Juniperus chinensis sargentii 'Viridis'	Green Sargent Juniper	#5	Cont.	Full rounded well branched shrub	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE	ROOT/CONT.	SPECIFICATION / NOTES	
DECIDUOUS SHRUBS							
GO	11	Cornus racemosa	Gray Dogwood	42"	Cont.	Full, well rooted plant, evenly shaped	
GLS	14	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#5	Cont.	Full, well rooted plant, evenly shaped	
KOSR	9	Rosa 'Knock Out'	Knock Out Shrub Rose	18"	Cont.	Full, well rooted plant, evenly shaped	
FDHR	10	Rosa rugosa 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rugosa Rose	18"	Cont.	Full, well rooted plant, evenly shaped	
GFS	10	Spiraea xbumalda 'Goldflame'	Goldflame Spiraea	24"	Cont.	Full, well rooted plant, evenly shaped	
NFS	23	Spiraea xbumalda 'Neon Flash'	Neon Flash Spiraea	24"	Cont.	Full, well rooted plant, evenly shaped	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	
ORNAMENTAL GRASSES							
KFRG	56	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	
HERBACEOUS PERENNIALS							
HRD	15	Homocarpallis 'Happy Returns'	Happy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped	
FH	18	Hosta fortunei 'Francee'	Francee Hosta	#1	Cont.	Full, well rooted plant, evenly shaped	
AJS	16	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	#1	Cont.	Full, well rooted plant, evenly shaped	
LAWN	2960	Lawn Establishment Area / Grading Area			SY	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)	
	14010	Erosion Matting for sloped seeded areas		see plan for area delineation	SF	EroTex D575 Erosion Control Blanket (or approved equal)	
SWSM	1557	Stormwater Seed Mix		see plan for area delineation	SY		
Hardscape Materials							
	3	Heritage River Gravel Mulch (1.0-1.5" pieces)		200SF	TN	2" depth	
	5	Aluminum Edge Restraint (gravel areas)		Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish	LF		
	200	Landscape Fabric		SF			
	445	Tree Protection Fencing		see plan for locations	LF	See detail in the plan set	
	38.5	Shredded Hardwood Mulch (3" depth)		4,160SF	CY	Bark Mulch; apply Preenemergent after installation of mulch	
	25.5	Soil Amendments (2" depth)		4,160SF	CY		
	125	Pulverized Topsoil (Lawn Area)		Area:	CY		
	25.5	Pulverized Topsoil (2" over bed areas)		4,160SF	CY		
*Landscape counts & quantities are provided as a service to the Landscape Contractor. Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan including the graphics and notations depicted therein shall govern.							

Seed Compositions:			Seed at rate of 3# per 1000 SF
Cedar Creek Premium Blue Tag (Ph: 888-313-6807):			
10% Mid Atlantic Kentucky Bluegrass	10% Atlantis Kentucky Bluegrass		
20% Merit Kentucky Bluegrass	10% Dragon Kentucky Bluegrass		
20% Boreal Red Fescue	10% Palmer III Fine Perennial Ryegrass		
20% Pennant Fine Perennial Ryegrass			

PLANT & MATERIAL SCHEDULE

Stormwater Seed Mix		PLS	
For Use on Stormwater Management Ponds (SMP) side slopes to Normal Water Line (NWL)		Ounces/Acre	
Botanical Name	Common Name		
Permanent Grasses/Sedges/Shrubs:			
Carex cristatella	Crested Oval Sedge	1.00	
Carex lurida	Bottlebrush Sedge	2.00	
Carex vulpinoidea	Brown Fox Sedge	6.00	
Elymus virginicus	Virginia Wild Rye	12.00	
Glyceria striata	Fowl Manna Grass	1.25	
Juncus effusus	Common Rush	1.00	
Juncus tenuis	Torney's Rush	0.25	
Leersia oryzoides	Rice Cut Grass	1.00	
Panicum virgatum	Switch Grass	8.00	
Scirpus atrovirens	Dark Green Rush	1.00	
Scirpus cyperinus	Wool Grass	0.50	
Scirpus fluviatilis	River Bulrush	0.25	
Scirpus validus	Great Bulrush	6.00	
Total		40.25	
Temporary Cover:			
Avena sativa	Common Oat	360.00	
Lolium multiflorum	Annual Rye	100.00	
Total		460.00	
Forbs:			
Alisma spp.	Water Plantain (Various Mix)	4.25	
Asclepias incarnata	Swamp Milkweed	1.50	
Bidens spp.	Bidens (Various Mix)	2.00	
Helenium autumnale	Sneezeweed	2.00	
Lycopus americanus	Common Water Horehound	0.25	
Mimulus ringens	Monkey Flower	1.00	
Penthorum sedoides	Ditch Stonecrop	0.50	
Polygonum pennsylvanicum	Pinkweed	4.00	
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00	
Sagittaria latifolia	Common Arrowhead	1.00	
Senna hebecarpa	Wild Senna	1.00	
Thalictrum dasycarpum	Purple Meadow Rue	2.00	
Total		20.50	

Approximate area of coverage:		
Total area (SF) of coverage surrounding infiltration ponds:		
Total acreage of coverage surrounding bio filtration ponds:	14,010.00	
Total acreage of Stormwater Seed Mix:	0.32	

CARDNO / JF New, Inc.		
www.cardnojnew.com	6140 Cottonwood Road	6605 Slinger Road
	128 Sunset Drive	Suite A
Walkerton, Indiana 46574	Fitchburg, Wisconsin 53719	Monroe, Illinois 60449
Ph: 574-586-3400	Ph: 608-661-2965	Ph: 708-534-3450

STORMWATER SEED MIX

BRIORN

DESIGN GROUP

3485 N. BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53045-1900
(262) 790-0500 PHONE
(262) 790-0505 FAX

SHEET TITLE

LANDSCAPE NOTES & SCHEDULES

PROPOSED NEW BUILDING FOR:

GUTHRIE & FREY

1165 RICHARDS ROAD

HARTLAND, WISCONSIN

JOB:	2840
DRAWN:	AA/WDH
CHECKED:	DF
DATE:	03/24/16
SHEET:	

L 1.1

BRIOHN



DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53005-1950
(262) 760-0500 PHONE
(262) 760-0505 FAX

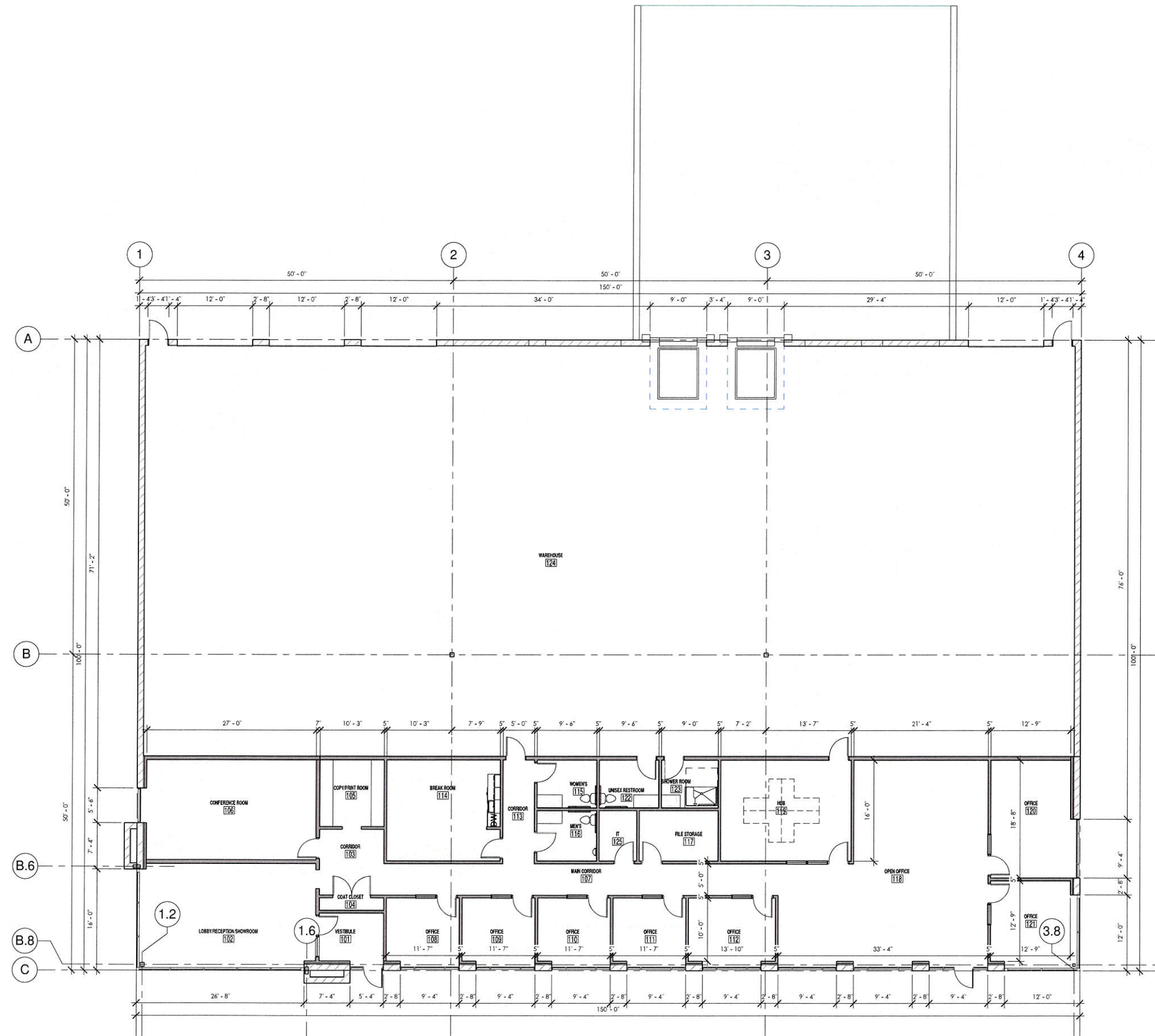
FLOOR PLAN

SHEET TITLE

PROPOSED NEW BUILDING FOR:
GUTHRIE & FREY
1165 RICHARDS ROAD
HARTLAND, WISCONSIN

JOB: 2840
DRAWN: AA
CHECKED: DF
DATE: 03/24/16
SHEET:

A1.1



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

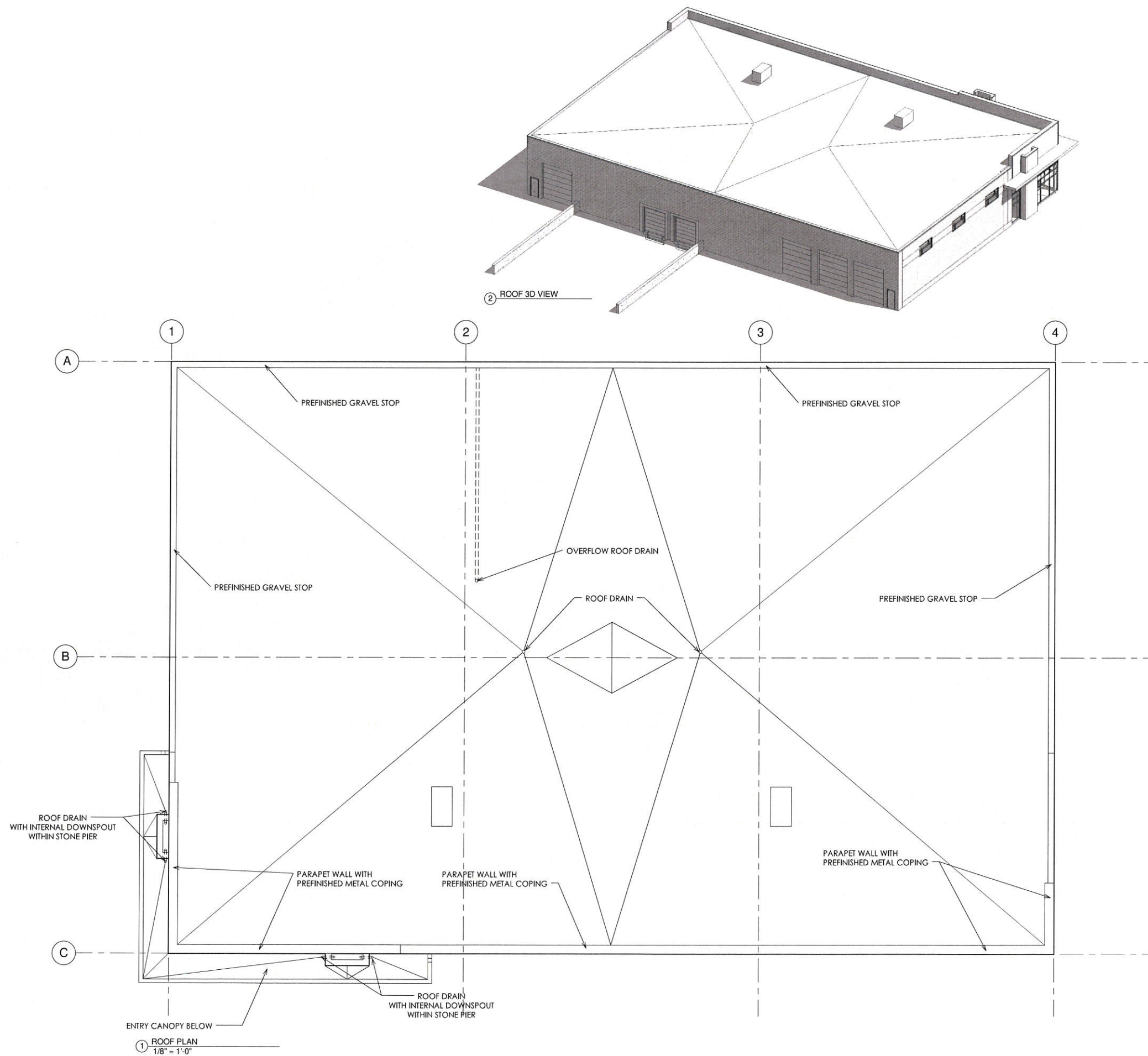


PROPOSED NEW BUILDING FOR:
GUTHRIE & FREY
1165 RICHARDS ROAD
HARTLAND, WISCONSIN

[illegible]

JOB:	284
DRAWN:	AA
CHECKED:	DI
DATE:	03/24/1
SHEET:	

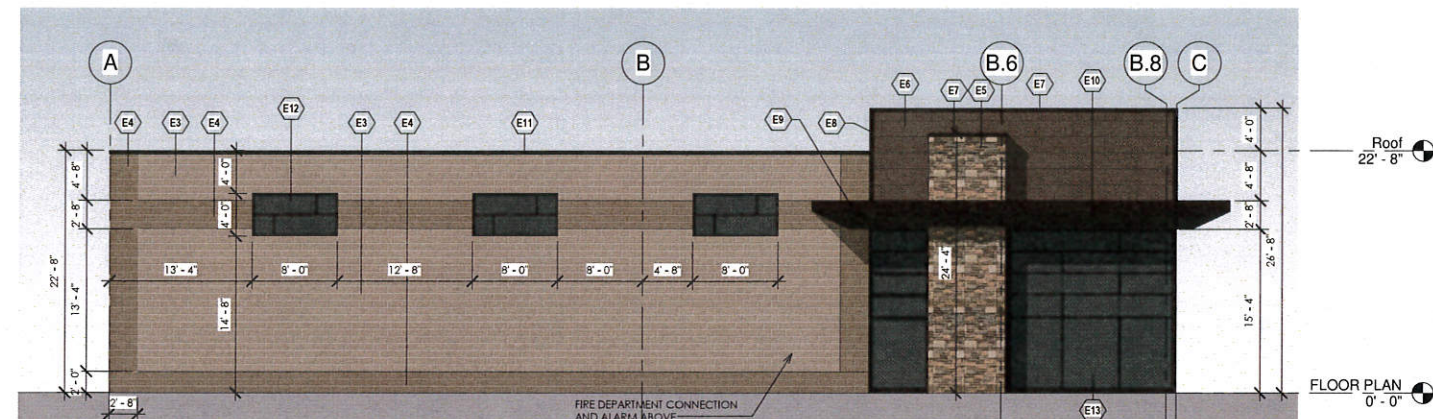
A4.1



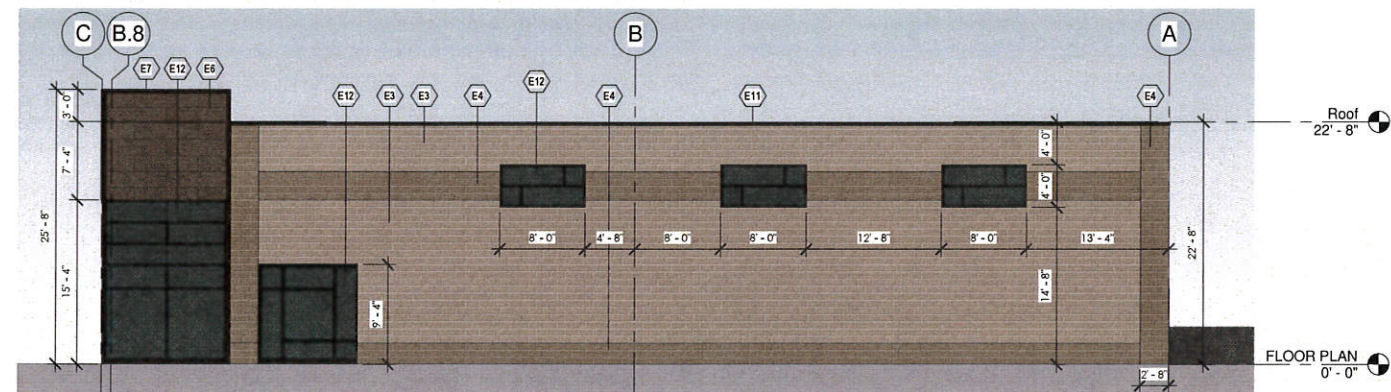


1 EAST ELEVATION - COLOR
1/8" = 1'-0"

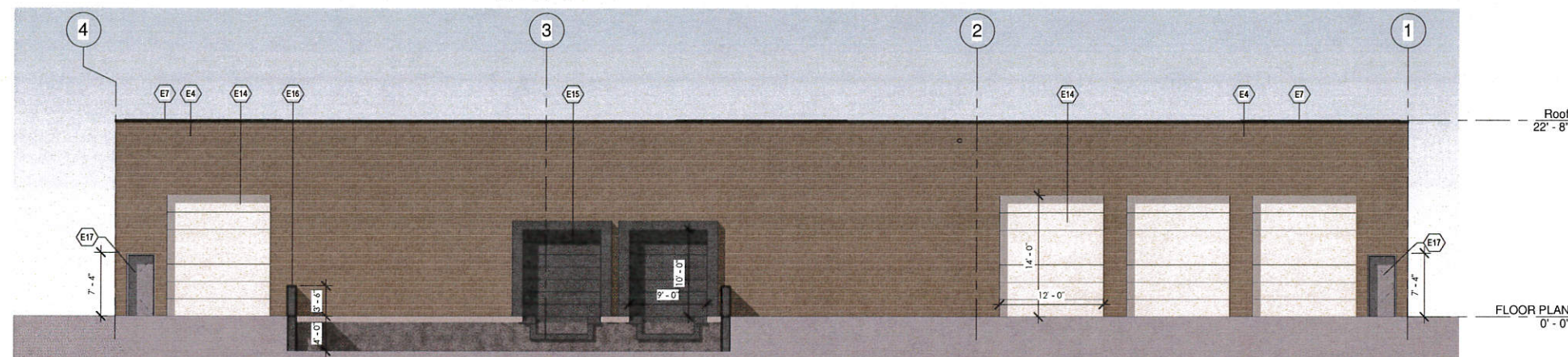
KEYNOTE LEGEND	
VALUE	FLOOR PLAN CODED NOTES
E1	ARCHITECTURAL CONCRETE BRICK, HERITAGE COLLECTION, 4" HIGH x 16" WIDE, SMOOTH, COLOR: LIGHT BUFF.
E2	ARCHITECTURAL CONCRETE BRICK, HERITAGE COLLECTION, 4" HIGH x 16" WIDE, SMOOTH, COLOR: DARK BUFF.
E3	ARCHITECTURAL CONCRETE BRICK, HERITAGE COLLECTION, 8" HIGH x 16" WIDE, SMOOTH, COLOR: LIGHT BUFF.
E4	ARCHITECTURAL CONCRETE BRICK, HERITAGE COLLECTION, 8" HIGH x 16" WIDE, SMOOTH, COLOR: DARK BUFF.
E5	STACKED STONE, COLOR T.B.D.
E6	FIBER CEMENT PANELS, COLOR MOCHA.
E7	PREFINISHED METAL COPING, COLOR BRONZE.
E8	PREFINISHED METAL TRIM, COLOR BRONZE.
E9	PREFINISHED METAL FASCIA, COLOR BRONZE.
E10	PREFINISHED METAL SOFFIT PANEL, COLOR BRONZE.
E11	PREFINISHED METAL GRAVEL STOP, COLOR BRONZE.
E12	PREFINISHED BRONZE ANODIZED WINDOW SYSTEM (THERMALLY BROKEN) WITH 1" INSULATED LOW-E GREY TINTED GLAZING.
E13	PREFINISHED BRONZE ANODIZED CURTAIN WALL SYSTEM (THERMALLY BROKEN) WITH 1" INSULATED LOW-E GREY TINTED GLAZING.
E14	12X14 INSULATED OH DOOR FACTORY FINISHED.
E15	9X10 INSULATED OH DOOR FACTORY FINISHED WITH DOCK SEALS, DOCK LEVELERS AND BUMPERS.
E16	CONCRETE RETAINING/GUARD WALL 3'-6" HIGH AFF.
E17	PAINTED HOLLOW METAL SERVICE DOOR AND FRAME WITH EMERGENCY EGRESS CODE REQUIRED LIGHTING (COLOR TO MATCH ADJACENT PRE CAST COLOR).



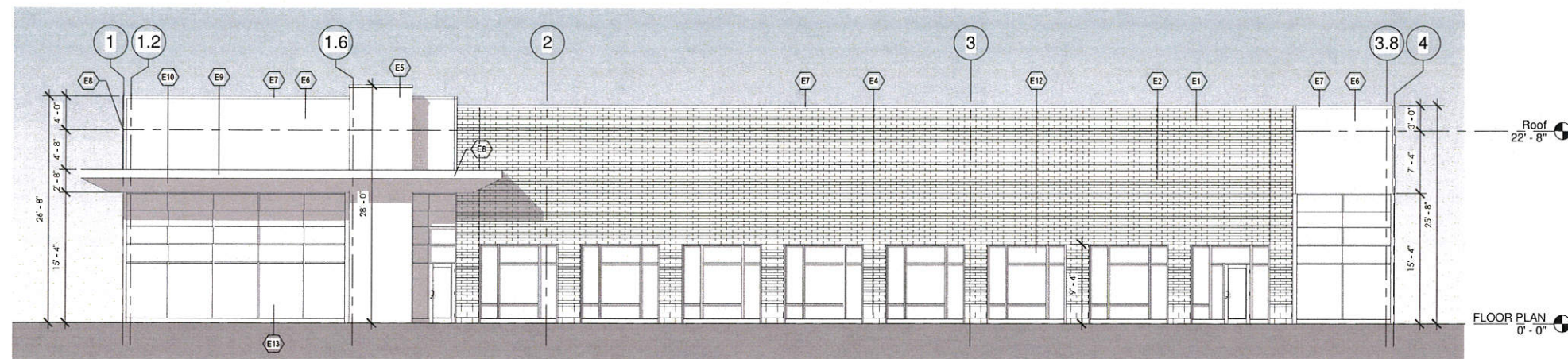
3 SOUTH ELEVATION - COLOR
1/8" = 1'-0"



4 NORTH ELEVATION - COLOR
1/8" = 1'-0"

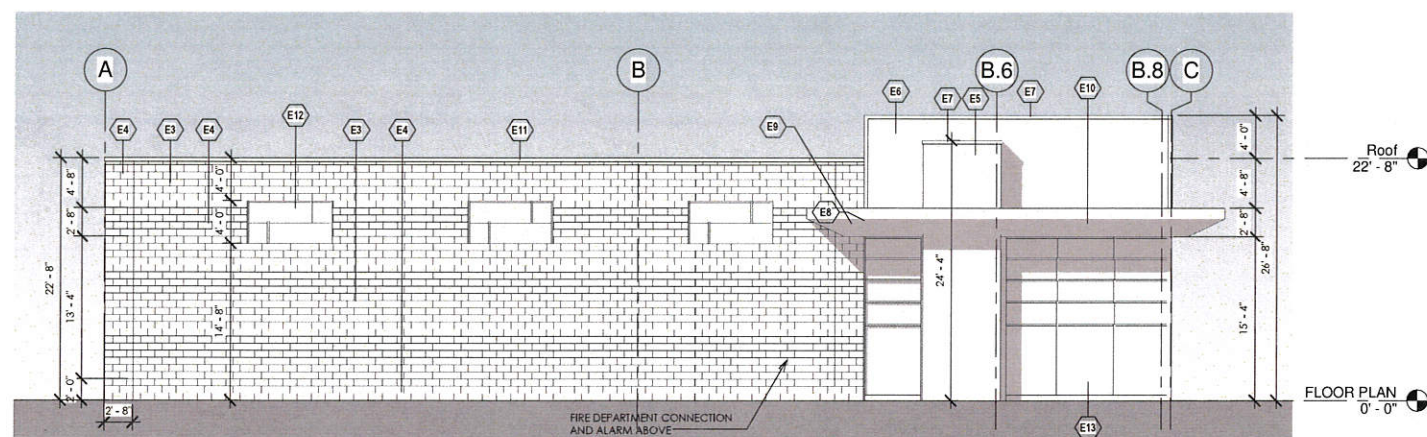


2 WEST ELEVATION - COLOR
1/8" = 1'-0"

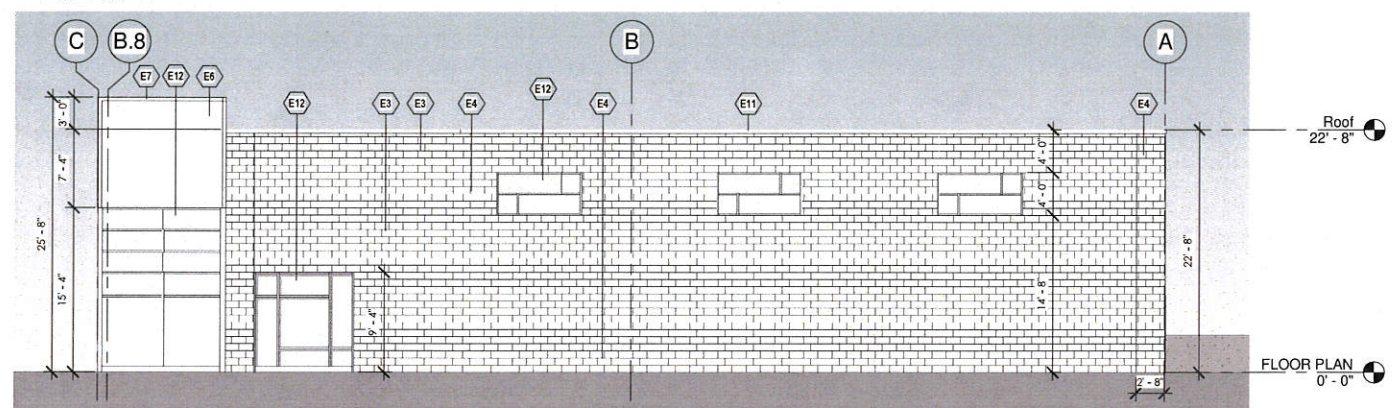


1 EAST ELEVATION
1/8" = 1'-0"

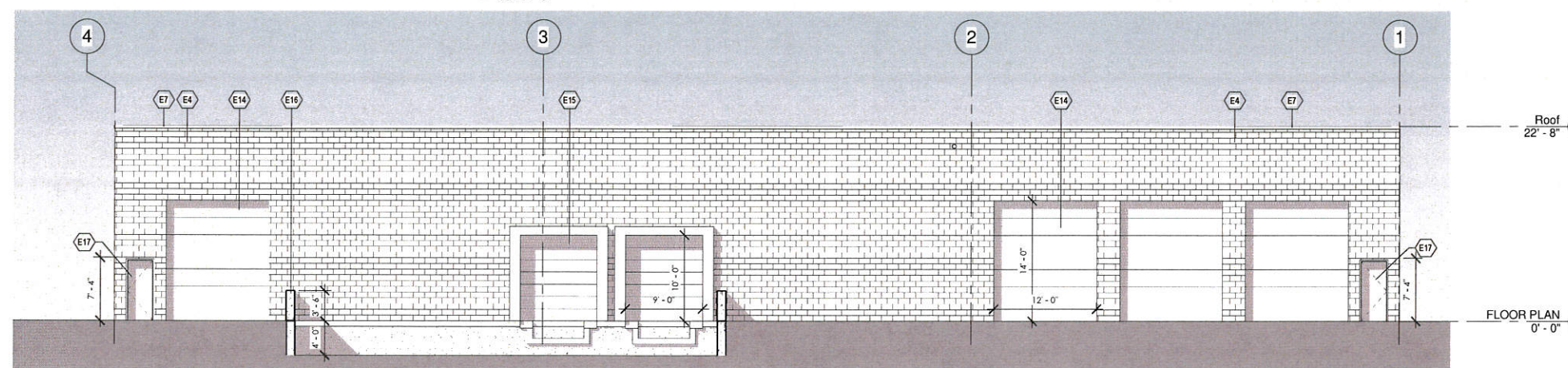
KEYNOTE LEGEND	
VALUE	FLOOR PLAN CODED NOTES
E1	ARCHITECTURAL CONCRETE BRICK, HERITAGE COLLECTION, 4" HIGH x 16" WIDE, SMOOTH, COLOR: LIGHT BUFF.
E2	ARCHITECTURAL CONCRETE BRICK, HERITAGE COLLECTION, 4" HIGH x 16" WIDE, SMOOTH, COLOR: DARK BUFF.
E3	ARCHITECTURAL CONCRETE BRICK, HERITAGE COLLECTION, 8" HIGH x 16" WIDE, SMOOTH, COLOR: LIGHT BUFF.
E4	ARCHITECTURAL CONCRETE BRICK, HERITAGE COLLECTION, 8" HIGH x 16" WIDE, SMOOTH, COLOR: DARK BUFF.
E5	STACKED STONE, COLOR T.B.D.
E6	FIBER CEMENT PANELS, COLOR MOCHA.
E7	PREFINISHED METAL COPING, COLOR BRONZE.
E8	PREFINISHED METAL TRIM, COLOR BRONZE.
E9	PREFINISHED METAL FASCIA, COLOR BRONZE.
E10	PREFINISHED METAL SOFFIT PANEL, COLOR BRONZE.
E11	PREFINISHED METAL GRAVEL STOP, COLOR BRONZE.
E12	PREFINISHED BRONZE ANODIZED WINDOW SYSTEM (THERMALLY BROKEN) WITH 1" INSULATED LOW-E GREY TINTED GLAZING.
E13	PREFINISHED BRONZE ANODIZED CURTAIN WALL SYSTEM (THERMALLY BROKEN) WITH 1" INSULATED LOW-E GREY TINTED GLAZING.
E14	12x14 INSULATED OH DOOR FACTORY FINISHED.
E15	9x10 INSULATED OH DOOR FACTORY FINISHED WITH DOCK SEALS, DOCK LEVELERS AND BUMPERS.
E16	CONCRETE RETAINING/GUARD WALL 3'-6" HIGH AFF.
E17	PAINTED HOLLOW METAL SERVICE DOOR AND FRAME WITH EMERGENCY EGRESS CODE REQUIRED LIGHTING (COLOR TO MATCH ADJACENT PRE CAST COLOR).



2 SOUTH ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

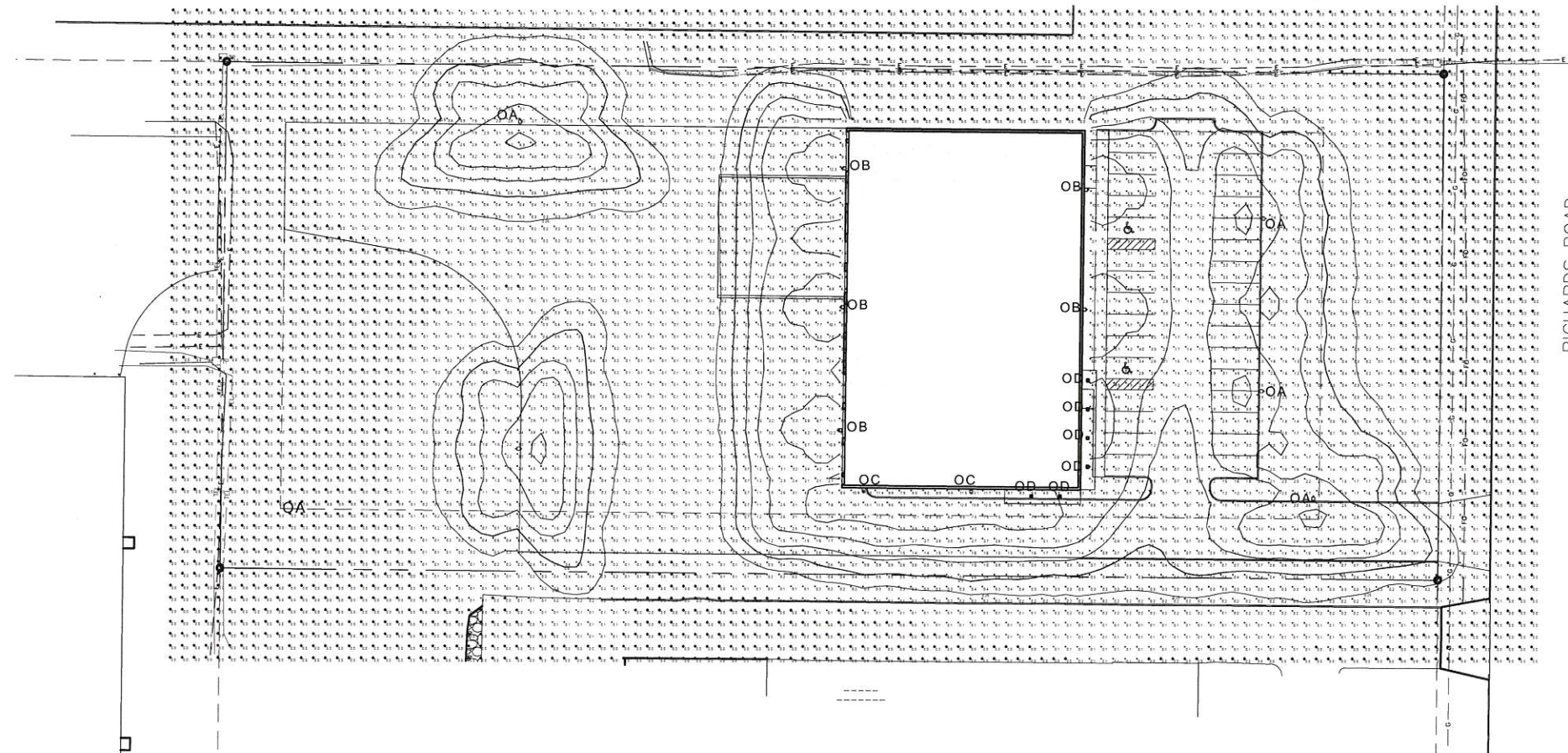
EXTERIOR PHOTOMETRIC

SHEET
TITLE

PROPOSED NEW BUILDING FOR:
GUTHRIE & FREY
RICHARDS ROAD
HARTLAND, WI

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.8 fc	13.9 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
⬆	OA	5	E-CONOLIGHT E-FRQ2P2550M/ ACBL516 (E- ACC16M	TYPE III LUMINAIRE ON 20' POLE ON 2" BASE W/BACK LT. SHIELD	250W PSMH, ED28, COATED	PR440SBL.ies	20500	1.00	295
⬆	OB	5	E-CONOLIGHT E-FRQ2P2550M/ E-ACWM2D8	TYPE IV LUMINAIRE WITH 2" ADJUSTABLE FIXTURE AND WALL MOUNT TENON BUILDING MOUNTED 17' AFG	250W PSMH, ED28, COATED	AC440SBL.ies	20500	1.00	295
⬆	OC	2	E-CONOLIGHT E-FRQ2P2550M/ E-ACWM2D8	TYPE III LUMINAIRE WITH 2" ADJUSTABLE FIXTURE AND WALL MOUNT TENON BUILDING MOUNTED 17' AFG	250W PSMH, ED28, COATED	PR440.ies	20500	1.00	295
⬆	OD	6	E-CONOLIGHT E-CCSL03NZ	CANOPY LIGHT MOUNTED 15' AFG	4000K 36W LED	E- CCSL03N.ies	Absolute	1.00	34.89



SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

JOB: 00472
DRAWN: JP
CHECKED: JP
DATE: 03/28/16
SHEET:

E1.1

W233 N2080 Ridgeview Parkway • Waukesha, WI 53188-1020 • Tel. (262) 542-5733

April 13, 2016

Mr. Mike Byrne
BRIOHN Design Group
3885 N. Brookfield Road
Brookfield, WI 53045

RE: Village of Hartland
Guthrie & Frey - Building - Plan Review Letter

Dear Mr. Byrne:

The Village of Hartland's Staff as well as Ruekert & Mielke, Inc. has reviewed your site plan submittal. The submittal included the following: Site plans dated March 24, 2016; storm water management plan dated March 23, 2016; and lighting cut sheets. We are providing the following comments as guidance and direction for your design staff in preparation of final documents. **Please respond to the comments below, in writing, with your next submittal. Village Staff is willing to meet with you regarding these comments.**

Your item will be on the agenda for the April 18, 2016 Plan Commission meeting. You should have a representative to present your plans at the meeting.

Storm Water Management Plan

1. The calculations appear to allow for meeting storm water quantity and quality requirements.
2. Update the storm water management plan and site plans with the comments that have been noted on the documents.
3. Model with frozen and/or failed condition for the ponds and identify what would happen and overflow routes.
4. Model the pre and post control performance of the proposed BMP's for phosphorus.
5. A maintenance plan and agreement covering the storm water facilities on the entire site must be completed and recorded with the County.
6. Need letter of credit for storm water facilities.

Site Plans

1. Please review the comments noted on individual sheets within the site plans. Identify in a written letter how the comments were addressed and return the marked up site plan documents.

~09-10028 Guthrie & Frey Building > Review > Correspondence > BRIOHN-Byrne-20160413-plan review.docx~

Mr. Mike Byrne
BRIOHN Design Group
April 13, 2016
Page 2

Architectural Site Plan

1. Provide a site coverage and parking calculation table.
2. Review the suitability of utilizing the existing sanitary and water services that are stubbed to the property to limit excavation in Richards Road.

Site Utility Plan

1. Slurry backfill is required within 5 feet of the curb and gutter and under Richards Road.
2. The storm sewer connecting to the Village storm inlet shall be RCP.
3. What type of material is being used for onsite private storm sewer pipe? The connection pipe from the westerly to easterly storm ponds is shallow. This should be a rigid pipe material, if not please identify how this pipe will be protected with a shallow depth under truck traffic weight.
4. Utilize catch basins with 2 foot sumps on site for additional water quality benefit. Include the periodic inspection/cleaning of these in the maintenance plan.
5. 4-foot diameter minimum storm manhole required in Richards Road.

Site Erosion Control Plan

1. Utilize erosion mat for all pond and channel slopes on site.
2. Consider updating the sequence to have all disturbed areas stabilized prior to performing the final 2-foot cut in the infiltration areas and installing the engineered fill.
3. Provide Type D inlet protection for first set of downstream inlets in Village roadway.

Landscape Plan

1. A tree protection permit will be necessary. Identify the species of existing trees on site. Identify which trees will be eliminated. Complete the calculations identifying that the trees being proposed meet or exceed that required through the ordinance.

Mr. Mike Byrne
BRIOHN Design Group
April 13, 2016
Page 3

Summary

The following are remaining submittals/permits that the applicant will need to provide to complete the Village approval process:

1. Provide 2 paper copies of the final Storm Water Management Plan and Construction Drawings stamped by a Professional Engineer – submit 2 final copies with all relevant information from previous submittals included.
2. Village storm water permit and erosion control permit.
3. Village tree protection permit.
4. Village curb cut/right-of-way permit.
5. Building permit.
6. WDNR NOI Permit.

The applicant will be required to obtain any other permits determined to be necessary.

If you have any questions, comments or concerns, please feel free to contact our office.

Very truly yours,

RUEKERT & MIELKE, INC.



Ryan T. Amtmann, P.E. (WI, IL)
Vice President
ramtmann@ruekert-mielke.com

RTA:sjs

cc: David Cox, Village of Hartland
Michael Einweck, P.E., Village of Hartland
Scott Hussinger, Village of Hartland
File



MILLER MARRIOTT
CONSTRUCTION CO. LLC

New Train Station on Pawling Project Overview

Investment Strategy:

Miller Marriott Construction has a strong history of single family and multifamily development in Southeastern Wisconsin. We prefer infill opportunities as they enhance communities and cater to migration trends to urban settings. We work collaboratively with municipalities to enhance communities and want projects to stand the test of time by incorporating timeless design and the highest quality finishes. This is demonstrated by the execution of our recent project; Sanctuary of Hartland.

Project Description:

Marriott Design and Miller Marriott Construction currently resides in the historic train station at 301 Pawling Ave, which we renovated 8 years ago. We have accepted an offer to purchase our current building contingent on the village approval of the proposed land split and the new 6,600 square foot two story building next door to our current location.

The building architecture plays off of the depot feel of the current street and will add 23 on street parking stalls and a sidewalk connecting the building to Cottonwood Ave. The building consists of two office suits upstairs and 13 individual offices and a common conference room on the first floor. Marriott Design and Miller Marriott Construction would move our operations to one of the office suits and we would rent the remaining offices.

Parking:

Parking for the property will consist of 23 on street parking spots with street trees. Hartland Station would propose making a project contribution of \$18,000 to the village for the installation of the on street parking and repair of the road cut for the sewer and water connection.

Market Rents:

We have assumed rents of \$300 to \$500 per office. This would include use of the conference room, WIFI, cleaning and garbage removal.

Project costs:

Our estimated hard and soft costs for the project are \$500,000 (less land). In addition to this we have assumed a land cost of \$40,000.

Financing:



MILLER MARRIOTT
CONSTRUCTION CO. LLC

We would invest approximately 25% of the project through equity and the remaining construction costs would be financed through a construction loan. If the capital markets remain attractive we will transition to permanent financing after stabilization.

Timing:

We would like to break ground as soon as possible, hopefully this May. Approval of the project in April would allow us to complete work this year.

DANIEL R SMITH JR
248 PAWLING AVE
HARTLAND WI 53029

DAVID H ORDWAY
W303N5945 MONCLAIRE RD
HARTLAND WI 53029-8718

EDWIN & ANNETTE MILLER TRUST
354 PROSPECT AVE
HARTLAND WI 53029

ELMORE MACHINERY CORP
C/O KELLY BOHRMAN
330 PAWLING AVE
HARTLAND WI 53029-2040

HARTLAND MEADOWS RETIREMENT
APARTMENTS LLC
W320N1161 BUTTERNUT RIDGE CT
DELAFIELD WI 53018

HARTLAND SQUARE APARTMENTS LLC
W312S9003 MOCCASIN TRL
MUKWONAGO WI 53149

HARTLAND STATION LLC
301 PAWLING AVE
HARTLAND WI 53029-2039

JRT INVESTMENTS LLC
W354N5095 ROAD T
OCONOMOWOC WI 53066

LAFORE TRUST
1441 GENESEE ST
DELAFIELD WI 53018

MICHAEL KUSCH
DEBORAH KUSCH
N65W30981 BEAVER LAKE RD
HARTLAND WI 53029-9799

ORDWAY FAMILY TRUST
375 COTTONWOOD AVE
HARTLAND WI 53029

ROBERT F KALKE JR
370 PROSPECT AVE
HARTLAND WI 53029

RONALD JAEGER
ANN JAEGER
430 INDUSTRIAL DR
HARTLAND WI 53029

SARAH J SAUER
360 PROSPECT AVE
HARTLAND WI 53029

SELF STORAGE OF HARTLAND LLC
1741 ALTA VISTA AVE
WAUWATOSA WI 53213

STEPHANIE OLSON
BRADLEY A OLSON ET AL
341 ZION ST
HARTLAND WI 53029-1928

STONEWOOD STORAGE ASSOCIATES
LIMITED PARTNERSHIP
PO BOX 145
HARTLAND WI 53029

THOMAS CANTRELL
DIONNE CANTRELL ET AL
359 PROSPECT AVE
HARTLAND WI 53029

UNIQUE SUITES LLC
1318 RIVERS EDGE CT
OCONOMOWOC WI 53066-6912

STREET VIEW (LOOKING WEST)



EXISTING
TRAIN STATION
BUILDING
LOCATION

1

EAST ELEVATION



PROPOSED NEW BUILDING - NORTH ELEVATION



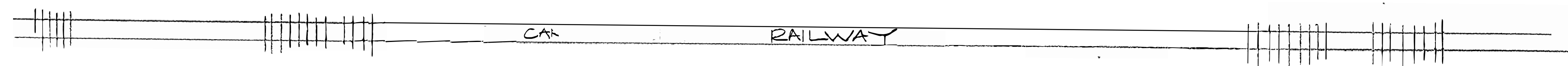
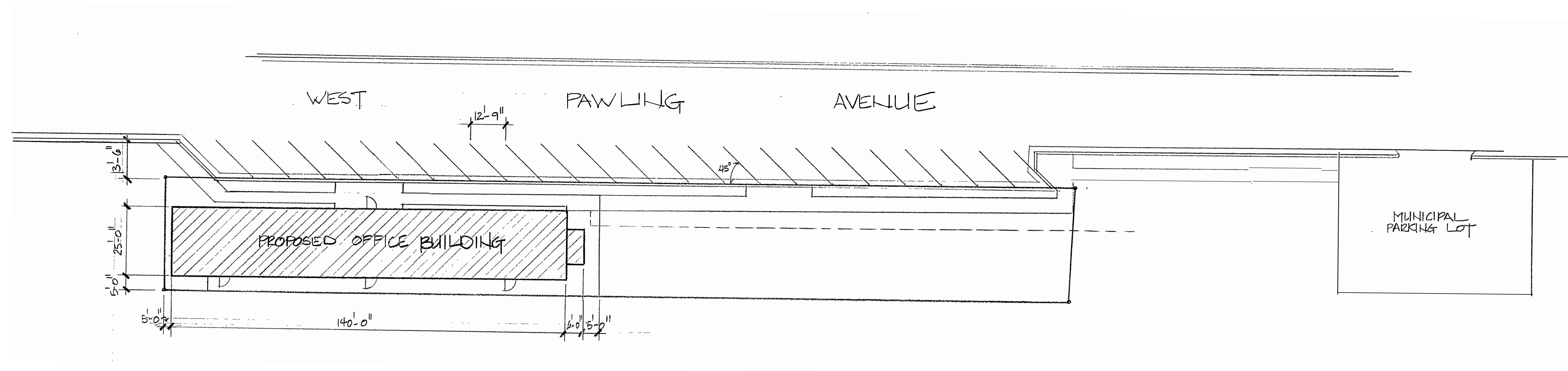
MILLER MARRIOTT
CONSTRUCTION CO. LLC
301 PAWLING AVE. HARTLAND, WI 53029
262.369.0531 | www.millermarriott.com



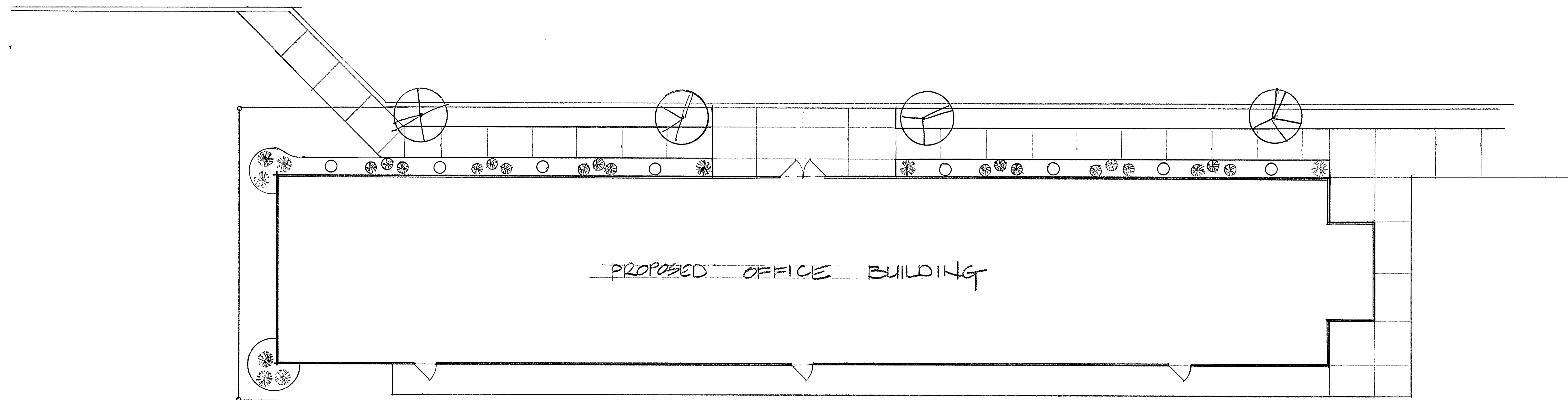
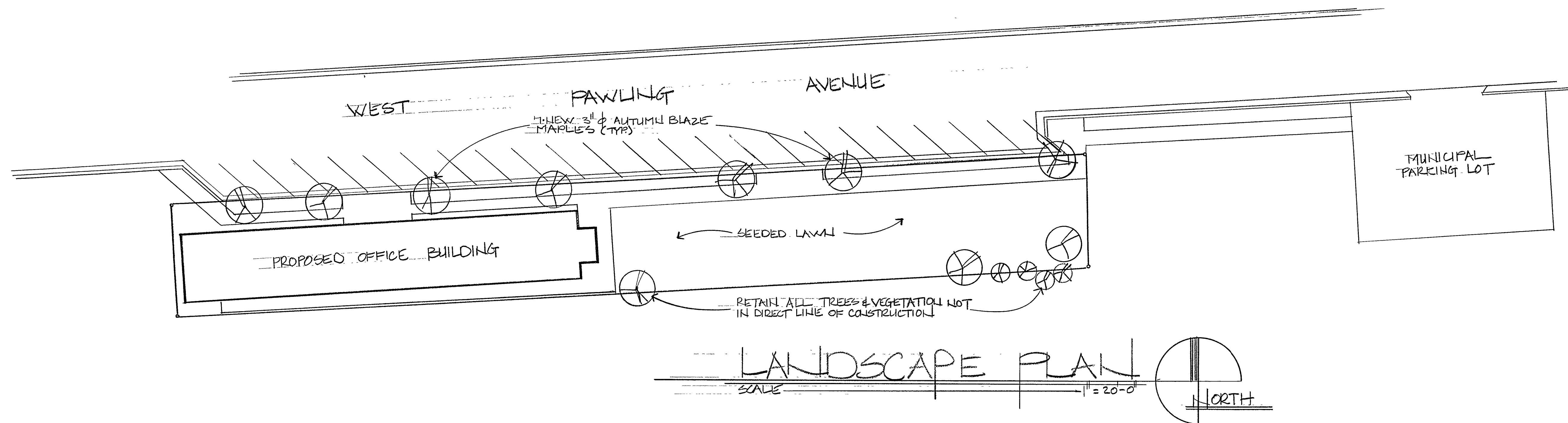
**James
Marriott
& Associates**
Architects — ♦ — Builders

PROPOSAL FOR: HARTLAND STATION

4-11-2016 | 17 OFFICES | PAWLING AVE.



SITE CONCEPT PLAN
SCALE: 1" = 20'-0"
23 - SPACES ON STREET
LOT ~~500~~ FOOTAGE = 12,646 .290 AC.
FLOOR PLATE (BUILDING) = 3572
NORTH

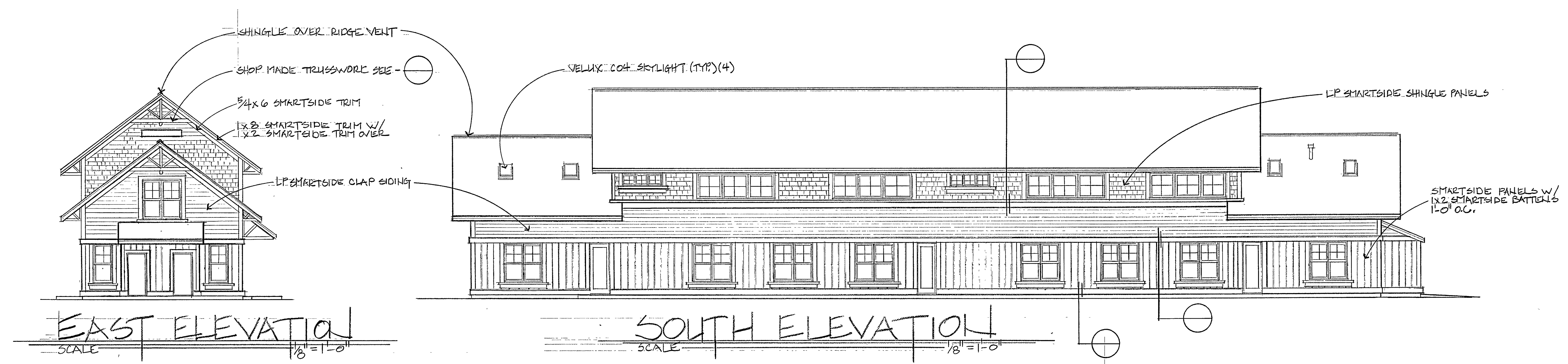
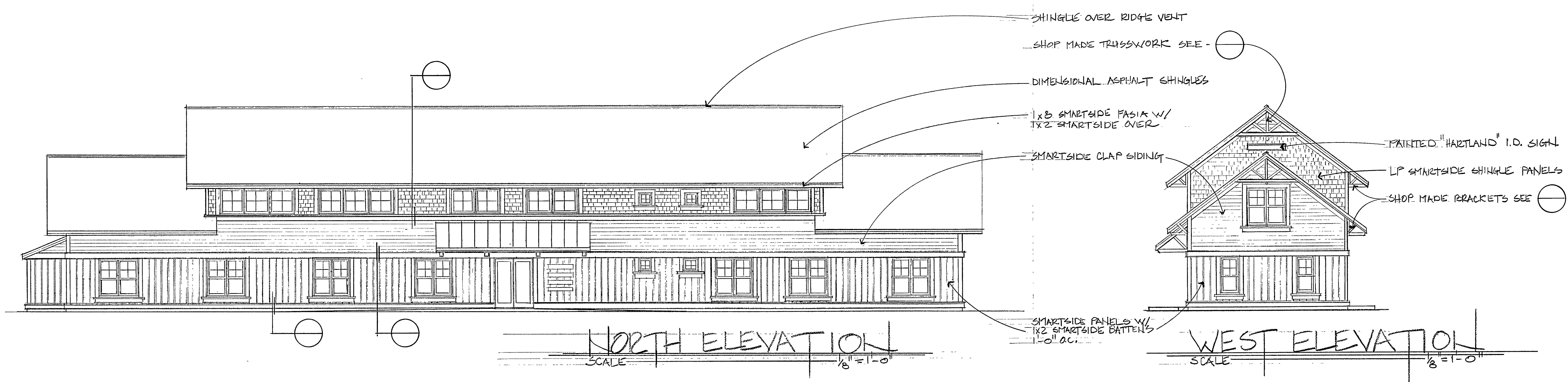


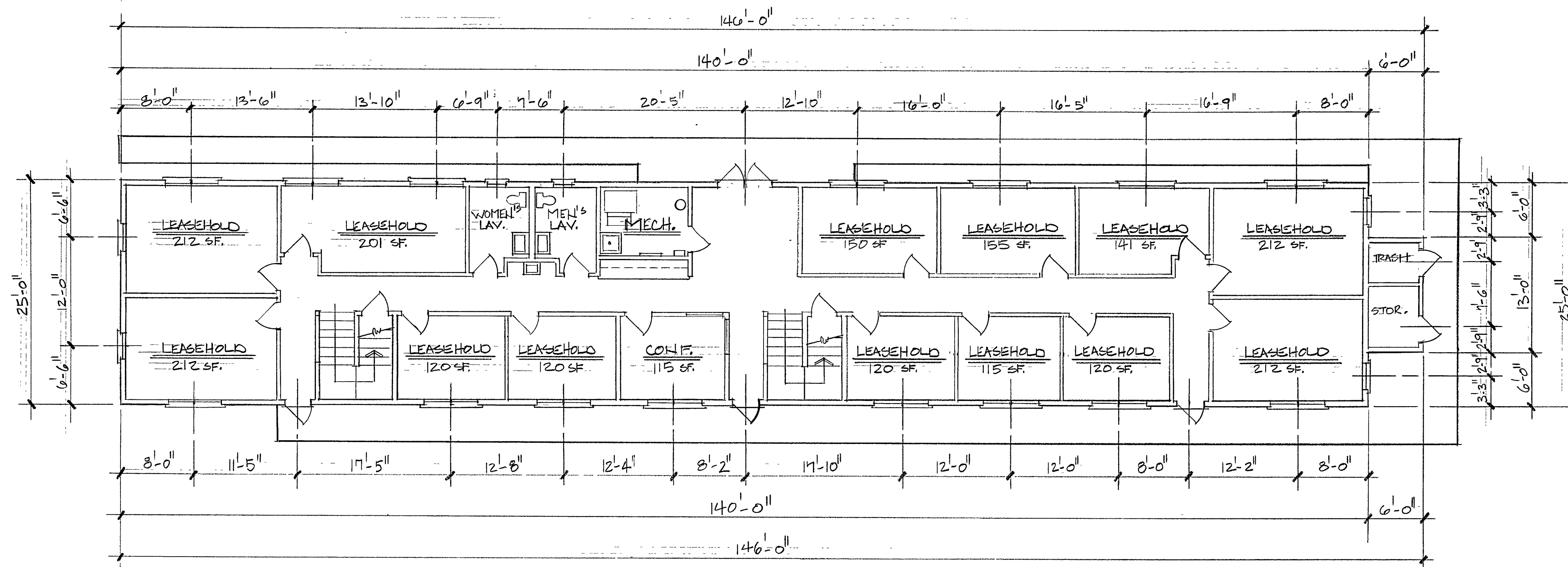
PLANT LIST ALL SPECIMENS TO B&B

SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
⊗ TAXUS MEDIA CV8	ANGLOJAPANESE YEW	18"	18
⊗ THUJA OCCIDENTALIS	AMERICAN PYRAMIDAL ARBORVITAE	36"	9
⊗ VIBURNUM PUBESCENS	ARROWWOOD VIBURNUM	18"	8
⊗ ACER RUBRUM AUTUMN FLAME	RED MAPLE AUTUMN FLAME	3" DIA	7

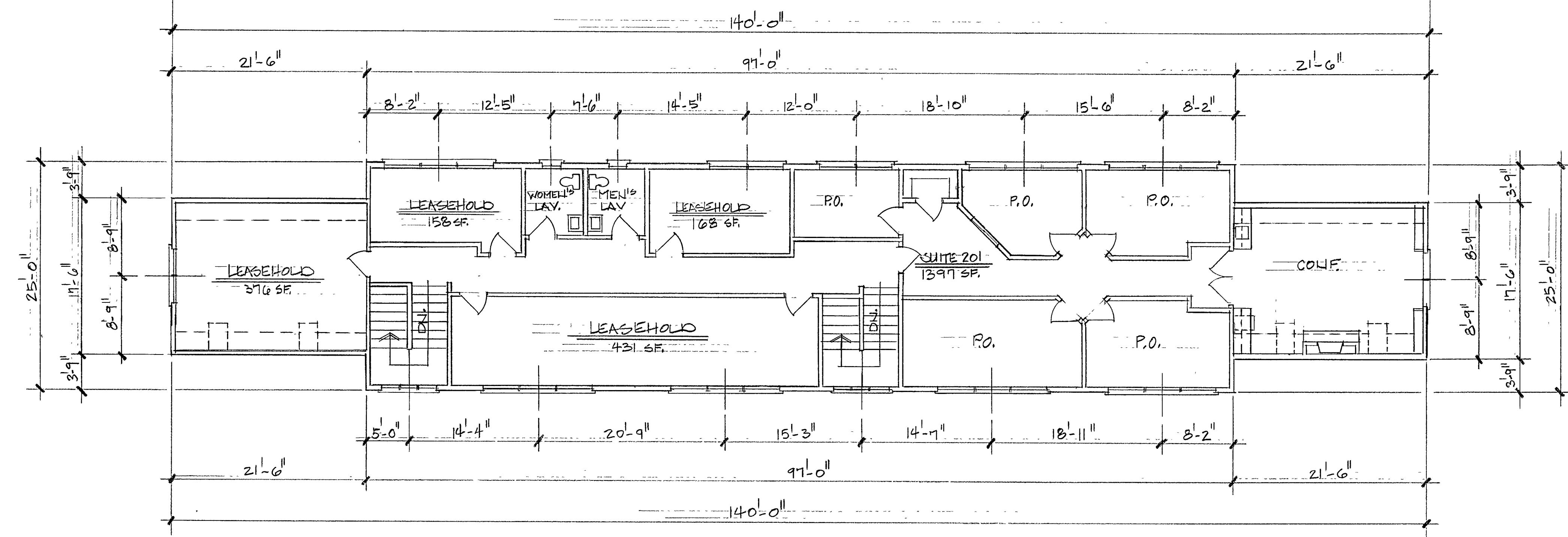
FOUNDATION DETAIL

SCALE 1/8" = 1'-0"



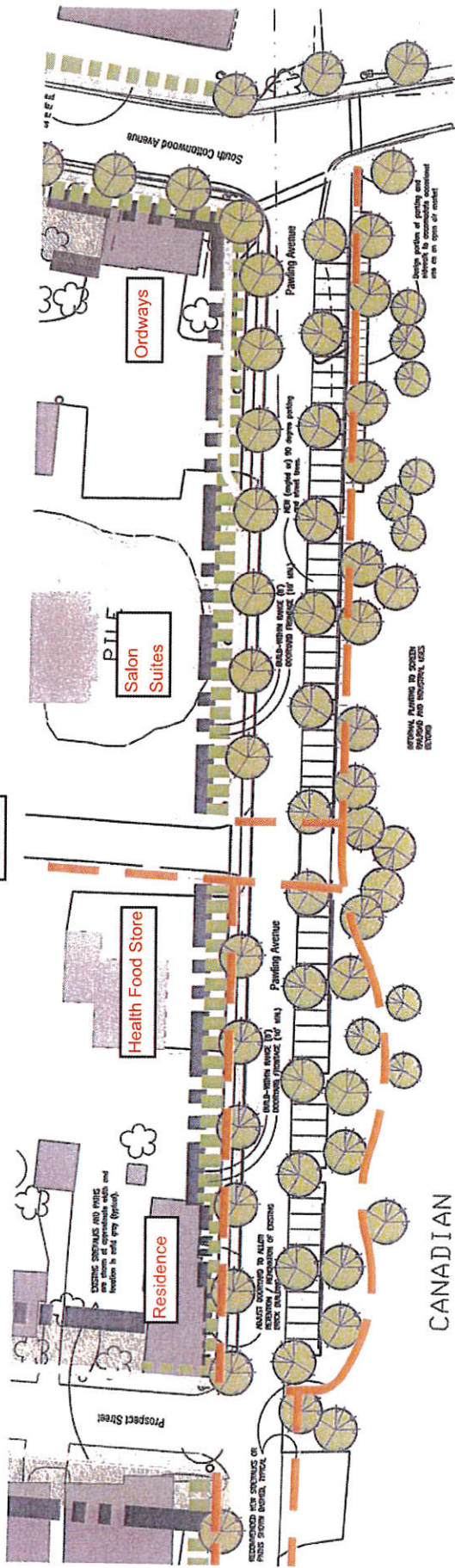


FIRST LEVEL PLAN
SCALE: 1/8" = 1'-0"



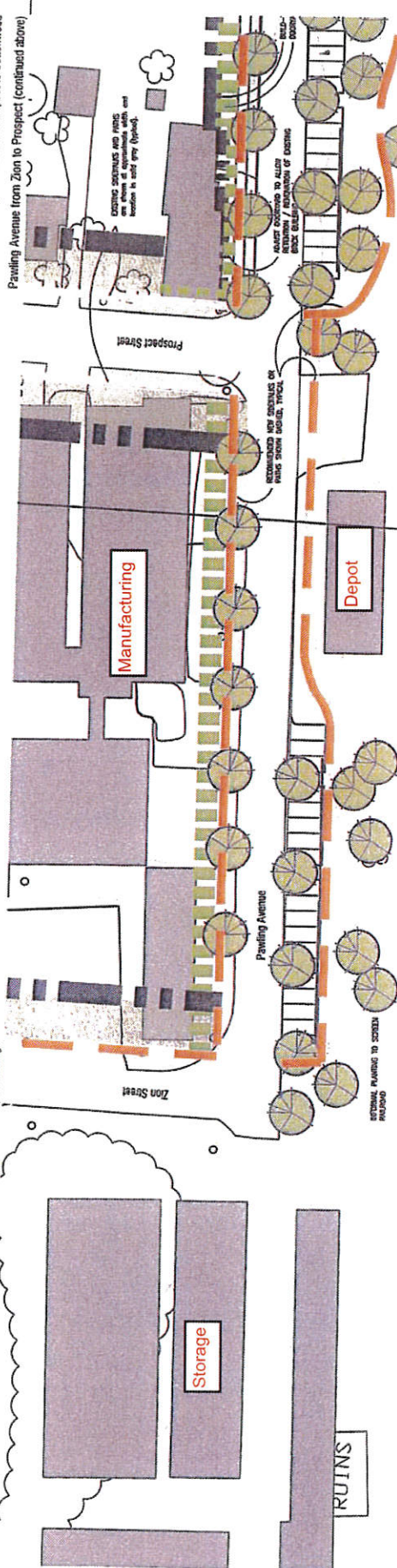
SECOND LEVEL PLAN
SCALE: 1/8" = 1'-0"

Hartland Meadows



Canadian Pacific Railroad

Pawling Avenue. Create an asymmetrical condition, with doorway frontages on the north side. On the south side add angled or 90 degree on-street parking bays with street trees between, and an informally planted zone to partially screen the railroad and industrial uses beyond. Encourage restoration / reuse of the historic depot building.



LWAY

Canadian Pacific Railroad

CANADIAN

Village of Hartland Village Center Revitalization Plan

Great Plan for the
Pawling Avenue



KEY TO STREET FRONTAGE DIAGRAMMS

FRONTAGE:

PRIVATE
PUBLIC



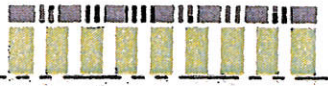
BUILD-WITHIN ZONE (CREATES BUILDING EDGE, TYP.)

COMMERCIAL / RETAIL FRONTAGE

(SIDEWALK and TREE TERRACE (mostly paved) are included in retail frontage designation.)

(Existing sidewalk may be indicated diagrammatically)

PRIVATE
PUBLIC



BUILD-WITHIN ZONE

DOORYARD FRONTAGE

SIDEWALK (Diagrammatic, typical)

TREE TERRACE—Mostly paved, with tree planters (occurs at commercial uses, or at transition from retail frontage)

PRIVATE
PUBLIC



BUILD-WITHIN ZONE

DOORYARD FRONTAGE

SIDEWALK (Diagrammatic)

TREE TERRACE—Mostly green

PRIVATE
PUBLIC



BUILD-WITHIN ZONE

COMMON FRONT YARD / LAWN

("Front Yard" or "Front Lawn" used interchangeably)

SIDEWALK (Diagrammatic)

TREE TERRACE—Mostly green

PRIVATE
PUBLIC



PARKING SCREENING

SPECIAL FRONTAGE

(improve sidewalk, add street trees and screening for parking, given right-of-way or other limitations)



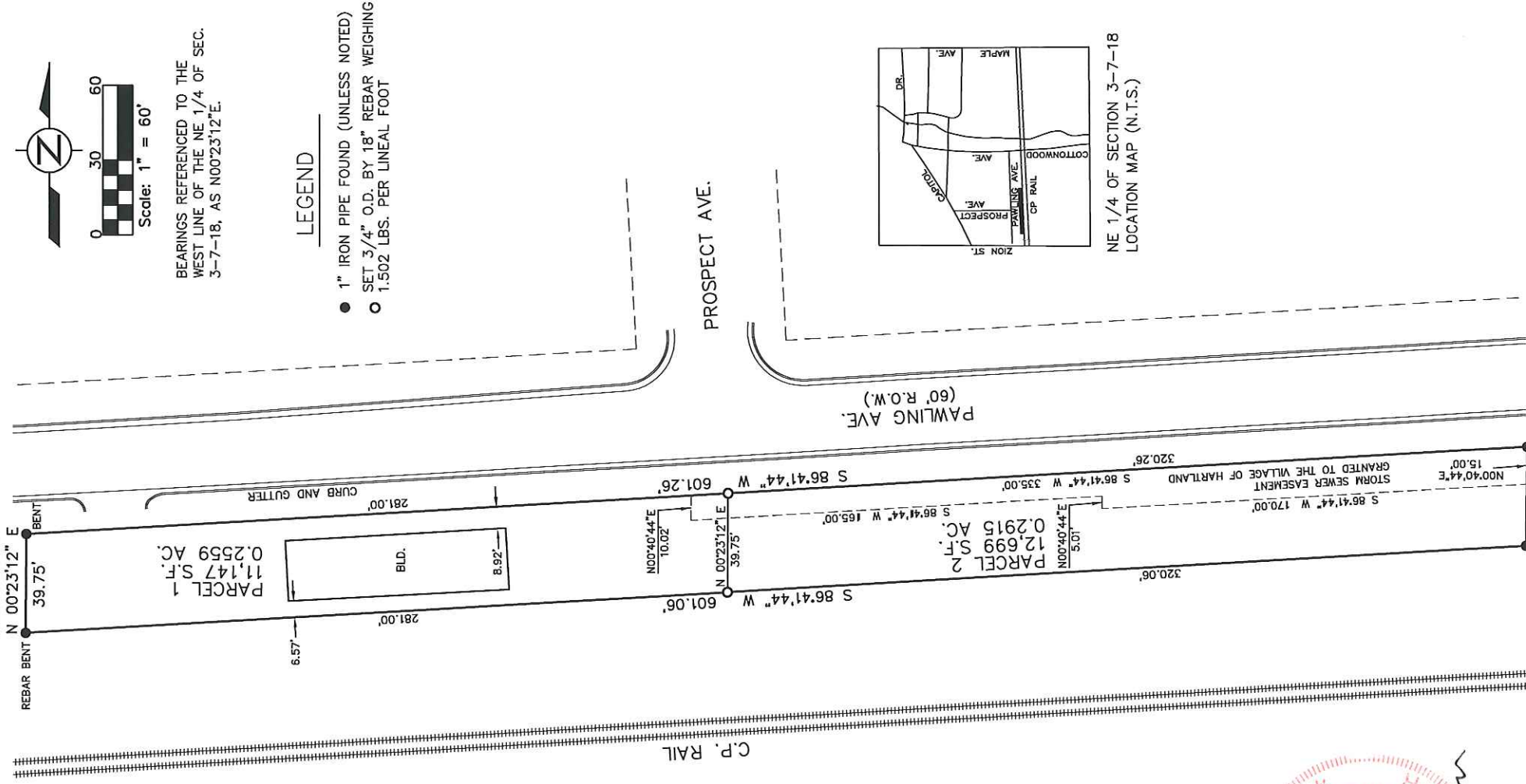
VIEW TERMINUS

Location that terminates a view, and thus provides an opportunity for a special design feature.

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 9668, DOC. NO. 3099006, BEING A PART OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

LOT 1, C.S.M. 9116



CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 9668, DOC. NO. 3099006, BEING A PART OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE:

I, JASON T. MAYER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THAT PART OF THE, NORTHEAST ¼ OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 18 EAST, VILLAGE OF HARTLAND, WAUKEAHA COUNTY, WISCONSIN, DESCRIED AS FOLLOWS:

BEING A RE-DIVISION OF PARCEL 1, OF CERTIFIED SURVEY MAP NO. 9668, RECORDED IN VOLUME 89 OF CERTIFIED SURVEY MAPS OF WAUKESHA COUNTY, WISCONSIN, PAGE 92, AS DOCUMENT NO. 3099006, ON NOVEMBER 17, 2003, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

CONTAINING 0.5474 ACRES, 23,846 SQUARE FEET MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF HARTLAND STATION LLC OF SAID LANDS AND CERTIFY THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 50 OF THE ORDINANCES OF THE VILLAGE OF HARTLAND IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 22nd DAY OF February, 2016



Jason T. Mayer

JASON T. MAYER, P.L.S.
PROFESSIONAL LAND SURVEYOR, S-2844
MRM SURVEYING LLC
W241 N7303 S. WOODSVIEW DR.
SUSSEX, WI 53089

OWNERS CERTIFICATE:

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH CHAPTER 236.34, OF THE WISCONSIN STATUTES AND APPLICABLE LAND DIVISION REGULATIONS OF THE VILLAF HARTLAND,

HARTLAND STATION LLC
CHRIS MILLER, MANAGING PARTNER

DATED THIS ____ DAY OF _____, 2016

PERSONALLY came before me this ____ day of _____, 2016, Chris Miller, Managing Partner of the above named Corporation to be known to be the person who executed the forgoing instrument and acknowledged the same.

Notary Public
State of Wisconsin
My Commission Expires _____

VILLAGE OF HARTLAND PLANNING COMMISSION APPROVAL

APPROVED BY THE VILLAGE BOARD, VILLAGE OF HARLAND ON THIS ____ DAY OF _____, 2016.

DAVID LAMERAND, VILLAGE PRESIDENT

DARLENE IGL, VILLAGE CLERK

VILLAGE OF HARTLAND BOARD APPROVAL

APPROVED BY THE VILLAGE BOARD, VILLAGE OF HARLAND ON THIS ____ DAY OF _____, 2016.

DAVID LAMERAND, VILLAGE PRESIDENT

DARLENE IGL, VILLAGE CLERK

CONDITIONAL USE PERMIT
[Hartland Station]

Document Number

THIS CONDITIONAL USE PERMIT is hereby granted this 28th day of April, 2016, by the Village of Hartland (hereinafter Village) to Hartland Station, LLC. (hereinafter "Grantee") for the construction and operation of a commercial office building at the property located at 249/251 Pawling Avenue.

RECITALS

WHEREAS, Grantee has applied for a conditional use permit (the "CUP") pursuant to Section 46-846 *et seq.* of the Village of Hartland Code of Ordinances for the construction and operation of a commercial office building with a reduced rear yard and reduced off street parking in the B-3 Zoning District at 249/251 Pawling Avenue, Hartland, Wisconsin, (the "Property") more specifically described as:

[Lot 2 of the CSM dividing HAV 0729931001; details in the final document]

OWNER: Hartland Station, LLC

301 Pawling Avenue
Hartland, WI 53029

WHEREAS, the Property is located in the B-2 Community Business District; and

WHEREAS, Section 46-494 (12) of the Village of Hartland Code of Ordinances provides that a rear yard in the B-3 Zoning District less than 25 feet in depth may be authorized by conditional use; and

WHEREAS, Section 46-494 (1) and Section 46-923 (13) b. of the Village of Hartland Code of Ordinances provide that parking in an amount less than required by the Code may be authorized by conditional use upon one-time payment in lieu of the required parking; 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 site plan attached hereto as Exhibit B both incorporated herein; and

WHEREAS, the Village Plan Commission reviewed the subject CUP application, Plan of Operation and site plan and held a Public Hearing on April 21, 2016 pursuant to Section 46-

Recording Area

Document drafted by and return to:
David Cox, Administrator
Village of Hartland
210 Cottonwood Ave.
Hartland, WI 53029

Parcel Identification Number
HAV 0729931001 *As Updated*

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:

1. the commercial office building may be constructed and operated pursuant to the Plan of Operation and site plan and pursuant to the operator's and owner's representations during the review process with a rear yard of five (5) feet instead of the required 25 feet as a commercial office building;
2. the owner and operator of the commercial office building will construct the building in accordance with the plans as submitted and as finally approved including stormwater facilities, buffers and landscaping;
3. the owner and operator of the commercial office building is not required to provide off-street parking in any quantity and shall provide a payment to the Village in an amount as required under Section 46-923 (13) b. of the Village of Hartland Code for the purpose of constructing on street parking adjacent to the Grantee's building;
4. property owner and facility operator understand that future changes in use of the property may require additional parking or other modifications to the site;
5. Excessive complaints regarding noise, parking issues or other disturbances related to this operation may be grounds for revocation of this Conditional Use Permit upon review of the Plan Commission and Village Board;
6. ***ANY ADDITIONAL CONDITIONS ADDED BY THE PLAN COMMISSION***

WHEREAS, the Village Board of Trustees has considered the Plan Commission's recommendations and has determined that the proposed conditional use and structure(s) are in accordance with the purpose and intent of Chapter 46 of the Village Code of Ordinances and is found to be not hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the community.

NOW THEREFORE, the Village Board of Trustees hereby approves the issuance of this conditional use permit to construct and operate a commercial office building at the Property, which conditional use permit shall be subject to the following conditions:

1. The conditional use permit granted hereunder is for the sole benefit of Hartland Station, LLC.
2. The business activities permitted hereunder are limited to the operation of a commercial office building.
3. All business activities conducted on the Property shall conform to this CUP and the approved Plan of Operation and the Village of Hartland Code of Ordinances. The approved Plan of Operation is attached hereto and incorporated herein, which Plan is modified by the terms of this Conditional Use Permit and as approved by the Plan Commission and Village Board.
4. The foregoing recommended conditions of the Plan Commission are hereby included by reference as if set forth herein in addition to the conditions contained herein below.
 - a. ***ANY CONDITIONS ADDED BY THE VILLAGE BOARD***

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 commercial office building 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 September 15, 2017.
8. Notwithstanding the forgoing, this CUP shall expire on December 31, 2017 but may be renewed for an additional term of a duration determined at the time of renewal or for an indefinite term.

This conditional use permit is hereby revised and reissued this 25th day of April, 2016 subject to the conditions provided herein.

VILLAGE OF HARTLAND

David Lamerand, Village President

Darlene Igl, MMC/WCPC, Village Clerk

[VILLAGE SEAL]



MILLER MARRIOTT
CONSTRUCTION CO. LLC

New Train Station on Pawling Project Overview

Investment Strategy:

Miller Marriott Construction has a strong history of single family and multifamily development in Southeastern Wisconsin. We prefer infill opportunities as they enhance communities and cater to migration trends to urban settings. We work collaboratively with municipalities to enhance communities and want projects to stand the test of time by incorporating timeless design and the highest quality finishes. This is demonstrated by the execution of our recent project; Sanctuary of Hartland.

Project Description:

Marriott Design and Miller Marriott Construction currently resides in the historic train station at 301 Pawling Ave, which we renovated 8 years ago. We have accepted an offer to purchase our current building contingent on the village approval of the proposed land split and the new 6,600 square foot two story building next door to our current location.

The building architecture plays off of the depot feel of the current street and will add 23 on street parking stalls and a sidewalk connecting the building to Cottonwood Ave. The building consists of two office suits upstairs and 13 individual offices and a common conference room on the first floor. Marriott Design and Miller Marriott Construction would move our operations to one of the office suits and we would rent the remaining offices.

Parking:

Parking for the property will consist of 23 on street parking spots with street trees. Hartland Station would propose making a project contribution of \$18,000 to the village for the installation of the on street parking and repair of the road cut for the sewer and water connection.

Market Rents:

We have assumed rents of \$300 to \$500 per office. This would include use of the conference room, WIFI, cleaning and garbage removal.

Project costs:

Our estimated hard and soft costs for the project are \$500,000 (less land). In addition to this we have assumed a land cost of \$40,000.

Financing:

[illegible]

LITTLE CONCEPT PALETTE

SCALE 1" = 20'-0"

23- SPACES ON STREET

HOP-L

23-SPACES ON STREET
---TOTAL SQ. FOOTAGE = 12,646 .290 AC.
---FLOOR PLATE (BUILDING) = 3572

CONDITIONAL USE PERMIT
[Hartland Place]

Document Number

THIS CONDITIONAL USE PERMIT is hereby granted this 28th day of April, 2016, by the Village of Hartland (hereinafter Village) to Heritage House of Hartland LLC (hereinafter “Grantee”) d/b/a Hartland Place for the operation of a Community Based Residential Facility serving the needs of the frail elderly at the property located at 444 Merton Avenue.

RECITALS

WHEREAS, Grantee has applied for a conditional use permit (“CUP”) pursuant to Section 46-846 *et seq.* of the Village of Hartland Code of Ordinances for the operation of a Community Based Residential Facility for the purpose of caring for the frail elderly in the RM-1 Zoning District at 444 Merton Avenue, Hartland, Wisconsin, (the “Property”) more specifically described as:

[HAV 0428985001]

OWNER: JPS Limited, LLC
d/b/a Hartland Senior Living, LLC
126 E Prospect Avenue
Hartford, WI 53027

WHEREAS, previously, Village granted a CUP (“Original CUP”) for the construction and operation of a 32 unit Memory Care Facility at the Property to JPS Limited, LLC, d/b/a Hartland Senior Living, LLC the conditions of which were complied with; and

WHEREAS, the Property is located in the RM-1 Multi-Family Residential District; and

WHEREAS, Section 46-374 (1) of the Village of Hartland Code of Ordinances provides that community living arrangements with a capacity for 16 or more persons in the RM-1 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

Recording Area

Name and Return Address
Village of Hartland
210 Cottonwood Ave.
Hartland, WI 53029

Parcel Identification Number
HAV 0428985001

WHEREAS, the Village Plan Commission reviewed the subject CUP application and Plan of Operation on March 21, 2016 and held a Public Hearing on April 18, 2016 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:

1. the memory care facility has been constructed pursuant to the Original CUP and may be maintained and operated pursuant to the Plan of Operation attached to this CUP and pursuant to the operator's and owner's representations during the review process including the housing of persons classified as frail elderly;
2. the operator of the facility shall operate the facility in accordance with State, federal or other applicable licensing requirements, shall provide adequate 24 hour care and supervision and shall ensure the safety of facility residents including prevention of unanticipated departures from the facility;
3. the operator of the facility will construct and maintain the building and site in accordance with the plans as submitted and as finally approved including stormwater retention, buffers, landscaping and fencing;
4. the operator of the facility shall operate the traffic flow and parking needs of the facility as approved and completely within the limits of the parcel's parking lot;
5. deliveries to the facility shall occur from vehicles in the facility parking lot or on Sunny Slope Drive and shall be coordinated and performed in such manner as to minimize delivery vehicle traffic in the adjoining neighborhood.
6. Servicing of the refuse and recycling containers at the facility shall be performed in such manner to minimize noise and disruption in the neighborhood and shall occur within the hours of 6:30am and 5:30pm.
7. property owner and facility operator shall manage, maintain and operate the business, building and site in accordance with all applicable rules and regulations of the Village of Hartland and other regulatory bodies as those bodies may have jurisdiction;
8. property owner and facility operator understand that future changes in use of the property may require additional parking or other modifications to the site;
9. ***ANY ADDITIONAL CONDITIONS ADDED BY THE PLAN COMMISSION***

WHEREAS, the Village Board of Trustees has considered the Plan Commission's recommendations and has determined that the proposed conditional use is in accordance with the purpose and intent of Chapter 46 of the Village Code of Ordinances and is found to be not hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the community.

NOW THEREFORE, the Village Board of Trustees hereby approves the issuance of this conditional use permit to operate a Community Based Residential Facility for the frail elderly at the Property, which conditional use permit shall be subject to the following conditions:

1. The conditional use permit granted hereunder is for the sole benefit of Heritage House of Hartland LLC, d/b/a Hartland Place.
2. The business activities permitted hereunder are limited to the operation of a Community Based Residential Facility housing up to 32 residents classified as frail elderly.

3. All business activities conducted on the Property shall conform to this CUP and the approved Plan of Operation and the Village of Hartland Code of Ordinances. The approved Plan of Operation is attached hereto and incorporated herein.
4. The foregoing recommended conditions of the Plan Commission are hereby included by reference as if set forth herein in addition to the conditions contained herein below.
 - a. ***ANY CONDITIONS ADDED BY THE VILLAGE BOARD***
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 memory care facility operations by May 26, 2017.
8. Notwithstanding the forgoing, this CUP shall expire on November 30, 2017.

This conditional use permit is hereby issued this 28th day of April, 2016 subject to the conditions provided herein.

VILLAGE OF HARTLAND

David Lamerand, Village President

Darlene Igl, MMC/WCPC, Village Clerk

[VILLAGE SEAL]



Exhibit A
Plan of Operation
Heritage House of Hartland LLC dba Hartland Place
444 Merton Street Hartland WI

Hartland Place is a single story assisted living building located at 444 Merton Drive. The community is owned by Heritage House of Hartland LLC who leases the building from Hartland Senior Living LLC/JPS Limited, LLC (the owners of the property). The building will be licensed as a CBRF (Community Based Residential Facility) by the state of Wisconsin.

The building will be dedicated to the care of frail elders – both residents experiencing forms of age related dementia and also non-demented seniors. Expected residents of the facility would be frail elders in need of assistance with the activities of daily living including, care and medication management and including residents diagnosed with memory deficiencies, dementia or similar medical situations. Our average resident will be more than 80 years old although having some number of residents in their 70s would be expected. We would seldom have residents under 70 years old.

The client group for Hartland Place will be similar to that of the other assisted living building that our organization manages in Hartland Wisconsin – Matthews of Hartland located at 300 N Shore Drive.

Design of the site and building will accommodate the safety and protection needs of the individuals. The facility will be staffed on a 24-hour basis with professional staff including LPNs, CNAs, RNs or similarly trained staff. We will typically staff with between 5 and 2 medical staff in addition to a couple of building managers (depending on the shift) The facility will be operated with a central kitchen and no individual cooking in rooms.

The occupants of the facility do not drive and as a result, limited parking is necessary and traffic is expected to be minimal. There will be a fenced in patio in the back and a porch on the front of the building. All the doors will be secured. There are two courtyards in the center of the building. The outside fencing will be a 5 foot high black wrought iron fence. There will be a caregiver present when the residents are outside.

Laundry will be performed in-house and there will be no laundry deliveries. Food will be delivered once per week. The delivery trucks will be a shorter tractor/trailer semi and will park on Sunny Slope Drive during deliveries. Food deliveries are usually made early in the morning during weekdays. The dumpster will be a roll out and will be serviced once per week.

Other than two ground- mounted air conditioning units, there will be no visible outside mechanical equipment. The building is constructed with a pitch and the building is sprinkled.

It is not proposed to be a tax exempt parcel.

Tom Ostrom

PINE & WHITNALL LLP 6980 INDUSTRIAL LOOP PO BOX 196 GREENDALE WI 53129	RODGER C BOOGREN GIGI A BOOGREN 424 HILLCREST CT HARTLAND WI 53029	OSCAR INVESTMENTS LLC N49W28689 CHARDON DR HARTLAND WI 53029
KENNETH & KERRY JASIN TRUST 1025 SUNNYSLOPE DR HARTLAND WI 53029	JOHN & BONNIE NOWAK FAMILY TRUST 180 MAIN ST PO BOX 945 OATMAN AZ 86433-0945	MOLLY J GIBBS 1013 SUNNYSLOPE RD HARTLAND WI 53029
ROBERT A HESCHKE MARLAINE E HESCHKE 409 HILL N DALE CIR HARTLAND WI 53029	THOMAS E REBLIN N27W27338 WOODLAND DR PEWAUKEE WI 53072	JOANN PRIEBE 1012 SUNNYSLOPE DR HARTLAND WI 53029
DOUGLAS V TURNER 2007 LIVING TRUST 402 HILL-N-DALE CIR HARTLAND WI 53029	MARGARET A JEFFERY 408 HILL N DALE CIR HARTLAND WI 53029	VANSISTINE MARITAL PROPERTY REVOCABLE LIVING TRUST 530 MERTON AVE HARTLAND WI 53029
POLLY J MUELLER 432 HILLCREST CT HARTLAND WI 53029	HARTBROOK MALL ASSOCIATES LLP PO BOX 6124 MADISON WI 53716	MICHAEL RUNGE 513 PLEASANT DR HARTLAND WI 53029
F E PREUSSLER N G PREUSSLER 428 HILLCREST CT HARTLAND WI 53029	HARTBROOK MALL ASSOCIATES LLP 5900 MONONA DR STE 401 MONONA WI 53716	DIANA L GIBBONS 3851 N LALUMIERE RD OCONOMOWOC WI 53066
HARTLAND RETAIL LLC CENTRAL VENTURES LLC 1243 N 10TH ST STE 300 MILWAUKEE WI 53205	JEFFREY J CASTLES REBECCA H CASTLES 508 MERTON AVE HARTLAND WI 53029	CLAUDIA & JOHN BERGES JR TRUST 506 PLEASANT DR HARTLAND WI 53029
SCOTT CHILES LISA CHILES 414 HILL N DALE CIR HARTLAND WI 53029	ROY A & RUTH A HACKBART 2006 LIVING TRUST 415 HILL N DALE CIR HARTLAND WI 53029	DCWI THREE LLC C/O WALGREEN CO - STORE 9365 PO BOX 1159 DEERFIELD IL 60015
WILLIAM MOSES 419 HILL N DALE CIR HARTLAND WI 53029	BRYAN LUFTER JACQUELINE LUFTER 405 HILL N DALE CIR HARTLAND WI 53029	JAMES BERGMAN 527 PLEASANT DR HARTLAND WI 53029

Chapter 42 - HISTORIC PRESERVATION

FOOTNOTE(S):

--- (1) ---

Cross reference— Buildings and building regulations, ch. 18; community development, ch. 26; zoning ordinance, ch. 46; land subdivision, ch. 50; utilities, ch. 86; sewer utility, App. C.

Sec. 42-1. - Purpose and intent of chapter.

It is hereby declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements or sites of special character or special architectural, archeological or historic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the public. The purpose of this chapter is to:

- (1) Effect and accomplish the protection, enhancement, and preservation of such improvements, sites and districts which represent or reflect elements of the village's cultural, social, economic, political and architectural history.
- (2) Safeguard the village's historic, prehistoric and cultural heritage, as embodied and reflected in such historic structures, sites and districts.
- (3) Stabilize and improve property values, and enhance the visual and aesthetic character of the village.
- (4) Protect and enhance the village's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.

(Code 1991, § 17.22(1))

Sec. 42-2. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Historic district means an area listed as such on either the National Register of Historic Places in Wisconsin or the state register of historic places.

Historic site means any parcel listed as such on either the National Register of Historic Places in Wisconsin or the state register of historic places.

Historic structure means any improvement listed as such on either the National Register of Historic Places in Wisconsin or the state register of historic places.

Improvement means any building, structure, place, work of art or other object constituting a physical betterment of real property, or any part of such betterment, including streets, alleys, sidewalks, curbs, lighting fixtures, signs and the like.

(Code 1991, § 17.22(2); Ord. of 4-11-11(1), § 2)

Cross reference— Definitions generally, § 1-2.

Sec. 42-3. - Penalty for violation of chapter.

Any person violating any provision of this chapter shall be fined as provided in section 1-4.

(Code 1991, § 17.22(4))

Sec. 42-4. - Powers and duties of the architectural board.

(a) *Regulations of construction, reconstruction, alteration and demolition.*

- (1) No owner or person or entity in charge of a historic structure, historic site or structure within a historic district shall reconstruct, alter or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or properties or cause or permit any such work to be performed upon such property unless a building and/or occupancy permit has been granted by the village architectural board. Also, unless such permit has been granted by the village architectural board, the building inspector shall not issue a permit for any such work.
- (2) Upon filing of any application for a building and/or occupancy permit with the village architectural board, it shall approve the application unless:
 - a. In the case of a designated historic structure or historic site, the proposed work would substantially detrimentally change, destroy or adversely affect any exterior feature of the improvement or site upon which such work is to be done;
 - b. In the case of the construction of a new improvement upon a historic site, or within a historic district, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site or within the district;
 - c. In the case of any property located in a historic district, the proposed construction, reconstruction, exterior alteration or demolition does not conform to the purpose and intent of this chapter and to the objectives and design criteria of the historic preservation plan for such district;
 - d. The building or structure is of such architectural or historical significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the public.
- (3) The filing of an application for a building and/or occupancy permit and any proposed historic preservation treatments on designated historic properties shall also be subject to the following historic preservation standards:
 - a. Every reasonable effort should be made to use a structure or site for its originally intended purpose, or to provide a compatible use(s) that requires minimal alteration of the site, or structure and its environment.
 - b. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic materials or distinctive architectural features should be avoided whenever possible.
 - c. All buildings, structures and sites shall be recognized as products of their own time. This should be considered before alterations are undertaken which have no historical basis and which seek to create an antique appearance.
 - d.

Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. If these changes have acquired significance in their own right, their significance should be recognized and respected.

- e. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
- f. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match that being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- g. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage historic building materials shall not be used.
- h. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration or reconstruction project.
- i. Contemporary design for alterations and additions will not be discouraged when such changes do not destroy significant historical features and are compatible with scale, mass and architectural features of the historic property and its environment.
- j. New additions shall be designed so that if removed, the integrity of the structure is not impaired.

(4) If the village architectural board determines that the application for a building and/or occupancy permit and the proposed changes are consistent with the character and features of the property or district, it shall issue the building and/or occupancy permit. The village architectural board shall make this decision within 45 days of the filing of the application.

(5) The issuance of a building and/or occupancy permit shall not relieve the applicant from obtaining any other applicable permits and approvals required by the village. Any other municipal permit shall be invalid if it is obtained without the presentation of the building and/or occupancy permit required for the proposed work.

(6) Ordinary maintenance and repairs may be undertaken without a building and/or occupancy permit, provided that the work involves repairs to existing features of a historic structure or site or the replacement of elements of a structure with pieces identical in appearance, and provided that the work does not change the exterior appearance of the structure or site.

- (b) *Appeals.* Should the village architectural board fail to issue a certificate of appropriateness due to the failure of the proposal to conform to the guidelines, the applicant may appeal such decision to the board of trustees within 30 days. Such appeal must be in writing and filed with the village clerk. The decision of the board of trustees may be appealed by the property owner to the board of zoning appeals pursuant to division 5, article II, chapter 46 of this Code. In addition, if the village architectural board fails to issue a certificate of appropriateness, the village architectural board shall, with the cooperation of the applicant, work with the applicant in an attempt to obtain a certificate of appropriateness within the guidelines of this chapter.

- (c) *Recognition of historic structures, sites and districts.* At such time as a historic structure, site or district has been properly designated, the village architectural board may allow to be prepared and erected on such property at the property owner's expense, a suitable plaque declaring that such property is a historic structure, site or district.

(Code 1991, § 17.22(3); Ord. of 4-11-11(1), §§ 3—6)

HISTORIC RESOURCES

The preservation of historic places is intended to help ensure that the historic heritage of a community is protected and enhanced over time. Historic preservation planning recognizes that historic places are valuable resources whose damage or loss would be detrimental to the community. The key elements of an effective historic preservation planning effort include: 1) a thorough survey of historic resources, 2) community support for historic preservation, and 3) integration of historic preservation planning into the comprehensive community planning process. The principal means of implementing historic preservation plans include a local landmark or historic preservation commission created by municipal ordinance; a zoning ordinance with specific districts and district regulations for protecting historic sites and structures; and a demolition control ordinance. These principal means may be supplemented by the use of easements and taxation policies.

The importance of historic preservation planning is based on the assumption that the historic resources of a community are valuable and should be carefully considered in planning for community development and redevelopment. Historic preservation can help to maintain the unique identity of a community, especially within a community's "downtown" area, in a time when many factors tend to create a national homogeneity in the environment. Other benefits of historic preservation include: promoting tourism, increased real estate values and municipal tax revenues, arresting decay in declining areas, creating community pride, and conserving cultural resources. Despite these potential benefits, other forces such as economics, public attitudes, and existing laws can sometimes work against historic preservation. Through proper planning, however, the impediments to historic preservation can be reduced.

To be most effective, historic preservation planning for communities such as the Village of Hartland should be integrated into the overall community planning process. As an integral part of the total planning process, historic preservation can be considered in addition to all the other needs and goals of the community, thereby affording such preservation equal consideration with other planning issues. In this way, historic preservation can become an issue of continuing concern and can be built into the ongoing development and redevelopment decision-making process of the community.

Existing Historic Preservation Inventory

Realizing the importance of historic preservation, a detailed inventory of the significant architectural and historical sites and buildings in the Village of Hartland was completed in 1985. The findings of the inventory are documented in *Hartland: A Thematic History and an Intensive Survey of Historic Resources*, August 1985. Specifically, the survey provides a listing of the architectural and historic sites in the Village, including historical information for many selected sites in the inventory, with maps showing the location of a recommended historic district encompassing many of the most significant historic sites. The report may be further used to increase public and private sector awareness of the Village's historic and architectural heritage.

The inventory is intended to provide a basis for nominating significant sites and buildings for inclusion on the National Register of Historic Places, a mark of special status. If registered, such status would help protect the places from encroachment by State and Federal facilities development projects and may qualify for State and Federal tax incentives and Federal matching grants, when available, for research, restoration, acquisition, or stabilization. Any city or village containing property listed on the National or State Registers of Historic Places must enact a historic preservation ordinance to protect and preserve such resources. The survey document inventories and describes the historic places and buildings in a given area and identifies some of them as potentially eligible for listing in the National Register of Historic Places. The reconnaissance survey cards and the intensive survey forms used to conduct the inventory contain pertinent information about the sites and buildings within a recommended historic district, such as location, ownership, building site, construction and geographic data, historic significance, and major historic and bibliographic references. These data can be drawn upon when establishing historic preservation-related zoning districts, when making decisions regarding property identified as having historic value, or when making improvements in the historic district.

Approximately 175 properties and sites within the Village were surveyed. Seventeen buildings and a historic district consisting of 33 dwellings were identified as eligible for nomination to the National Register of Historic Places, as indicated on Table 4-6 and Map 4-14. To date, the East Capitol Drive Historic District and 13 of the 17 buildings were officially nominated and accepted into the National Register of Historic Places and the Wisconsin

State Register of Historic Places. In addition, a historic place referred to as the Beaumont Hop House (1863-65), located in the Town of Merton within the study area, is also included in the National and State Registers. In 1995 the Village of Hartland adopted a Historic Preservation Ordinance, administered by the Village of Hartland Architectural Board, to safeguard the significant historic resources in the Village of Hartland. The large number of identified historic places in the Village of Hartland and the high concentration of such historic places in and near the Village Center indicate that the area is rich in historic resources that should be protected for the present as well as future generations.

Table 4-6

**SIGNIFICANT HISTORIC PLACES AND HISTORIC DISTRICT BUILDINGS
IN THE VILLAGE OF HARTLAND: 1998**

Number on Map 4-14	Name	Location	Date	Architectural Style
1	White Elm Nursery	621 W. Capitol Drive	1929	Tudor Revival
2	Village of Hartland Well No.1	614 W. Capitol Drive	1933	Utilitarian
•3	Dansk Evangelical Lutheran Kirke	400 W. Capitol Drive	1910	Gothic Revival
•4	Zion Evangelical Lutheran Church	403 W. Capitol Drive	1910	Gothic Revival
•5	Trapp Filling Station	252-256 W. Capitol Drive	1922	Tudor Revival
•6	Bank of Hartland	112 E. Capitol Drive	1894, 1930	Georgian Revival
•7	Sign of the Willows	122 E. Capitol Drive	1923	Tudor Revival
•8	First Congregational Church	214 E. Capitol Drive	1923	Gothic Revival
•9	Stephen Warren House	235 E. Capitol Drive	1855	Greek Revival
•10	Burr Oak Tavern	315-317 E. Capitol Drive	1853-55	Greek Revival
•11	Harold Hornburg House	213 Warren Street	1928	Tudor Revival
12	Village of Hartland –Municipal Gas Plant	134 Cottonwood Avenue	1906	Commercial Vernacular
•13	Sarah Belle Van Buren House	128 Hill Street	1891-94	Vernacular
14	Harold Van Buren House	136 Hill Street	1934	Craftsman Bungalow
•15	Jackson House	235 North Avenue	1935-36	Tudor Revival
•16	Ralph C. Bailie House	530 North Avenue	1932	Spanish Colonial Revival
•17	Hartland Railroad Depot	301 Pawling Avenue	1879	Italianate
•East Capitol Drive Historic District (developed between 1850-1935)				
18	*Martin and Susan Lesica House	337 E. Capitol Drive	1890s	Queen Anne
19	Dr. Henry G.B. Nixon House	338 E. Capitol Drive	1893-95	Queen Anne
20	*Michael Murphy House	345 E. Capitol Drive	1946	Vernacular
21	Otto H. Willis House	400 E. Capitol Drive	1916	Bungalow
22	Hamilton E. Salsich	407 E. Capitol Drive	1897	Queen Anne
23	Salisch Carriage House	409 E. Capitol Drive	1897	Queen Anne
24	Gertrude Parker House	416 E. Capitol Drive	1921	Bungalow
25	Charles Wittenberg House	424 E. Capitol Drive	1926	Spanish Colonial Revival
26	Goodwin House	425 E. Capitol Drive	1859-66	Vernacular
27	Mark W. Rowell House	432 E. Capitol Drive	1923	Vernacular
28	Joseph Feix House	435 E. Capitol Drive	1933	Tudor Revival
29	*Gary Pilgrim House	504/506 E. Capitol Drive	1911	Vernacular
30	Dr. Edwin G. Benjamin House	511 E. Capitol Drive	1854	Vernacular
31	*Reinhold Dunne House	512 E. Capitol Drive	Early 1900s	Vernacular
32	George Pynn House	515 E. Capitol Drive	1907	Dutch Colonial Revival
33	*Mark Bulen House	518 E. Capitol Drive	Early 1900s	Vernacular
34	*Roger Wrede House	521 E. Capitol Drive	1955	Vernacular
35	*Rodney Holter House	524 E. Capitol Drive	1910s	Bungalow
36	*Robert Weikert House	527 E. Capitol Drive	1890s	Queen Anne
37	*John Pfeil House	530 E. Capitol Drive	Early 1900s	Vernacular
38	*Charles Pouchet House	533 E. Capitol Drive	1910s	Bungalow
39	*Vincent Leslie House	543 E. Capitol Drive	1880-90	Italianate
40	*Barbara Zwiag House	544 E. Capitol Drive	1890s	Queen Anne
41	August Schraudenbach House	551 E. Capitol Drive	1907	Queen Anne
42	*Ray Creasy House	552 E. Capitol Drive	1880-90	Italianate
43	*Jesse Janke House	558 E. Capitol Drive	1890s	Queen Anne
44	*John Dolan House	563 E. Capitol Drive	1850	Vernacular
45	Oliver Frisbee House	600 E. Capitol Drive	1883-90	Italianate
46	*John Siepmann House	606 E. Capitol Drive	Early 1900s	Vernacular
47	*Erik Laatsch House	607 E. Capitol Drive	Early 1900s	Vernacular
48	*Todd Fox House	614 E. Capitol Drive	1890-1910	Italianate
49	Joseph Counsell House	628 E. Capitol Drive	1887-91	Italianate
50	*David Wolken House	702 E. Capitol Drive	1891-97	Queen Anne

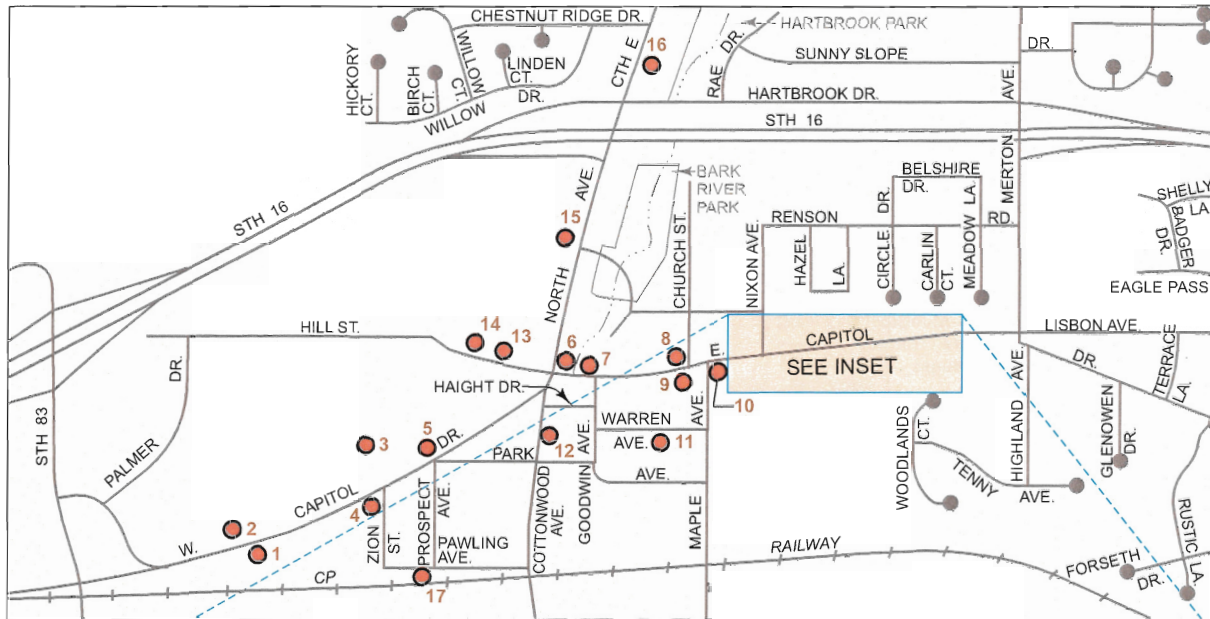
•Listed in both the National and Wisconsin State Registers of Historic Places.

*Present owner(s)

Source: SEWRPC and A Master Plan for the Village of Hartland:2020

Map 4-14

SIGNIFICANT HISTORIC PLACES AND HISTORIC DISTRICT IN THE VILLAGE OF HARTLAND: 1998

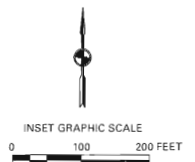


INSET

EAST CAPITOL DRIVE HISTORIC DISTRICT



- HISTORIC BUILDING
- 21 REFERENCE NUMBER (SEE TABLE 23)
- EAST CAPITOL DRIVE HISTORIC DISTRICT BOUNDARY
- CONTRIBUTING STRUCTURE
- NONCONTRIBUTING STRUCTURE



Source: Village of Hartland and SEWRPC.