

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, FEBRUARY 20, 2017
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 January 16, 2017.
2. Architectural Board review and consideration of an application for a covered entry addition at 793-795 Imperial Drive.
3. Architectural Board review and consideration of an application for installation of a score board on the soccer field at Lake Country Lutheran High School, 401 Campus Drive.
4. Architectural Board and Plan Commission review and consideration of site and building plans and request for Conditional Use for construction of a secured self-storage facility located on Rose Drive, Benchmark Secured Storage of Hartland LLC, Applicant, Perspective Design, Engineer/Architect.
 - a. Preliminary consideration of plans for the proposed Conditional Use (Storage Establishments)
 - b. Motion to set a Public Hearing to be held during the regular Plan Commission meeting on March 20, 2017
5. Plan Commission review and consideration of a concept site plan for a condominium development on the 38-acre property located at and adjacent to N56 W28628 CTH K (Lisbon Road).
6. Plan Commission review and consideration of a final extraterritorial plat for Hawks Haven in the Town of Delafield.
7. 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 (Government/Agendas and Minutes).

Notice: Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Darlene Igl, WCPC/CMC, Village Clerk, at 262/367-2714. The Municipal Building is handicap accessible.

**VILLAGE OF HARTLAND
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, JANUARY 16, 2017
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

Others Present: Administrator Cox, Building Inspector Hussinger and Deputy Clerk Meyer.

Roll Call

1. Motion (Wenstrom/Schneeberger) to approve the Jt. Architectural Board/Plan Commission Minutes of December 19, 2016. Carried (6-0).
2. Architectural Board consideration of an application for a sign for Hyde Syte Tactics, 675 Industrial Ct. #1.

This is a single, illuminated wall sign, facing west. It closely matches the neighboring business's sign. Sign-a-rama is the contractor. The sign will be back-lit. The Village requires lit signs to be turned off by 10:00 PM. The business hours will generally be from 9:00 AM – 5:00 PM, with perhaps a few classes in the evening.

Motion (deCourcy-Bower/Swenson) to approve an application for a sign for Hyde Syte Tactics, 675 Industrial Ct. #1, noting that the lighted sign should be on a timer and turn off no later than 10:00 PM. Carried (6-0).

3. Architectural Board consideration of an application for a sign for Hartland Place Senior Living, 444 Merton Ave.

The sign meets setback requirements. There was some confusion if there will be lighting on the sign. One part of the sign application said there would be illumination, another part of the application did not indicate lighting. The Village requires some landscaping around the base of the sign.

Scott Hussinger stated that there is no power in the area of the sign, and it will be very difficult to run power from the building across the parking lot to the sign. The sign should be approved as non-illuminated. If they decide to illuminate it, it should be externally illuminated by spotlight that shines upward and inward.

Motion (Wenstrom/Schneeberger) to approve an application for a sign for Hartland Place Senior Living, 444 Merton Ave., noting that it is a non-illuminated sign and it is required to have landscaping at the base. Carried (6-0).

4. Architectural Board consideration of an application for car-wash-related signs for Hartland Service, 400 E. Industrial Dr.

The signs have been approved by the Business Improvement District.

The sign letters are clear plastic and are lit from within with LED lighting, with the brightness of a 60 watt light bulb (according to the lumen chart). The letters are 12 inches tall.

The sign on the east side of the car wash will need to be on a timer to shut off no later than 10:00 PM. The sign on the south side could stay lit.

The lower set of lights in the vacuum station were taken down, as they were too bright.

Motion (deCourcy-Bower/Schneeberger) to approve an application for car-wash-related signs for Hartland Service, 400 E. Industrial Dr., subject to having the east side sign lights turn off no later than 10:00 PM. Carried (6-0).

5. Architectural Board consideration of an application for new and replacement signs for Peak Performance and Bicycle Barn, 130 E. Capitol Dr.

Both of these signs were reviewed and approved by the BID.

Motion (Wenstrom/Swenson) to approve an application for new and replacement signs for Peak Performance and Bicycle Barn, 130 E. Capitol Dr. Carried (6-0).

6. Architectural Board consideration of an application for a sign for H&P Certified Public Accountants, 365 Cottonwood Ave.

The Village has contacted the landlord again to ask if he would refurbish the current sign, but he has declined.

The new sign board for H & P Certified Public Accountants will be added to the old sign. It will be the same colors as the old sign, but it will look brighter. The Village also will be working with SNAP Fitness to eliminate the temporary signs that they have on the property.

Motion (deCourcy-Bower/Swenson) to approve an application for a sign for H&P Certified Public Accountants, 365 Cottonwood Ave. Carried (6-0).

7. Adjourn

Motion (Wenstrom/Schneeberger) to adjourn. Carried (6-0). Meeting adjourned at 7:15 PM.

Respectfully submitted by
Recording Secretary,

Lynn Meyer
Deputy Clerk

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

Job Address <i>793-795 Imperial Drive</i>			
Lot <i>4</i>	Block <i>11</i>	Subdivision <i>Hartridge Adm #2</i>	Key No. HAV
Owner <i>Greg + Carol Apuli</i>			Phone <i>262-326-8062</i>
Address <i>W325 N6872 N.Lake Drive</i>		City <i>Hartland</i>	State <i>WI</i> Zip
Contractor <i>Phantom Creek Bldrs LLC</i>	Phone <i>414-588-6071</i>	FAX <i>—</i>	E-Mail Address <i>phantomcreek@wiRR.COM</i>
Address <i>W308 S9049 Cty Rd EE</i>		City <i>Mukwonago</i>	State <i>WI</i> Zip <i>53149</i>

The Architectural Board meets on the THIRD MONDAY of the Month at 7:00 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

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

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. _____

AARON C HOEPPNER
MICHELLE M HOEPPNER
810 E IMPERIAL DR
HARTLAND WI 53029

ALVIN MEISEL
JANICE MEISEL
816 IMPERIAL CT
HARTLAND WI 53029

DENNIS G DOROW
805 IMPERIAL CT
HARTLAND WI 53029

DONALD R BISGARD
COLEEN A BISGARD
W151N7677 WOODVIEW DR
MENOMONEE FALLS WI 53051

ERIC A RAHMEL
788 E IMPERIAL DR
HARTLAND WI 53029

JAKUB ARENDARCZYK
787 E IMPERIAL DR
HARTLAND WI 53029-2646

JAMES T LAU
SUSAN M LAU
801 IMPERIAL CT
HARTLAND WI 53029-2657

KATRINA BERTOLAS
SCOTT SOBSTAD
779 E IMPERIAL DR
HARTLAND WI 53029

KIMM S ROBINSON
KATHLEEN ROBINSON
740 COVENTRY LN
HARTLAND WI 53029

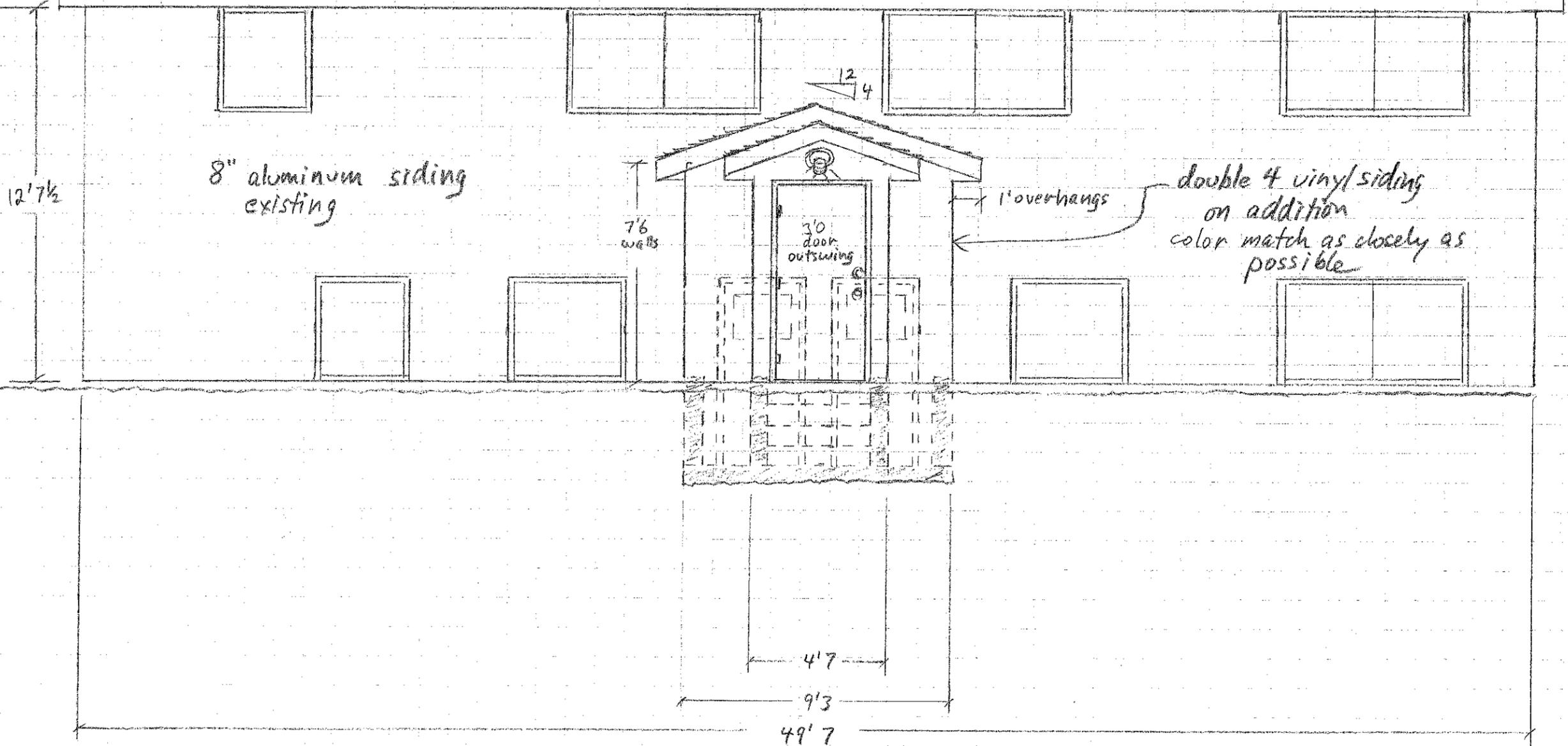
PERRY AND DELORES JANSEN TRUST
243 SOMERSET GLN
WALES WI 53183-9530

THOMAS J SMITH
324 HOLLYHOCK LN
HARTLAND WI 53029-8563

GREG & CAROL APULI
W325 N6872 N LAKE DRIVE
HARTLAND WI 53029

793-795 Imperial Drive

Back of house
(East)



8" aluminum siding existing

12' 7 1/2"

7/6 wells

3'0" door outswing

1' overhangs

double 4 vinyl siding on addition color match as closely as possible

garage

4' 7"

9' 3"

49' 7"

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

Job Address LAKE COUNTRY LUTHERAN HIGH SCHOOL 401 CAMPUS DRIVE HARTLAND, WI 53029				
Lot	Block	Subdivision	Key No. HAV	
Owner THE LUTHERAN HIGH SCHOOL ASSOC.		EMAIL JPADEWATON@LHSAGM.ORG	Phone 414.870.8505	
Address 10427 WEST LINCOLN AVE.		City WEST ALLIS	State WI	Zip 53227
Contractor		Phone	FAX	EMAIL
Address		City	State	Zip

The Architectural Board meets on the THIRD MONDAY of the Month at 7:00 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The DEADLINE for filing is on the SECOND MONDAY of the month at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

Commercial/Industrial/Multifamily:

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

Signs:

- Three renderings (one of the renderings must be reduced to a maximum size of 11" x 17"). Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- Three site plans. Not required for wall signs. Plans must be dimensioned.
- Three sets of lighting details. Include type, location, number, and wattage of fixtures.
- Submit Sign Permit Application

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

Date Applied: 2/13/17 Date of Meeting: 2/20/17 Item No. _____



THE LUTHERAN HIGH SCHOOL ASSOCIATION
OF GREATER MILWAUKEE

10427 WEST LINCOLN AVENUE | SUITE 1300 | WEST ALLIS, WI 53227

Scott Hussinger,

Lake Country Lutheran High School would like to install a scoreboard at their Soccer field. Many folks have donated to make this a reality. We would like to drill the holes this winter and install the lower part of the beam while the ground is frozen. We have put straw bales over the location of the holes to prevent the frost from penetrating the ground. We would do the electrical installation and the installation of the scoreboard in the Spring before the Soccer season begins. We would hire an electrical contractor to bring the power from the dugout to the shed. They would mount a small service panel in the shed and then power the scoreboard from there.

Thank you,

John Radewahn
Director of Facilities
The Lutheran High School Association
2/1/17



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 LAKE COUNTRY LUTHERAN HIGH SCHOOL

LOT _____ BLOCK _____ SUBD _____ TAX KEY _____

OWNER THE LUTHERAN HIGH SCHOOL ASSOCIATION PHONE 414.870.8505 FAX _____

ADDRESS 10427 W. LINCOLN AVENUE CITY, STATE, ZIP WEST AUIN, WI 53227

CONTRACTOR SCHOOL LAKE COUNTRY LUTHERAN HIGH SCHOOL PHONE 414.870.8505 FAX _____

ADDRESS 401 CAMPUS DRIVE CITY, STATE, ZIP HARTLAND, WI 53029

When permit is ready notify: Contractor Owner By: Mail Phone Fax 414.870.8505

Project Description: INSTALL SCORE BOARD ON SOCCER FIELD

Current principal use of property SECONDARY EDUCATION / ATHLETICS

Proposed principal use of property SAME

Width 8' Length 18' Sq. Ft. _____ Height 20' Cu. Ft. _____

Estimated cost of above job(s) \$ 20,000.00 \$ _____ \$ _____

State Approval _____ Date _____

Class of Construction _____ Sprinkler _____ Stories _____

TO THE BUILDING INSPECTOR: The undersigned hereby applies for a permit to do work herein described according to the plans and specifications filed herewith and located as shown on this application. The undersigned agrees that such work will be done in accordance with the said description, plans and specifications and in compliance with the Uniform Dwelling Code of Wisconsin Administrative Code, Zoning Ordinance, all other ordinances of the Village of Hartland and with all the laws and orders of the State of Wisconsin applicable to said premises.

Signature of Applicant John Radevahn Date 1/31/16

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:

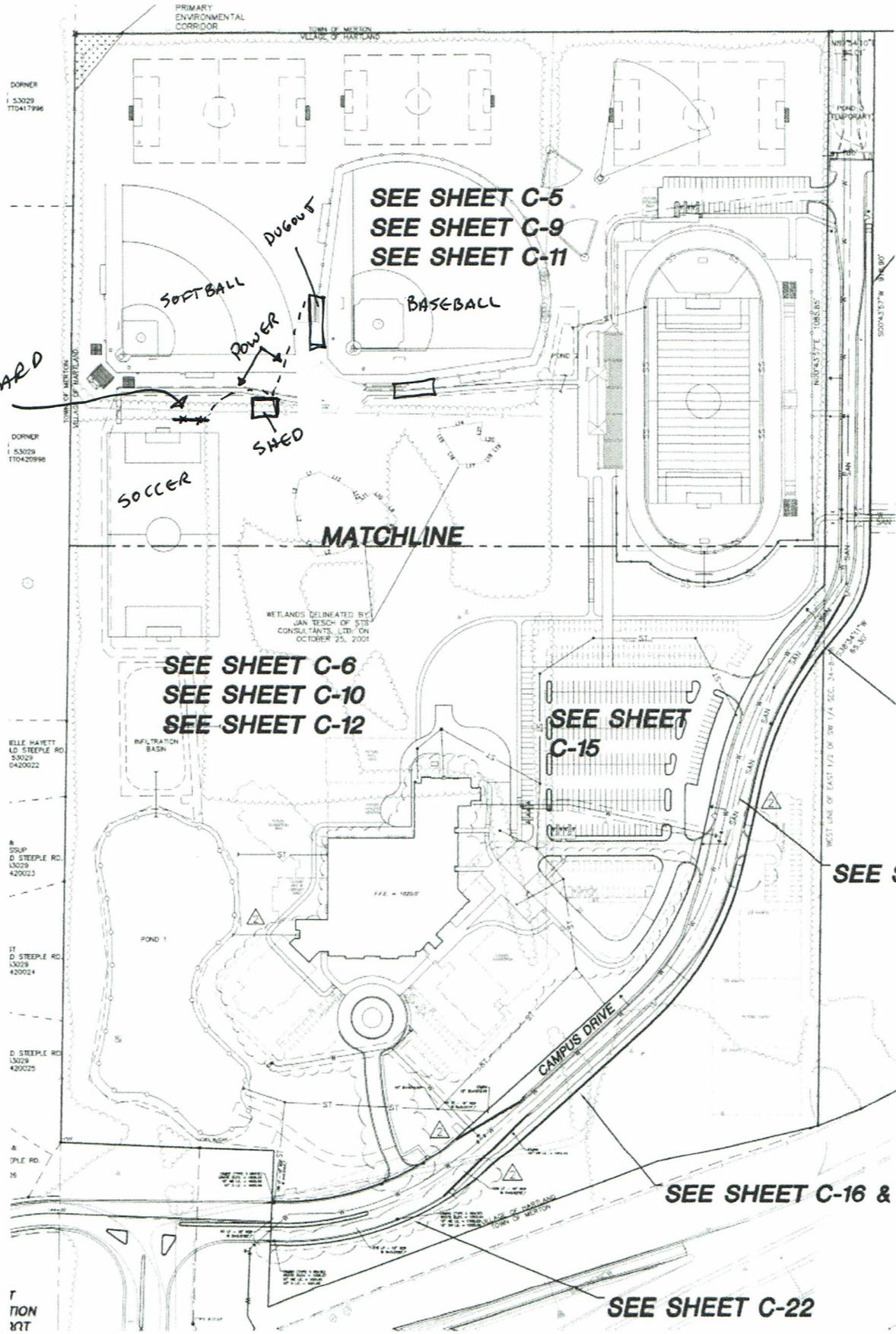
Plan Commission _____ Village Board _____ Arch Board _____

APPLICATION APPROVED ON: _____ BY: _____

DATE

BUILDING INSPECTOR

PROPOSED SCOREBOARD





- Overall Dimensions
10'0" high x 18'0" wide
- Identification Panel (Non-Backlit)
2'0" high x 18'0" wide
(above Scoreboard)
- Soccer Scoreboard
SO-2018-A
8'0" high x 18'0" wide

ALL DIMENSIONS ARE APPROXIMATE

LAKE COUNTRY LUTHERAN HIGH SCHOOL HARTLAND, WI

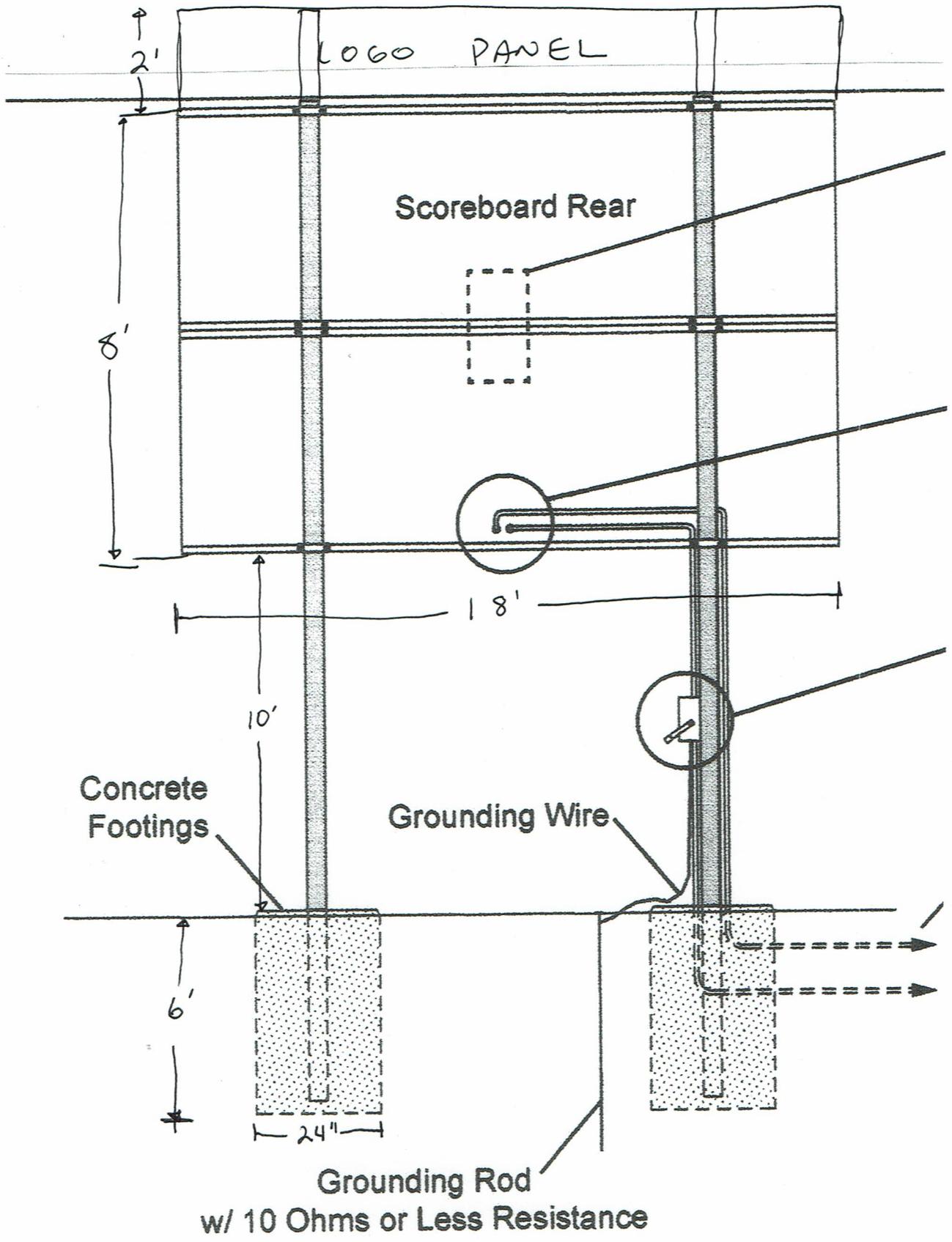
Do not use for design/engineering or ad copy approval.

Copyright © 2016 Daktronics. 003523890 [12-07-15 (Rev1 revised 12-09-16) DWG#0000000 Rev0]

The details and expressions shown are conceptual in nature, confidential and proprietary. Final design and appearance may differ from artwork shown.

All registered trademarks are the property of the registrant and their use does not imply endorsement of Daktronics. Do not reproduce by any means without the expressed written consent of Daktronics, Inc.





MEMORANDUM

TO: Plan Commission
FROM: David E. Cox, Village Administrator
DATE: February 17, 2017
SUBJECT: Benchmark Secure Storage



The Plan Commission is being asked to consider the site and building plans for the proposed Benchmark Secure Storage facility on Rose Drive. The proposal includes five buildings for inside storage. The main building includes three floors of temperature controlled storage with drive in access and the other four buildings are typical garage-style units with some smaller walk up units. The Commission will recall favorably reviewing this concept at its meeting in December 2016. This use is a Conditional Use in the B-5 Light Industrial Planned Unit Development District.

The detailed proposed plans have been received and reviewed by staff. While the Engineer will provide a more detailed review of the plans, the Plan Commission should be aware of a few items as it considers the plan.

- It is noted that there is no lighting plan presented for the project.
- Screening of the project from the parcels to the west will be an item of consideration. In order to accomplish the storm water management plan, some or all of the existing trees on that side of the property may have to be removed despite an expressed desire on the part of the developer to leave these trees in place (many of them are buckthorn).
- Related to the above comment, it is noted that the landscape and storm water/grading plans may not coincide well. The Landscape Plan shows significant landscaping in the ditch line.
- The Fire Department will require access to the buildings on the rear of the lot that does not require passing through the main building. Staff recommends that the existing easement area on the adjacent property to the east (easement is held by the Village) be paved to the point it turns into the subject property to allow Department access. Further, this pavement should be plowed by the owner of the subject property on the same basis as the balance of the site. The documents in possession of the Village for this easement seem to give the Village permission to construct this pavement. As such, the project developer will simply need to communicate to the owner(s) of the outlot on which the easement is located the plan to construct the road.
- A number of easements will need to be acquired by the owner of this site for access to the site and for site utilities. The Commission/Village should require evidence of these easements prior to issuance of any permits related to the development.

- It is noted that the outdoor trash enclosure is proposed to be located adjacent to the entry door for the walk up units in one of the rear buildings immediately behind the main building. The placement of the door in relation to the trash enclosure is of interest.
- As noted briefly during the concept review, the occurrence of parking inside the main building in the carport or drive through area is of some concern. Staff believes a better understanding of the plan and necessary restrictions is in order.

Also, attached to this memo are two pictures showing a revised sign proposal. The signs in the main building as originally proposed (still in the packet) were not compliant with the Zoning Code. In discussion with staff, the signs were changed to the one proposed and shown in these pictures. This sign appears to be compliant with the Code.

As a Conditional Use, this project should receive preliminary review and Plan Commission comments and recommendations at this meeting. Additionally, the Commission will be asked to set a public hearing for the March meeting after which a Conditional Use Permit will be considered.

DCBenchmark Storage PC Comments

Attachment

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





February 17, 2017

Mr. Douglas Hafemann
Benchmark Secured Storage of Hartland, LLC
1256 Mary Hill Circle
Hartland, WI 53029

Re: Village of Hartland
Benchmark Secured Storage-Plan Review Letter

Dear Mr. Hafemann:

The Village of Hartland's Staff as well as Ruekert & Mielke, Inc. has reviewed your site plan submittal. The submittal included the following: storm water management plan dated February 7, 2017 and construction plans dated January 30, 2017. 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 February 20, 2017 Plan Commission meeting. You should have a representative to present your plans at the meeting.

Storm Water Management Plan

1. Model with frozen and/or failed condition and identify overflow routes.
2. The WinSlamm model should be updated accordingly:
 - Model the site as industrial.
 - There is a catch basin with a 2' sump modeled as a pre-treatment device for the alleyway. Update the construction plans accordingly to show location and design of this device.
 - Model the pre and post control performance of the infiltration basin for phosphorus.
3. A maintenance plan and agreement covering the storm water facilities on the entire site must be completed and recorded with the County.

Cover Sheet (T1)

1. Provide a lighting and photometric plan sheet.
2. Update Owner's zip code to 53029.

Mr. Douglas Hafemann
Re: Benchmark Secured Storage Plan Review
February 17, 2017
Page 2

Plat of Survey (C1.1)

1. Provide a sanitary and water lateral easement within Outlot 1 of Greason Commerce Center for the benefit of this development.
2. Provide an access easement within Lot 2 of CSM 8975 for the benefit of this development.

Proposed Site Plan (C1.2)

1. Architectural Site Plan and Engineering Site Plan shall be combined.
2. Obtain variance for building protrusion into westerly building setback.
3. Provide a minimum 12-foot wide asphalt drive for fire truck and DPW access centered within the Village's 30-foot sanitary sewer, water main and access easement and connect it to the asphalt drive in between the proposed buildings.
4. Provide (2) 15' wide swing gates for Village entry into the site. Please update note and change the term "City" to "Village".
5. Relocate the proposed west side fence and swing gate 8-foot to the west of the existing hydrant.
6. Provide a fence and swing gate detail.
7. Provide a No Parking sign in between both sets of buildings in the easements.
8. Show existing curb boxes and sanitary laterals for the adjacent northwest property
9. Provide a site coverage table listing the permeable and impervious totals for the site.
10. Include parking calculations.
11. Highlight the paved areas and show the paving limits along the north side of the site.
12. Provide a detectable warning field to ensure ADA Compliance for parking lots. .
13. Show details of construction.
14. Include a handicap sign and post.
15. Show dimension for parking stalls, driving aisle, sidewalk width and radii.
16. The dumpsters are shown within the secured area of the site. How will the garbage be pick up? Provide details for trash enclosure.

Grading and Erosion Control Plan (C1.3)

1. Provide Type D inlet protection for the inlets in Rose Drive.
2. Provide proposed grades and contours for the 12-foot wide asphalt access drive.

Mr. Douglas Hafemann
Re: Benchmark Secured Storage Plan Review
February 17, 2017
Page 3

3. Further define the proposed swale along the northwest corner of proposed building #1 to ensure that all runoff remains onsite and not onto the adjacent property.
4. Install insulation for freeze protection between the existing water main/services and proposed cross culvert.
5. Provide the proposed size for the CMP cross culverts.
6. Show locations of roof drainage discharge.
7. Include the following notes to the Construction Sequence: “Install inlet protection, silt fence and all other erosion control measures prior to any land disturbing activities, as shown in plans.” and “Adjust and maintain erosion control measures as necessary as construction operations progress.”
8. Include the following note to the Construction Notes: “Contractor shall sweep Villages roadways and any affected private driveway adjacent to the project area at the end of each work day, or as directed by the Village or Engineer to maintain clean and safe surfaces.
9. Show erosion control details for construction.
10. Currently, there are existing fallen trees within the embankment of the existing storm facility. Provide notation to remove these existing fallen trees.
11. Update fence note to provide for (2) 15’ wide swing gates for Village entry into the site. Please update note and change the term “City” to “Village”

Utility Plan (C1.4)

1. Slurry backfill is required within 5 feet of the curb and gutter and under Rose Drive.
2. Update sanitary lateral size to 6-inch and provide a 8-foot separation from the proposed water service.
3. Show existing curb boxes and sanitary laterals for the adjacent northwest property.
4. Relocate existing curb boxes for the adjacent northwest property to 1-foot east of the property line.
5. Straighten proposed west cross culvert and provide a minimum 5-foot clearance form curb stops.
6. Provide the proposed size for the CMP cross culverts
7. List construction details for making connection.
8. Include the following note to the General Utility Notes: “E. Village of Hartland Street ROW Permit required.”

Mr. Douglas Hafemann
Re: Benchmark Secured Storage Plan Review
February 17, 2017
Page 4

9. Include the following note to the Sanitary Lateral Utility Notes: “ C. Connection to main with Fernco.”
10. Update letter (C) Water Main Utility Notes to include curb stops.
11. Show the sanitary and water lateral easement within Outlot 1 of Greason Commerce Center.
12. Update fence note to provide for (2) 15’ wide swing gates for Village entry into the site. Please update note and change the term “City” to “Village”.
13. Show catch basin for pre-treatment devices.

Proposed Landscape Plan

1. Show proposed swales and adjust landscaping to not conflict with drainage.
2. It appears that some of the existing trees/ shrubs along the west property line are Buckthorn. Any and/or all Buckthorn shrubbery shall be removed and replaced. Please verify and show additional plantings if necessary.
3. Provide screening to the proposed building #5.
4. Update fence note to provide for (2) 15’ wide swing gates for Village entry into the site. Please update note and change the term “City” to “Village”.

Architectural Site Plan

1. Architectural Site Plan and Engineering Site Plan shall be combined.
2. Show the doorway to building #3 and the trash receptacle to ensure there is no conflict between the two.
3. Provide standard traffic flow into site and a center island for the proposed key pad. Show the symbols and construction details for the key pad and bollards.

Sheet A1.1

1. Update the notation for the elevator for all building #1 floor plans which currently calls it out as “stairs”.
2. Install a cleanout for the trench drain before it connects to the sanitary lateral.

Summary

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

Mr. Douglas Hafemann
Re: Benchmark Secured Storage Plan Review
February 17, 2017
Page 5

1. Provide 2 paper copies of the final Storm Water Management Plan and Construction Drawings stamped by a Professional Engineer.
2. Village storm water permit and erosion control permit.
3. Village curb cut/right-of-way permit.
4. Building permit.
5. Plan of operations.

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

cc: David Cox, Village of Hartland
Michael Einweck, P.E., Village of Hartland
Scott Hussinger, Village of Hartland
Aaron Kahle, Kahle Builders, LLC
Paul Jenswold, P.E., Jahnke & Jahnke Associates Inc.
William Conine, Perspective Design, Inc.
File



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

800 Rose Drive

APPLICATION FOR
 PLAN COMMISSION

\$300 PLAN REVIEW FEE DUE AT TIME OF APPLICATION

Project Description <i>New Commercial Development of Vacant land in the Village of Hartland</i>			
Proposed Use <i>Secured Self Storage</i>		No. of Employees <i>2-3</i>	
Project Location <i>Rose Dr, E of Hwy 83, North of Ahabauk Lenny, S. of Revere Electric</i>			
Project Name <i>Benchmark Hartland</i>			
Owner <i>Benchmark Secured Storage of Hartland, LLC</i>		Phone <i>(414) 708-0730</i>	
Address <i>1256 Mary Hill Cir.</i>		City <i>Hartland</i>	State <i>WI</i> Zip <i>53029</i>
Engineer/Architect <i>Persprovic Design</i>		Phone <i>302-1780</i>	FAX <i>-</i>
Address <i>11525 W. North Ave.</i>		City <i>Wauwatosa</i>	State <i>WI</i> Zip <i>53226</i>
Contact Person <i>Bill Conine</i>	Phone <i>302-1780</i>	FAX <i>-</i>	E-mail <i>bconine@pdi-arch.com</i>

Cell (414) 803-9646

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>1/30/17</i>	Date of Meeting:	Return Comments by:
------------------------------	------------------	---------------------

*Pd. 1/30/17
 # 182701*

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

Job Address <i>Rose Dr., Enclod Hwy 83, N. of All about Learning, South of Riviera Electric</i>			
Lot	Block	Subdivision	Key No. HAV
Owner <i>Doug Hatemann</i>		EMAIL <i>doug-hatemann@yahoo.com</i>	Phone <i>(414) 708-0230</i>
Address <i>1256 Mary Hill Cir.</i>		City <i>Hartland</i>	State <i>WI</i> Zip <i>53029</i>
Contractor <i>Kahle Builders, LLC</i>	Phone <i>(414) 324-4953</i>	FAX <i>(262) 574-7699</i>	EMAIL <i>aaronkahle@kahlebuilders.com</i>
Address		City	State Zip

The Architectural Board meets on the THIRD MONDAY of the Month at 7:00 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

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

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: 1/30/17 Date of Meeting: _____ Item No. _____

**Village of Hartland
Professional Services Reimbursement Form**

The Village of Hartland has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such services is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village. Also, be advised that the Village may pass on other certain fees, costs, and charges which will be the responsibility of the property owner or responsible party.

I, the undersigned, have been advised that, pursuant to this Agreement between the Village and, The responsible party listed below, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of activities incurred by the responsible party, whether at our request or at the request of the Village, we shall be responsible for the fees and expenses incurred by the Village. In addition, we have been advised that certain other fees, costs, and charges will be our responsibility.

Responsible Party Name, Mailing Address, Signature and Date:

A. Kahl Builders [Signature] 1/30/17
 Printed Name Signature Date

B. W235 55950 Bg Blvd Waukesha, WI 53189
 Street City State Zip

C. Phone (414) 324-4953 Fax: (262) 574-7699 E-Mail garon.kahl@kahlblders.com

Property Owner Name, Mailing Address, Signature & Date:

Benchmark Secured

A. Storage of Hartland, LLC [Signature] 1/30/17
 Printed Name Signature Date

B. 1256 Mary Hill Cir. Hartland WI 53029
 Street City State Zip

C. Phone (414) 708-0730 Fax: _____ E-Mail Doug.Hafemann@ybhoo.com

Village Official Accepting Form & Date _____

INTERNAL USE ONLY

Amount Due: \$ _____ Check #: _____ Date Paid: ___/___/___ Rec'd By: _____

Plan Commission Project Number: _____



VILLAGE OF HARTLAND
PETITION FOR:



CONDITIONAL USE

With Approval for Location and Plan of Operation
(REQUIRES 2 PLAN COMMISSION MEETINGS, A PUBLIC HEARING AT THE SECOND PLAN COMMISSION MEETING AND 1 VILLAGE BOARD MEETING)

FEE: \$150.00 + \$300 Professional Fee Deposit

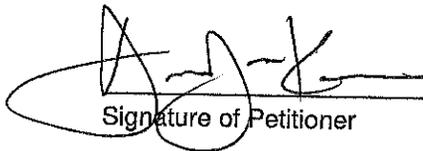
800 Rose Drive

Date: 1/30/17	Fee Paid: \$450.00
Date Filed: 1/30/17	Receipt No.

- Name: Aaron Kahle
Address of Owner/Agent: W235 55858 Big Bend Rd.
Waukesha, WI 53189
Phone Number of Owner/Agent: (414) 324-4953
FAX No. (262) 574-7699 E-mail aaronkahle@kahlebuilders.com

2. Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").

- State present use of property and intended use. Vacant Land - Secured Storage Commercial Development


Signature of Petitioner

W235 55858 Big Bend Rd. Waukesha, WI 53189
Address

(414) 324-4953
Phone

pd. 1/30/17
#182700

over 

Building 1 - Materials

		Sq. Ft.	%	Max Allowed	Over/ (Under)
Building 1					
	South	8,116.67			
	ACM	1,076.00	13.26%	N/A	
	Glass	2,036.44	25.09%	N/A	
	CMU	2,131.55	26.26%	35.00%	-8.74%
	Panel	2,805.75	34.57%	N/A	
	Cut Stone	62.58	0.77%	N/A	
		8,112.32			
	East	4,574.89			
	ACM	794.46	17.37%	N/A	
	Glass	682.66	14.92%	N/A	
	CMU	879.11	19.22%	35.00%	-15.78%
	Panel	2,185.22	47.77%	N/A	
	Cut Stone	33.45	0.73%	N/A	
		4,574.90			
	North	8,427.43			
	ACM	694.77	8.24%	N/A	
	Glass	1,127.11	13.37%	N/A	
	CMU	2,687.11	31.89%	35.00%	-3.11%
	Panel	3,838.94	45.55%	N/A	
	Cut Stone	79.50	1.74%	N/A	
		8,427.43			
	West	4,513.53			
	ACM	1,328.50	29.43%	N/A	
	Glass	1,421.33	31.49%	N/A	
	CMU	692.88	15.35%	35.00%	-19.65%
	Panel	1,051.56	23.30%	N/A	
	Cut Stone	19.25	0.43%	N/A	
		4,513.52			

Building 2- Materials

		Sq. Ft.	%	Max Allowed	Over/ (Under)
Building 2					
	South	420.12			
	ACM	0.00	0.00%	N/A	
	Glass	0.00	0.00%	N/A	
	CMU	100.00	23.80%	35.00%	-11.20%
	Panel	304.96	72.59%	N/A	
	Cut Stone	15.16	3.61%	N/A	
		420.12			
	East	3,116.84			
	ACM	0.00	0.00%	N/A	
	Glass	0.00	0.00%	N/A	
	CMU	1,025.00	32.89%	35.00%	-2.11%
	Panel	1,993.68	63.96%	N/A	
	Cut Stone	98.16	3.15%	N/A	
		3,116.84			
	North	420.12			
	ACM	0.00	0.00%	N/A	
	Glass	0.00	0.00%	N/A	
	CMU	100.00	23.80%	35.00%	-11.20%
	Panel	304.96	72.59%	N/A	
	Cut Stone	15.16	0.49%	N/A	
		420.12			
	West	3,116.84			
	Metal Building	3,116.84	100.00%	N/A	
	Glass	0.00	0.00%	N/A	
	CMU	0.00	0.00%	35.00%	-35.00%
	Panel	0.00	0.00%	N/A	
	Cut Stone	0.00	0.00%	N/A	
		3,116.84			

Building 3 - Materials

		Sq. Ft.	%	Max Allowed	Over/ (Under)
Building 3					
South		560.12			
	ACM	0.00	0.00%	N/A	
	Glass	26.88	4.80%	N/A	
	CMU	121.11	21.62%	35.00%	-13.38%
	Panel	393.78	70.30%	N/A	
	Cut Stone	18.33	3.27%	N/A	
		560.10			
East		3,116.84			
	Metal Building	3,116.84	100.00%	N/A	
	Glass	0.00	0.00%	N/A	
	CMU	0.00	0.00%	35.00%	-35.00%
	Panel	0.00	0.00%	N/A	
	Cut Stone	0.00	0.00%	N/A	
		3,116.84			
North		560.12			
	ACM	0.00	0.00%	N/A	
	Glass	26.88	4.80%	N/A	
	CMU	121.11	21.62%	35.00%	-13.38%
	Panel	393.78	70.30%	N/A	
	Cut Stone	18.33	0.59%	N/A	
		560.10			
West		3,116.84			
	ACM	0.00	0.00%	N/A	
	Glass	0.00	0.00%	N/A	
	CMU	1,025.00	32.89%	35.00%	-2.11%
	Panel	1,993.68	63.96%	N/A	
	Cut Stone	98.16	3.15%	N/A	
		3,116.84			

Building 4 - Materials

	Sq. Ft.	%	Max Allowed	Over/ (Under)
Building 4				
South	254.45			
ACM	0.00	0.00%	N/A	
Glass	0.00	0.00%	N/A	
CMU	107.32	42.18%	35.00%	7.18%
Panel	139.04	54.64%	N/A	
Cut Stone	8.08	3.18%	N/A	
	254.44			
East	1,114.98			
ACM	0.00	0.00%	N/A	
Glass	0.00	0.00%	N/A	
CMU	388.64	34.86%	35.00%	-0.14%
Panel	692.26	62.09%	N/A	
Cut Stone	34.08	3.06%	N/A	
	1,114.98			
North	280.12			
ACM	0.00	0.00%	N/A	
Glass	0.00	0.00%	N/A	
CMU	66.66	23.80%	35.00%	-11.20%
Panel	203.30	72.58%	N/A	
Cut Stone	10.16	0.91%	N/A	
	280.12			
West	1,114.98			
Metal Building	1,114.98	100.00%	N/A	
Glass	0.00	0.00%	N/A	
CMU	0.00	0.00%	35.00%	-35.00%
Panel	0.00	0.00%	N/A	
Cut Stone	0.00	0.00%	N/A	
	1,114.98			

Building 5 - Materials

		Sq. Ft.	%	Max Allowed	Over/ (Under)
Building 5					
	South	654.50			
	ACM	0.00	0.00%	N/A	
	Glass	0.00	0.00%	N/A	
	CMU	229.25	35.03%	35.00%	0.03%
	Panel	411.00	62.80%	N/A	
	Cut Stone	14.25	2.18%	N/A	
		654.50			
	East	1,499.94			
	Metal Building	1,499.94	100.00%	N/A	
	Glass	0.00	0.00%	N/A	
	CMU	0.00	0.00%	35.00%	-35.00%
	Panel	0.00	0.00%	N/A	
	Cut Stone	0.00	0.00%	N/A	
		1,499.94			
	North	697.55			
	ACM	0.00	0.00%	N/A	
	Glass	0.00	0.00%	N/A	
	CMU	116.66	16.72%	35.00%	-18.28%
	Panel	563.23	80.74%	N/A	
	Cut Stone	17.66	1.18%	N/A	
		697.55			
	West	1,499.94			
	ACM	0.00	0.00%	N/A	
	Glass	0.00	0.00%	N/A	
	CMU	443.97	29.60%	35.00%	-5.40%
	Panel	1,025.89	68.40%	N/A	
	Cut Stone	30.08	2.01%	N/A	
		1,499.94			

AAL LIMITED LIABILITY COMPANY
19535 SUMMERHILL CT
BROOKFIELD WI 53045

ATB OF HARTLAND LLC
1208 HWY 83
HARTLAND WI 53029

BELVINA INVESTMENT CORPORATION
12650 W LISBON RD
BROOKFIELD WI 53005

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

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

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

MEDLINE INDUSTRIES INC
1 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

OAKWOOD CHURCH
3041 OAKWOOD RD
HARTLAND WI 53029

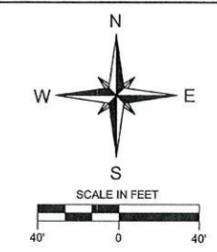
REVERE ELECTRIC SUPPLY CO
8807 187TH ST
MOKENA IL 60448-7706

TIMOTHY P KARBLES TRUST
C/O TIMOTHY KARBLES
W307N6919 BETTY ANN DR
HARTLAND WI 53029

TOWN BANK
10 W MIFFLIN ST
MADISON WI 53703

SECURED SELF STORAGE
1256 MARY HILL CIRCLE
HARTLAND WI 53029





- LEGEND:**
- ⊙ EX. SANITARY MANHOLE
 - ⊙ EX. STORM MANHOLE
 - ⊙ EX. CATCH BASIN ROUND
 - ⊙ EX. CATCH BASIN SQUARE
 - ⊙ EX. HYDRANT
 - ⊙ EX. WATER VALVE
 - ⊙ EX. HOUSE VALVE
 - ⊙ EX. POWER POLE
 - ⊙ EX. POWERLIGHT POLE
 - ⊙ EX. GUY WIRE
 - ⊙ EX. LIGHT POLE
 - ⊙ EX. SIGN
 - ⊙ EX. DECIDUOUS TREE
 - ⊙ EX. CONIFEROUS TREE
 - OH — EX. OVERHEAD WIRES
 - X — EX. FENCE LINE
 - SS — EX. RAILING
 - SS — EX. SANITARY SEWER
 - ST — EX. STORM SEWER
 - W — EX. WATER MAIN
 - - - - - 921 - - - - - EX. 1-FOOT CONTOUR LINE
 - - - - - 920 - - - - - EX. 5-FOOT CONTOUR LINE

SURVEYOR'S CERTIFICATE:
 STATE OF WISCONSIN
 COUNTY OF WAUKESHA } ss.
 WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.
 JOHN R. STIGLER - Wis. Reg. No. S-1820
 Dated this 19th day of December, 2016



CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE
 WIS. STATUTE: 90.01(1) REQUIRES MAR. 3
 WORK DAYS NOTICE BEFORE YOU EXCAVATE
 M.L.W. AREA 255-1151

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

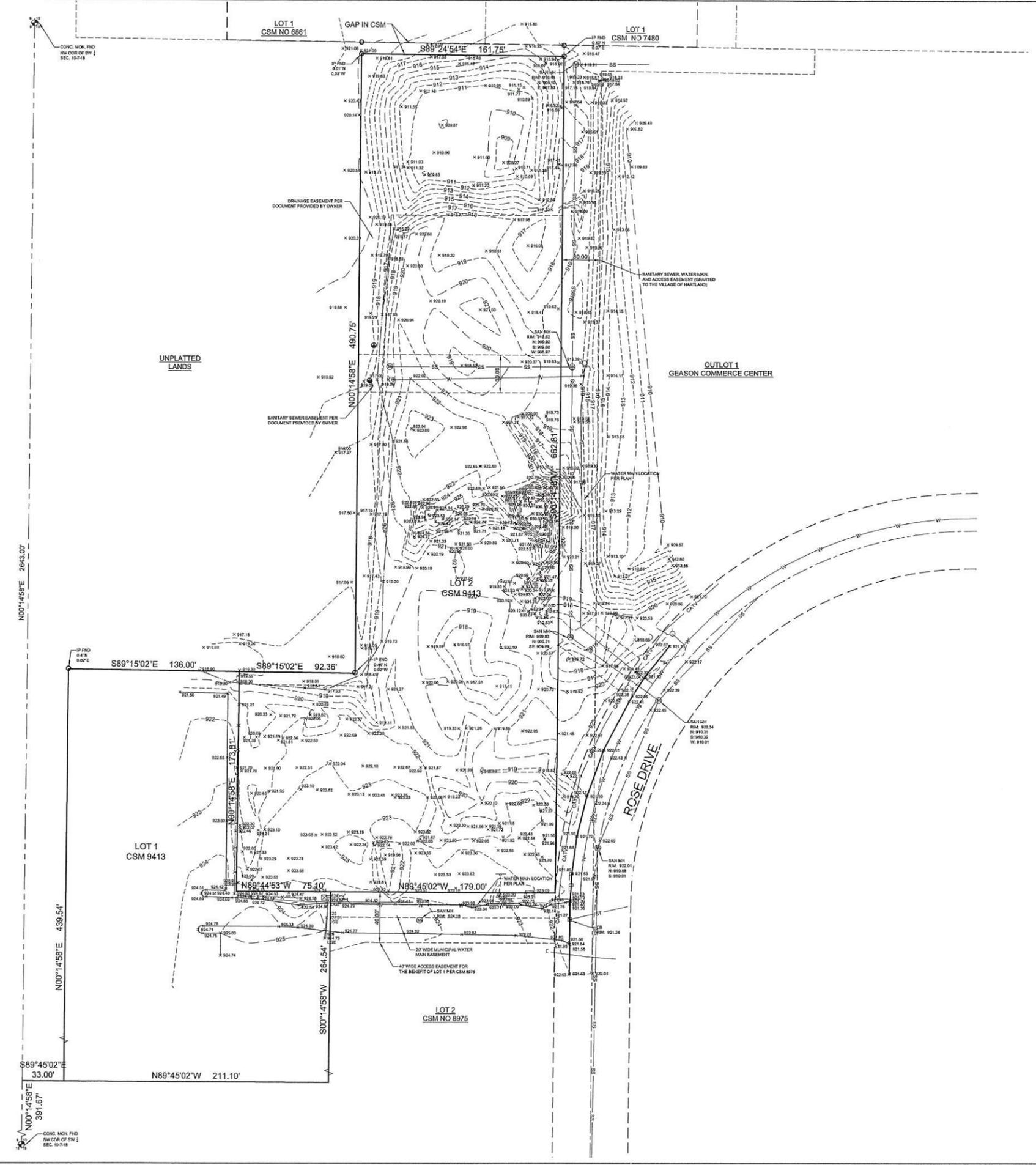
C1.1

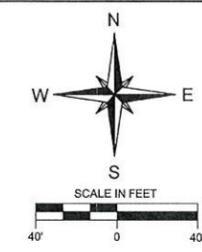
PLAT OF SURVEY
FOR: LOT 2 CSM 9413
PART OF THE SW 1/4 OF SECTION 10, T7N, R18E
VILLAGE OF HARTLAND, WAUKESHA COUNTY, WI.

JAHNKE & JAHNKE ASSOCIATES INC.
 PLANNERS & PROFESSIONAL ENGINEERS
 711 W. MORELAND BLVD.-WAUKESHA, WI 53188
 TEL: (262) 542-5797 FAX: (262) 542-7699

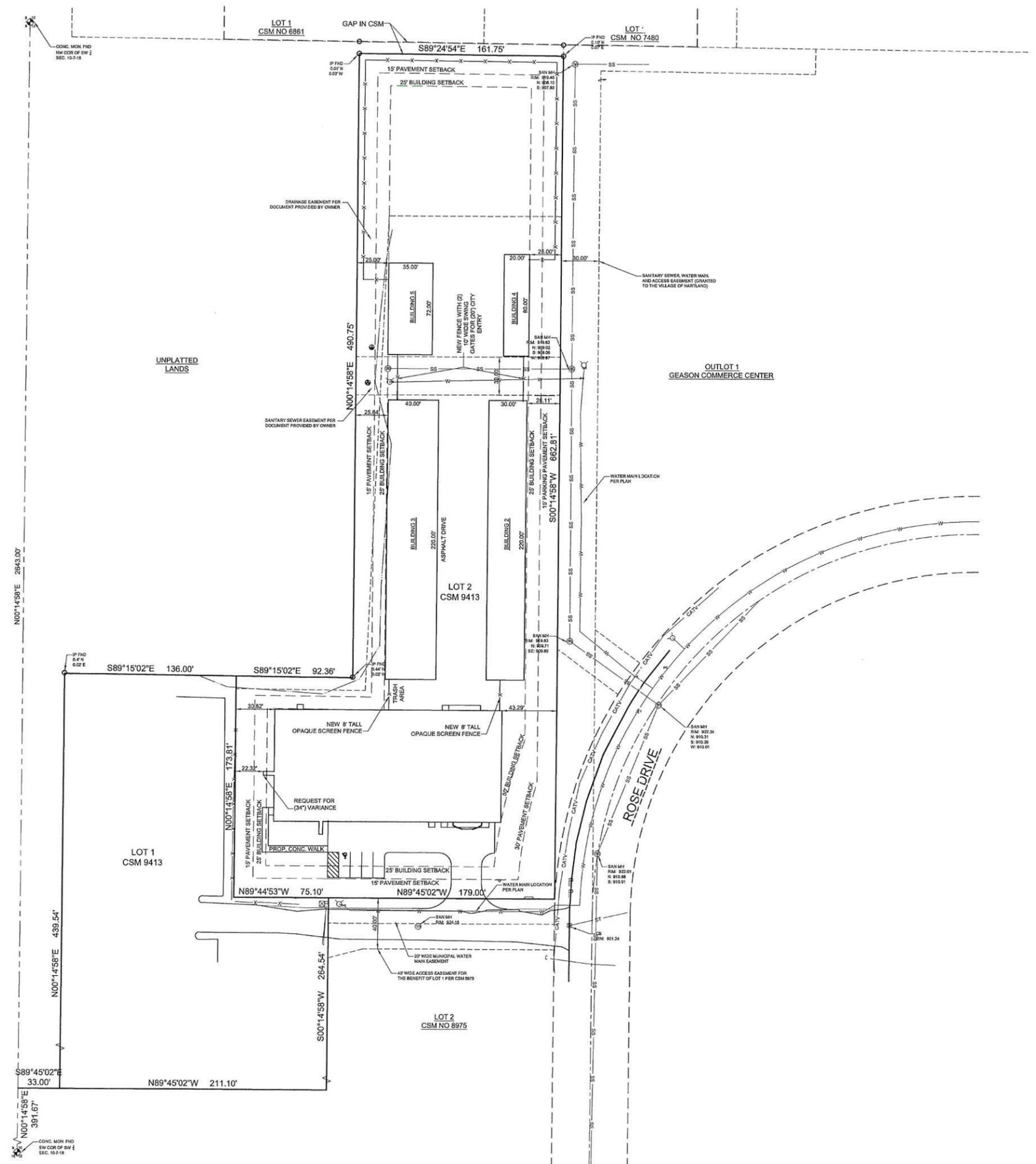
SCALE: 1" = 40'	DATE: DECEMBER 19, 2016	
DRAWN BY: N.S.	CHECKED BY: P.J.J.	FILE NO.: DELAFIELD 610
BOOK NO.: MER 46	JOB: S-8555	SHEET 1 OF 5

FILE NAME: I:\PROJECTS\180555\DWG\180555.dwg





- LEGEND:**
- ⊙ EX. SANITARY MANHOLE
 - ⊙ EX. STORM MANHOLE
 - ⊙ EX. CATCH BASIN ROUND
 - ⊙ EX. CATCH BASIN SQUARE
 - ⊙ EX. HYDRANT
 - ⊙ EX. WATER VALVE
 - ⊙ EX. HOUSE VALVE
 - ⊙ EX. POWER POLE
 - ⊙ EX. POWER/LIGHT POLE
 - ⊙ EX. GUY WIRE
 - ⊙ EX. LIGHT POLE
 - ⊙ EX. SIGN
 - ⊙ EX. DECIDUOUS TREE
 - ⊙ EX. CONIFEROUS TREE
 - ⊙ EX. OVERHEAD WIRES
 - ⊙ EX. FENCE LINE
 - ⊙ EX. RAILING
 - SS EX. SANITARY SEWER
 - ST EX. STORM SEWER
 - W EX. WATER MAIN



TO DETERMINE LOCATION OF PARTS/PARTS UNDERGROUND FACILITIES BEFORE YOU DIG, VISIT: www.diggershotline.com



CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE
 WIS. STATUTE 182.017A(17A) REQUIRES MAX. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE M.I.L.W. AREA 2508-1161

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

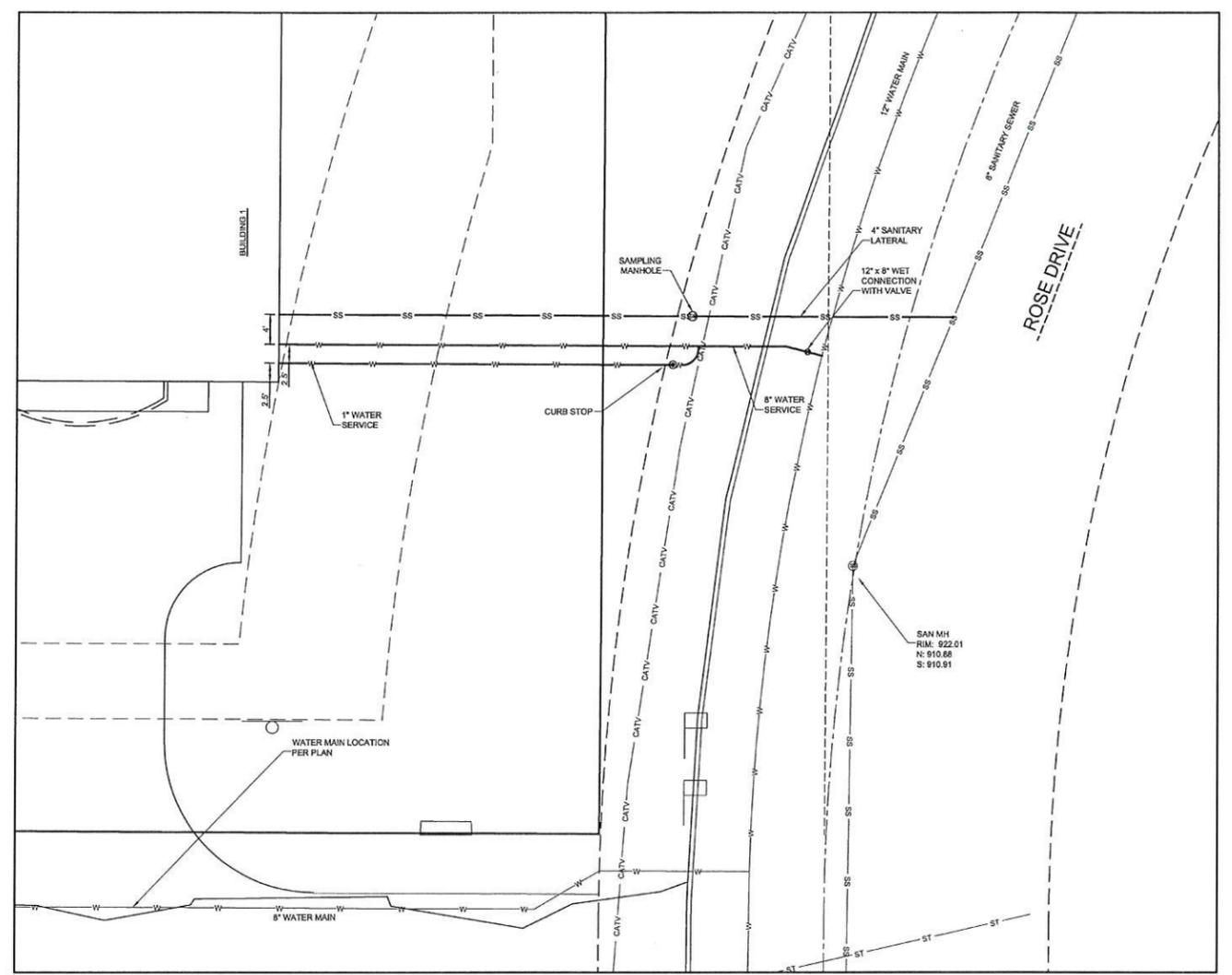
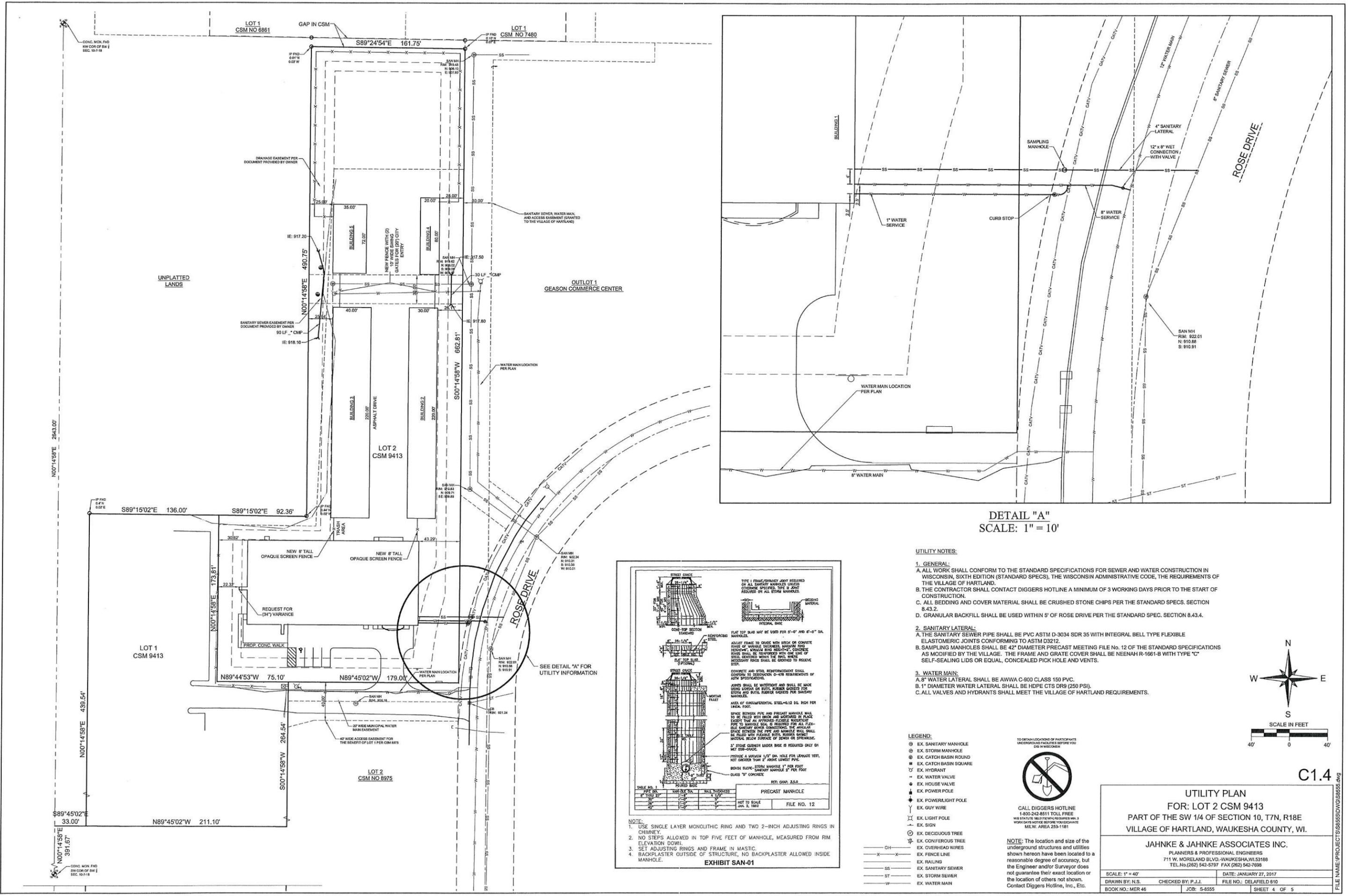
PROPOSED SITE PLAN
FOR: LOT 2 CSM 9413
PART OF THE SW 1/4 OF SECTION 10, T7N, R18E
VILLAGE OF HARTLAND, WAUKESHA COUNTY, WI.

JAHNKE & JAHNKE ASSOCIATES INC.
 PLANNERS & PROFESSIONAL ENGINEERS
 711 W. MORELAND BLVD. - WAUKESHA, WI 53188
 TEL. No. (262) 542-5797 FAX (262) 542-7698

SCALE: 1" = 40' DATE: JANUARY 27, 2017
 DRAWN BY: N.S. CHECKED BY: P.J.J. FILE NO.: DELAFIELD 910
 BOOK NO.: MER 48 JOB: S-8555 SHEET 2 OF 5

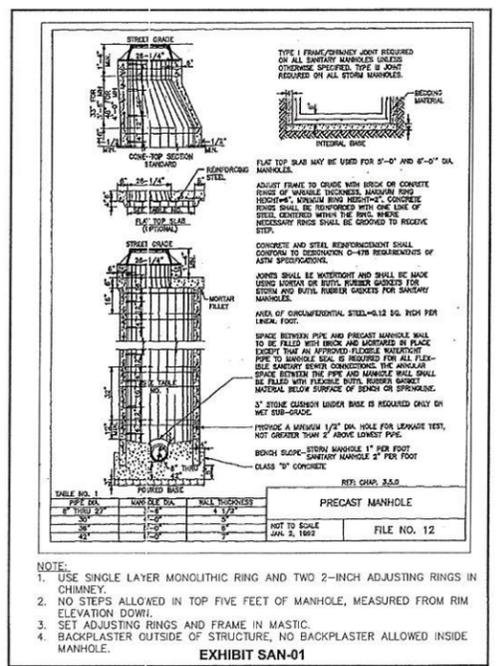
C1.2

FILE NAME: PROJECTS\6865\DWG\686556.dwg



DETAIL "A"
SCALE: 1" = 10'

- UTILITY NOTES:**
- GENERAL:**
 - ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION (STANDARD SPECS), THE WISCONSIN ADMINISTRATIVE CODE, THE REQUIREMENTS OF THE VILLAGE OF HARTLAND.
 - THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
 - ALL BEDDING AND COVER MATERIAL SHALL BE CRUSHED STONE CHIPS PER THE STANDARD SPECS. SECTION 8.43.2.
 - GRANULAR BACKFILL SHALL BE USED WITHIN 5' OF ROSE DRIVE PER THE STANDARD SPEC. SECTION 8.43.4.
 - SANITARY LATERAL:**
 - THE SANITARY SEWER PIPE SHALL BE PVC ASTM D-3034 SDR 35 WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS CONFORMING TO ASTM D3212.
 - SAMPLING MANHOLES SHALL BE 42" DIAMETER PRECAST MEETING FILE NO. 12 OF THE STANDARD SPECIFICATIONS AS MODIFIED BY THE VILLAGE. THE FRAME AND GRATE COVER SHALL BE NEENAH R-1661-B WITH TYPE "C" SELF-SEALING LIDS OR EQUAL, CONCEALED PICK HOLE AND VENTS.
 - WATER MAIN:**
 - 8" WATER LATERAL SHALL BE AWWA C-900 CLASS 150 PVC.
 - 1" DIAMETER WATER LATERAL SHALL BE HDPE CTS DR9 (250 PSI).
 - ALL VALVES AND HYDRANTS SHALL MEET THE VILLAGE OF HARTLAND REQUIREMENTS.



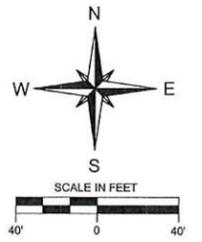
- NOTE:**
- USE SINGLE LAYER MONOLITHIC RING AND TWO 2-INCH ADJUSTING RINGS IN CHIMNEY.
 - NO STEPS ALLOWED IN TOP FIVE FEET OF MANHOLE, MEASURED FROM RIM ELEVATION DOWN.
 - SET ADJUSTING RINGS AND FRAME IN MASTIC.
 - BACKPLASTER OUTSIDE OF STRUCTURE, NO BACKPLASTER ALLOWED INSIDE MANHOLE.

- LEGEND:**
- ⊙ EX. SANITARY MANHOLE
 - ⊙ EX. STORM MANHOLE
 - ⊙ EX. CATCH BASIN ROUND
 - ⊙ EX. CATCH BASIN SQUARE
 - ⊙ EX. HYDRANT
 - ⊙ EX. WATER VALVE
 - ⊙ EX. HOUSE VALVE
 - ⊙ EX. POWER POLE
 - ⊙ EX. POWERHEAD POLE
 - ⊙ EX. GUY WIRE
 - ⊙ EX. LIGHT POLE
 - ⊙ EX. SIGN
 - ⊙ EX. DECIDUOUS TREE
 - ⊙ EX. CONIFEROUS TREE
 - ⊙ EX. OVERHEAD WIRES
 - ⊙ EX. FENCE LINE
 - ⊙ EX. RAILING
 - ⊙ EX. SANITARY SEWER
 - ⊙ EX. STORM SEWER
 - ⊙ EX. WATER MAIN

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG, WE RECOMMEND:

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
WIS. STATUTE 90.13(10)(1) REQUIRES M.A.S. WORK OR NOTICE BEFORE YOU EXCAVATE
MILWAUKEE AREA 253-1181

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

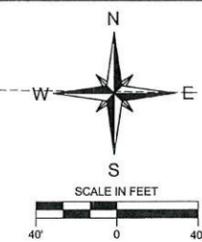


C1.4

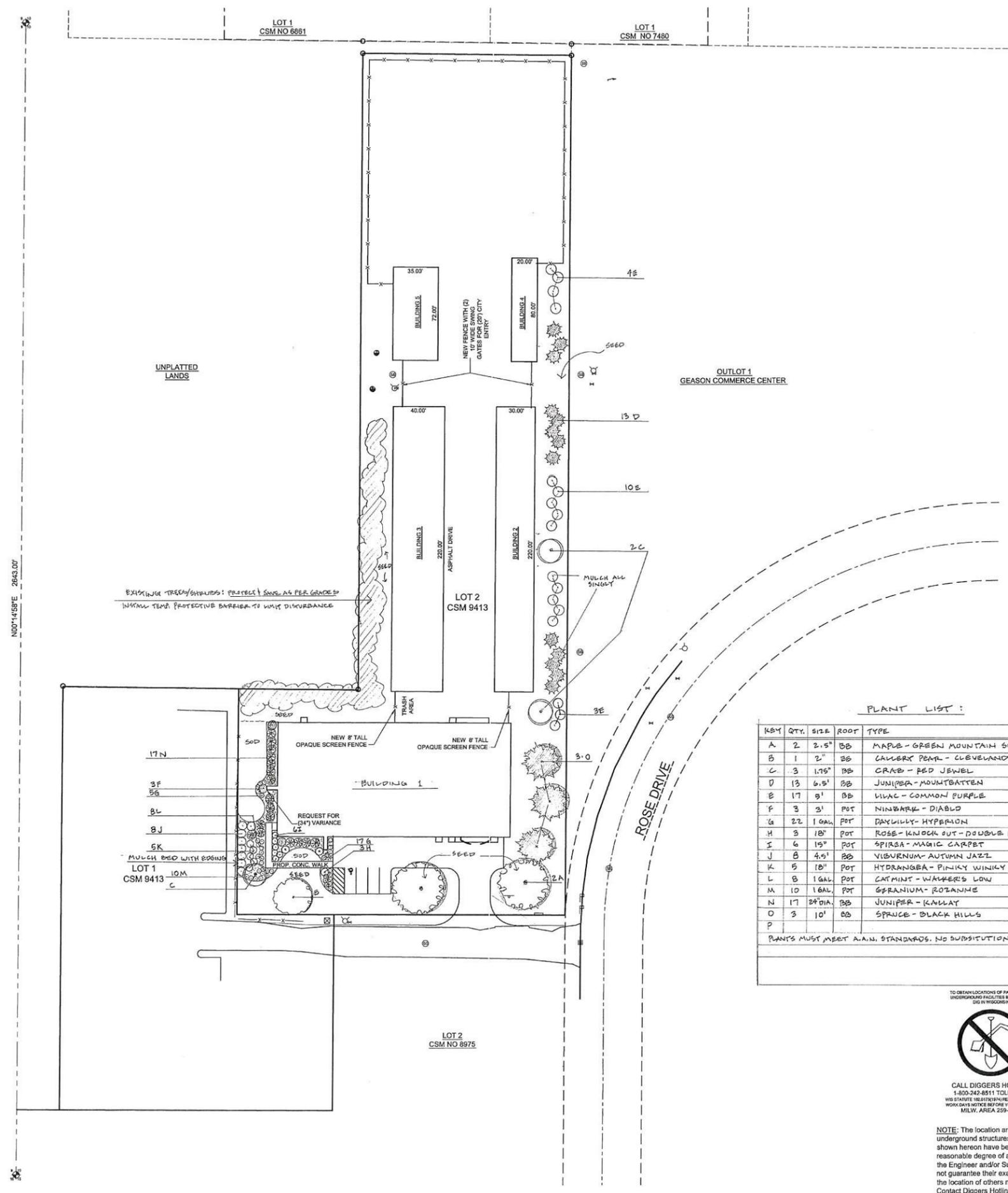
UTILITY PLAN
FOR: LOT 2 CSM 9413
PART OF THE SW 1/4 OF SECTION 10, T7N, R18E
VILLAGE OF HARTLAND, WAUKESHA COUNTY, WI.

JAHNKE & JAHNKE ASSOCIATES, INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD., WAUKESHA, WI 53188
TEL: (262) 542-5797 FAX: (262) 542-1698

SCALE: 1" = 40'	DATE: JANUARY 27, 2017
DRAWN BY: N.S.	CHECKED BY: P.J.J.
BOOK NO.: MER 46	FILE NO.: DELAFIELD 810
JOB: S-6555	SHEET 4 OF 5



- LEGEND:**
- ⊙ EX. SANITARY MANHOLE
 - ⊙ EX. STORM MANHOLE
 - ⊙ EX. CATCH BASIN ROUND
 - ⊙ EX. CATCH BASIN SQUARE
 - ⊙ EX. HYDRANT
 - ⊙ EX. WATER VALVE
 - ⊙ EX. HOUSE VALVE
 - ⊙ EX. POWER POLE
 - ⊙ EX. POWER/LIGHT POLE
 - ⊙ EX. GUY WIRE
 - ⊙ EX. LIGHT POLE
 - ⊙ EX. SIGN
 - ⊙ EX. DECIDUOUS TREE
 - ⊙ EX. CONIFEROUS TREE
 - EX. FENCE LINE
 - EX. RAILING



PLANT LIST:

KEY	QTY.	SIZE	ROOT	TYPE
A	2	2.5"	BB	MAPLE - GREEN MOUNTAIN SUGAR
B	1	2"	BB	CALLERY PEAR - CLEVELAND SELECT
C	3	1.75"	BB	CRAB - RED JEWEL
D	13	6.5"	BB	JUNIPER - MOUNTBATTEN
E	17	9"	BB	LIAC - COMMON PURPLE
F	3	3'	POT	NINBARL - DIABLO
G	22	1 GAL	POT	DAYLILY - HYPERION
H	3	18"	POT	ROSE - KNOCK OUT - DOUBLE RED
I	6	15"	POT	SPirea - MAGIC CARPET
J	8	4.5"	BB	VIBURNUM - AUTUMN JAZZ
K	5	18"	POT	HYDRANGEA - PINKY WINKY
L	8	1 GAL	POT	CATMINT - WALKER'S LOW
M	10	1 GAL	POT	GERANIUM - ROTANNE
N	17	24" DIA.	BB	JUNIPER - KALLAY
O	3	10'	BB	SPRUCE - BLACK HILLS
P				

PLANTS MUST MEET A.A.N. STANDARDS. NO SUBSTITUTIONS. MINIMUM SIZES SHOWN.

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



CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE
 WIS. STATUTE 198.02(17) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU DIG ANYTIME
 MILW. AREA 259-1181

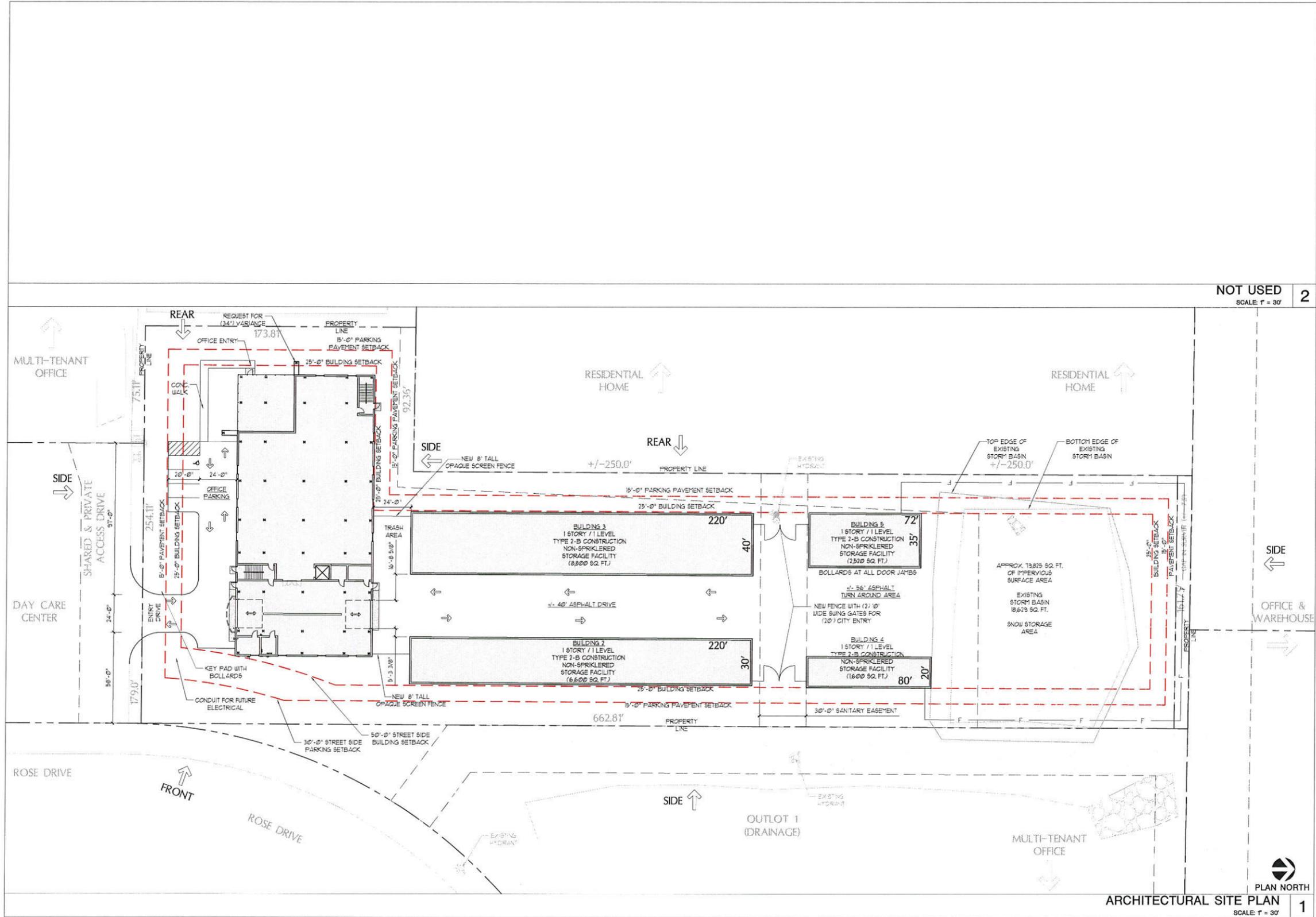
NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

PROPOSED LANDSCAPE PLAN
FOR: LOT 2 CSM 9413
PART OF THE SW 1/4 OF SECTION 10, T7N, R18E
VILLAGE OF HARTLAND, WAUKESHA COUNTY, WI.

JAHNKE & JAHNKE ASSOCIATES INC.
 PLANNERS & PROFESSIONAL ENGINEERS
 711 W. MORELAND BLVD. - WAUKESHA, WI 53188
 TEL. NO. (262) 542-5797 FAX (262) 542-7698

SCALE: 1" = 40'	DATE: JANUARY 27, 2017
DRAWN BY: N.S.	CHECKED BY: P.J.J.
BOOK NO.: MER 46	FILE NO.: DELAFIELD 010
JOB: S-8555	SHEET 4 OF 4

FILE NAME: PROJECTS\8555\DWG\S8555.DWG



NOT USED
SCALE: 1" = 30'

DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT = 24" x 36" SHEET

COPYRIGHT: PERSPECTIVE DESIGN, INC. COPYRIGHT 2006. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

Date: 01/30/17
Scale: A.N.
Drawn: WHC
Job: 16-112
Sheet: SP.11

Architectural Site Plan

Drawing Title:



PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1750 Fax: (414) 302-1751

Project:
Benchmark Secured Storage
800 Rose Drive
Hartland, WI 53029

REV. #	REV. DATE	DESCRIPTION	REV. BY:

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

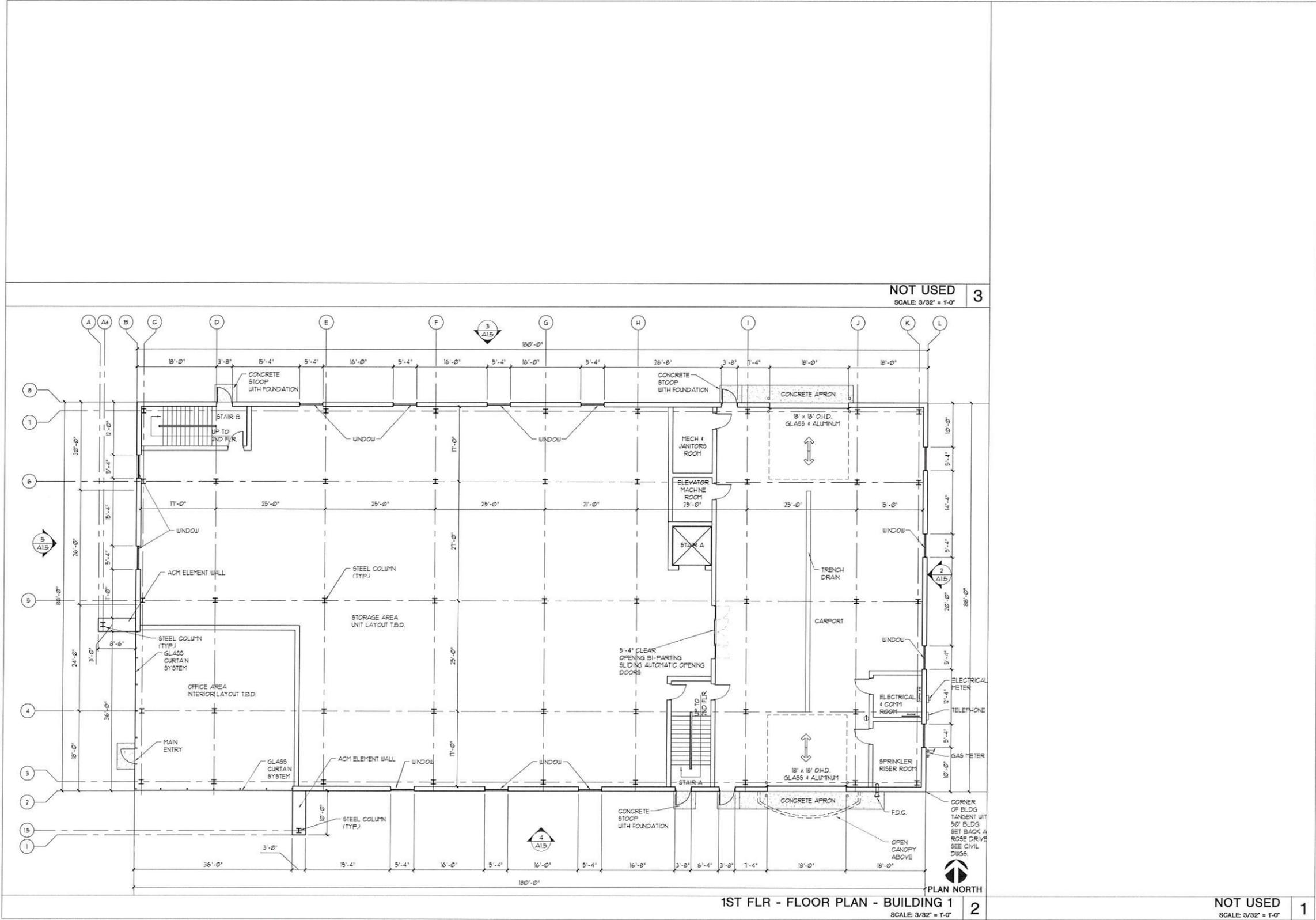
NOT FOR CONSTRUCTION

ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'



PLAN NORTH

1



1ST FLR - FLOOR PLAN - BUILDING 1
SCALE: 3/32" = 1'-0"

NOT USED 3
SCALE: 3/32" = 1'-0"

NOT USED 1
SCALE: 3/32" = 1'-0"

DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT = 24" x 36" SHEET

COPYRIGHT PERSPECTIVE DESIGN, INC. COPYRIGHT 2016. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED, OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.



PERSPECTIVE DESIGN, INC.
11325 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1750 Fax: (414) 302-1751

Benchmark Secured Storage
800 Rose Drive
Hartland, WI 53032

Drawing Title:
**BUILDING 1
1ST FLR.
FLOOR PLAN**

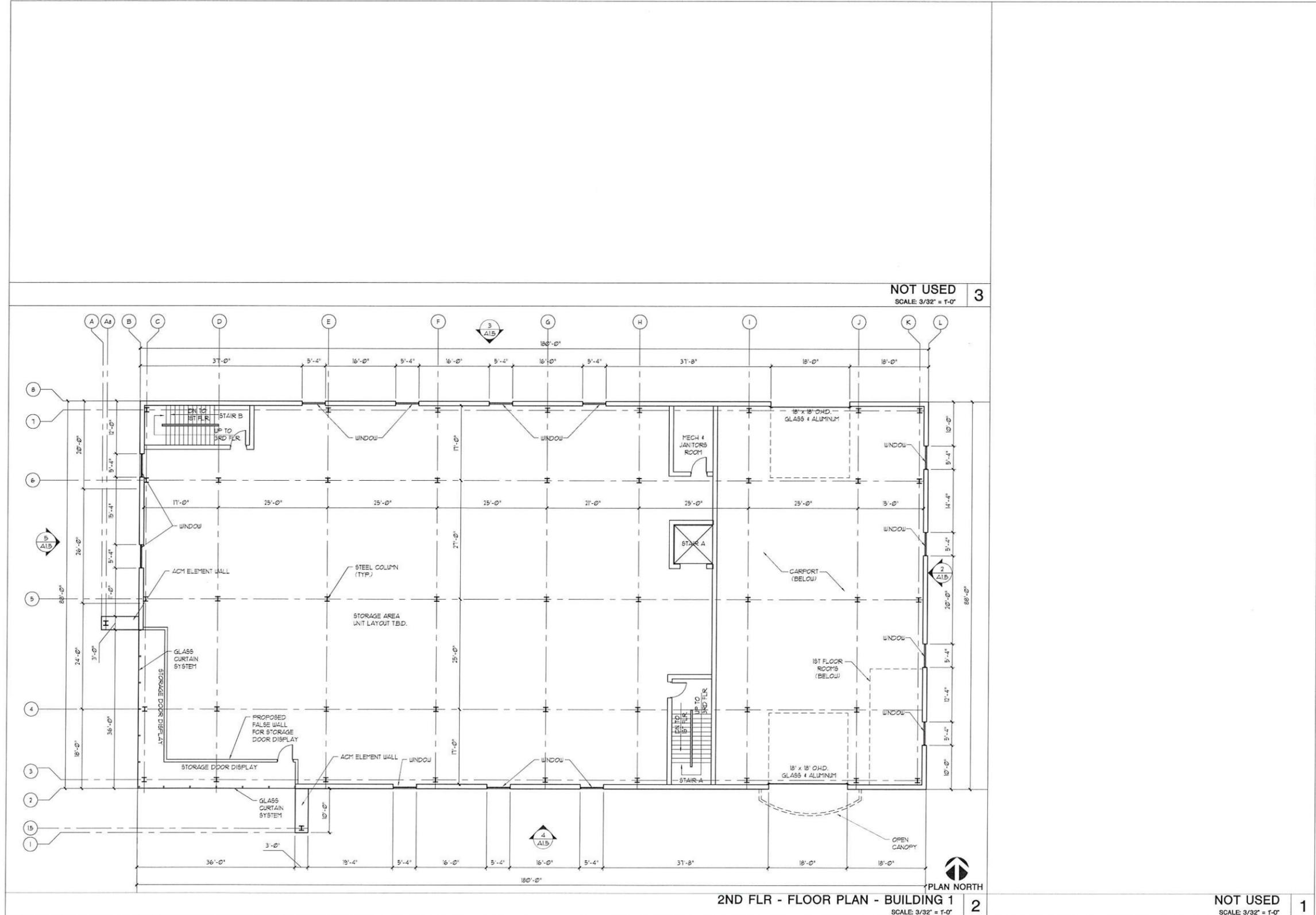
Date: 01/30/17
Scale: A.N.
Drawn: WHC
Job: 16-112
Sheet:

A11

REV. #	REV. DATE	DESCRIPTION	REV. BY:

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION



2ND FLR - FLOOR PLAN - BUILDING 1
SCALE: 3/32" = 1'-0" 2

NOT USED 3
SCALE: 3/32" = 1'-0"

DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT = 24" x 36" SHEET

COPYRIGHT PERSPECTIVE DESIGN, INC. COPYRIGHT 2016. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, CLONED, COPIED, OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

A1.2

Sheet:

Job: 16-112

Drawn: WHC

Scale: A.N.

Date: 01/30/17

THIS BOX IS 1/2" x 1/2"

BUILDING 1
2ND FLR.
FLOOR
PLAN

Drawing Title:



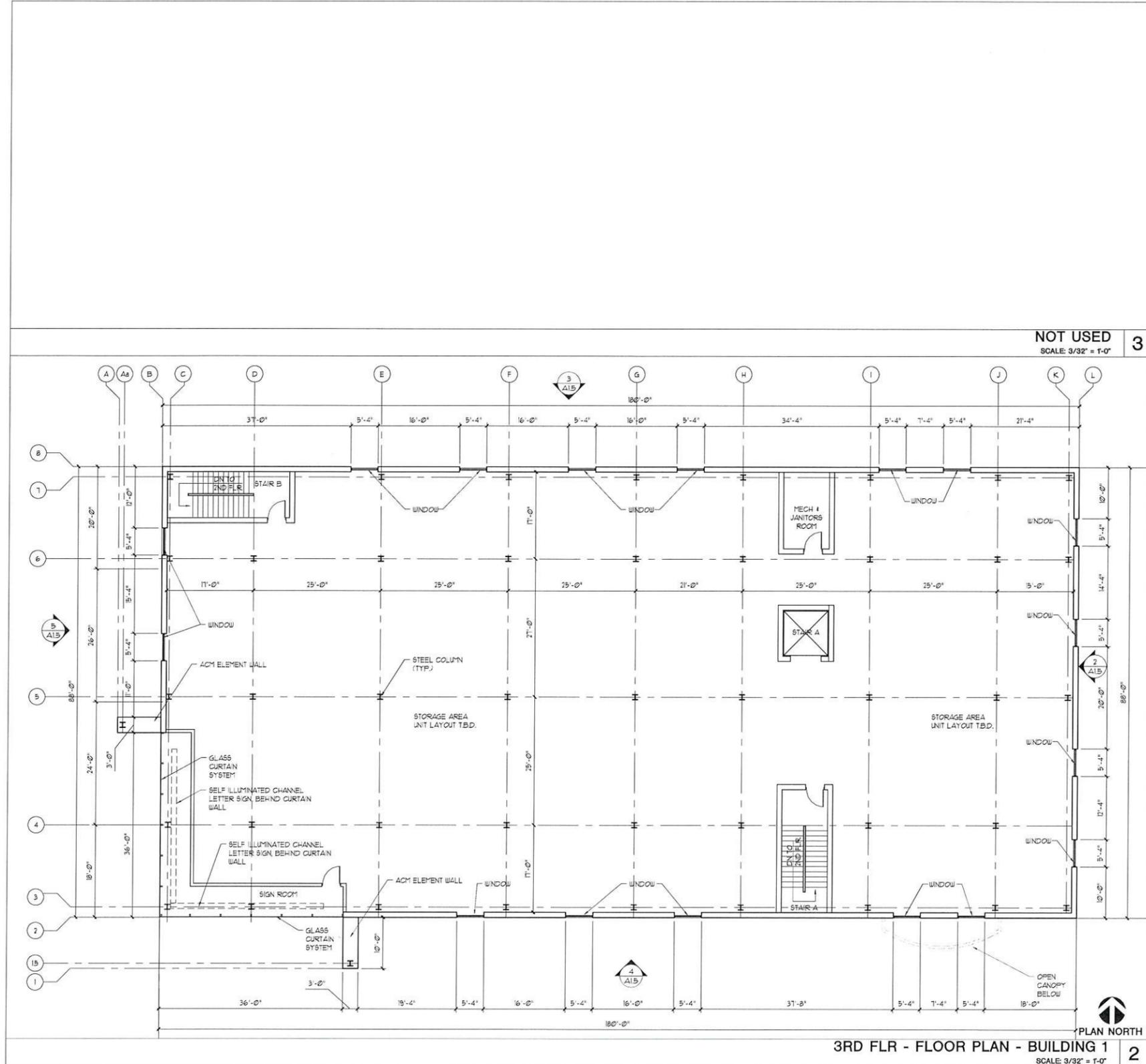
PERSPECTIVE
DESIGN, INC.
11325 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1750 Fax: (414) 302-1751

Project:
**Benchmark Secured
Storage**
800 Rose Drive
Hartland, WI 530329

REV. #	REV. DATE	DESCRIPTION	REV. BY:

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION



3RD FLR - FLOOR PLAN - BUILDING 1
SCALE: 3/32" = 1'-0" 2

NOT USED 3
SCALE: 3/32" = 1'-0"

DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT = 24" x 36" SHEET

COPYRIGHT PERSPECTIVE DESIGN, INC. COPYRIGHT 2006. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED, OR LAMINATED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

Sheet: **A1.3**

Job: 16-112

Drawn: WHC

Scale: A.N.

Date: 01/30/17

Drawing Title:
BUILDING 1
3RD FLR.
FLOOR
PLAN



**PERSPECTIVE
DESIGN, INC.**
11525 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1750 Fax: (414) 302-1751

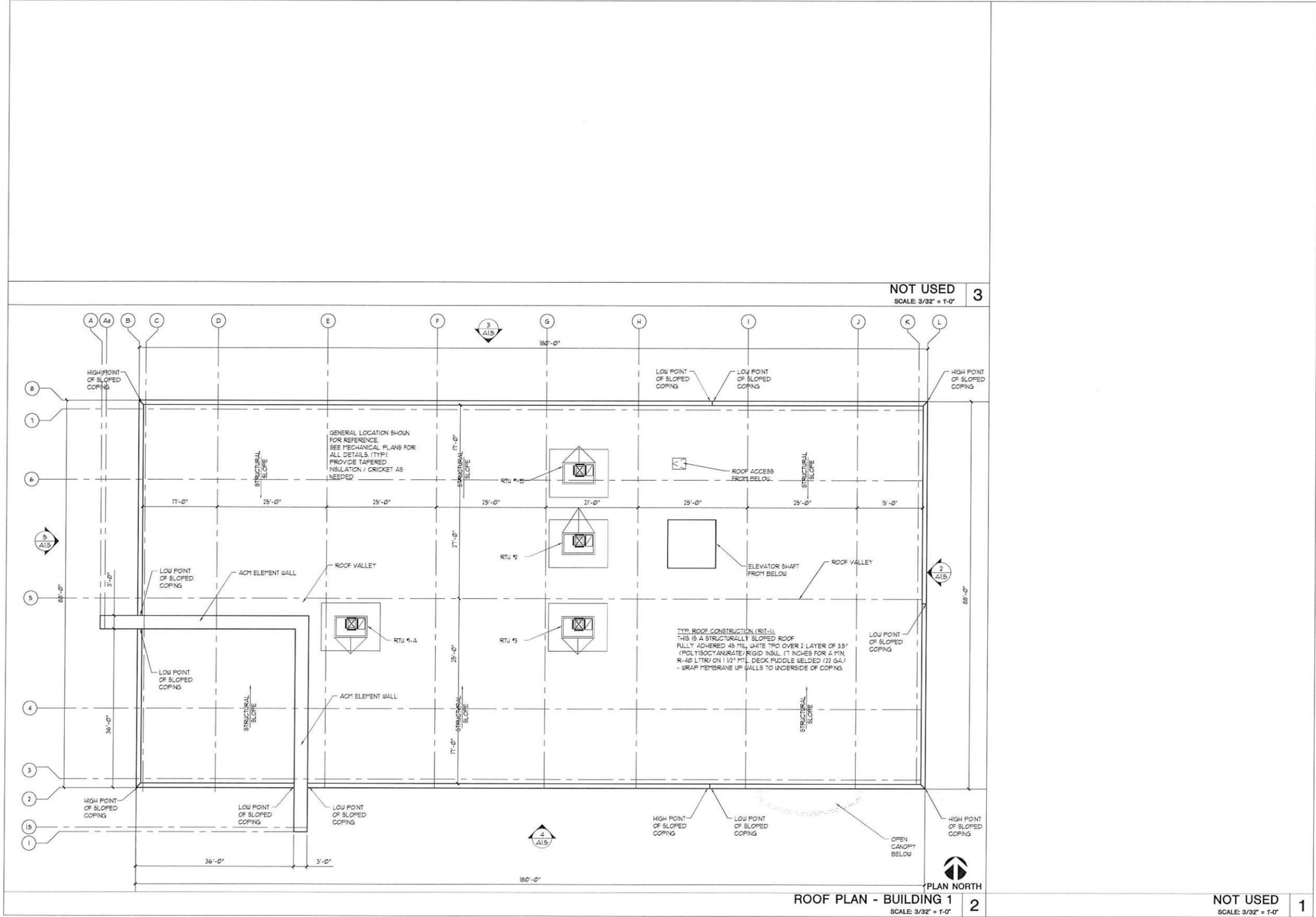
**Benchmark Secured
Storage**
800 Rose Drive
Hartland, WI 53032

Project:

REV. #	REV. DATE	DESCRIPTION	REV. BY:

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION



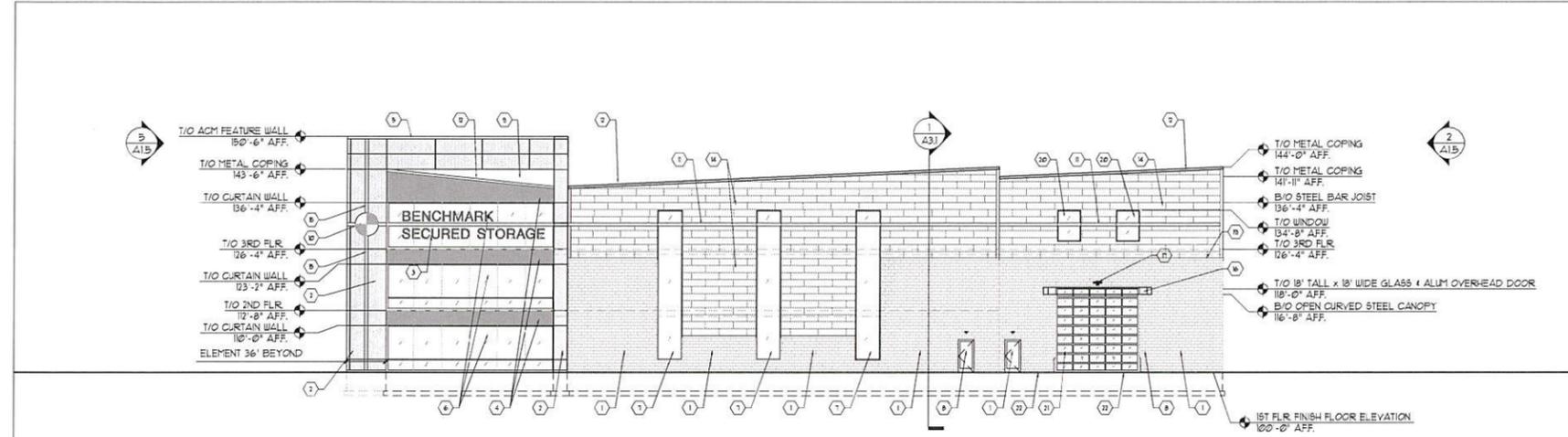
DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT = 24" x 36" SHEET
 COPYRIGHT PERSPECTIVE DESIGN, INC. COPYRIGHT 2016. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED, OR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COSTS, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

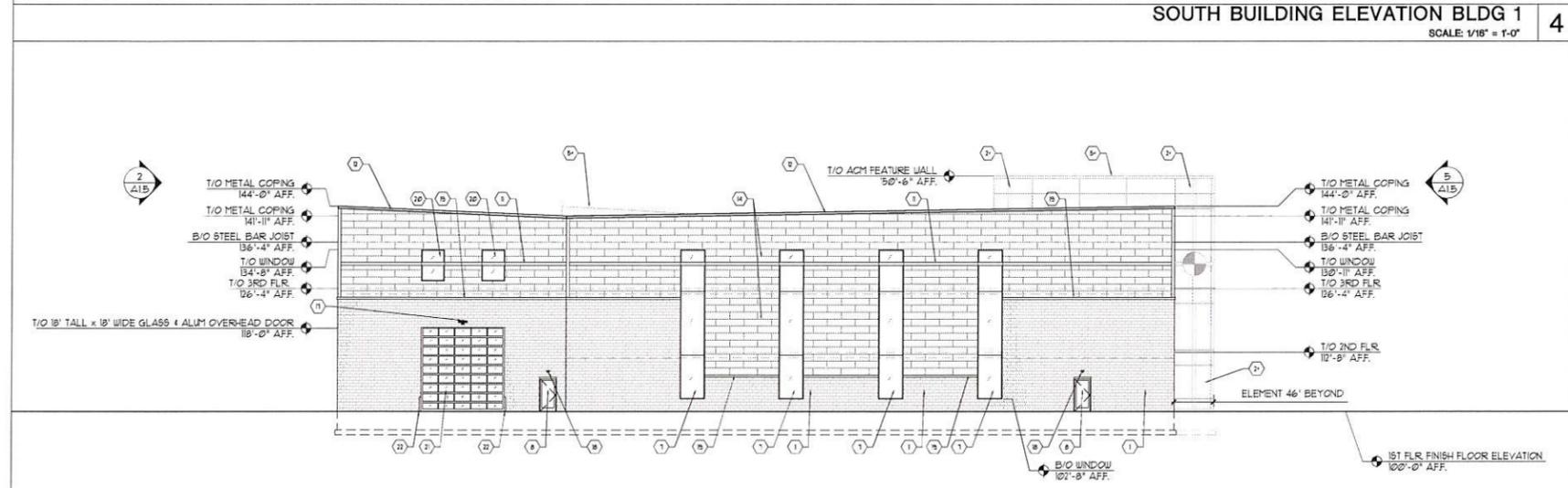
<p>PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel: (414) 302-1750 Fax: (414) 302-1751</p>		<p>Benchmark Secured Storage 800 Rose Drive Hartland, WI 53032</p>	
<p>Drawing Title: BUILDING 1 ROOF PLAN</p>		<p>Project:</p>	
Date: 01/30/17	Scale: A.N.	REV. #	REV. DATE
Drawn: WHC	Job: 16-112	DESCRIPTION	REV. BY:
Sheet: A1.4			

- PRELIMINARY -
 FOR ESTIMATING AND REVIEW ONLY

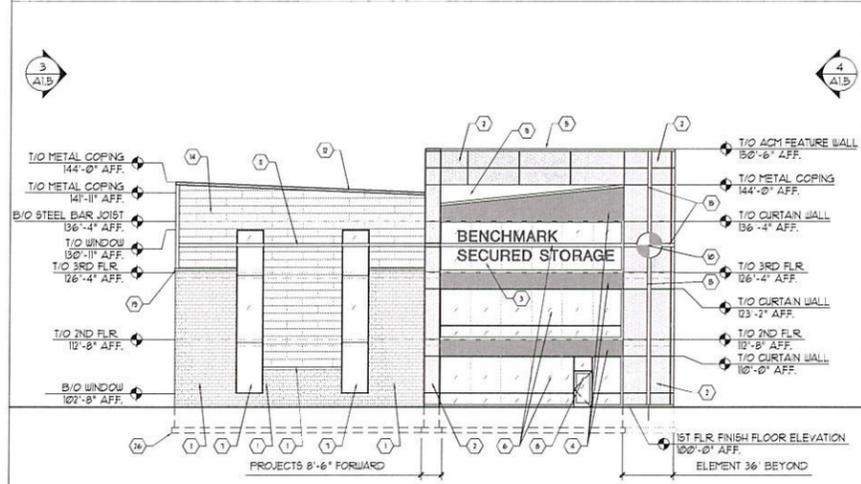
NOT FOR CONSTRUCTION



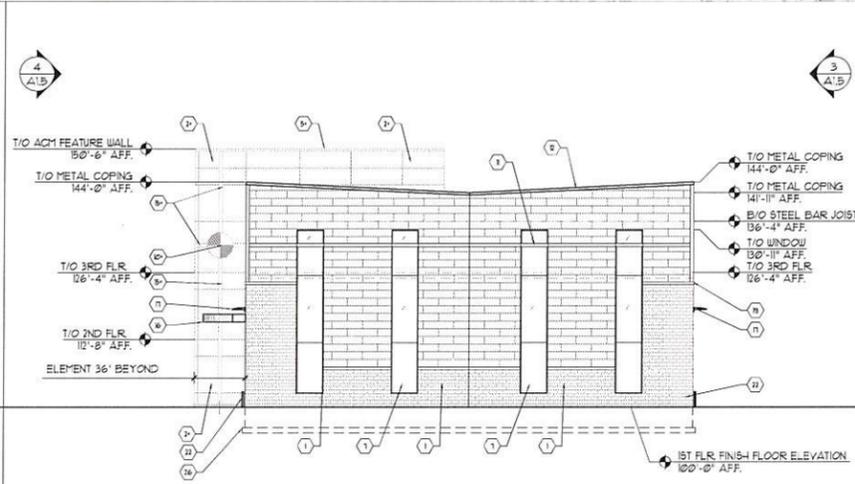
SOUTH BUILDING ELEVATION BLDG 1
SCALE: 1/16" = 1'-0" 4



NORTH BUILDING ELEVATION BLDG 1
SCALE: 1/16" = 1'-0" 3



WEST BUILDING ELEVATION BLDG 1
SCALE: 1/16" = 1'-0" 5



EAST BUILDING ELEVATION BLDG 1
SCALE: 1/16" = 1'-0" 2

BUILDING MATERIAL KEY LEGEND GENERAL NOTES:

- (1) MATERIAL - BEYOND
- 1 ACM PANEL SHALL HAVE A 6" MIN TALL EXPOSED KICK PLATE / WALL FLASHING AT GRADE. MATCH TO PANEL (TYP.)
- 2 ROOF TOP UNITS WILL BE ENTIRELY SCREENED FROM HEIGHT OF PARAPET WALLS.
- 3 INSULTECH CMU BY OLD CASTLE WITH (15"X3"X15") DEEP X 8" TALL X 16" WIDE FILLED & POLISHED FACE 8X16 MASONRY UNIT.
MANUFACTURER TRENUTH INDUSTRIES / OLD CASTLE - (TREADSTONE - PLUS)
JOINT PATTERN RUNNING BOND
COLOR QUICK TRIP BLACK
MORTAR COLOR MATCH TO CMU
- 4 PREFINISHED ALUMINUM COMPOSITE METAL (ACM) PANEL.
MANUFACTURER ALPOLIC MATERIALS
SYSTEM TYPE DRY JOINT SYSTEM
COLOR RVJ WHITE
- 5 SELF ILLUMINATED CHANNEL LETTER SIGN, BEHIND CURTAIN WALL
- 6 PREFINISHED ALUMINUM COMPOSITE METAL (ACM) PANEL.
MANUFACTURER ALPOLIC MATERIALS
SYSTEM TYPE DRY JOINT SYSTEM
GRAIN DIRECTION VERTICAL
COLOR HAIRLINE ALUMINUM (40"X44LZ) / SILVER
- 7 PREFINISHED METAL COPING.
COLOR TO MATCH MATERIAL BELOW
- 8 ALUMINUM FRAME CURTAIN WALL GLAZING SYSTEM
MANUFACTURER KAJNEER
SYSTEM 1600 55 CURTAIN WALL SYSTEM
FRAME COLOR CLEAR ANODIZED ALUMINUM
FRAME SIZE 2'X1-1/2"
GLAZING TYPE 1" LOW-E THERMAL PANE
GLAZING COLOR CLEAR
GLAZING SET FORWARD
- 9 ALUMINUM FRAME STOREFRONT GLAZING SYSTEM
MANUFACTURER KAJNEER
SYSTEM STOREFRONT SYSTEM
FRAME COLOR CLEAR ANODIZED ALUMINUM
FRAME SIZE 2'X4-1/2"
GLAZING TYPE 1" LOW-E THERMAL PANE WITH (HORIZONTAL) BUTT JOINT PANELS
GLAZING COLOR CLEAR
GLAZING SET FORWARD
WIDTH 5'-0"
HEIGHT 32'-0"
THE FLOOR STRUCTURAL AT THESE WINDOWS WILL BE CUT BACK & PAINTED TO ALLOW LIGHT TO FLOW FROM TOP TO BOTTOM.
- 10 ALUMINUM FRAME STOREFRONT ENTRY SYSTEM
MANUFACTURER KAJNEER
SYSTEM STOREFRONT SYSTEM
FRAME COLOR CLEAR ANODIZED ALUMINUM
FRAME SIZE 2'X4-1/2"
GLAZING TYPE 1" LOW-E THERMAL PANE
GLAZING COLOR CLEAR
GLAZING SET FORWARD
DOOR TYPE 900 SERIES
- 11 OPEN TO BEYOND
- 12 SELF ILLUMINATED LOGO, MOUNTED TO ACM WALL PANEL
- 13 8" WHITE METAL BAND ON TOP OF WALL PANEL
- 14 PREFINISHED METAL COPING.
COLOR 316L STAINLESS STEEL (4" FINISH)
- 15 STRUCTURE - BEYOND
- 16 FIBER CEMENT PANEL (18" HIGH X 72" LONG)
NCHINA - DESIGNER SERIES - ILLUMINATION
SIMILAR TO MICA MZG GREY(40"X44LZ) ALPOLIC MATERIALS
NOTE RUNNING BOND
1" INSULTECH BLOCK BEHIND
- 17 PREFINISHED ALUMINUM COMPOSITE METAL (ACM) FILLER / BACK PANEL.
MANUFACTURER ALPOLIC MATERIALS
SYSTEM TYPE DRY JOINT SYSTEM
COLOR TBL BLACK
- 18 GALVANIZED STEEL CURVED OPEN CANOPY
- 19 WALL MOUNTED LIGHT FIXTURE ABOVE VEHICLE ENTRY AND EXIT. SIMILAR TO MCGRAW-HILL GLEON GALLEON LED.
- 20 WALL MOUNTED LIGHT FIXTURE ABOVE ENTRY AND EXIT DOOR
- 21 6" PRECAST CONCRETE SILL
- 22 ALUMINUM FRAME STOREFRONT GLAZING SYSTEM
MANUFACTURER KAJNEER
SYSTEM STOREFRONT SYSTEM
FRAME COLOR CLEAR ANODIZED ALUMINUM
FRAME SIZE 2'X4-1/2"
GLAZING TYPE 1" LOW-E THERMAL PANE
GLAZING COLOR CLEAR
GLAZING SET FORWARD
WIDTH 5'-4"
HEIGHT 6'-8"
- 23 ALUMINUM FRAME GLASS OVERHEAD DOOR
FRAME COLOR CLEAR ANODIZED ALUMINUM
GLAZING TYPE 1" LOW-E THERMAL PANE
GLAZING COLOR CLEAR
WIDTH 18'-0"
HEIGHT 18'-0"
- 24 CONCRETE FILLED BOLLARDS WITH PVC COVER SLEEVE.
TYPICAL AT BOTH SIDES (INTERIOR & EXTERIOR) OF OVERHEAD DOORS
- 25 PAINTED STEEL COILING OVERHEAD DOOR
- 26 PAINTED METAL WALL PANEL
- 27 PREFINISHED GUTTER AND DOWNSPOUT SYSTEM
- 28 FOUNDATION LINE - SEE STRUCTURAL DRAWINGS

MATERIAL LEGEND
SCALE: 1/16" = 1'-0" 1

DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT = 24" x 36" SHEET
COPYRIGHT PERSPECTIVE DESIGN, INC. COPYRIGHT 2006. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, OR ASSIGNED TO ANY THIRD PARTY, IN ANY FORM OR MANNER, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COSTS, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWING OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

REV. #	REV. DATE	DESCRIPTION

Project: **Benchmark Secured Storage**
800 Rose Drive
Hartland, WI 53029

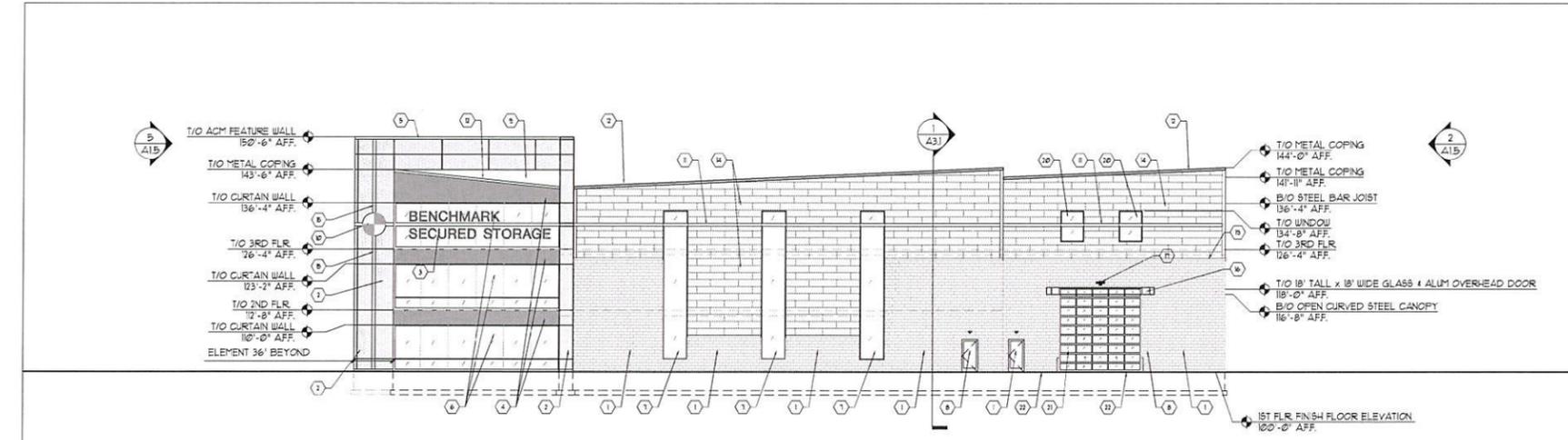
PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1780 Fax: (414) 302-1781

Drawing Title: **EXTERIOR BUILDING ELEVATIONS (BLDG 1)**

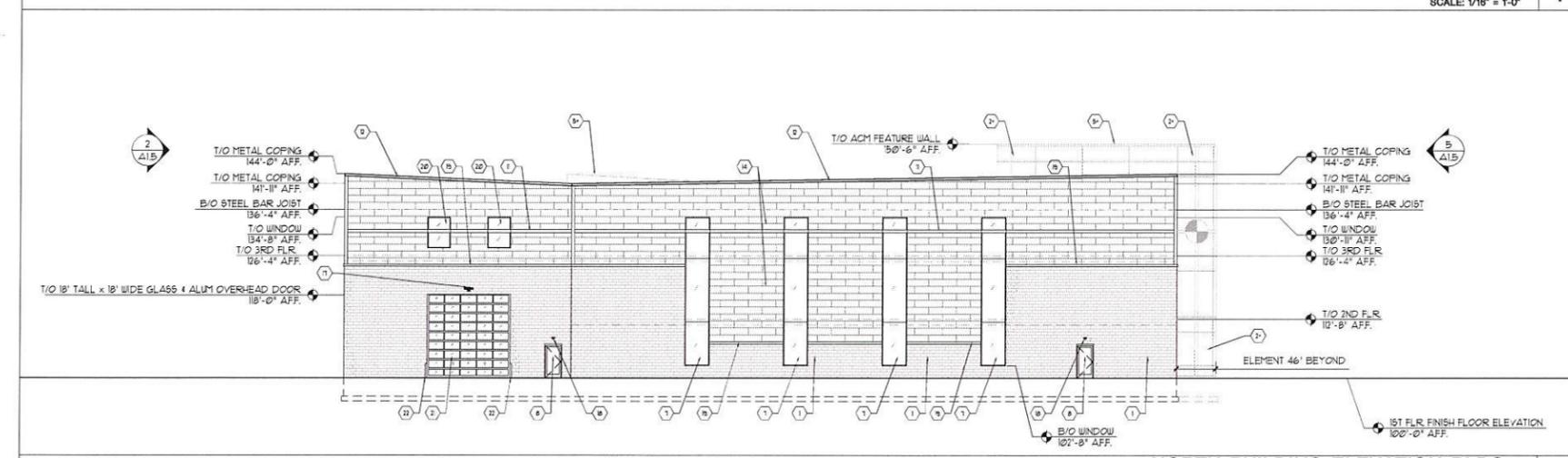
Date: 01/30/17
Scale: A.N.
Drawn: WHC
Job: 16-112
Sheet: **A1.5**

NOT FOR CONSTRUCTION

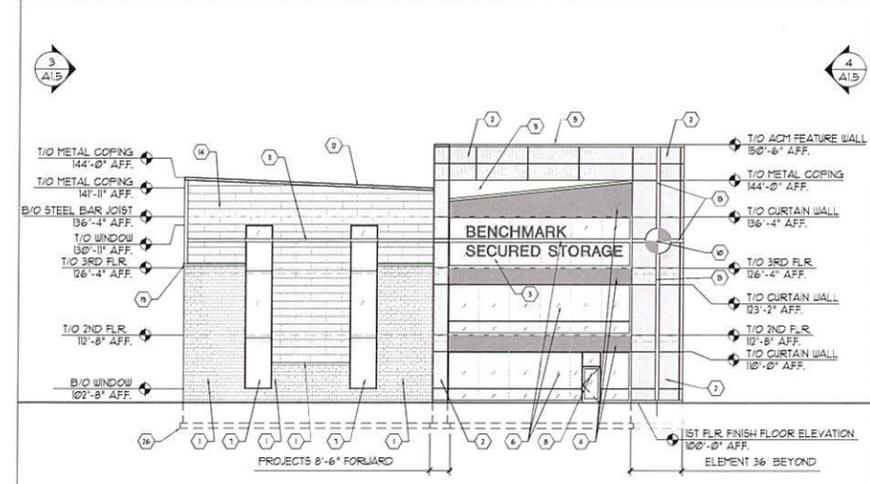
- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY



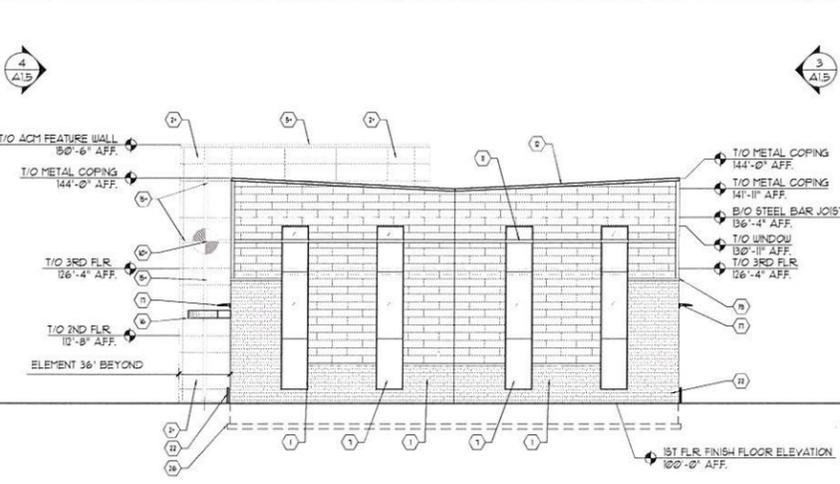
SOUTH BUILDING ELEVATION BLDG 1
SCALE: 1/16" = 1'-0" 4



NORTH BUILDING ELEVATION BLDG 1
SCALE: 1/16" = 1'-0" 3



WEST BUILDING ELEVATION BLDG 1
SCALE: 1/16" = 1'-0" 5



EAST BUILDING ELEVATION BLDG 1
SCALE: 1/16" = 1'-0" 2

- BUILDING MATERIAL KEY LEGEND GENERAL NOTES:**
(*) MATERIAL - BEYOND
- ACM PANEL SHALL HAVE 4" MIN TALL EXPOSED KICK PLATE / WALL FLASHING AT GRADE. MATCH TO PANEL (TYP)
 - ROOF TOP UNITS WILL BE ENTIRELY SCREENED FROM HEIGHT OF PARAPET WALLS.
 - INSULTECH CMU BY OLD CASTLE WITH (13" x 3" x 13") DEEP x 8" TALL x 16" WIDE FILLED & POLISHED FACE BK16 MASONRY UNIT.
MANUFACTURER: TRENTON INDUSTRIES / OLD CASTLE - (TREADSTONE - FLU8)
JOINT PATTERN: RUNNING BOND
COLOR: QUICK TRIP BLACK
MORTAR COLOR: MATCH TO CMU
 - FRESHFINISHED ALUMINUM COMPOSITE METAL (ACM) PANEL.
MANUFACTURER: ALPOLIC MATERIALS
SYSTEM TYPE: DRY JOINT SYSTEM
COLOR: RYU WHITE
 - SELF ILLUMINATED CHANNEL LETTER SIGN, BEHIND CURTAIN WALL
 - FRESHFINISHED ALUMINUM COMPOSITE METAL (ACM) PANEL.
MANUFACTURER: ALPOLIC MATERIALS
SYSTEM TYPE: DRY JOINT SYSTEM
GRAIN DIRECTION: VERTICAL
COLOR: HAIRLINE ALUMINUM (4" x 14") / SILVER
 - FRESHFINISHED METAL COPING.
COLOR: TO MATCH MATERIAL BELOW
 - ALUMINUM FRAME CURTAIN WALL GLAZING SYSTEM
MANUFACTURER: KAUNER
SYSTEM: 1620 55 CURTAIN WALL SYSTEM
FRAME COLOR: CLEAR ANODIZED ALUMINUM
FRAME SIZE: 2' x 1'-1/2"
GLAZING TYPE: 1" LOW-E THERMAL PANE
GLAZING COLOR: CLEAR
GLAZING SET: FORWARD
 - ALUMINUM FRAME STOREFRONT GLAZING SYSTEM
MANUFACTURER: KAUNER
SYSTEM: STOREFRONT SYSTEM
FRAME COLOR: CLEAR ANODIZED ALUMINUM
FRAME SIZE: 2' x 4'-1/2"
GLAZING TYPE: 1" LOW-E THERMAL PANE WITH (HORIZONTAL) BUTT JOINT PANELS
GLAZING COLOR: CLEAR
GLAZING SET: FORWARD
DOOR TYPE: 500 SERIES
HEIGHT: 3'-0"
THE FLOOR STRUCTURAL AT THESE WINDOWS WILL BE CUT BACK & PAINTED TO ALLOW LIGHT TO FLOW FROM TOP TO BOTTOM.
 - ALUMINUM FRAME STOREFRONT ENTRY SYSTEM
MANUFACTURER: KAUNER
SYSTEM: STOREFRONT SYSTEM
FRAME COLOR: CLEAR ANODIZED ALUMINUM
FRAME SIZE: 2' x 4'-1/2"
GLAZING TYPE: 1" LOW-E THERMAL PANE
GLAZING COLOR: CLEAR
GLAZING SET: FORWARD
DOOR TYPE: 500 SERIES
 - OPEN TO BEYOND
 - SELF ILLUMINATED LOGO, MOUNTED TO ACM WALL PANEL
 - 8" WHITE METAL BAND ON TOP OF WALL PANEL
 - FRESHFINISHED METAL COPING.
COLOR: STAINLESS STEEL (4" FINISH)
 - STRUCTURE - BEYOND
 - FIBER CEMENT PANEL (8" HIGH x 72" LONG)
N'CHHA - DESIGNER SERIES - ILLUMINATION
SIMILAR TO MICA 103 GREY (4" x 14") ALPOLIC MATERIALS
NOTE: RUNNING BOND
12" INSULTECH BLOCK BEHIND
 - FRESHFINISHED ALUMINUM COMPOSITE METAL (ACM) FILLER / BACK PANEL.
MANUFACTURER: ALPOLIC MATERIALS
SYSTEM TYPE: DRY JOINT SYSTEM
COLOR: TBL BLACK
 - GALVANIZED STEEL CURVED OPEN CANOPY
 - WALL MOUNTED LIGHT FIXTURE ABOVE VEHICLE ENTRY AND EXT. SIMILAR TO MCGRAW-EDISON GLEON GALLEON LED
 - WALL MOUNTED LIGHT FIXTURE ABOVE ENTRY AND EXIT DOOR
 - 6" PRECAST CONCRETE SILL
 - ALUMINUM FRAME STOREFRONT GLAZING SYSTEM
MANUFACTURER: KAUNER
SYSTEM: STOREFRONT SYSTEM
FRAME COLOR: CLEAR ANODIZED ALUMINUM
FRAME SIZE: 2' x 4'-1/2"
GLAZING TYPE: 1" LOW-E THERMAL PANE
GLAZING COLOR: CLEAR
GLAZING SET: FORWARD
WIDTH: 5'-4"
HEIGHT: 6'-8"
 - ALUMINUM FRAME GLASS OVERHEAD DOOR
FRAME COLOR: CLEAR ANODIZED ALUMINUM
GLAZING TYPE: 1" LOW-E THERMAL PANE
GLAZING COLOR: CLEAR
WIDTH: 18'-0"
HEIGHT: 18'-0"
 - CONCRETE FILLED BOLLARDS WITH PVC COVER SLEEVE.
TYPICAL AT BOTH SIDES (INTERIOR & EXTERIOR) OF OVERHEAD DOORS
 - PAINTED STEEL COILINGS OVERHEAD DOOR
 - PAINTED METAL WALL PANEL
 - FRESHFINISHED GUTTER AND DOWNSPOUT SYSTEM
 - FOUNDATION LINE - SEE STRUCTURAL DRAWINGS

- MATERIAL LEGEND**
- 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

DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT = 24" x 36" SHEET

COPYRIGHT PERSPECTIVE DESIGN, INC. COPYRIGHT 2016. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED, OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

REV. BY:	DESCRIPTION	REV. #	REV. DATE

Project: **Benchmark Secured Storage**
800 Rose Drive
Hartland, WI 53029

PERSPECTIVE DESIGN, INC.
11325 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1780 Fax: (414) 302-1781

THIS BOX IS 1/2" x 1/2"

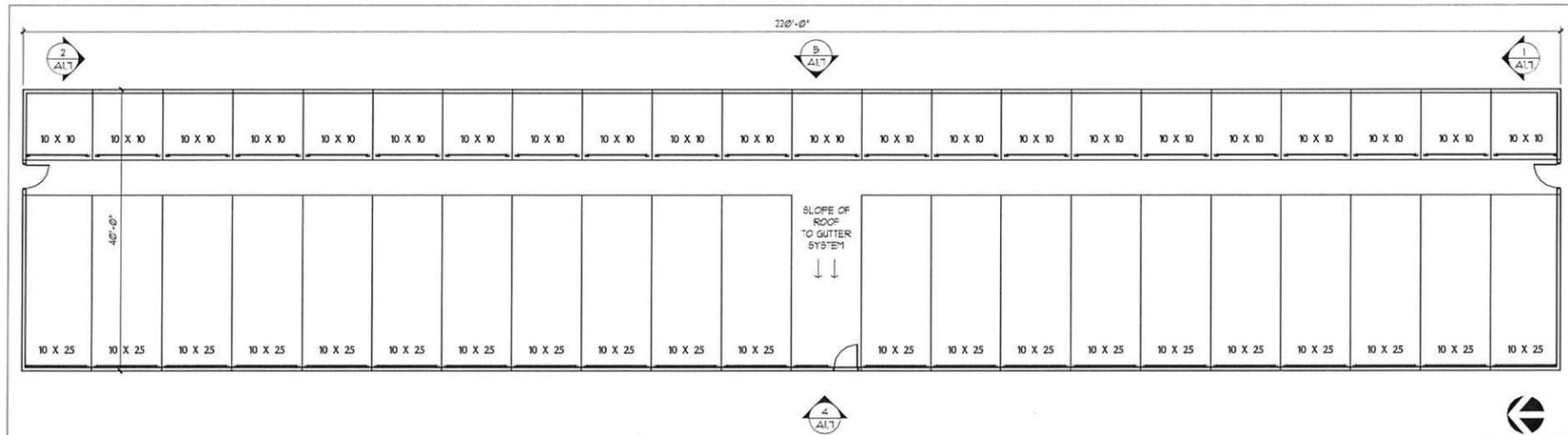
Date: 01/30/17
Scale: A.N.
Drawn: WHC
Job: 16-112
Sheet: **A15**

NOT FOR CONSTRUCTION

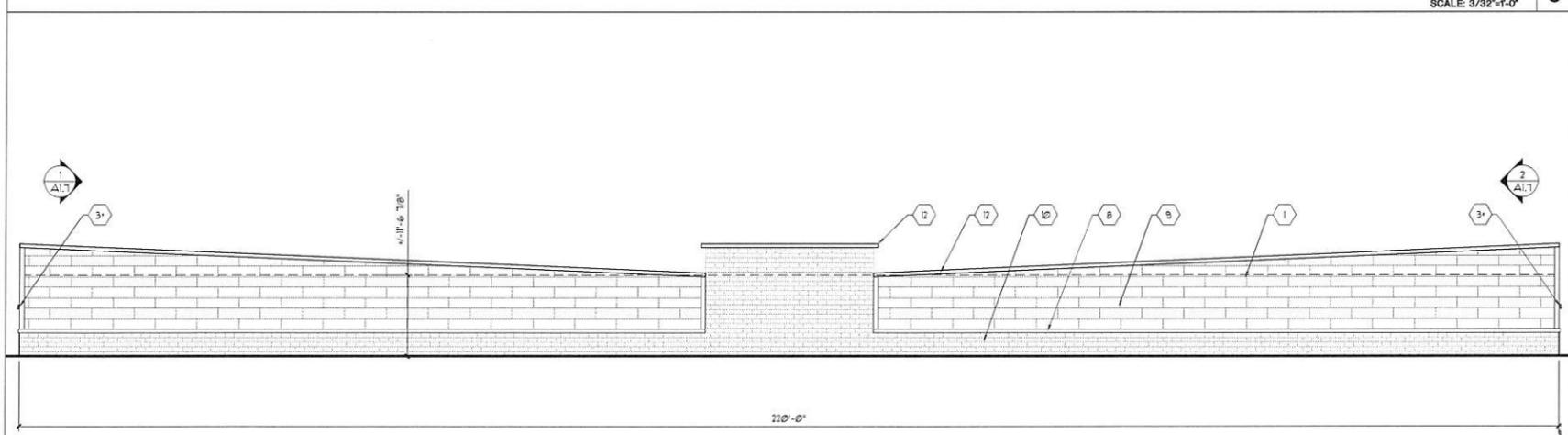
- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

PLOT DATE: 1/26/2017 10:59:43 AM

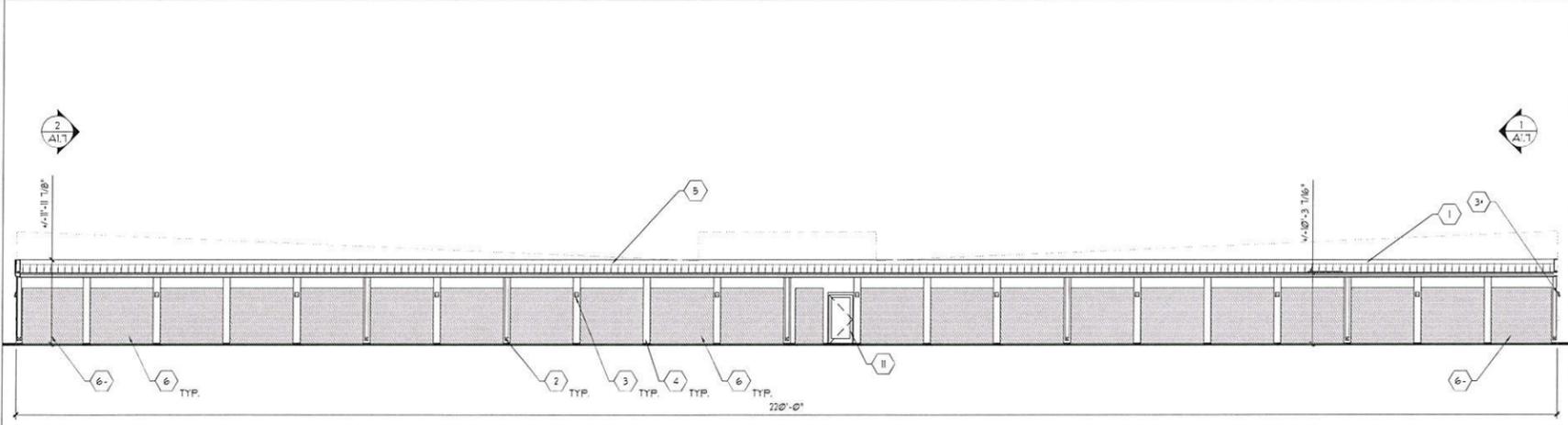
FILE NAME: P:\PROJECTS\KALE - BENCHMARK STORAGE\107_16-112DWG



FLOOR PLAN - BUILDING 3 - GROUND FLOOR LEVEL
SCALE: 3/32"=1'-0" 6

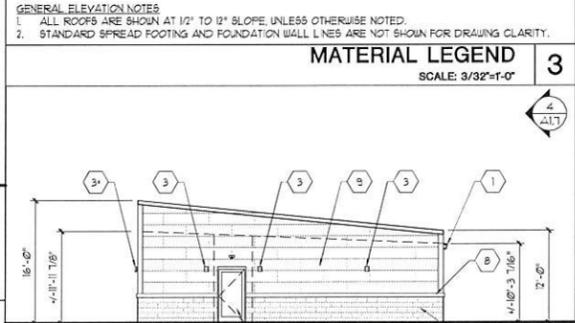


WEST ELEVATION - BUILDING 3
SCALE: 3/32"=1'-0" 5

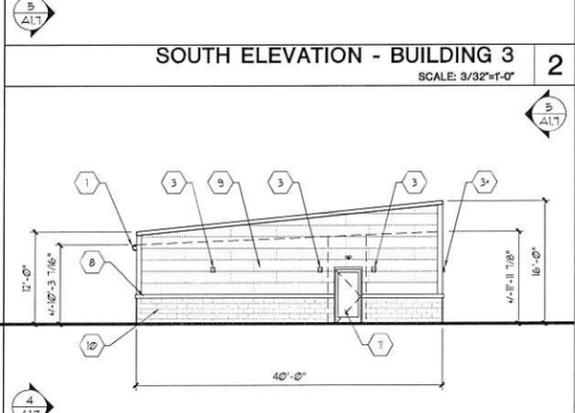


EAST ELEVATION - BUILDING 3
SCALE: 3/32"=1'-0" 4

- BUILDING MATERIAL KEY LEGEND GENERAL NOTES:**
(*) MATERIAL - BEYOND
- 1 PREFINISHED RAKE TRIM AND ASSOCIATED WALL TRIM AS SUPPLIED BY METAL BUILDING MANUFACTURER (TYP.) COLOR: ASH GREY
 - 2 PREFINISHED METAL GUTTER WITH DOWNSPOUT SYSTEM AS SUPPLIED BY METAL BUILDING MANUFACTURER. COLOR: ASH GREY. NOTE: DOWNSPOUT LOCATION IS FOR GENERAL GRAPHIC REFERENCE ONLY. FINAL LOCATION SHALL BE DETERMINED BY METAL BUILDING MANUFACTURER.
 - 3 LUMARK XTOR CROSSSTOUR LED WALL PACK. THIS IS TYPICAL MOUNTED 1'-0" TO CENTER OF FIXTURE FROM THE RELATIVE FINISH FLOOR ELEVATION THAT IS ASSOCIATED. LOCATION IS FOR GENERAL GRAPHIC REFERENCE ONLY. FINAL LOCATION SHALL BE DETERMINED BY ELECTRICAL DESIGNER.
 - 4 PREFINISHED METAL WALL PANEL AS SUPPLIED BY METAL BUILDING MANUFACTURER. COLOR: ASH GREY
 - 5 STANDING SEAM STEEL ROOF PANEL ALL BY METAL BUILDING SUPPLIER (TYP.) R/T METAL BUILDING COMPONENTS DRAWINGS FOR ALL DETAILS. (TYP.) COLOR: GALVALUME
- TYPICAL DOOR NOTES FOR OVERHEAD DOORS LISTED BELOW:**
COLOR: ASH GREY
DOOR # LOCK HARDWARE AS SUPPLIED BY METAL BUILDING MANUFACTURER (TYP.) PROVIDE ADA COMPLIANT HARDWARE PER PLAN LOCATIONS. 18" PREFINISHED METAL WALL PANEL # HEAD OF DOOR (TYP.) AND TO MATCH TYPICAL METAL WALL PANEL COLOR.
- 6 OVERHEAD COILING DOOR
(6-) DOOR SIZE 8'-0" WIDE x 8'-0" TALL
(6-) DOOR SIZE 8'-0" WIDE x 8'-0" TALL (TYPICAL ONLY AT CORNER OF BUILDINGS)
 - 7 OVERHEAD COILING DOOR. SIZE 12' WIDE x 14'-0" TALL
 - 8 OVERHEAD COILING DOOR. SIZE 10' WIDE x 14'-0" TALL
 - 9 6" PRECAST CONCRETE SILL
 - 10 FIBER CEMENT PANEL (18" HIGH x 12" LONG) NICHIAA - DESIGNER SERIES - ILLUMINATION SIMILAR TO TICA M25 GREY(4"X4"X1/2") ALPOLIC MATERIALS NOTE RUNNING BOND
 - 11 FILLED 4 POLISHED FACE 8X8 MASONRY UNIT. MANUFACTURER TRENYTH INDUSTRIES / OLD CASTLE - (TREADSTONE - PLUS) JOINT PATTERN STACK BOND COLOR QUICK TRIP BLACK MORTAR COLOR MATCH TO CMU
 - 12 ALUMINUM FRAME STOREFRONT ENTRY SYSTEM MANUFACTURER KAUNEER STOREFRONT SYSTEM FRAME COLOR CLEAR ANODIZED ALUMINUM FRAME SIZE 2'x4-1/2" GLAZING TYPE 1" LOW-E THERMAL PANE GLAZING COLOR CLEAR FORWARD DOOR TYPE 500 SERIES
- MATERIAL LEGEND**
SCALE: 3/32"=1'-0" 3



SOUTH ELEVATION - BUILDING 3
SCALE: 3/32"=1'-0" 2



NORTH ELEVATION - BUILDING 3
SCALE: 3/32"=1'-0" 1

DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT = 24" x 36" SHEET
COPYRIGHT PERSPECTIVE DESIGN, INC. COPYRIGHT 2016. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, CLONED, COPIED OR ASKED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

REV. BY:	DESCRIPTION	REV. #	REV. DATE

Project: **Benchmark Secured Storage**
800 Rose Drive
Hartland, WI 53029

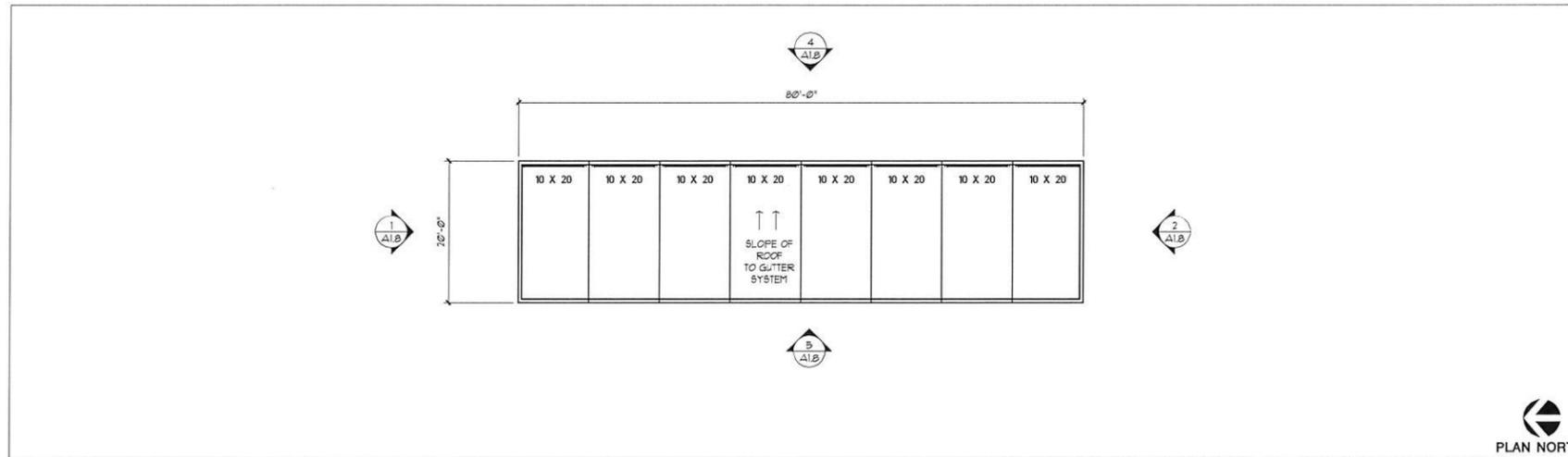
PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1780 Fax: (414) 302-1751

Drawing Title:
BUILDING 3 FLOOR PLAN & BUILDING ELEVATIONS

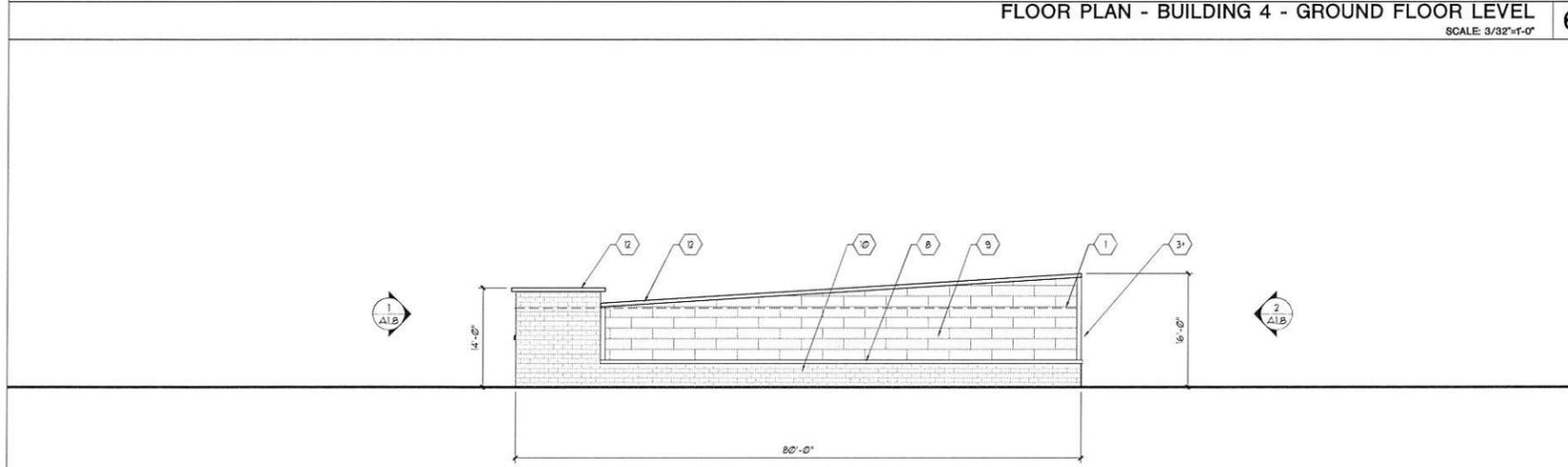
Date: 01/30/17
Scale: A.N.
Drawn: WHC
Job: 16-112
Sheet: **A1.7**

NOT FOR CONSTRUCTION

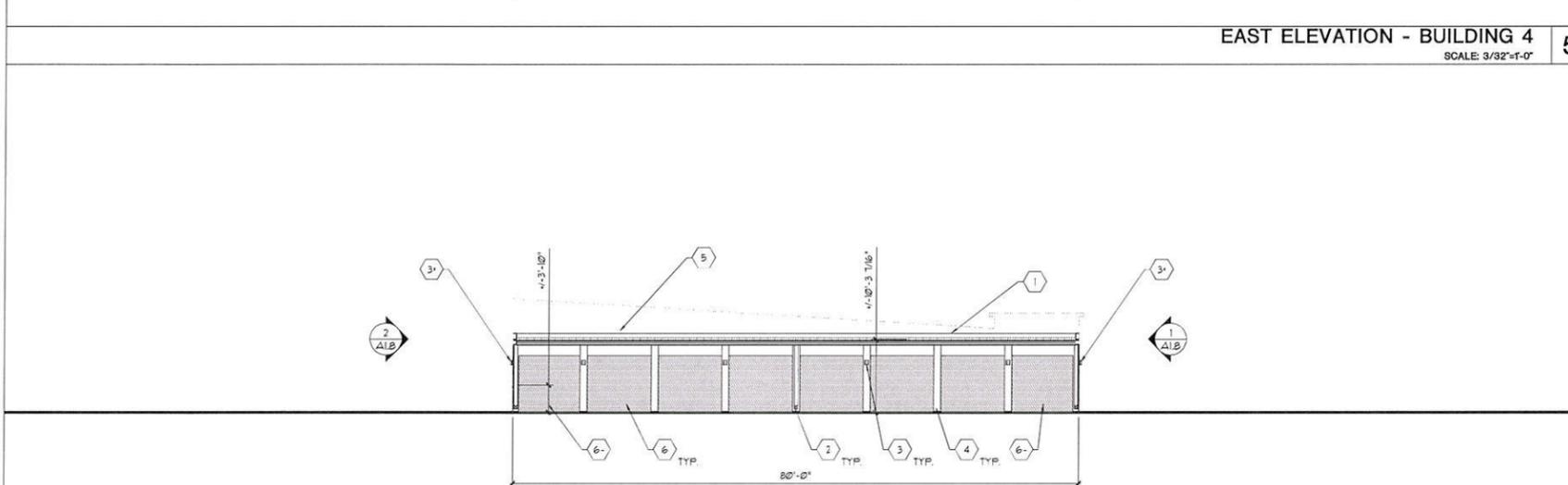
- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY



FLOOR PLAN - BUILDING 4 - GROUND FLOOR LEVEL
SCALE: 3/32"=1'-0" **6**

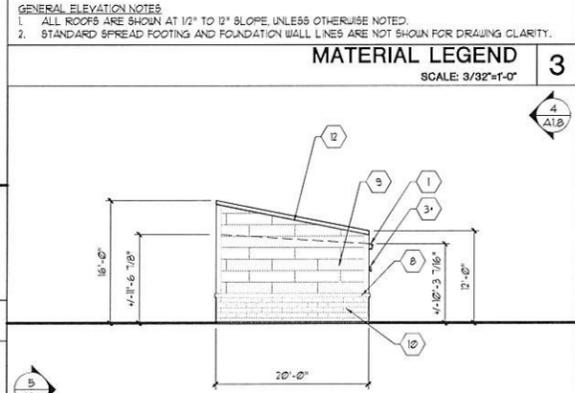


EAST ELEVATION - BUILDING 4
SCALE: 3/32"=1'-0" **5**

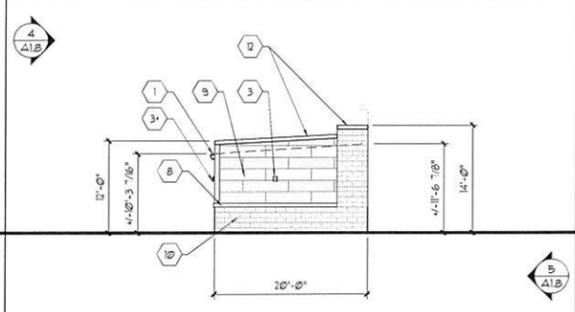


WEST ELEVATION - BUILDING 4
SCALE: 3/32"=1'-0" **4**

- BUILDING MATERIAL KEY LEGEND GENERAL NOTES:**
(1) MATERIAL - BEYOND
- 1 PREFINISHED RAKE TRIM AND ASSOCIATED WALL TRIM AS SUPPLIED BY METAL BUILDING MANUFACTURER (TYP.) COLOR: ASH GREY
 - 2 PREFINISHED METAL GUTTER WITH DOWNSPOUT SYSTEM AS SUPPLIED BY METAL BUILDING MANUFACTURER. COLOR: ASH GREY. NOTE: DOWNSPOUT LOCATION IS FOR GENERAL GRAPHIC REFERENCE ONLY. FINAL LOCATION SHALL BE DETERMINED BY METAL BUILDING MANUFACTURER
 - 3 LUMARK XTOR CROSSFOUR LED WALL PACK THIS IS TYPICAL MOUNTED 1'-0" TO CENTER OF FIXTURE FROM THE RELATIVE FINISH FLOOR ELEVATION THAT IS ASSOCIATED LOCATION IS FOR GENERAL GRAPHIC REFERENCE ONLY. FINAL LOCATION SHALL BE DETERMINED BY ELECTRICAL DESIGNER.
 - 4 PREFINISHED METAL WALL PANEL AS SUPPLIED BY METAL BUILDING MANUFACTURER COLOR: ASH GREY
 - 5 STANDING BEAM STEEL ROOF PANEL ALL BY METAL BUILDING SUPPLIER (TYP.) R/T METAL BUILDING COMPONENTS DRAWINGS FOR ALL DETAILS. (TYP.) COLOR: GALVALUME
- TYPICAL DOOR NOTES FOR OVER-HEAD DOORS LISTED BELOW**
COLOR: ASH GREY
DOOR LOCK HARDWARE AS SUPPLIED BY METAL BUILDING MANUFACTURER (TYP.) PROVIDE ADA COMPLIANT HARDWARE PER PLAN LOCATIONS. 18" PREFINISHED METAL WALL PANEL @ HEAD OF DOOR (TYP.) AND TO MATCH TYPICAL METAL WALL PANEL COLOR.
- 6 OVER-HEAD COILING DOOR (6) DOOR SIZE 8'-0" WIDE x 8'-0" TALL (6-1) DOOR SIZE 8'-8" WIDE x 8'-0" TALL (TYPICAL ONLY AT CORNER OF BUILDINGS)
 - 7 OVER-HEAD COILING DOOR SIZE 12' WIDE x 14'-0" TALL
 - 8 OVER-HEAD COILING DOOR SIZE 10' WIDE x 14'-0" TALL
 - 9 6" PRECAST CONCRETE SILL
 - 10 FIBER CEMENT PANEL (18" HIGH x 12" LONG) NICHIA - DESIGNER SERIES - ILLUMINATION SIMILAR TO NICA MEG GREY (4744HLZ) ALPOLIC MATERIALS NOTE RUNNING BOND
 - 11 FILLED 4 POLISHED FACE 8x8x16 MASONRY UNIT MANUFACTURER TRENTYNTH INDUSTRIES / OLD CASTLE - (TREADSTONE - PLUS) JOINT PATTERN STACK BOND COLOR QUICK TRIP BLACK MORTAR COLOR MATCH TO CMU
 - 12 ALUMINUM FRAME STOREFRONT ENTRY SYSTEM MANUFACTURER KALNEER SYSTEM FRAME COLOR CLEAR ANODIZED ALUMINUM FRAME SIZE 2'x4-1/2" GLAZING TYPE 1" LOW-E THERMAL PANE GLAZING COLOR CLEAR DOOR TYPE FORWARD 500 SERIES
 - 13 METAL COPING
- GENERAL ELEVATION NOTES**
1. ALL ROOFS ARE SHOWN AT 1/2" TO 1" SLOPE UNLESS OTHERWISE NOTED.
2. STANDARD SPREAD FOOTING AND FOUNDATION WALL LINES ARE NOT SHOWN FOR DRAWING CLARITY.



NORTH ELEVATION - BUILDING 4
SCALE: 3/32"=1'-0" **2**



SOUTH ELEVATION - BUILDING 4
SCALE: 3/32"=1'-0" **1**

MATERIAL LEGEND
SCALE: 3/32"=1'-0" **3**

DO NOT SCALE THESE DRAWINGS

COPYRIGHT PERSPECTIVE DESIGN, INC. COPYRIGHT 2016. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWING OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

REV. #	REV. DATE	DESCRIPTION	REV. BY:

Project:
Benchmark Secured Storage
 800 Rose Drive
 Hartland, WI 53029

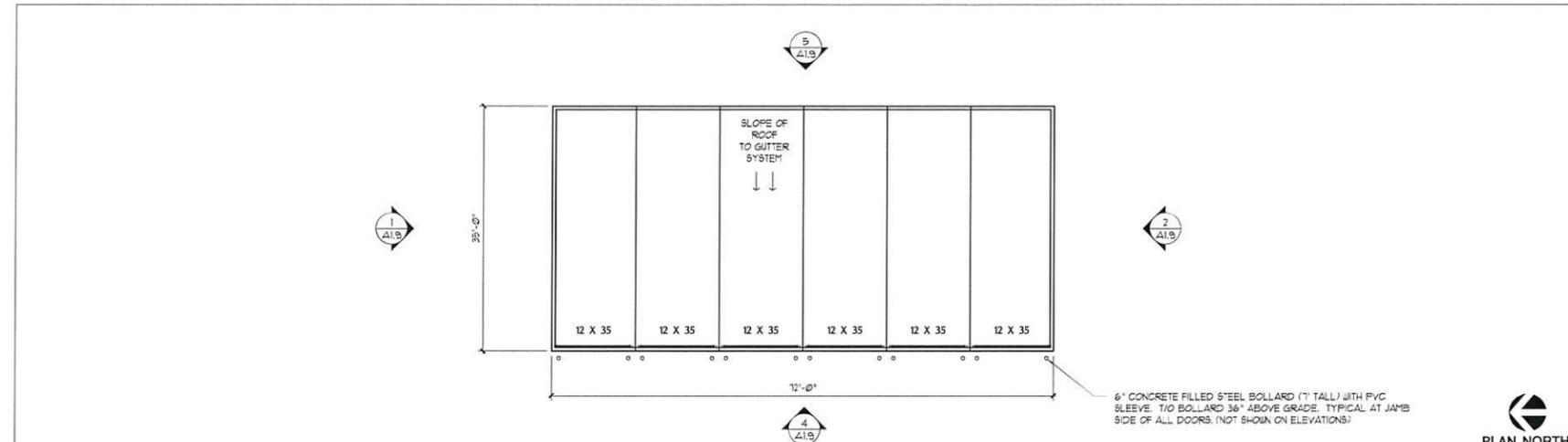
PERSPECTIVE DESIGN, INC.
 11325 W. North Avenue
 Wauwatosa, WI 53226
 Tel (414) 302-1780 Fax (414) 302-1781

Drawing Title:
BUILDING 4 FLOOR PLAN & BUILDING ELEVATIONS

Date: 01/30/17
 Scale: A.N.
 Drawn: WHC
 Job: 16-112
 Sheet: **A18**

NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY



FLOOR PLAN - BUILDING 5 - GROUND FLOOR LEVEL
SCALE: 3/32"=1'-0" 6

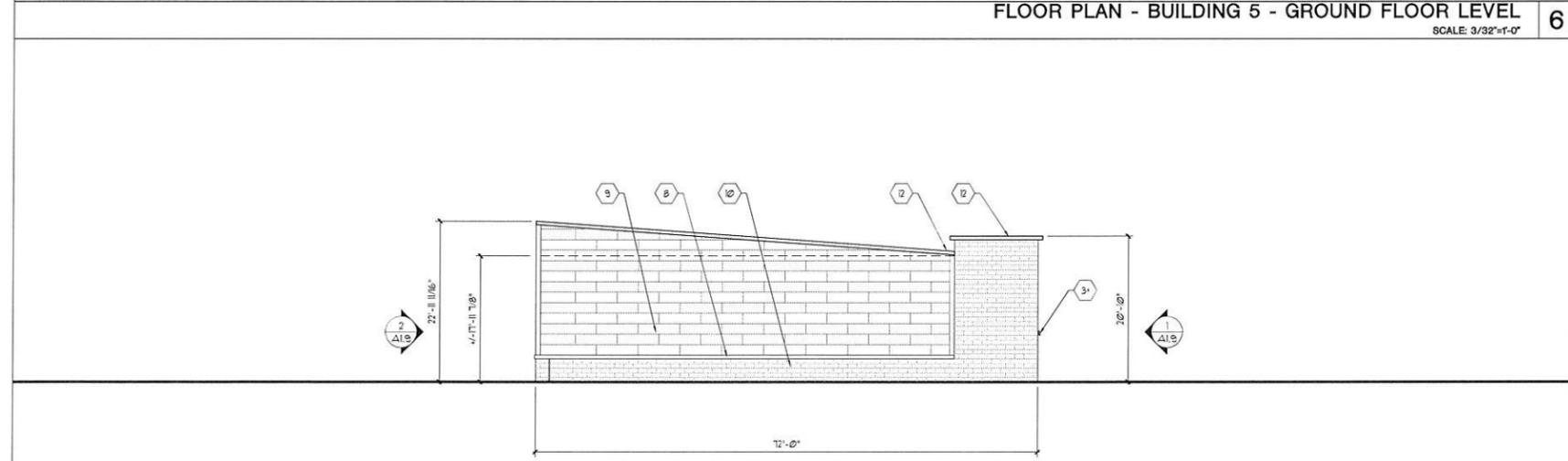
BUILDING MATERIAL KEY LEGEND GENERAL NOTES:
(1) MATERIAL - BEYOND

- 1 PREFINISHED RAKE TRIM AND ASSOCIATED WALL TRIM AS SUPPLIED BY METAL BUILDING MANUFACTURER (TYP.) COLOR: ASH GREY
- 2 PREFINISHED METAL GUTTER WITH DOWNSPOUT SYSTEM AS SUPPLIED BY METAL BUILDING MANUFACTURER. COLOR: ASH GREY. NOTE: DOWNSPOUT LOCATION IS FOR GENERAL GRAPHIC REFERENCE ONLY. FINAL LOCATION SHALL BE DETERMINED BY METAL BUILDING MANUFACTURER.
- 3 LUMARK XTOR CROSSSTOUR LED WALL PACK. THIS IS TYPICAL MOUNTED 1'-0" TO CENTER OF FIXTURE FROM THE RELATIVE FINISH FLOOR ELEVATION THAT IS ASSOCIATED. LOCATION IS FOR GENERAL GRAPHIC REFERENCE ONLY. FINAL LOCATION SHALL BE DETERMINED BY ELECTRICAL DESIGNER.
- 4 PREFINISHED METAL WALL PANEL AS SUPPLIED BY METAL BUILDING MANUFACTURER. COLOR: ASH GREY
- 5 STANDING BEAM STEEL ROOF PANEL ALL BY METAL BUILDING SUPPLIER (TYP.) R/T METAL BUILDING COMPONENTS DRAWINGS FOR ALL DETAILS. (TYP.) COLOR: GALVALUME

TYPICAL DOOR NOTES FOR OVER-HEAD DOORS LISTED BELOW
COLOR - ASH GREY
DOOR LOCK HARDWARE AS SUPPLIED BY METAL BUILDING MANUFACTURER (TYP.) PROVIDE ADA COMPLIANT HARDWARE PER PLAN LOCATIONS. 18" PREFINISHED METAL WALL PANEL @ HEAD OF DOOR (TYP.) AND TO MATCH TYPICAL METAL WALL PANEL COLOR.

- 6 OVER-HEAD COILING DOOR (6-) DOOR SIZE 8'-0" WIDE x 8'-0" TALL (6-) DOOR SIZE 8'-0" WIDE x 8'-0" TALL (TYPICAL ONLY AT CORNER OF BUILDINGS)
- 7 OVER-HEAD COILING DOOR SIZE 12' WIDE x 14'-0" TALL
- 8 OVER-HEAD COILING DOOR SIZE 10' WIDE x 14'-0" TALL
- 9 6" PRECAST CONCRETE SILL
- 10 FIBER CEMENT PANEL (18" HIGH x 12' LONG) NICHINA - DESIGNER SERIES - ILLUMINATION SIMILAR TO NICA M5G GREY (47744LZ) ALPOLIC MATERIALS NOTE RUNNING BOND
- 11 FILLED 4 POLISHED FACE 8 1/2" MASONRY UNIT. MANUFACTURER TRENTON INDUSTRIES / OLD CASTLE - (TREADSTONE - PLUS) JOINT PATTERN STACK BOND COLOR QUICK TRIP BLACK MORTAR COLOR MATCH TO CMU
- 12 ALUMINUM FRAME STOREFRONT ENTRY SYSTEM MANUFACTURER KAINEER STOREFRONT SYSTEM FRAME COLOR CLEAR ANODIZED ALUMINUM FRAME SIZE 2'x4-1/2" GLAZING TYPE 1" LOW-E THERMAL PANE GLAZING COLOR CLEAR FORWARD DOOR TYPE 500 SERIES
- 13 METAL COPING

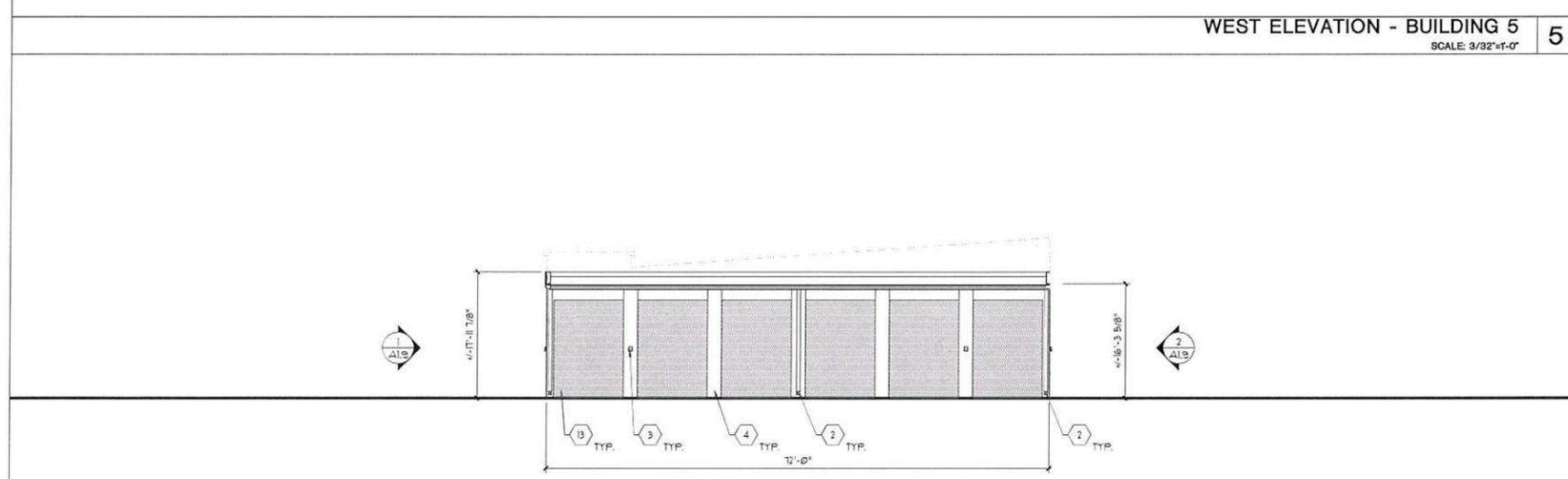
GENERAL ELEVATION NOTES
1. ALL ROOFS ARE SHOWN AT 1/2" TO 1" SLOPE UNLESS OTHERWISE NOTED.
2. STANDARD SPREAD FOOTING AND FOUNDATION WALL LINES ARE NOT SHOWN FOR DRAWING CLARITY.



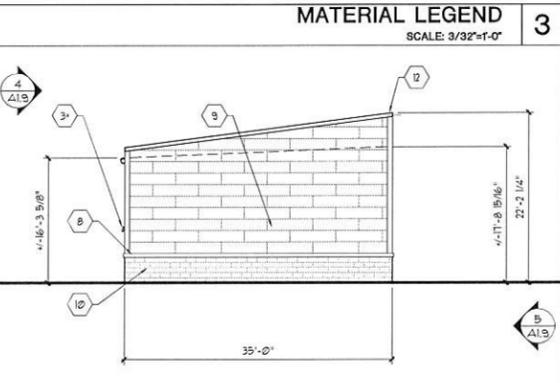
WEST ELEVATION - BUILDING 5
SCALE: 3/32"=1'-0" 5

MATERIAL LEGEND
SCALE: 3/32"=1'-0" 3

- 1 4" x 8" x 16" CMU
- 2 1" x 4" x 1/2" ALUMINUM FRAME STOREFRONT ENTRY SYSTEM
- 3 6" x 6" x 16" CMU
- 4 12" x 12" x 16" CMU
- 5 12" x 12" x 16" CMU
- 6 12" x 12" x 16" CMU
- 7 12" x 12" x 16" CMU
- 8 12" x 12" x 16" CMU
- 9 12" x 12" x 16" CMU
- 10 12" x 12" x 16" CMU
- 11 12" x 12" x 16" CMU
- 12 12" x 12" x 16" CMU
- 13 12" x 12" x 16" CMU



EAST ELEVATION - BUILDING 5
SCALE: 3/32"=1'-0" 4



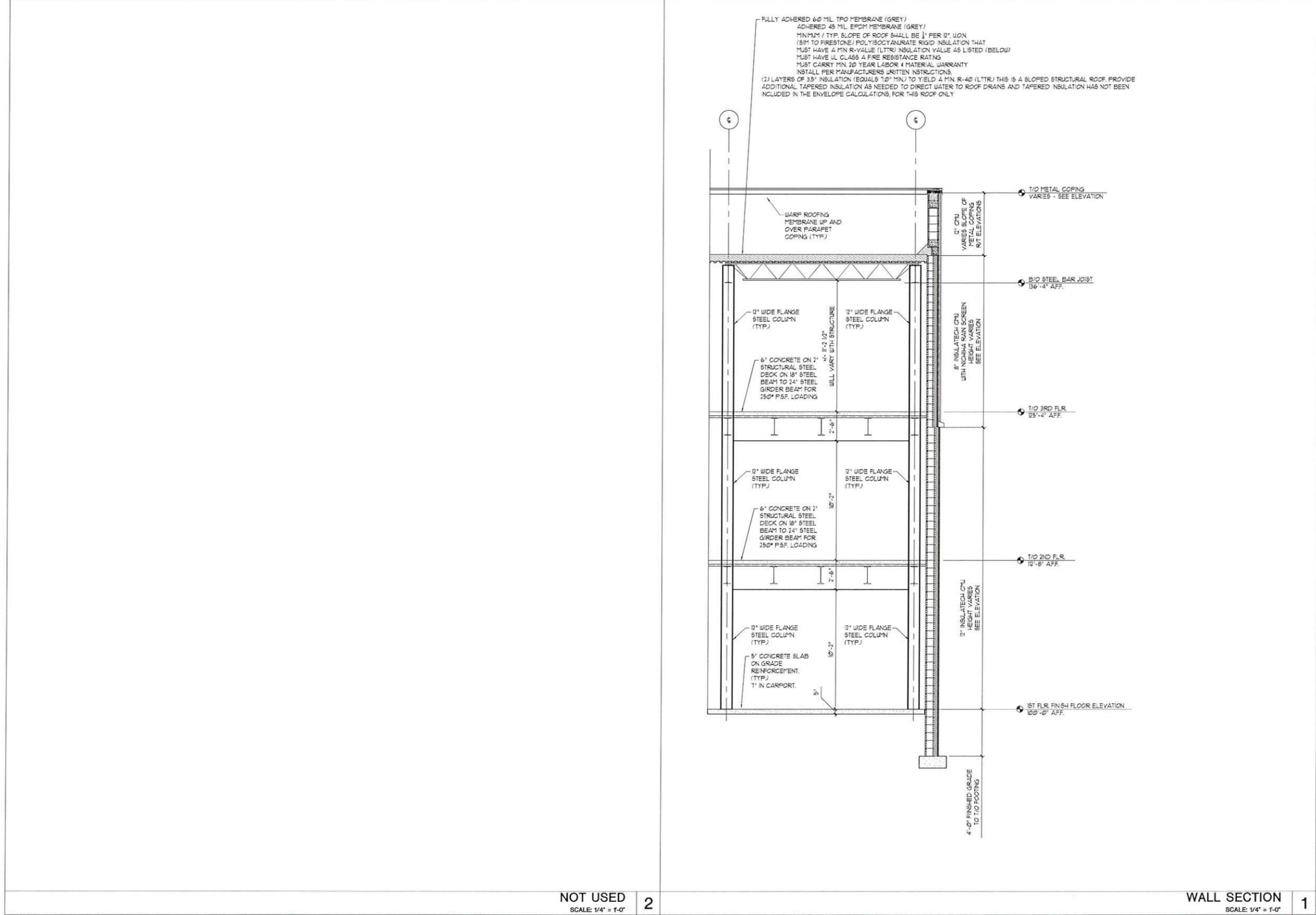
NORTH ELEVATION - BUILDING 5
SCALE: 3/32"=1'-0" 2



SOUTH ELEVATION - BUILDING 5
SCALE: 3/32"=1'-0" 1

DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT = 24" x 36" SHEET
COPYRIGHT PERSPECTIVE DESIGN, INC. COPYRIGHT 2016. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.



DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT = 24" x 36" SHEET

COPYRIGHT PERSPECTIVE DESIGN, INC. COPYRIGHT 2016. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

<p>Project: Benchmark Secured Storage 800 Rose Drive Hartland, WI 53029</p>	
<p>Drawing Title: WALL SECTION</p>	
<p>Date: 01/30/17</p>	<p>THIS BOX IS 1/2" x 1/2"</p>
<p>Scale: A.N.</p>	<p>REV. # REV. DATE DESCRIPTION REV. BY:</p>
<p>Drawn: WHC</p>	
<p>Job: 16-112</p>	
<p>Sheet: A3.1</p>	

NOT USED
SCALE: 1/4" = 1'-0" 2

WALL SECTION
SCALE: 1/4" = 1'-0" 1

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION

MEMORANDUM

TO: Plan Commission

FROM: David E. Cox, Village Administrator 

DATE: February 17, 2017

SUBJECT: North 40 – Condo Concept Plan – Meeting Comments

As my earlier memo indicates, staff has received and reviewed a concept proposal from Neumann Developments, Inc. for an 83-unit condominium development on the property referred to as the North 40 plus an 11-acre portion of the parcel to the east. The proposal calls for 9 single family units and 74 units in duplex buildings on a total of 48.58 acres net of right of way. The property is in the Town of Merton and would need to be annexed. While it would need to be zoned upon annexation, the Village's Comprehensive Plan and Sewer Service Area include this property.

The Plan Commission will be asked to consider a number of questions related to the development and the site. Chief among them will be at what density the property will be allowed to develop. However, the Commission must first decide at what density the property could be developed considering the regulations. Secondly, a determination will need to be made regarding how the allowed housing units will be situated on the property via clustering with or without property lines. The proposed plan would require the Village to amend the Comprehensive Plan to allow the requested density. Also, during this process, if the project moves ahead, the Commission will also be asked to address changing the Plan to show the rerouted CTH KE in the configuration north of CTH K. Other items will be discussed at the end of this memo.

As noted, the primary questions for the Commission will be at what density the property **could** be developed and at what density it will be **allowed** to develop. The proposed plan calls for a density of 1.71 units per acre when calculated using all of the property except land devoted to right of way. The Comprehensive Plan calls for a maximum of 1.3 units per **net** acre in a clustered development pattern. (See table below) Of importance not only in general but specifically as to this site is how the Village will interpret the word "net" as it relates to calculating density. I will discuss the issue in this memo but I have also attached an aggregation of e-mails that constitute a more detailed discussion related to the matter of density for the Commission's consideration on the issue of density calculations. The Village's planning and zoning documents address the density matter. The Comprehensive Plan, on page 9-19, discusses Residential Development containing Environmentally Sensitive Lands. The section discusses use of clustering to preserve these lands and indicates that lot sizes could be reduced to keep housing away from the environmental areas "while the overall density of the development,

including the open space area, would not be permitted to exceed the maximum residential development density determined by the zoning district....”

The Zoning Code, at 46-1, does define some of these terms as follows:

Density, gross means the total or gross area required for a residence divided by an acre (43,560 square feet). The result is expressed as dwelling units per gross acre. Gross acres, used in computing gross density, are the net area of a parcel devoted to the residential use plus any portion of the parcel devoted or dedicated to supporting land uses, including streets, parks, schools, and public lands or unusable lands within the parcel.

Density, net means the net area required for a residence divided by an acre (43,560 square feet). The result is expressed as dwelling units per net acre. Net acres, used in computing net density, are the net area or actual site area of a parcel devoted to the residential use and consists of the building footprint area, required yards, and open space that is part of the residential lot or site.

Open space means the area of a property containing turf/lawn, ornamental grasses, decorative mulch, flowers, shrubs, trees, and paved paths or trails. The open space does not include the area of a property occupied by buildings, accessory buildings, structures, parking areas, streets, driveways, alleys, sidewalks, pervious/permeable pavements, decks, patios, or other impervious surfaces.

The property includes approximately 13 acres of Isolated Natural Resource area that would likely be zoned as Upland Conservancy Overlay district when zoned for development although, if the area is used as parkland of some sort, it could be zoned as P-1 Park and Recreation District. If it were zoned UCO, that section of the Code allows the transfer of density attributed to the UCO area to another part of the property via a Conditional Use process at densities not exceeding the density allowed in the underlying district. As such, if this portion of the property is zoned as UCO, the Plan Commission and Village **may** decide to allow that some or all of the density from this area be used on the developed portion of the property. Such action would require a Conditional Use and likely use of the Planned Unit Development process to approve the layout. At the density discussed in the Comprehensive Plan, this environmental area would account for about 17 units.

As the Commission considers the proposal, I suggest that the members should first ensure that they agree on what the basic maximum density for the entire parcel could be under the current Comprehensive Plan. Then consider this concept plan and determine whether the Comprehensive Plan should be amended to allow the density it proposes or something like it.

If the Plan Commission decides to move the project forward, either as is or in a modified state, other items should be considered and discussed.

- As noted above, the Comprehensive Plan calls for a neighborhood park in this area adjacent to (or including) the environmental area. The Commission should provide input on its desires as they relate to park space.
- Inclusion of a Village owned site on the property for a future well.
- Determination that the CTH KE reroute should occur at this location and the attendant dedication of ROW for that purpose.
- Determination as to the public road through the site versus private road(s) including connection of the road to Southern Oaks Drive in Mary Hill, the road width and parking allowances on the road as well as other considerations.
- How the property is accessed through the temporary road including the road’s length, location and construction.

Procedurally, the development will require Annexation, a Land Use Plan Amendment, Zoning including an underlying district or districts as well as PUD and UCO overlays, Condo Plat Review and a Development Agreement. If conceptually approved, the developer will be required to complete detailed engineering and land platting before returning for consideration.

Table: Housing Unit Calculations (using developer provided acreage figures)					
	N-40 INR	N-40 Non- Environmental	Eastern Land	TOTAL	
Acres	12.79	26.02	10.58	(all figures net of ROW)	
Proposed Units		65	18	83	
Comp Plan Calculation	16.6	33.8	13.8	All Land Included 64.2	Only Non- Environmental Land 47.6

DCCondo Concept PC Comments

Attachment

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

VILLAGE OF HARTLAND
E-Mails Regarding Density Calculations

Below are various e-mail communications between Plan Commission member David de Courcy-Bower, Village Administrator David Cox and SEWRPC Chief Land Use Planner David Schilling regarding questions related to density calculations on parcels or sites containing various environmentally sensitive or designated areas. The e-mail headers and irrelevant comments have been removed. Comments in [brackets] are not part of the original e-mail but are added for this document to add clarity.

David de Courcy-Bower (DDB) to David Cox (DEC) with DEC responses.

I would like to follow up on the clarification that I asked for regarding if the environmental corridor should have been included in the calculation of the allowable housing density under the RS-3. There were lots of "numbers" and calculations being discussed, so I dug into the village code a little more this evening (later than I should have). Based on the review of the code I have some thoughts/clarifications.

The intent of the RS-3 code states that "The RS-3 residential district is intended to provide for single-family residential development, at densities not to exceed 3.6 dwelling units per net acre, served by municipal sewer and water facilities."

1) In the meeting last night, the Habitat engineer seemed to indicate that the code has a number for density, whereas the SMART Growth Plan has a range. In reading of the code, it does not state a number, rather it states a "not to exceed" number, to me that is a big difference. My reading of the code is that the number is the upper limit of the RS-3 and in no way indicates that it should be the expected density in all cases. This makes more sense to me as to why the SMART Growth Plan has a range, rather than a single number. [DEC] Generally, I agree with you here. It is a not-to-exceed figure AND it is only one part of the density regulations. One must also consider lot size, setbacks, etc.

2) In the calculation of the number of houses that can be developed there was some question on if the area of primary environmental corridor should be included. The intent states that the density is "not to exceed 3.6 dwelling units per net acre, served by municipal sewer and water facilities." I'll try to break this down into a few areas:

The code states that in order for a portion of a property to be considered in the density calculations it should be "served by municipal sewer and water facilities". In reviewing the SEWRPC Sanitary Sewer Service Map for the Village of Hartland, the Primary Environmental Corridor that is present on the property is not shaded either light or dark brown indicating that these areas are served by municipal sewer and water facilities. So my question still stands is how are these areas considered in the baseline density calculations if they are not served by municipal sewer and water facilities on the SEWRPC maps? [DEC] I understand what you are suggesting here. However, I am not sure the colorless designation on the map of environmental areas would be interpreted by the Village to mean that these areas are outside

of our allowance to serve with sewer. They are within the boundary of our service area which is delineated on the map at the edges of the area and the "boundary" line is not used around the environmental areas. [More on this below from SEWRPC]

I think the answer to the above is that confusion is added in by the UCO overlay district in the code. The UCO code does not allow development of structures within the UCO as a "permitted use". Any density transfer is only a "conditional use" so long as it protects the UCO area. The density transfer of lands from the UCO to the underlying density was presented in the meeting as a "normal" practice, rather than being a "conditional use" vs a "permitted use". It was also assumed as part of the baseline RS-3 density calculations. [DEC] Your suggestion, as I see it, is that a portion of a parcel that is zoned UCO (or C-1 Lowland Conservancy?) is not only unbuildable but should be ignored when considering overall density unless the Plan Commission made a Conditional Use decision to allow it. In fact, the Intent section of the UCO Division calls for the regulation of the described areas "while not interfering with the development rights perceived by the village board and assigned by the underlying basic district."

In sum, I think that the base-line calculation for the current zoning should not include the UCO area as it is not within the sanitary sewer service area and because density transfer is a conditional use. Based on the GIS UCO overlay there are 2.08 acres of land outside of the UCO - at a "not to exceed density of 3.6/acre" that would be an underlying zoning of not to exceed 7.488 homes. The table provided was definitively intended to be a useful comparison of the options proposed, but I do believe that it misrepresents that baseline zoning as it considered the UCO density transfer (which is a conditional use), and also did not include the not to exceed language that is actually in the standard. [DEC] I would disagree that the environmental area should be excluded from a density calculation. In fact, I would suggest that, at times, specific inclusion of that land in a density calculation might be critical or even used as an incentive to get a parcel developed. Some municipalities will give a density bonus for a developer that further enhances, extends or protects environmental areas on their property. Consider the language in the definitions of the Zoning Code. Net Density is defined in the Code ("Density, net") as including the parcel devoted to residential use including "building footprint area, required yards, and OPEN SPACE THAT IS PART OF THE RESIDENTIAL LOT OR SITE." (Emphasis added) Open space is defined ("Open space") as "the area of a property containing turf/lawn, ornamental grasses, decorative mulch, flowers, shrubs, trees, and paved paths or trails." It goes on to exclude impervious surfaces like buildings and streets. In total, I do not see anything that would exclude an environmental area from being counted as Open space. [Again, more on this below.]

I understand that trying to communicate the complexities of overlaying PUDs and UCOs on top of each other is challenging, but I do feel the developer somewhat miss-represented what the "allowable" density numbers were. They were only "allowable" if the Village and Plan Commission chose to push every possible number to the maximum, which I truly believe is a significant difference from the baseline.[DEC] I concur that the Engineer for Habitat tried to

spin it in his favor but do not agree to the extent you do. After recalculating the maximum density on the site based on the 3.6 units per net acre and taking out the ROW dedication by the existing house and an allowance for the private road and the driveways, [I] find the site maximum would be 10.03 units on net acreage of 2.787. Now, the only way anyone could get that number of units on the site would be through a forgiving process like PUD [or Conditional Use]. In fact, even to achieve the 7.488 units you calculate, the Village would likely have to grant waivers from the strict language of the Code. Perhaps all of this is worth some discussion.

DDB to DEC: Per the SEWRPC website:

1) SEWRPC is "the designated water quality management planning agency for the seven-county southeastern Wisconsin Region under the Federal Clean Water Act, SEWRPC has the ongoing responsibility to work with local governments and sewerage agencies in the Region and the Wisconsin Department of Natural Resources in fulfilling these planning requirements."

2) "**Sanitary sewer service area plans identify the outer boundary of the area within which sanitary sewers may be extended. The plans also identify the extent of environmentally sensitive lands within each sewer service area, wherein sanitary sewer extensions will be approved only on a special exception basis.**"

So the SEWRPC maps aren't just some map that shows environmental corridors. They are the official maps that show areas where sanitary sewer service is allowable and NOT allowable. Again, given that the village code states that areas considered are to be "served by municipal sewer and water facilities". It doesn't say within the sewer service area, it says SERVED by municipal and water facilities. These areas are NOT served by municipal sewer and water facilities because SEWRPC says that they are not allowed to be served unless there is a special exception basis for serving that area, and indeed shows them as protected environmental areas.

On the latest SEWRPC map updated in 2015, only a small portion of the property in question is shown as highlighted to be within the "planned sanitary sewer service area." The remainder is environmental corridor.

State law states that environmentally sensitive areas (the environmental corridor shown on the Village of Hartland SSA maps) are to be excluded from the SSA in accordance with NR 121.05(1)(g)2.c.

From the WDNR website (<http://dnr.wi.gov/topic/wastewater/SSAdelineation.html>)

"Environmentally sensitive areas - what are they and how are they protected?"

“Defining environmentally sensitive areas is one of the most important components of your SSA plan. These areas need to be protected from sewered development in order to protect water quality. The code definition for environmentally sensitive areas is repeated below and should be included in sewer service area plans because, from a natural resource protection perspective, virtually everything we do in sewer service area planning relates to water quality protection and it cannot be forgotten; this is our authority.

NR 121.05(1)(g)2.c. "Major areas unsuitable for the installation of waste treatment systems because of physical or environmental constraints **are to be excluded from the service area**. Areas to be considered for exclusion from the sewer service area because of the potential for adverse impacts on the quality of the waters of the state from both point and nonpoint sources of pollution include but are not limited to wetlands, shorelands, floodways and floodplains, steep slopes, highly erodible soils and other limiting soil types, groundwater recharge areas, and other such physical constraints."

Again, in addition to what SEWRPC shows below on the SSA maps, and what the WDNR and state statutes say, these areas should NOT be considered part of the sanitary sewer service area. As such in accordance with the Village of Hartland RS-3 municipal code, these areas should not be included in the base calculation of density as they are NOT served by municipal sewer and water facilities. Indeed they are explicitly NOT included in the sanitary sewer service area as specified by state law.

DEC contacted SEWRPC for some guidance.

To David Schilling and Rick Kania

I wonder if you can help me answer a question/concern expressed by one of Hartland's Plan Commission members. In short, he is suggesting that the portions of a parcel that are covered by environmental corridor of any type, and therefore zoned by Hartland in one of our conservation categories (Upland or Lowland), should be excluded from any calculation of density during development review. For example, in the case of a 5 acre parcel covered by 2 acres of EC, the allowable density would be calculated on the 3 acre portion only. He suggests this is the directive of the Sewer Service Area Plan because these areas are excluded from sanitary sewer service and, by extension, cannot be served with sewer and therefore should not be counted when calculating allowable density on a parcel.

He cites NR 121.05 (2)(g)2.c. "Major areas unsuitable for the installation of waste treatment systems because of physical or environmental constraints are to be excluded from the service area. Areas to be considered for exclusion from the sewer service area because of the potential for adverse impacts on the quality of the waters of the state from both point and nonpoint sources of pollution include but are not limited to wetlands, shorelands, floodways and floodplains, steep slopes, highly erodible soils and other limiting soil types, groundwater

recharge areas, and other such physical constraints.” He then cites our Zoning Code language that indicates in RS-3 (a medium density residential district) that development is allowed at densities “not to exceed 3.6 dwelling units per net acre, served by municipal sewer and water facilities.” His argument is that if the portion of the land considered EC cannot be served by municipal sewer it cannot be considered as part of a density calculation. This raises two questions:

1. What does NR 121.05 (2)(g)2.c. mean in terms of whether properties or portions of properties so situated can receive sewer service from a municipality?
2. In your opinion or in the development practices you have observed, have municipalities counted EC lands when calculating density and does the section of the Hartland Code I have given you seem to preclude it from being counted?

There are certainly other questions peripheral to these but these are at the core. Initially, I indicated that the lands should be included in a calculation of maximum density but that the PC and Village Board would have to consider allowances to put the actual development in the areas not impacted by the EC using PUD or Conditional Use processes. Further, while I have not said this yet, I believe the phrase “served by municipal sewer...” applies to the units constructed not to the land itself.

This issue will be raised again as the Plan Commission considers a concept plan for a 38 acre parcel containing about 17 acres of EC (INR, I think – maybe SEC) later this month.

Response from David Schilling

NR 121 of the *Wisconsin Administrative Code* calls for certain areas that are not suitable for sewer urban development to be excluded from the sewer service area. In sewer service area plans in the Southeastern Wisconsin Region this includes:

- All primary environmental corridors
- Portions of secondary environmental corridors and isolated natural resource areas comprised of wetlands, floodplains, shorelands (riparian buffers) and areas of steep slopes

Commission adopted plans, including SSA plans, recommend that these areas be preserved in essentially natural, open use, or in very low density residential development, i.e., densities not to exceed one dwelling unit per five acres of upland resources, and that any proposed buildings must not be placed in areas of wetlands or steep slopes. The preservation of those portions of secondary corridors and isolated natural resource areas not included above should be based on local land use plans and policies. SSA plans do not include recommendations or requirements

related to development types or densities in areas outside of environmental corridors or isolated natural resource areas.

With respect to density calculations for developments that include environmental corridors or isolated natural resource areas, most communities/counties do not give credit for wetland areas (C-1), but may give credit or partial credit for upland areas since there is often some limited development potential. The percentage credit varies based on local policies and is usually implemented utilizing a PUD district and restricts development to areas outside the environmental corridor/isolated natural resource area, thereby preserving the entire resource area.

It appears that the Village zoning ordinance provides for the transfer of density and reduction of lot sizes under the Upland Conservancy Overlay District and the PUD overlay district limits the increased density to ten percent over the underlying district.

DEC to DDB

I believe we (you and I) may be of a similar mindset but coming from slightly different angles. I agree that the Village Zoning Code says that the transfer of density from a UCO Overlay Zone to another part of the property would be accomplished via a Conditional Use process at densities not exceeding the density allowed in the underlying district. I do not agree that the application of the Regional Water Quality Plan and the Village's SSA plan causes the areas of a parcel that are not to be served with sewer or not developable to be excluded. I believe it only means that sewer structures won't be placed there, which is consistent with our zoning.

To me, the Code is saying that the entire underlying residential district and its respective density should be considered when calculating a maximum for the site but that the only way it can be accomplished is by using Conditional Use and maybe PUD to move, or transfer, the density to the non-UCO portion of the site. This was my position all along and why I would calculate the density on the whole site. In the case of the former Sluggers site and in the case of the North 40, maximum density was calculated on the entire site but the bigger question became whether that density was achievable with special permission from the Village on the balance of the site.

As we discussed with the concept for the North 40 last summer, while the 38 acre parcel might be allowed a maximum density of about 50 units, the available land for development may only really be able to accommodate 30-35 single family lots unless the Village does something to allow more units like modifying lot sizes, setbacks or other regulations. I think the maximums are just that - maximums. Sometimes the site just can't handle it. Sometimes, however, a really creative idea comes along and it can be done.

DDB Response

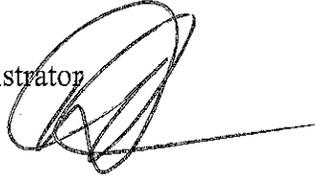
Something that adds additional complication to the density calculations for the North 40 lot is that the Comprehensive Development Plan specifically calls out that there is to be a

"neighborhood park" within the property. The Parks Plan indicates this could be a passive park that incorporates the isolated natural resource area.

The north 40 parcel is not currently in the village and the zoning of the parcel has not yet been determined. As there is to be a park within the property as specified in the Comp Plan, then I would think that the most appropriate zoning for that piece of the parcel would be P-1 not something like R-1 or R-3 etc. This was the case for the portion of the property that is to the east of Four Winds that ended up being owned by Waukesha County Parks (but is oddly is still within the village limits). It is also the case for Hartridge where the parks and trails within the subdivision are all zoned P-1, not an UCO overlay with an underlying Residential zoning.

MEMORANDUM

TO: Plan Commission
FROM: David E. Cox, Village Administrator
DATE: February 3, 2017
SUBJECT: North 40 – Condo Concept Plan



A few months ago, staff discussed a general concept for a condominium development on the property referred to as the North 40. We have now received a full concept plan for the proposed development that consists of 9 single-family condominium units and 74 two family units for a total of 83 dwelling units. At its meeting of February 20, the Plan Commission will be asked to consider the concept and to provide direction. The material is being provided to you and the Village Board earlier than normal to allow time for you to consider the idea and the various decisions that would need to be made related to it. This memo addresses only a couple of the issues and a more detailed review will likely be presented closer to the meeting date.

The proposed plan calls for a density of 1.71 units per acre. The Comprehensive Plan calls for a maximum of 1.33 units per acre in a clustered development pattern. Of additional consideration is how this density is calculated. The 1.71 units per acre calculation (which is about 128% of the Plan densities) is based on the entire portion of the site minus only the ROW area. While it is clear that the area of public right of way is netted out of the calculation, it has recently been suggested that the environmental area should be removed as well. The parcel includes about 13 acres of Isolated Natural Resource area in the northwest portion of the property, the inclusion or exclusion of which would account for about a 17 unit swing in the maximum number of housing units allowed. The Commission will need to consider this as part of any approval process for this project but it is clear that any development on the parcel that includes in the density calculation the environmental area will likely require use of a PUD to cluster the development outside of the environmental area. More on this matter will follow at a later date. Regardless, the Comprehensive Plan would need to be adjusted to accommodate this plan.

The concept plan calls for a public road through the site in compliance with the intent of the Comprehensive Plan. The road would connect with Southern Oak Drive in Mary Hill on the west and would connect to the conceptually shown relocated CTH KE on the east. The existence of a public road making this connection is shown in the Comprehensive Plan but the location of CTH KE is at its original location and the rerouting occurs, in our Comprehensive Plan, south of CTH K. This raises another point for the Village to consider. Based on recent evaluation of the undeveloped area in the northeast portion of the Village and surrounds, staff is now ready to recommend that the Village's future planning documents be amended to show the northerly reroute as the desired route for CTH KE instead of the route we show in the Comprehensive Plan south of CTH K. As the Commission will recall, the concept approval for the former Homestead

Plan Commission
North 40 – Condo Concept Plan
February 3, 2017
Page 2

subdivision (now Sandhill) calls for CTH KE at the location as shown on this concept plan. The matter was left for future detailed review after the Homestead approval and, based on development pressure in this area, the time to address the official change is now. It could be done with this plan's approval process or on its own if the plan does not advance.

Of course, there are a myriad of items not yet addressed and that will be of significant consideration if the project moves forward. Some of these items may be addressed in another memo closer to the meeting date or will be better addressed in a detailed design process if the project moves ahead.

Procedurally, the development will require a Land Use Plan Amendment, Annexation, Zoning including an underlying district as well as PUD and UCO overlays, Condo Plat Review and a Development Agreement. The Plan Commission will be asked to review the project at the next meeting and provide direction as to the concept.

DCCondo Concept

Attachments

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



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

**APPLICATION FOR
 PLAN COMMISSION**

\$300 PLAN REVIEW FEE DUE AT TIME OF APPLICATION

Project Description <i>North 40 Condo Development</i>			
Proposed Use <i>Condominium Development</i>		No. of Employees <i>N/A</i>	
Project Location <i>Lisbon Road</i>			
Project Name <i>North 40 Condo Development</i>			
Owner <i>Neumann Developments Inc.</i>		Phone <i>262 894 3759</i>	
Address <i>N27W24075 Paul Ct</i>		City <i>Pewaukee</i>	State <i>WI</i> Zip <i>53072</i>
Engineer/Architect <i>Trio Engineering</i>		Phone <i>262 790 1480</i>	FAX <i>262-790-1481</i>
Address <i>12660 W North Ave</i>		City <i>Brookfield</i>	State <i>WI</i> Zip <i>53005</i>
Contact Person <i>Tosh Pudielko</i>	Phone <i>262-790-1480</i>	FAX <i>262-790-1481</i>	E-mail <i>jpudielko@trioeng.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>1/31/17</i>	Date of Meeting: <i>2/20/17</i>	Return Comments by:
------------------------------	---------------------------------	---------------------

**Village of Hartland
Professional Services Reimbursement Form**

The Village of Hartland has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such services is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village. Also, be advised that the Village may pass on other certain fees, costs, and charges which will be the responsibility of the property owner or responsible party.

I, the undersigned, have been advised that, pursuant to this Agreement between the Village and, The responsible party listed below, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of activities incurred by the responsible party, whether at our request or at the request of the Village, we shall be responsible for the fees and expenses incurred by the Village. In addition, we have been advised that certain other fees, costs, and charges will be our responsibility.

Responsible Party Name, Mailing Address, Signature and Date:

A. Steve DeClene [Signature] 1/31/17
 Printed Name Neumann DeClene, Inc. Signature Date

B. N27 W24075 Paul Ct. Kenosha WI
 Street City State Zip

C. Phone 262 894 3759 Fax: 262-349-9324 E-Mail Steve@neumanncompanies.com

Property Owner Name, Mailing Address, Signature & Date:

A. Same as above
 Printed Name Signature Date

B. _____
 Street City State Zip

C. Phone _____ Fax: _____ E-Mail _____

Village Official Accepting Form & Date

INTERNAL USE ONLY

Amount Due: \$ _____ Check #: _____ Date Paid: ___/___/___ Rec'd By: _____

Plan Commission Project Number: _____



January 31, 2017

Mr. David Cox
Village Administrator
Village of Hartland
210 Cottonwood Avenue
Hartland, WI 53029

**Re: Concept Plan Submission
Proposed Condominium
North 40 Property, Lisbon Road**

Dear Mr. Cox:

Neumann Developments, Inc. is submitting the attached Concept Plan for a proposed condominium development located North of Lisbon Road in the Town of Merton. As part of the approval process, this project would be annexed into the Village of Hartland.

Over the past decade, the single family residential development market has slowly recovered from the real estate downturn which started in 2007. In the area surrounding the North 40 property, several traditional subdivisions have developed or started to develop. Condominium development, on the other hand, has been slow to come back despite the aging of the area's population. Today, only one condominium unit is currently listed for sale through MLS in Hartland.

The attached condominium project includes a combination of single family and duplex condominiums. This mix was carefully considered in order to take advantage of beautiful vistas overlooking the woods in the northwest corner of the west, while considering the limitations of units that will back up to one of two county highways.

In addition, the development will include a marked one-mile paved walking trail around the development in order to encourage connectivity of both the neighbors and the existing community. The site also allows for a future well site on the eastern edge of the development.

Please review this information and contact me for any additional information as may be needed for the Plan Commission.

Sincerely,

Steve DeCleene
Neumann Developments, Inc.

ANTHONY J SIKORSKI
JILL B SIKORSKI
1702 E BRISTLECONE DR
HARTLAND WI 53029

BADER REVOCABLE TRUST
1156 MARY HILL CIR
HARTLAND WI 53029

BRISTLECONE PINES COMMUNITY
155 W WISCONSIN AVE STE 208
OCONOMOWOC WI 53066

CHARLES A JUNGBLUTH
CAROL M JUNGBLUTH
W282N5811 WINKELMAN RD
HARTLAND WI 53029-9105

CHONG P YI
BOBBIE D NEUMANN-YI
1003 N CYPRESS CT
HARTLAND WI 53029

CHRISTOPHER C NEVILLE
ALEXANDRA S NEVILLE
1175 MARY HILL CIR
HARTLAND WI 53029-8009

CONSTANTINE XYKIS
KATHERINE XYKIS
605 SOUTHERN OAK
HARTLAND WI 53029

CORINNE C MERTEN
1005 N CYPRESS CT
HARTLAND WI 53029-8685

CURTIS CORNELLA-CARLSON
TRACEY CORNELLA-CARLSON TRUST
1012 N BLUESPRUCE CIR
HARTLAND WI 53029

DARRELL C LANDRY
SHERRI J MANN
1008 N BLUESPRUCE CIR
HARTLAND WI 53029

DAVID S ELARIO
LAURA I REYES
1162 MARY HILL CIR
HARTLAND WI 53029

DENNIS F ZAGRODNIK II
MICHELLE M ZAGRODNIK
1006 N BLUESPRUCE CIR
HARTLAND WI 53029

ERIC J & TRACY R EGENHOEFER TRUST
DATED APRIL 28, 2006
1152 MARY HILL CIR
HARTLAND WI 53029

GEORGE J JUNGBLUTH 1999
REVOCABLE TRUST
N55W28945 COUNTY ROAD K
HARTLAND WI 53029

GERARD LIVING TRUST
606 SOUTHERN OAK DR
HARTLAND WI 53029

GILBERT G AND KRISTIN B ATANASOFF
LIVING TRUST
1168 MARY HILL CIR
HARTLAND WI 53029-8009

HENRY LEFEVER
CAROL LEFEVER
1700 E BRISTLECONE DR
HARTLAND WI 53029

J CHANNING TASSONE
1181 MARY HILL CIR
HARTLAND WI 53029-8009

JOHN M GEBHARD
TRUDY B GEBHARD
N56W28754 COUNTY ROAD K
HARTLAND WI 53029-9108

JOSEPH A WALICKI
CLARE M WALICKI
624 SOUTHERN OAK DR
HARTLAND WI 53029

JOSEPH JUDD
CARMEN JUDD
1004 N CYPRESS CT
HARTLAND WI 53029

KRAUSE TRUST
C/O DAVID & KAREN KRAUSE
N56W28748 COUNTY ROAD K
HARTLAND WI 53029-9108

LONGMEADOW DEVELOPMENT LLC
W240N1221 PEWAUKEE RD
WAUKESHA WI 53188

MARY HILL HOMEOWNERS
ASSOCIATION
6255 UNIVERSITY AVE STE 101
MIDDLETON WI 53562

MARK BORCA
SARAH BORCA
1004 N BLUESPRUCE CIR
HARTLAND WI 53029-8681

MARTIN T FRANKE
ANN V FRANKE
1148 MARY HILL CIR
HARTLAND WI 53029

MICHAEL E THORSTENSON
1607 5TH AVE N
DENISON IA 51442-1539

MICHAEL PYTLINSKI
SHARON M KIEFFER
1167 MARY HILL CIR
HARTLAND WI 53029-8009

MICHAEL T KEEFNER
CHRISTINE M KEEFNER
1149 MARY HILL CIR
HARTLAND WI 53029-8009

MICHAEL T LOGELIN
CONSUELO R LOGELIN
603 SOUTHERN OAK
HARTLAND WI 53029

NICHOLAS J ROBERTS
HEIDI KEESLING
1161 MARY HILL CIR
HARTLAND WI 53029

PJEVACH JOINT REVOCABLE TRUST
1002 N CYPRESS CT
HARTLAND WI 53029-8685

ROCKY LEE HOFSTETTER
SANDRA L HOFSTETTER
7261 COUNTY ROAD H
FREMONT WI 54940

SCOTT B SCHNEIDER
TANYA SCHNEIDER
1180 MARY HILL CIR
HARTLAND WI 53029

SCOTT KRAHN
DAWN KRAHN
1143 MARY HILL CIR
HARTLAND WI 53029

SCOTT WADE
607 SOUTHERN OAK DR
HARTLAND WI 53029-8008

SIDNEY DIXON
VALERIE DIXON
1604 E BRISTLECONE DR
HARTLAND WI 53029-8677

STEVEN J NEWTON
LAURIE NEWTON
614 SOUTHERN OAK DR
HARTLAND WI 53029

ROGER R GRUHLE AND BARBARA J
GRUHLE TRUST
1174 MARY HILL CIR
HARTLAND WI 53029-8009

WILLIAM A RADEMAN
RUTH M RADEMAN
N55W28413 CTY K
HARTLAND WI 53029

WILLIAM RADAJ
DENISE RADAJ
1704 E BRISTLECONE DR
HARTLAND WI 53029-8676

PROPOSED SITE PLAN

Jungbluth Property
LISBON ROAD
Village of Hartland, WI

DEVELOPED BY:



NEUMANN COMPANIES, INC.
N27W24075 PAUL COURT
PEWAUKEE, WI 53072

Data Summary Table

83 Condominium Units

Total Jungbluth Area =	38.81 acres
Right-of-way Area =	0.81 acres
Net Jungbluth Area =	38.00 acres
INRA Area =	12.79 acres
Total Longmeadow Area =	11.04 acres
Right-of-way Area =	0.46 acres
Net Longmeadow Area =	10.58 acres
Total Net Area =	48.58 acres

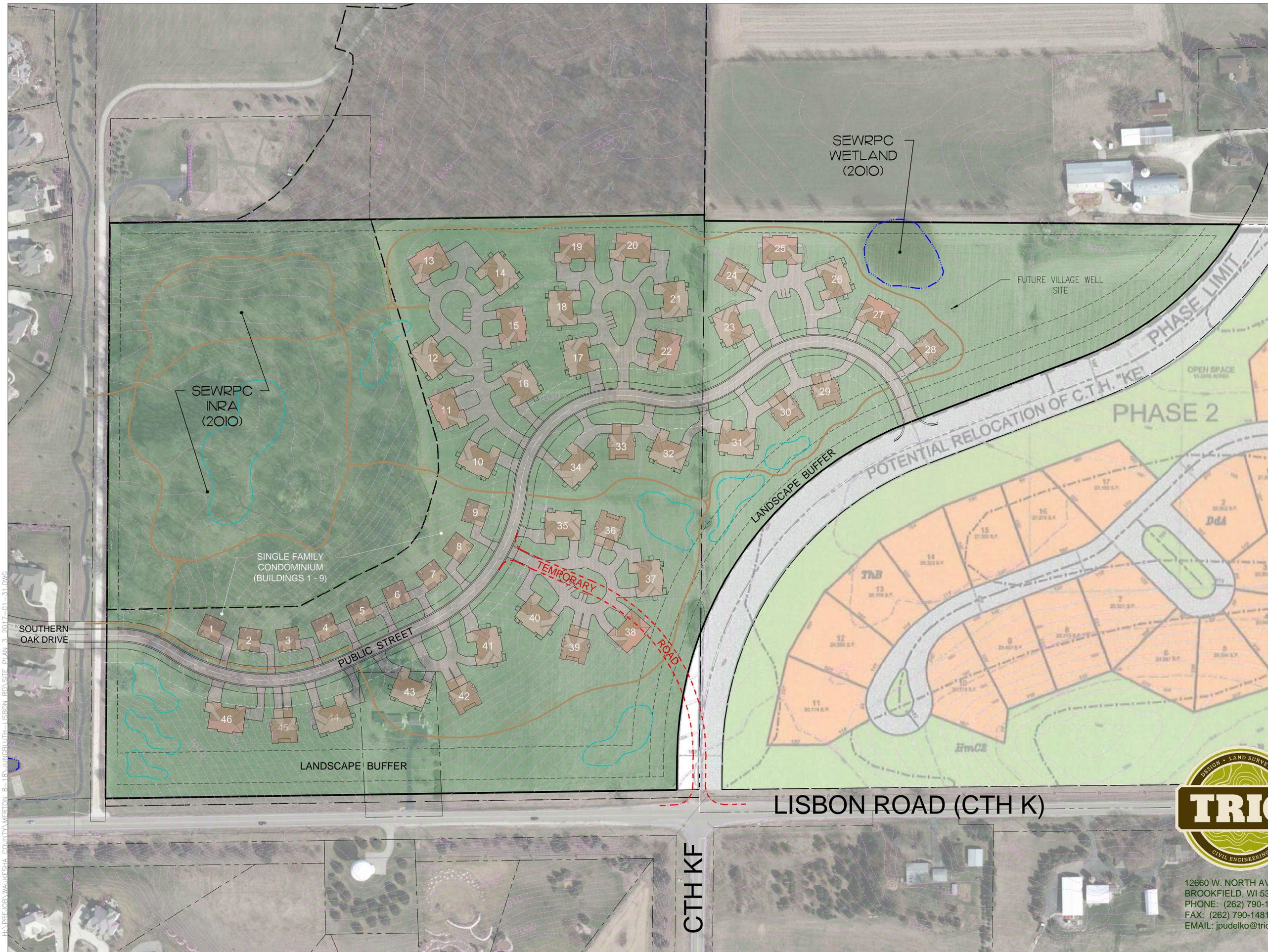
Net Density = 1.71 lots/acre
Total Road Length = 2,550 l.f.

Development Summary

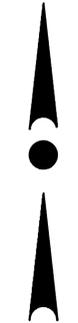
Proposed Zoning: RD-1 PUD
Village of Hartland
"Clustered Conservancy Community"
9 - Single Family Condominiums
74 - Two-Family Condominiums
Outdoor Amenity Areas & Walking Trails

Setbacks:

Min Street Setback =	30'
Min Arterial Setback =	100'
Min Bldg - Bldg Setback =	25'
Min Rear Yard Setback =	25'



12660 W. NORTH AVE., BLDG D
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpuelko@trioeng.com



0 50 100 200
Scale: 1" = 100' (22"x34")

Scale: 1" = 200' (11"x17")

DATE: 01/31/2016

HA PRECLOBA WAIKESHA COUNTY MERTON 8-18 JUNGBLUTH-LISBON RD SITE PLAN 3-2017-01-31.DWG

MEMORANDUM

TO: Plan Commission

FROM: David E. Cox, Village Administrator



DATE: February 17, 2017

SUBJECT: Hawk's Haven Final Plat

The Plan Commission is being asked to consider the Final Extraterritorial Plat for the Hawk's Haven subdivision in the Town of Delafield. In the intervening months between Preliminary Plat and today, the developer has been working with the Town and the County, with some assistance from our Village Engineer, to design the subdivision including the infrastructure aspects. As the Commission will recall, the sanitary sewer for this subdivision will be provided by the Village of Hartland under the terms of the Lake Country Corridor Compact. Additionally, because of the area's topography, the storm water from the site flows through Hartland as well.

Staff has reviewed the Final Plat and the engineering aspects of the project. While the Final Plat itself is substantially compliant with the Preliminary Plat and merits approval, staff recommends that it be approved conditionally. Based on the final plans, staff makes the following comments.

- The proposed utility installation and storm water plan calls for removal of a section of the berm that has separated the Hawk's Haven area from the River Reserve in Hartland for a number of decades. Staff is concerned about this and recommends that it be restored after utilities are installed.
- A number of issues arise from the fact that our sewer utility will be serving outside the corporate limits that require some coordination between the Town and the Village. Among the issues are the design and inspection of the utility and the matter of collecting our proper connection fees as well as the assessment of charges against a tax bill if charges are not paid.
- At issue is also the fact that the storm water from this subdivision will be entering Hartland and the Village will be responsible for the quality of this water under our permits. As such, it is appropriate for Hartland to permit the pond and regulate it in accordance with our Village Code including inspection and maintenance requirements.
- The residents of this subdivision should be required to contribute to the cost of the Village's maintenance of the infrastructure and regulatory compliance efforts related to the water from the subdivision. This cost is paid by properties in the Village via the general tax levy.

Staff recommends approval of the Final Plat conditioned on a three party agreement between the Developer, the Town of Delafield and the Village that addresses the utility and stormwater issues

Plan Commission - Hawk's Haven Final Plat

February 17, 2017

Page 2

outlined above and that establishes the coordination of efforts necessary to undertake the project and future relationship.

DC Hawks Haven Final Plat

cc: President and Village Board
Larry Krause, Chair, Town of Delafield Board
Mary Elsner, Clerk/Treasurer, Town of Delafield
Scott Hussinger, Building and Zoning Official
Mike Einweck, Public Works Director
Ryan Amtmann, Village Engineer
Developer

February 17, 2017

Mr. Rob Davy, P.E.
Lake Country Engineering, Inc.
970 S. Silver Lake St., Suite 105
Oconomowoc, WI 53066

RE: Town of Delafield – Hawks Haven
Plan Review Letter

Dear Mr. Davy:

The Village of Hartland's Director of Public Works and Ruekert & Mielke, Inc. (R/M) have reviewed the Site Plans dated February 1, 2017 and Storm Water Management Plan dated February 3, 2017, prepared by Rob Davy P.E., Lake Country Engineering, Inc.

We are providing these comments as guidance and direction for your design staff in preparation of final documents. Please respond to the comments below, in writing, with your submittal of final documents and permit applications.

BACKGROUND

The Hawks Haven development is a 16.45 acre property within the Town of Delafield that will include eleven 1-plus acre lots. The property lies adjacent to and southerly of River Reserve Drive. When the River Reserve II subdivision was built adjacent to the Hawks Haven property, provisions were made for extending the sanitary sewer and storm sewer into this property.

The Village reviewed and conditionally approved the Preliminary Extraterritorial Plat at its Village Board meeting on September 28, 2015, conditional upon the Village Engineer having review and approval authority over the final design at the developers expense.

The Town of Delafield has jurisdiction over the development. The Town of Delafield has assigned jurisdiction for storm water management and erosion control to Waukesha County. Waukesha County has been engaged with the Developer during the evolution of this project and will provide review and approval of the storm water management and erosion control of the site.

Waukesha County provided a Preliminary Storm Water Review Letter Approval, dated August 24, 2016 that was based upon the Preliminary Storm Water Management Plan Revised, dated April 6, 2016 and Preliminary Plat Revised, dated October 14, 2015. The Waukesha County Storm Water Ordinance is substantially similar to the Village of Hartland's Storm

Mr. Rob Davy, P.E.
Lake Country Engineering, Inc.
February 17, 2017
Page 2

Water and Erosion Control Ordinance, therefore, this is a cursory review, and storm water and erosion control permitting and inspections will be performed by Waukesha County.

STORM WATER MANAGEMENT PLAN

The storm water management plan substantially meets the Village of Hartland's ordinance. The County shall provide final approval and permitting of the storm water management plan. The applicant shall obtain approval from the County of the maintenance agreement for the storm water facility and include this document in the final storm water management plan that will be provided to the Village.

FINAL PLAT

1. Sheet 2 – whom is the storm drainage easement dedicated to?
2. Include restrictions for the sanitary sewer easement: no trees, bushes, sheds in easement; lawn maintained by property HOA.

CONSTRUCTION PLAN REVIEW

Detail Page (Sheet 2 of 6)

1. Sanitary Sewer (whole site) and Storm Sewer (within Village) construction shall follow the Village of Hartland Standard Specifications and Detail Drawings – dated July 31, 2015 (available on Village Website). Reference this in the notes section.
2. Include Village details for sanitary sewer manhole, clay dam, storm manhole.

Grading and Erosion Control Plan (Sheet 3 of 6)

1. Village will require the berm at northerly part of site to be restored to its original elevations.
2. Village suggests an appropriately sized concrete culvert pipe through the berm for an emergency overflow.
3. Village will own the storm sewer within River Reserve II utility easement to the northerly toe of slope of the berm. Hawks Haven Homeowner Association will own the emergency overflow culvert, and remaining storm sewer to the outlet of the storm water infiltration basin.
4. Design a defined overflow swale from the emergency overflow culvert to the inlet and back of curb of River Reserve Drive. Use Class 3 Erosion matt within this this swale.

Mr. Rob Davy, P.E.
Lake Country Engineering, Inc.
February 17, 2017
Page 3

5. Provide a clay dam around the sanitary sewer in the River Reserve II utility easement. Follow clay dam detail in Village's standard detail drawings.
6. A second stone trench shall be installed in the infiltration basin.
7. Utilize silt fence or logs in disturbed areas within River Reserve II utility easement. Provide Type D inlet protection for all inlets down to Kestrel Way.
8. The storm sewer outlet pipe in the infiltration basin shall be plugged during construction until the site has been stabilized. The outlet structure (elevation 947) can be used for discharging the sediment basin.
9. Replacement of trees in River Reserve II utility easement will need to occur outside of the utility easement.

Road and Sanitary Plan (Sheet 4 of 6)

1. All sewer laterals shall be 6-inch diameter.

Sanitary Sewer Plan and Road Details (Sheet 5 of 6)

1. Sanitary sewer to be air tested, mandrel tested, manhole vacuum tested, and cleaned/televised. Provide digital televising reports to Village.
2. Sanitary sewer in existing sanitary manhole shall be plugged until the sanitary sewer is accepted.
3. Asphalt wedges around sanitary manholes required if roadway left in binder. Finish grade for manholes shall be ¼" to ½" below finished asphalt surface.
4. Verify Town of Delafield utility trench backfill and consolidation requirements. Village will require a maximum size particle allowed in the utility trench backfill of 3-inch diameter. Backfill material type and consolidation method as directed by the Town of Delafield and to be in accordance with State Sewer/Water Standards.

Other

1. The Village will require the Developer or Town to pay for its contracted engineering firm, Ruekert & Mielke Inc., (R/M) to have a representative on site, full time for the observation of installation and testing of the sanitary sewer and laterals and work within the River Reserve II utility easement area. R/M can provide the Developer with an

Mr. Rob Davy, P.E.
Lake Country Engineering, Inc.
February 17, 2017
Page 4

estimate of cost for this work if the Developer provides a schedule with the number of crew days of work.

2. The Village Administrator will be preparing a storm sewer system use agreement for the Town/Developer to sign. The Village is anticipating including a storm sewer system use charge of approximately \$100/year for each residential equivalent user within this development to cover the Village's ongoing operational costs related to its storm sewer system.
3. The Village and R/M shall be invited to the preconstruction meeting for the project.

SUMMARY

The following are remaining submittals/permits that the Developer 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.
2. Obtain a Village Tree Protection permit for disturbance/replacement of trees within Village of Hartland.
3. Obtain a Village right-of-way permit – for connection to and extension of the Village's sanitary sewer and storm sewer systems.
4. Provide copy of the Waukesha Country Storm Water permit.
5. Provide copy of the Waukesha Country Erosion Control permit.
6. Provide copy of WDNR NOI.
7. Provide copy of WDNR Sanitary Sewer Extension approval letter.
8. Provide CD containing a pdf of the entire Storm Water Management Plan as well as AutoCAD files and pdf's of the as-built drawings stamped by a Professional Engineer.

Mr. Rob Davy, P.E.
Lake Country Engineering, Inc.
February 17, 2017
Page 5

If you have any questions or comments regarding the above, please feel free to contact me.

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
Dale Bergman, Owner
Tim Barbeau, Town of Delafield Engineer and Planner
Alan Barrows, Waukesha Country Sr. Conservation Specialist
Jerad J. Wegner, P.E., Ruekert & Mielke, Inc.
File

VILLAGE OF HARTLAND
PETITION FOR LAND DIVISION:

EXTRATERRITORIAL PLAT REVIEW - \$100

CSM (Certified Survey Map) + \$300 Professional Fee Deposit
or

PRELIMINARY PLAT REVIEW + \$1,000 Professional Fee Deposit

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

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

FINAL PLAT REVIEW

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

Date: 2-3-17	Fee Paid: \$21.00
Date Filed:	Receipt No.: 182933

- Name: HAWK'S HAVEN LLC
Address of Owner/Agent: 155 E CAPITOL DR Suite 6B
HARTLAND, WI 53029
Phone Number of Owner/Agent: 262-255-5565
- Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").
- State present use of property and intended use.
VACANT LAND → SUBDIVISION

Dale W. Bergman
Signature of Petitioner

W 300 N 3317 MAPLE AVE, PENAQUEE, WI. 53072
Address

262 - 255. 5565



ANTHONY ARBUCIAS
DEBRA A ARBUCIAS
W301N3252 WINDRUSH CIR
PEWAUKEE WI 53072

BEVERLY A ZAJICHEK
W299N3396 MAPLE AVE
PEWAUKEE WI 53072

CRAIG A CALIENDO
205 KESTREL WAY
HARTLAND WI 53029

DALE & TRACEY CLARK TRUST
W302N3259 WINDRUSH CIR
PEWAUKEE WI 53072

DALE BERGMAN
155 E CAPITOL DR
HARTLAND WI 53029

DAVID M NICHOLS
KATHLEEN NICHOLS
W299N3378 MAPLE AVE
PEWAUKEE WI 53072

DENNIS M SPINDLER
LINDA A SPINDLER
1108 RIVER RESERVE DR
HARTLAND WI 53029

DONALD D POPP
W299N3222 MAPLE AVE
PO BOX 112
HARTLAND WI 53029

EDWARD F WOZNIAK
ORION R WOZNIAK
104 KESTREL WAY
HARTLAND WI 53029-2914

ERIC H HARMELINK
KERRI K HARMELINK
201 KESTREL WAY
HARTLAND WI 53029

FRANK J FRASCHELLO
MARILYN FRASCHELLO
203 KESTREL WAY
HARTLAND WI 53029

GREGORY J TIERNEY
AMY S TIERNEY
W301N3268 WINDRUSH CIR
PEWAUKEE WI 53072

JACK F KOLO
102 KESTREL WAY
HARTLAND WI 53029-2914

JENNIFER M WEILAND TRUST
DATED FEBRUARY 18, 2014
1106 RIVER RESERVE DR
HARTLAND WI 53029

JOHN R CONSIGNY
JENNIFER G CONSIGNY
114 KESTREL WAY
HARTLAND WI 53029-2914

KEVIN SHEPARD
MARILEE SHEPARD
1105 RIVER RESERVE DR
HARTLAND WI 53029

KRIER CONSULTING LLC
N37W26913 KOPMEIEER DR
PEWAUKEE WI 53072-2341

MARK J CIESKO
LORI TAYLOR-CIESKO
109 KESTREL WAY
HARTLAND WI 53029

MATTHEW DUVAL
MARY DUVAL
103 KESTREL WAY
HARTLAND WI 53029

MICHAEL J TOMICH
CYNTHIA L TOMICH
116 KESTREL WAY
HARTLAND WI 53029-2914

MICHAEL J UMLAND
LINDA SHILLING-UMLAND
101 KESTREL WAY
HARTLAND WI 53029

MICHAEL R BARTHOLOMEW
206 COUNCIL GAP CT
CARY NC 27513-8739

MK/SS LLC
11600 W LINCOLN AVE
WEST ALLIS WI 53227-1018

NIALL OLEARY
MISTY L GRACE
207 KESTREL WAY
HARTLAND WI 53029

PAUL J BIWER
JENNIFER L BIWER
W303N3286 TIMBER HILL CT
PEWAUKEE WI 53072

RALPH AIDE
PATRICIA AIDE
107 KESTREL WAY
HARTLAND WI 53029

REGI M GEORGE
SUJATHA IYER
111 KESTREL WAY
HARTLAND WI 53029

RICHARD F GORDON
118 KESTREL WAY
HARTLAND WI 53029-2914

RM 100 INC
155 E CAPITOL DR
HARTLAND WI 53029

SCOTT HUBBARD
KAY HUBBARD
209 KESTREL WAY
HARTLAND WI 53029

SHAWN FOX
JOAN MARIE FOX
PO BOX 403
HARTLAND WI 53029-0403

SIDNEY J HAYEK
JOAN L HAYEK
W299N3330 MAPLE AVE
PEWAUKEE WI 53072

STEFANOWSKI TRUST
105 KESTRAL WAY
HARTLAND WI 53029

THE VICTORY COMPANIES INC
N56W16688 RIDGEWOOD DR
MENOMONEE FALLS WI 53051-5657

THOMAS CRICHTON
NANCY CRICHTON
W300N3401 MAPLE AVE
PEWAUKEE WI 53072

THOMAS PIERCE BOUCHARD
E.E. SISSY WALSH BOUCHARD
W303N3268 TIMBER HILL CT
PEWAUKEE WI 53072-4267

THOMAS R BROPHY
MARTHA M BROPHY
1103 RIVER RESERVE DR
HARTLAND WI 53029-2919

PRELIMINARY PLAT OF
HAWKS HAVEN

BEING A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10,
T.7N., R.18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

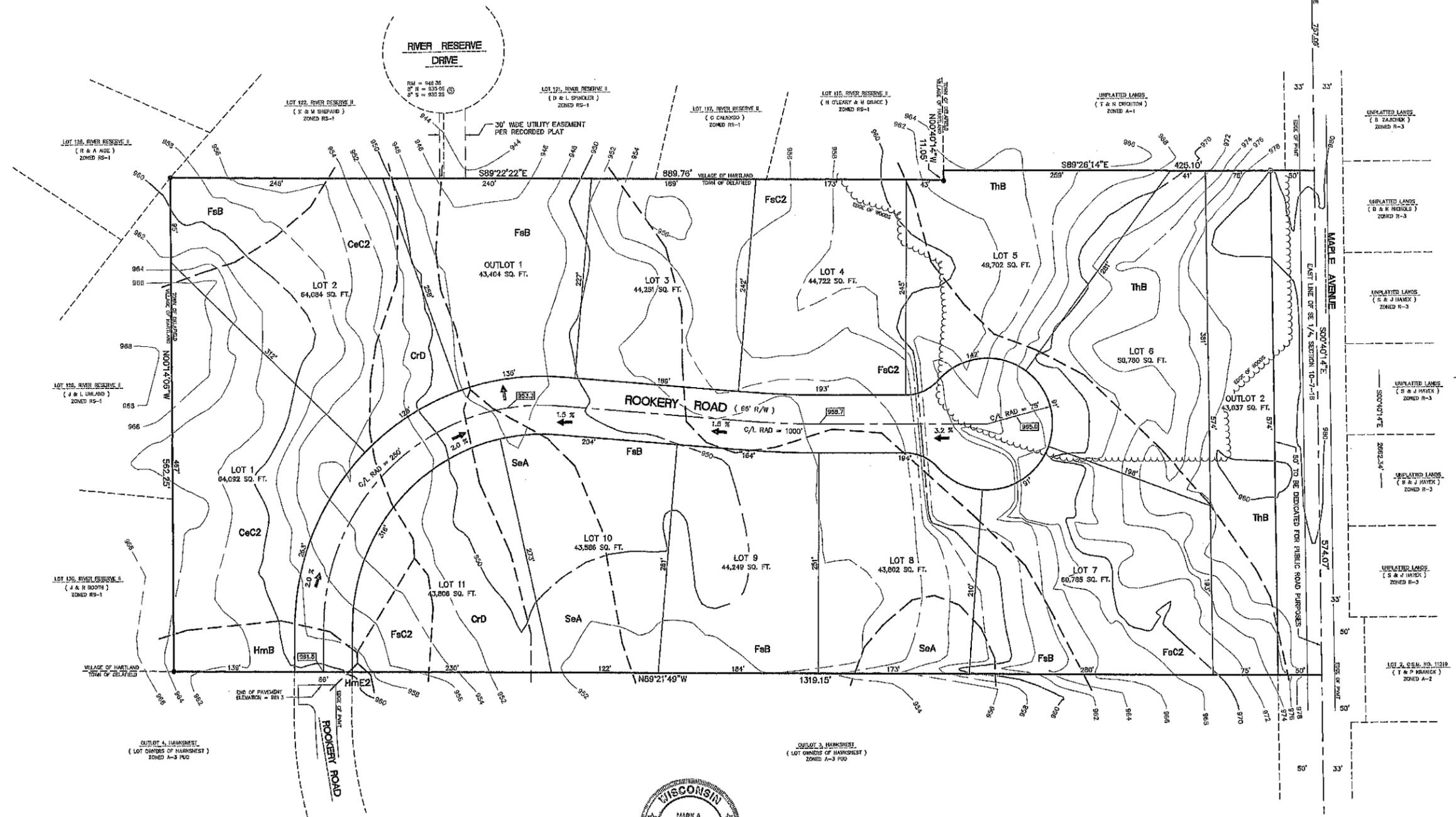
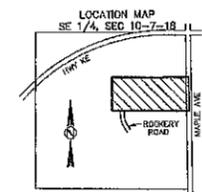
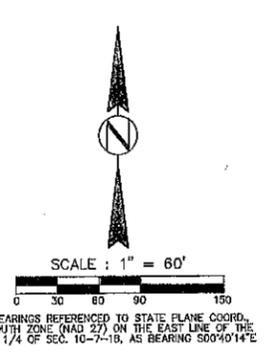
GENERAL NOTES :

- 1) TOTAL LAND AREA OF DEVELOPMENT = 745,340 SQ. FT. (17.11 ACRES)
- 2) CURRENT ZONING OF DEVELOPMENT IS A-1; PROPOSED ZONING IS R-1A
- 3) OUTLOTS 1 AND 2 WILL BE OWNED BY ALL ELEVEN LOT OWNERS ON AN EQUAL AND UNDIVIDED BASIS.
- 4) OUTLOT 1 TO BE USED FOR SANITARY SEWER AND PEDESTRIAN EASEMENTS AND A STORM WATER BASIN.
- 5) OUTLOT 2 IS A LANDSCAPED OUTLOT, TO BE USED AS A BUFFER FROM MAPLE AVENUE.
- 6) THIS DEVELOPMENT WILL BE SERVED BY PUBLIC SANITARY SEWER. SERVICE WILL BE EXTENDED FROM THE EXISTING SEWER IN RIVER RESERVE DRIVE TO THE NORTH.
- 7) THERE ARE EXISTING GAS, ELECTRIC, TELEPHONE AND CABLE SERVICES ADJACENT TO THE DEVELOPMENT.
- 8) THERE IS EXISTING WATERMAIN IN RIVER RESERVE DRIVE, BUT WILL NOT BE EXTENDED TO THE DEVELOPMENT.
- 9) ALL LOTS HAVE A MINIMUM WIDTH OF 150.0' OR GREATER AT THE 50' BUILDING SETBACK LINE.

SURVEYOR
MARK A. POWERS, PLS 1701
LAKE COUNTRY ENGINEERS, INC.
970 S. SILVER LAKE ST., SUITE 105
OCONOMOWOC, WI, 53066
(262)569-9331

OWNER/SUBDIVIDER
DALE BERGMAN
155 E. CAPITOL DRIVE
HARTLAND, WI, 53029

- LEGEND**
- - CONC MON W/ BRASS CAP
 - - 1.25" DIA. IRON PIPE FOUND
 - - 2.0" DIA. IRON PIPE FOUND
 - ⊙ - EXISTING SANITARY MANHOLE
 - 981.51 - PROPOSED STREET ELEVATION



I, MARK A. POWERS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

LAKE COUNTRY ENGINEERING, INC. 970 S. SILVER LAKE STREET, SUITE 105 OCONOMOWOC, WI, 53066 PHONE : (262)569-9331 FAX : (262)569-9316	
REVISION DATE	COMMENTS
PRELIMINARY PLAT OF HAWKS HAVEN	
SCALE : 1" = 60'	PROJECT NO. : 15-2823
DRAFTED BY : M.A.P.	DATE : JULY, 2015
CHECKED BY : M.A.P.	SHEET NUMBER : 1 OF 1

HAWKS HAVEN

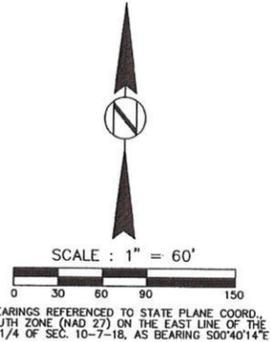
BEING A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10,
T.7N., R.18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

NOTE: SEE SHEET 2 FOR RESTRICTIONS, GENERAL NOTES AND CURVE TABLE

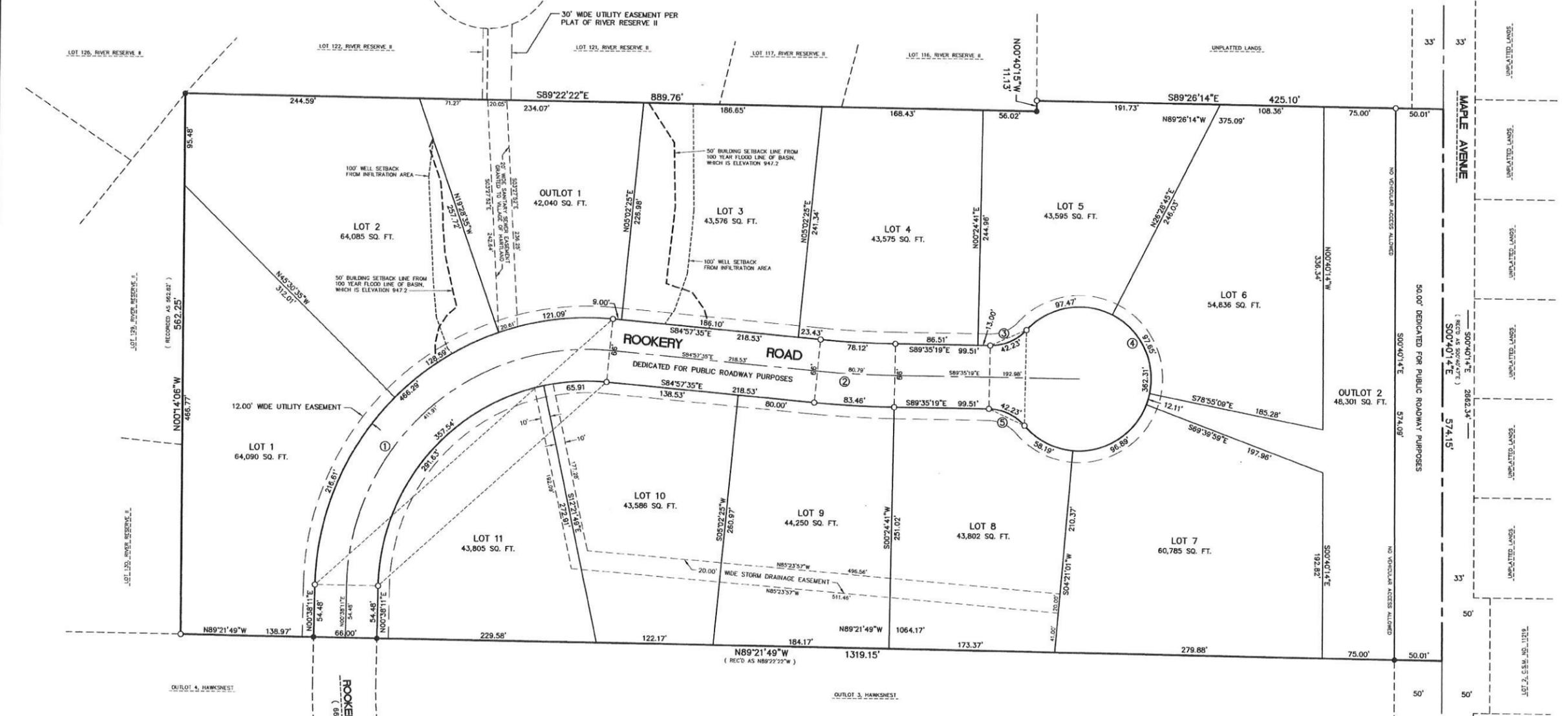
DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'
ANGLES ARE COMPUTED TO THE NEAREST 00'00'00.5" AND MEASURED TO THE NEAREST 00'00'05"

LEGEND

- - 2.25" O.D. IRON PIPE FOUND
- - 2.25" O.D. IRON PIPE SET, 18" LONG, WT. = 3.93 LBS./LIN. FT.
- ⊕ - 3/4" O.D. x 18" IRON REBAR SET AT ALL OTHER LOT CORNERS, WT. = 1.50 LBS./LIN. FT.
- ⊙ - CONCRETE MONUMENT W/ BRASS CAP FOUND



BEARINGS REFERENCED TO STATE PLANE COORD. SOUTH ZONE (NAD 27) ON THE EAST LINE OF THE SE 1/4 OF SEC. 10-7-18, AS BEARING S00°40'14"E



UTILITY EASEMENT NOTE:
NO POLES, PADS, BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

LAKE COUNTRY ENGINEERING, INC.
970 S. SILVER LAKE STREET, SUITE 105
OCCONOMOWOC, WI 53066
(262) 569 - 9331



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration

THIS INSTRUMENT DRAFTED BY MARK A. POWERS

HAWKS HAVEN

BEING A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10,
T.7N., R.18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

GENERAL NOTES:

- 1) EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOT(S) 1 AND 2 AND WAUKESHA COUNTY OR THE TOWN OF DELAFIELD SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY
- 2) OUTLOT 1 IS COVERED, IN ITS ENTIRETY, BY A STORM DRAINAGE EASEMENT.
- 3) THERE SHALL BE NO FURTHER DIVISION OF LOTS OR OUTLOTS WITHIN THE SUBDIVISION.
- 4) ALL REFERENCED ELEVATIONS ARE ON THE NGVD 1929 DATUM.
- 5) THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO MAPLE AVENUE FROM OUTLOT 2.
- 6) OUTLOT 2 IS TO BE USED FOR LANDSCAPING AND PEDESTRIAN PATH PURPOSES
- 7) THE CENTER ISLAND IN THE CUL-DE-SAC IS PART OF THE PUBLIC ROAD RIGHT-OF-WAY, BUT WILL BE MAINTAINED BY THE HAWKS HAVEN HOMEOWNERS ASSOCIATION.
- 8) ALL BASEMENT FLOORS MUST BE A MINIMUM OF 1 FOOT ABOVE THE SEASONAL HIGH GROUNDWATER MARK
- 9) THE MAINTENANCE OF ALL STORM DRAINAGE EASEMENTS ON LOTS 8, 9, 10 AND 11 ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS WHO OWN THOSE AFFECTED LOTS

STORM WATER MANAGEMENT PRACTICE MAINTENANCE

The title holders of lots 1 through 11 of the Hawks Haven Subdivision each shall hold 1/11 undividable interest in Outlot 1, where storm water management practices are located. There are one or more separate documents recorded on the property title through the Waukesha County Register of Deeds entitled "Storm Water Management Practice Maintenance Agreement" ("Maintenance Agreement") that apply to Outlot 1. The maintenance agreement subjects this subdivision plot, and all lot owners therein, to covenants, conditions and restrictions necessary to ensure the long term maintenance of the storm water management practice. The agreement also outlines a process by which the Town of Delafield may levy and collect special assessments or charges for any services the community might provide relating to enforcement of the Maintenance Agreement.

In accordance with Chapter 14 - Article VII of the Waukesha County Code of Ordinances ("Storm Water Ordinance"), the Storm Water Permit Holder is responsible for constructing the storm water management practices following plans approved by Waukesha County and the Town of Delafield and is responsible for maintaining the storm water practices until permit termination by Waukesha County and the Town of Delafield. Upon termination of the Storm Water Permit, the owners of lots 1-11 shall be responsible for maintenance of the storm water management practices in accordance with the Maintenance Agreement.

RESTRICTIONS

All lands within areas labeled "storm drainage easement" are reserved for storm water collection, conveyance, treatment or infiltration. No buildings or other structures are allowed in these areas. No grading or filling (other than construction of the Storm Water BMP's) is allowed in these areas that may interrupt storm water flows in any way. The Maintenance Agreement may contain specific maintenance requirements for these areas. The Town of Delafield, or their designee are authorized access in these areas for purposes of inspecting the storm water management practices or enforcing the terms of this Maintenance Agreement.

The maintenance of all storm drainage easements on Lots 8, 9, 10 and 11 are the responsibility of the individual property owners who own those affected lots.

All lands within areas labeled "well setback" are restricted from the placement of any well due to potential risk of contamination in accordance with the Storm Water Ordinance and Wisconsin Administrative Codes.

UTILITY EASEMENT PROVISIONS

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

_____, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee,

_____, Grantee, and

_____, Grantee

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

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

CURVE NO.	LOT NO.	RADIUS LENGTH	CENTRAL ANGLE (DMS)	ARC DISTANCE	CHORD DISTANCE	CHORD BEARING (DMS)	TAN. BEARING 1 (DMS)	TAN. BEARING 2 (DMS)
1-W	-	283.00'	94-24-14	466.29'	415.30'	N47-50-18E	N00-38-11E	S84-57-35E
1-W	1	283.00'	43-51-14	216.61'	211.36'	N22-33-48E	N00-38-11E	N44-29-25E
1-W	2	283.00'	26-02-00	128.59'	127.48'	N57-30-25E	N44-29-25E	N70-31-25E
1-W	O.L. 1	283.00'	24-31-00	121.09'	120.17'	N82-46-55E	N70-31-25E	S84-57-35E
1-C/L	-	250.00'	94-24-14	411.91'	366.58'	N47-50-18E	N00-38-11E	S84-57-35E
1-E	-	217.00'	94-24-14	357.54'	318.45'	N47-50-18E	N00-38-11E	S84-57-35E
1-E	11	217.00'	77-00-00	291.63'	270.17'	N39-08-11E	N00-38-11E	N77-38-11E
1-E	10	217.00'	17-24-14	65.91'	65.66'	N86-20-18E	N77-38-11E	S84-57-35E
2-N	4	967.00'	04-37-44	78.12'	78.10'	S87-16-27E	S84-57-35E	S89-35-19E
2-C/L	-	1000.00'	04-37-44	80.79'	80.17'	S87-16-27E	S84-57-35E	S89-35-19E
2-S	9	1033.00'	04-37-44	83.46'	83.43'	S87-16-27E	S84-57-35E	S89-35-19E
3	5	50.00'	48-23-40	42.23'	40.99'	N66-12-51E	S89-35-19E	N42-01-01E
4	-	75.00'	276-47-20	362.31'	99.60'	S00-24-41W	N42-01-01E	N41-11-39W
4	5	75.00'	74-27-44	97.47'	90.75'	N79-14-53E	N42-01-01E	S63-31-15E
4	6	75.00'	74-36-06	97.65'	90.90'	S26-13-12E	S63-31-15E	S11-04-51W
4	O.L. 2	75.00'	09-15-10	12.11'	12.10'	S15-42-26W	S11-04-51W	S20-20-01W
4	7	75.00'	74-01-00	96.89'	90.29'	S57-20-31W	S20-20-01W	N85-38-59W
4	8	75.00'	44-27-20	58.19'	56.74'	N63-25-19W	N85-38-59W	N41-11-39W
5	8	50.00'	48-23-40	42.23'	40.99'	N65-23-29W	N41-11-39W	N89-35-19W



Mark A. Powers
January 31, 2017

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

Certified _____, 20__

Department of Administration



