VILLAGE BOARD AGENDA
MONDAY, JULY 24, 2017
7:00 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVENUE

Roll Call
Pledge of Allegiance – Trustee Landwehr

Public Comments: (Please be advised the Village Board will receive information from the public for a three minute time period per person, with time extensions per the Village President's discretion. Be it further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.)

1. Consideration of a motion to approve Village Board minutes of July 10, 2017.

2. Consideration of a motion to approve the vouchers for payment.

3. Consideration of actions related to Licenses and Permits
    a. Consideration of an application for Operator's (Bartender) Licenses with a term ending June 30, 2018
    b. Consideration of licenses and permits related to Palmers "Tent Event" to benefit Cystic Fibrosis Foundation, Sunday, August 27, 2018
        i. Temporary Class "B"/"Class B" Retailer's License
        ii. Street Use Permit
    c. Consideration of licenses relating to St. Charles Catholic Church Fall Festival, September 8, 9 & 10
        i. Temporary Class "B:/"Class B" Retailer's License
        ii. Public Dance License
        iii. Temporary Operator's License
    d. Consideration of an application for a street use permit for Stacey LaFlamme, 1017 Wood Dr., for a River Reserve Block Party on September 16
    e. Consideration of an application for a street use permit for Beer Snobs Ale & Eats, 122 Cottonwood Ave., and Hartland Inn, 120 Cottonwood Ave., for their Octoberfest event on September 30.
    f. Consideration of a motion to approve the use of the Pawling Avenue Municipal Parking Lots for a weekly Farmer's Market on Sundays until September 24.

Item referred from the July 17, 2017 Plan Commission meeting

4. Items related to a request for a wireless installation on the existing Village water tower at Coventry Lane for Verizon Wireless Personal Communications.
    a. Consideration of a motion to approve site and building plans
    b. Consideration of a motion to approve a Conditional Use Permit
    c. Consideration of a motion to approve a Water Tower License Agreement with Verizon Wireless Personal Communications, LP related to the use of the existing Village water tower at Coventry Lane

5. Items related to a request to construct a storage building located at Hartland Meadows Retirement Apartments, 357 Cottonwood Ave.
    a. Preliminary review of site and building plans
    b. Consideration of a motion to set Monday, August 28, 2017 during the Regular Village Board Meeting for the Public Hearing related to an amendment to the PUD agreement

6. Consideration of a motion to approve site and building plans for an addition to HM Solutions, 581 S. Industrial Dr.

Other Items for Consideration

7. Consideration of a motion to approve Change Order No. 1 (Final) to the 2017 Utilities Program contract with Wood Sewer and Excavating, Inc., to adjust for final quantities in the additional amount of $49,544 for a revised contract amount of $498,892.

8. Consideration of a motion to approve award of a contract to Fahrner Asphalt Sealers, LLC for the 2017 Crack Sealing Program in the amount of $50,000.

9. Consideration of a motion to approve the Intergovernmental Agreement Regarding Settlement of Certain Unpaid Special Assessments and Special Charges with Waukesha County.

10. Consideration of Resolution No. 07/24/2017-01, A Resolution Approving a $700,000 General Obligation Note With First Bank Financial Centre Related To A Fire Department Apparatus.

11. Consideration of a motion to approve an agreement For The Provision of Sanitary Sewer And Storm Water Service By The Village Of Hartland To The Town Of Delafield.

12. Discussion related to the Village's involvement in nationwide Coordination protocol development efforts.

13. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The

following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.

14. Consideration of a motion to recess to closed session pursuant to SS 19.85 (1)€, deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session regarding relocation of County highway and to adjourn thereafter without reconvening into open session pursuant to SS 19.85 (2). [Roll Call Vote]c

David E. Cox, Village Administrator

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

MEMORANDUM

TO: President and Board of Trustees
FROM: David E. Cox, Village Administrator
DATE: July 21, 2017
SUBJECT: Agenda Information

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

Item 2 Related to vouchers for payment.

Background: The voucher list includes a payment to Wood Sewer and Excavating, Inc. that anticipates Village Board approval of the Change Order listed later in this agenda. If one or more Board members has concern regarding the Change Order, the payment should be specifically excluded from the voucher approval and held until after action is taken on the Change Order. If there no concerns, the voucher list can be approved as usual.

Recommendation: None.

Item 3f Related to the Farmers Market.

Background: Annually, for the last few years, the Village Board has authorized the use of the Pawling Avenue lot for the Hartland Farmers Market. This year, the Market started its annual Sunday scheduled but had not made a request for official permission. Once the mistake was noticed and in order to allow the Market to continue, staff authorize it to use the lot pending Village Board's consideration of the use of the Village-owned lots. The intended use is the same as in the past years and is expected to continue until Sunday, September 24.

Recommendation: Approve the use retroactively to June 11, 2017.

Item 4 Related to additional cellular antennas on the Coventry Water Tower.

Background: At its last two meetings, the Plan Commission reviewed a request from Verizon Wireless to add new, additional antennas to the water tower near Coventry Lane in the Hartridge subdivision. Additionally, staff has been working with Verizon to develop an acceptable plan and the related agreements to facilitate a long term installation. The proposal includes replacement of the existing hand rail (about 14 feet in diameter) and painter's rail (about 16 feet) on the tower with new rails at 20 and 22 feet in diameter respectively. This will facilitate the addition of six (6) new antennas and related equipment to the six (6) antennas already on the tower. The new antennas would be serviced by ground-level equipment housed in

a small building adjacent to the existing building on the site. Similar installations already exist on this water tower as well as the Hill Street tower, which site also houses a monopole structure for cellular antennas. In accordance with the Village Code, utility related infrastructure is considered a Conditional Use on properties like the Coventry water tower site, which is zoned I-1, Institutional and because this installation is considered an improvement on Village property, the Plan Commission has reviewed and has recommended approval of the site and building plans as well as the Conditional Use Permit. An Agreement related to the use of the site has also been developed, which provides for payments to the Village for use of the site in the amount of $20,800 annually with increases in subsequent years. The initial term of the agreement is five (5) years with four (4) additional five (5) year terms for a total life of the initial agreement of up to 25 years. Staff will continue to review the construction drawings and will work with the Village Engineer and a second outside engineering firm with specialty in the communications industry to ensure the planned construction and attachments to the water tower are correct and appropriate. It is anticipated that Verizon will seek to move quickly toward installation on this site.

Recommendation: Approve the Conditional Use Permit, the site and building plans and the License Agreement.

Item 5 Related to a storage building at Hartland Meadows.

Background: The owner of the Hartland Meadows senior apartments has applied for permission to construct a storage building on the property to serve the equipment and materials storage needs of the site. The construction of Hartland Meadows was accomplished through Planned Unit Development (PUD) overlay zoning over RM-1 Multiple-Family Residential District. The PUD was used to authorize the “elderly” housing at densities greater than the underlying district. As the Board will recall, when PUD is used, nearly all zoning matters become part of the PUD agreement and are agreed upon specifically including setbacks, numbers of buildings, location of buildings and virtually all other aspects of the construction and use. Therefore, this proposed storage building will require an amendment to the PUD agreement to authorize its location and construction. Notwithstanding the PUD, the location and use of the storage building would likely comply with the Zoning regulations. During the Plan Commission review, it was noted that the driveway access to the building will be relocated to separate it from the fire hydrant on the property. Further, the Commission conditioned its recommendation of approval on the materials on the new building matching the existing buildings, a foundation landscaping plan acceptable to the staff, elimination of the proposed additional parking lot light, installation of can lights in the eaves or other acceptable down-cast lighting on the front of the new building and enhancement of the screening for properties to the north from light generated

on the Hartland Meadows site. The Village Board is asked to give preliminary consideration to the matter and hold a public hearing in August to finalize any approval that may be given. A draft amendment to the PUD Agreement will be available in August.

Recommendation: Give preliminary review to the plans and set the Public Hearing on the matter for the August 28 Village Board meeting.

Item 6 Related to site and building plans for HM Solutions.

Background: HM Product Solutions is proposing a 25,860 square foot addition to their 37,514 square foot existing facility at 581 South Industrial Drive. The purpose of the addition is to provide additional warehouse and storage for their expanding business. The proposed addition is similar to the addition conceived as part of the original plan for expansion at the property when the original building was constructed. The only change is at the south end of the addition where, instead of a parking lot expansion, the warehouse addition will extend to the south building limit. Staff has reviewed the parking need, which exceeds both the requirements under the Zoning Code and the needs of the actual operation, and feels an expansion of parking is not necessary. The proposed addition is, likely, the largest addition that can be accommodated on the site while still providing appropriate storm water treatment facilities. The Plan Commission has reviewed the proposed addition and has recommended approval.

Recommendation: Approve the site and building plans.

Item 7 Related to the final Change Order for the Utilities Program.

Background: As indicated in Director Einweck's memo, this is the final (and only) Change Order for the 2017 Utilities Program. The primary reasons for the increased quantities in the project relate to unseen deterioration on underground structures that caused additional replacements and repairs. As the Board will recall, Village practice is to perform utility rehabilitation work one or two years before the anticipated repaving of a given street. Ensuring as much of the utility work is completed during the planned work helps prevent future cutting into freshly installed pavement in the near future to address issues that come up because something was not repaired.

Recommendation: Approve the Change Order and final contract amount.

Item 8 Related to the annual Crack Sealing Program.

Background: As indicated in Director Einweck's memo, six (6) proposals were received to perform crack filling operations in the Village. The low bidder was from Fahrner Asphalt Sealers, LLC of Waunakee in the amount of $1.09 per pound of material installed. This is the first time Fahrner would be working for Hartland but the staff reference checks have found positive work experiences for other municipalities. Staff is recommending that the Village Board approve award of the contract in the amount of $50,000, which is the amount budgeted and which will allow installation of about 45,800 pounds of crack filler material. Doing so will allow the Village to take full advantage of the pricing included in this bid and address the most streets possible.

Recommendation: Approve the contract award to Fahrner Asphalt Sealer, LLC.

Item 9 Related to an Agreement with Waukesha County related to collection of special charges on tax bills.

Background: Due to issues it has experienced in other municipalities, the County is changing the way it will handle collection and disbursement of funds related to special charges that are added to tax bills by municipalities. In the past, the County would, as part of the August payment of taxes the County collected by July, pay to the municipalities the full amount of their tax levy as well as the full amount of any special charges or assessments that were included on the tax bills <u>regardless of whether the bill was actually paid by the taxpayer</u>. This is the practice because counties (not municipalities) have options to collect the unpaid taxes and other charges including the ability to take a property from the taxpayer for failure to pay and to sell that property at auction to pay the tax and charges debt. Between the time the County pays the municipality and the time they take and sell a property, a process that can take several years, the County is without the funds. The County is attempting to limit its exposure by indicating that it will pay up to $50,000 on Special Assessments and up to $25,000 on Special Charges <u>on a per parcel basis</u>. Amounts above these thresholds will not be paid and the municipality must implement collection activities on its own. Hartland, to the best of staff's knowledge, has never had such a large charge on a tax bill.

Recommendation: Approve the Agreement.

Item 10 Related to approving the Fire apparatus borrowing.

Background: As the Board will recall, the Village ordered a replacement aerial platform Fire apparatus in late 2015 and approved the final price of just over $1 million in early 2017. At the time of ordering it was anticipated that the purchase would be funded partially through the

use of funds accumulated in the Corporate Reserve Fund, which is where the Village saves funds for future vehicle purchase through regular annual payments. The remaining balance of $700,000 would be financed through a Note issued by a local bank. Proposals were received from three local banks and the most favorable proposal was received from First Bank Financial Centre who proposed an interest rate of 1.75% on the term of ten (10) years. The Village Board is asked to approve the Resolution finalizing the loan approval and authorizing the Village President and staff to execute documents as required.

Recommendation: Approve loan via the Resolution.

Item 11 Related to an agreement to provide sanitary and storm sewer service in the Town of Delafield for the Hawks Haven subdivision.

Background: Pursuant to the Village's agreement with the Town and City of Delafield commonly referred to as the Lake Country Corridor Compact (LCCC), the Village agreed to provide sanitary sewer transmission services to certain parcels in the Town of Delafield that are adjacent to Hartland without requiring annexation. One such property is being developed as the Hawks Haven Subdivision, which is located between the Hawks Nest and River Reserve subdivisions in the Town and Village, respectively. Additionally, due to the design of the project, the storm water for the project will flow into the Village's storm water system. The subdivision does <u>not</u> get water service from the Village. Through the three-party agreement, the Town and the Developer agree to various terms and conditions that allow the Town residents to use our systems including Town involvement in enforcing Village and Del-Hart regulation, collecting Village fees and payment of proper surcharges on those services in accordance with the LCCC. Staff, including the Village Attorney, have met with Town staff and worked with the Developer to draft the Agreement, which was a condition of the Village's approval of the Final Plat for the subdivision. The agreement is essentially complete and the Village Board is asked to consider its approval conditioned on final Village Attorney approval.

Recommendation: Approve the agreement with the Town and Developer for Hawks Haven.

DC:Agenda Info 7-24-2017

VILLAGE OF HARTLAND
VILLAGE BOARD MINUTES
MONDAY, JULY 10, 2017
7:00 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVENUE

Present: Trustees Stevens, Meyers, Compton, Landwehr, Swenson, Wallschlager, President Pfannerstill

Others: Administrator Cox, DPW Director Einweck, Police Chief Bagin, Fire Chief Dean, Finance Director Bailey, Captain Kelsey, Clerk Igl and Sam Cox.

Roll Call
Pledge of Allegiance – Trustee Swenson

Public Comments: (Please be advised the Village Board will receive information from the public for a three minute time period per person, with time extensions per the Village President's discretion. Be it further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.) – NONE.

1. Motion (Wallschlager/Meyers) to approve the Village Board Minutes of June 26, 2017. Carried (7-0).

2. Consideration of a motion to approve the vouchers for payment in the amount of $446,355.81. Finance Director Bailey interceded and reported that the total is $64.36 less. The checks were listed as $303,299.30 but it should have been $303,234.94. A duplicate invoice was found for Truck Country today and a refund was put in incorrectly.

   Motion (Landwehr/Swenson) to approve vouchers for payment in the amount of $446,291.45. Carried (7-0).

   Trustee Meyers questioned DPW Director Einweck about Outside Service Contracts for emerald ash bore consulting on page 7 for $630. He asked if that amount is for the advice or the service.

   Mr. Einweck stated that this amount is for the entire Village. The consultant started marking the trees to be treated and found that some of the trees were untreatable. He had to reorganize the trees that were going to be treated in 2017 and 2018 to try to treat the most ash trees as possible in the most efficient way. The Village is doing well staying within the budget, just under $11,000. There are about 350 trees yet to be cut down in the public right of way and the parks. The Department of Public Works is cutting down all of the diseased trees. They put a white "X" on the trees to be cut down, mark the stump and will come back in the fall to grind the stumps.

   If the area for planting is not large enough (a smaller area between a sidewalk and curb), the DPW would not replace the tree or replace it with a smaller tree.

The DPW grinds the trees and the chips are brought to the DPW yard. The larger pieces are available for local use only for fire wood. When the trees are cut down the larvae have done their damage and have left the tree.

3. Consideration of actions related to Licenses and Permits
    a. Consideration of applications for Operator's (Bartender) Licenses
        i. Motion (Compton/Wallschlager) to approve Operator's (Bartender) Licenses with a term ending June 30, 2018. Carried (7-0).

    b. Consideration of other licenses and permits
        i. Motion (Landwehr/Wallschlager) to approve a Street Use Permit for the MBA Parade of Homes, Four Winds West Subdivision, August 11 to September 4, Weekdays 4pm to 8pm, Weekends and Labor Day 11am to 5pm. Carried (7-0).

        ii. Motion (Compton/Landwehr) to approve a Street Use Permit for a block party on Kestrel Way in the Highlands of River Reserve on July 22 from 3:00 pm to midnight. Carried (7-0).

4. Presentation and consideration of approval of an Eagle Scout project by Sam Cox, Troop 224.

   Troop 224 Eagle Scout Candidate Sam Cox presented his plan for a "Story Walk" to be installed along the Ice Age Trail/Village property adjacent to the Library between Haight Street and E. Park Avenue. The project, which includes about 19 panels mounted along the trail each with a different segment of a children's story, has been reviewed and approved by the Library Board. The pages will be changed out about once every eight weeks. The focus of the book would be on outdoor and Ice Age Trail information. The books will also change with the seasons. The library's records staff would be in charge of changing the stories. These signs should not conflict with any Ice Age Trail signs nor the existing signs constructed by a school group.

   Sam Cox would like to have this project completed by the end of summer. He is currently fundraising for this project, which will cost about $5,000. It may be possible to receive funds from the Library Board, Friends of the Library, Kiwanis or the Rotary. It was suggested that Mr. Cox could also contact the Chamber of Commerce for suggestions of possible businesses who may be able to contribute. The Village would not be contributing to this project. Volunteers will be installing the signs.

   Motion (Stevens/Wallschlager) to approve the installation of the "Story Walk" signs in coordination with the library. Carried (7-0).

5. Consideration of a request to allow the Nixon Park Beer Garden to open early on Friday, July 14.

   The Rotary is planning a celebration at Nixon Park on Friday, July 14 beginning at noon. As part of that event, they have inquired whether the Beer Garden can be open. Mr. Endter has

indicated he will open if allowed. In accordance with the agreement, normally, it would not open until 4:00pm that day. Further, although the agreement allows the Village Administrator to extend hours later on occasion, it does not grant the authority to open early. The Board was asked to consider the request and to determine whether a noon opening will be allowed.

Motion (Landwehr/Wallschlager) to authorize the early opening of the Beer Garden in Nixon Park on Friday, July 14 beginning at noon and authorize the Village Administrator to authorize other early openings at his discretion. Carried (7-0).

6. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.

   President Pfannerstill noted that the fireworks last week were phenomenal and the 125th Anniversary celebration was outstanding.

   The 186 year old oak tree slab is now located out in front of the library. Two military conflicts will be added on there that were not initially indicated -- the Korean War and the Vietnam War.

   The Street Dance is this weekend, Saturday, July 15.

   There were positive comments about the Beer Garden in Nixon Park.

7. Adjourn.

   Motion (Stevens/Wallschlager) to adjourn. Carried (7-0). Meeting adjourned at 7:21 PM.

Respectfully Submitted by
Recording Secretary,

Lynn Meyer
Deputy Clerk

TO: Village President & Board of Trustees

FROM: Kinsey Detert, Fiscal Clerk

DATE: July 21, 2017

RE: Voucher List

Attached is the voucher list for the July 24 Village Board meeting.

July 24, 2017 Checks:	$ 482,731.32
Total amount to be approved:	**$ 482,731.32**

VILLAGE OF HARTLAND
VOUCHER LIST - JULY 24, 2017

Account Descr	Search Name	Comments	Amount
EXPENSE Descr			
G 101-34215 DESIGNATED-HPD ARMORED VESTS	ADVANTAGE POLICE SUPPLY	BALLISTIC VEST/JORGENSEN	$670.00
G 101-23000 SPECIAL DEPOSITS	AQS	STREET DEPOSIT	$1,000.00
G 101-23000 SPECIAL DEPOSITS	CONCRETE & BRICK SPECIALISTS	CURB CUT BOND/402 PARK CT	$1,000.00
G 101-31620 FINE ARTS CENTER DONATIONS	COOPER, MARK	CONCERT 08/03/17	$600.00
G 101-31620 FINE ARTS CENTER DONATIONS	HARTLAND COMMUNITY BAND	CONCERT 08/10/17	$450.00
G 101-21550 UNION DUES DEDUCTIONS PAYABLE	HARTLAND PROFESSIONAL POLICE	JULY DUES	$394.00
G 101-31620 FINE ARTS CENTER DONATIONS	HUCKSTEP, DEVON	AUG THURSDAY NIGHT CONCERTS	$118.00
G 101-23000 SPECIAL DEPOSITS	LAKE COUNTRY LACROSSE	CENTENNIAL SOCCER FIELD FIELD DEPOSIT	$100.00
G 101-23000 SPECIAL DEPOSITS	LAKE COUNTRY LACROSSE	CENTENNIAL SOCCER FIELD FIELD RESTORATION AGR	$150.00
G 101-24240 COURT FINES DUE STATE	LAKE CTRY MUNICIPAL COURT	SMITH/D767297-6	$262.20
G 101-23000 SPECIAL DEPOSITS	MERCY HILL CHURCH	DEPOSIT FINE ARTS CENTER/NIXON 4 06/11/17	$200.00
G 101-21540 CHARITABLE CONTRIBUTIONS PAYAB	UNITED WAY IN WAUKESHA CTY	2017 CONTRIBUTIONS	$45.63
G 403-31858 HAWKS HAVEN	VON BRIESEN & ROPER	HAWKS HAVEN	$2,164.10
EXPENSE Descr			$7,153.93
EXPENSE Descr AMBULANCE			
E 101-52300-360 VEHICLE MAINT/EXPENSE	EMERGENCY APPARATUS MAINT	REPAIRS TO 4365	$741.91
E 101-52300-290 OUTSIDE SERVICES/CONTRACTS	PROHEALTH CARE MEDICAL ASSOC	RAPID DRUG SCREEN/MONAHAN	$37.00
E 101-52300-290 OUTSIDE SERVICES/CONTRACTS	PROHEALTH CARE MEDICAL ASSOC	RAPID DRUG SCREEN/CARROLL	$37.00
E 101-52300-290 OUTSIDE SERVICES/CONTRACTS	WCTC(BILLING)	EMT CLASSES/PANDYA	$321.84
EXPENSE Descr AMBULANCE			$1,137.75
EXPENSE Descr CABLE TELEVISION			
E 101-55370-290 OUTSIDE SERVICES/CONTRACTS	NELSON, WAYNE	CAMERAMAN SETUP/TEARDOWN PARADE	$250.00
EXPENSE Descr CABLE TELEVISION			$250.00
EXPENSE Descr CRACK SEALING/PATCHING/POTHOLE			
E 401-70235-285 CONSTRUCTION COSTS	PAYNE AND DOLAN INC	2017 PAVING/PAYMENT 1	$30,794.00
EXPENSE Descr CRACK SEALING/PATCHING/POTHOLE			$30,794.00
EXPENSE Descr ECONOMIC DEVELOPMENT			
E 804-56700-711 FAÇADE PROGRAM	BRASS INVESTMENTS LLC	REPLACEMENT FRONT PICTURE WINDOW	$2,337.50
E 804-56700-713 SIGN/AWNING/PAINTING GRANTS	GAYDOS-FEDAK, NINA M	SIGN/SIGN PERMIT FEE	$121.00
E 804-56700-718 DISTRICT ADV & MARKET POSITION	JOURNAL COMMUNITY PUBL	HEARTLAND MATTERS 2017	$67.60
E 804-56700-719 EVENTS	LAKE COUNTRY FINE ARTS SCHOOL	EVENT SPONSORSHIP/CHILLIN ON THE TRAIL	$63.94
EXPENSE Descr ECONOMIC DEVELOPMENT			$2,590.04
EXPENSE Descr ENVIRONMENTAL SERVICES			
E 101-53635-460 LANDSCAPE MANAGEMENT	WACHTEL TREE SCIENCE & SERVICE	TREATMENT OF ASH BORER	$9,668.00
EXPENSE Descr ENVIRONMENTAL SERVICES			$9,668.00

Account Descr	Search Name	Comments	Amount
EXPENSE Descr FINANCIAL ADMINISTRATION			
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	DIVERSIFIED BENEFIT SERVICES	JULY ADMN SERVICES	$167.97
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	EHLERS & ASSOCIATES	2017 CONTINUE DISCLOSURE REPORTING	$3,300.00
E 101-51500-300 OPERATING SUPPLIES/EXPENSES	OFFICE PRO INC	OFFICE SUPPLIES	$7.86
EXPENSE Descr FINANCIAL ADMINISTRATION			$3,475.83
EXPENSE Descr FIRE PROTECTION			
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	HOGGERS PUB	ICE CREAM/MUSTARD AND KETCHUP PACKETS FOR HF	$223.51
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	LARK UNIFORM INC	BELL HAT	$51.95
EXPENSE Descr FIRE PROTECTION			$275.46
EXPENSE Descr GENERAL ADMINISTRATION			
E 101-51400-215 PLANNING SERVICES	CHICAGO TITLE COMPANY	HARTLAND MEADOWS/357 COTTONWOOD	$50.00
E 101-51400-395 COMMUNITY RELATIONS	FIVE STAR FIREWORKS INC	REMAINING BALANCE/FIREWORKS	$12,500.00
E 101-51400-395 COMMUNITY RELATIONS	IMPACT ACQUISITIONS LLC	NETWORK ASSESSMENT	$1,750.00
E 101-51400-300 OPERATING SUPPLIES/EXPENSES	JOURNAL COMMUNITY PUBL	JOINT REVIEW MEETING/PUBLIC HEARING	$52.21
E 101-51400-395 COMMUNITY RELATIONS	LYNN MEYER	BREWER TICKETS	$40.00
E 101-51400-290 OUTSIDE SERVICES/CONTRACTS	MUNICIPAL CODE CORP	SUPPLEMENT PAGES	$843.34
E 101-51400-290 OUTSIDE SERVICES/CONTRACTS	MUNICIPAL CODE CORP	ANNUAL WEB HOSTING	$950.00
E 101-51400-300 OPERATING SUPPLIES/EXPENSES	OFFICE PRO INC	OFFICE SUPPLIES	$68.27
E 101-51400-210 LEGAL SERVICES	VON BRIESEN & ROPER	LABOR AND EMPLOYMENT 2017	$612.50
E 101-51400-210 LEGAL SERVICES	VON BRIESEN & ROPER	LEGAL SERVICES	$4,366.14
EXPENSE Descr GENERAL ADMINISTRATION			$21,232.46
EXPENSE Descr INSPECTION			
E 101-52400-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	MUNI ECONOMICS AND PLANNING SERVICES	$480.00
E 101-52400-290 OUTSIDE SERVICES/CONTRACTS	WISCONSIN BUILDING INSPECTIONS	JUNE PERMITS	$15,013.06
EXPENSE Descr INSPECTION			$15,493.06
EXPENSE Descr LAW ENFORCEMENT			
E 802-52100-300 OPERATING SUPPLIES/EXPENSES	BUSHNELL	VERTICAL BOW RIFLE RANDGEFINDER	$150.00
E 101-52100-360 VEHICLE MAINT/EXPENSE	HARTLAND SERVICE INC	REPAIR AIR CONDITIONING/SQ #4	$1,300.42
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	LEXISNEXIS	JUNE USER FEE	$130.00
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	LEXISNEXIS	JUNE REAL TIME SEARCHES	$3.50
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	OFFICE PRO INC	OFFICE SUPPLIES	$32.01
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	OFFICE PRO INC	OFFICE SUPPLIES	-$26.43
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	OFFICE PRO INC	OFFICE SUPPLIES	$139.75
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	OFFICE PRO INC	OFFICE SUPPLIES	-$22.99
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	PROHEALTH CARE (LAB BILLING)	LEGAL BLOOD DRAW/SLATEN	$35.00
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	PROHEALTH CARE (LAB BILLING)	LEGAL BLOOD DRAW/MCDERMOTT	$35.00
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	PROHEALTH CARE (LAB BILLING)	LEGAL BLOOD DRAW/BURK	$35.00
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	PROHEALTH CARE (LAB BILLING)	LEGAL BLOOD DRAW/WERNER	$35.00

Account Descr	Search Name	Comments	Amount
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	PROHEALTH CARE MEDICAL ASSOC	RESPIRATORY REVIEW/FIT TEST KELSEY	$61.00
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	STREICHER S	MICROPHONE FOR HANDHELD RADIO/DEBARGE	$303.00
EXPENSE Descr LAW ENFORCEMENT			$2,210.26
EXPENSE Descr LIBRARY			
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (C031146 3)	BOOKS	$163.53
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	$32.46
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	$29.65
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	$35.08
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOK	$12.31
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	$30.24
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	$45.35
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	$60.45
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	$29.12
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	$75.00
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	$461.10
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	$301.32
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	$24.50
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	$34.16
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOK	$15.67
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOKS	$45.60
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L033027 2)	BOOK	$15.11
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L676958 2)	WORLD ATLAS BOOK	$10.07
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L676958 2)	DVDS	$64.72
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L676958 2)	BOOKS	$72.44
E 101-55110-310 BOOKS & MATERIALS	BAKER & TAYLOR (L676958 2)	BOOKS	$98.10
E 101-55110-310 BOOKS & MATERIALS	BLACKSTONE AUDIO INC	ADULT AUDIOBOOKS	$100.00
E 101-55110-310 BOOKS & MATERIALS	BLACKSTONE AUDIO INC	ADULT AUDIOBOOK	$50.00
E 101-55110-310 BOOKS & MATERIALS	BLACKSTONE AUDIO INC	CREDIT	-$50.00
E 101-55110-325 PERIODICALS	LAKE COUNTRY REPORTER	ANNUAL SUBSCRIPTION	$47.80
E 101-55110-310 BOOKS & MATERIALS	MARIS ASSOCIATES	BOOKS	$417.69
E 101-55110-300 OPERATING SUPPLIES/EXPENSES	OFFICE PRO INC	OFFICE SUPPLIES	$51.93
E 101-55110-310 BOOKS & MATERIALS	PENGUIN RANDOM HOUSE LLC	LARGE PRINT	$23.25
E 101-55110-355 JANITORIAL SUPPLIES	PIONEER SUPPLY LLC	JANITORIAL SUPPLIES	$130.00
E 101-55110-300 OPERATING SUPPLIES/EXPENSES	PROHEALTH CARE MEDICAL ASSOC	RAPID DRUG SCREEN/MADDENTE	$29.00
E 101-55110-345 STAFF EDUCATION/TRAINING	PUPAK-LUND, MARIA	REIMBURSE PARKING/ALA CONFERENCE	$23.00
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	RICOH AMERICAS CORP	JUNE ADDL IMAGES	$78.18
E 101-55110-220 UTILITY SERVICES	WE ENERGIES	JUNE-JULY ELECTRIC	$2,375.09
E 101-55110-220 UTILITY SERVICES	WE ENERGIES	JUNE-JULY GAS SERVICE	$46.08
E 101-55110-255 BLDGS/GROUNDS	WIL-KIL	COMMERCIAL CONTRACT	$50.00
EXPENSE Descr LIBRARY			$5,028.00

Account Descr	Search Name	Comments	Amount
EXPENSE Descr MISC SIDEWALK/CURB REPAIRS			
E 401-75010-285 CONSTRUCTION COSTS	PAYNE AND DOLAN INC	2017 PAVING/PAYMENT 1	$2,940.00
EXPENSE Descr MISC SIDEWALK/CURB REPAIRS			$2,940.00
EXPENSE Descr MISC STORM SEWER REPAIR			
E 401-74010-285 CONSTRUCTION COSTS	WOOD SEWER AND EXCAVATING INC	2017 UTILITIES/PAYMENT #2	$46,950.00
EXPENSE Descr MISC STORM SEWER REPAIR			$46,950.00
EXPENSE Descr MUNICIPAL BUILDING			
E 101-51600-290 OUTSIDE SERVICES/CONTRACTS	ALSCO	FLOOR MAT SERVICE	$112.27
E 101-51600-355 JANITORIAL SUPPLIES	PIONEER SUPPLY LLC	JANITORIAL SUPPLIES	$130.00
E 101-51600-220 UTILITY SERVICES	WE ENERGIES	JUNE-JULY ELECTRIC	$1,856.46
EXPENSE Descr MUNICIPAL BUILDING			$2,098.73
EXPENSE Descr PARKS			
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	BIEBELS TRUE VALUE	GARBAGE BAGS	$80.92
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	HOME DEPOT	PAINT	$93.98
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	OLSEN SAFETY EQUIPMENT CORP	GLOVES/STARLITE GLASSES	$237.90
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	PIONEER SUPPLY LLC	JANITORIAL SUPPLIES	$310.00
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	TRINITY ECO SOLUTIONS	GARBAGE BAGS/URINAL SCREENS	$600.00
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	WACHTEL TREE SCIENCE & SERVICE	TREATMENT OF ASH BORER	$1,000.00
EXPENSE Descr PARKS			$2,322.80
EXPENSE Descr PINEVIEW CT			
E 401-70420-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	CONSTRUCTION SERVICES	$3,000.00
EXPENSE Descr PINEVIEW CT			$3,000.00
EXPENSE Descr PONDEROSA DR			
E 401-70425-285 CONSTRUCTION COSTS	PAYNE AND DOLAN INC	2017 PAVING/PAYMENT 1	$9,400.00
E 401-70425-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	CONSTRUCTION SERVICES	$8,594.97
EXPENSE Descr PONDEROSA DR			$17,994.97
EXPENSE Descr PUBLIC WORKS			
E 101-53000-360 VEHICLE MAINT/EXPENSE	AUTOMOTIVE PARTS & EQUIPMENT	PINTLE HOOK	$87.49
E 101-53000-360 VEHICLE MAINT/EXPENSE	AUTOMOTIVE PARTS & EQUIPMENT	BRACKET/LAMP	$7.98
E 101-53000-360 VEHICLE MAINT/EXPENSE	BIEBELS TRUE VALUE	KEY/TRUCK #38	$2.99
E 101-53000-410 STREETS GEN MAINT	BIEBELS TRUE VALUE	DISH SOAP	$8.41
E 101-53000-360 VEHICLE MAINT/EXPENSE	BIEBELS TRUE VALUE	SCREWS	$5.10
E 101-53000-360 VEHICLE MAINT/EXPENSE	BOBCAT PLUS INC	STUMP GRINDER TEETH	$728.06
E 101-53000-360 VEHICLE MAINT/EXPENSE	BUMPER TO BUMPER HARTLAND	BATTERY/#4610	$229.99
E 101-53000-360 VEHICLE MAINT/EXPENSE	BUMPER TO BUMPER HARTLAND	FREE ON/CABLE CUTTER	$82.97
E 101-53000-410 STREETS GEN MAINT	CHICAGO CONTRACTORS SUPPLY	CONCRETE SUPPLIES	$437.26
E 101-53000-420 STORM SEWER	HOME DEPOT	RAKES/BOARDS/SOAP	$205.34

Account Descr	Search Name	Comments	Amount
E 101-53000-420 STORM SEWER	HOME DEPOT	WOOD	$185.42
E 101-53000-365 BLDGS/GROUNDS MAINT EXPENSE	JNL WROUGHT IRON INC	REPAIR POWER GATE	$1,659.80
E 101-53000-410 STREETS GEN MAINT	LANGE ENTERPRISES INC	DEPOSITS CENTENNIAL SOCCER	$164.08
E 101-53000-420 STORM SEWER	OKAUCHEE REDI-MIX INC	SLURRY	$262.00
E 101-53000-420 STORM SEWER	OKAUCHEE REDI-MIX INC	CONCRETE	$310.00
E 101-53000-300 OPERATING SUPPLIES/EXPENSES	OLSEN SAFETY EQUIPMENT CORP	CAUTION DO NOT ENTER TAPE	$47.36
E 101-53000-300 OPERATING SUPPLIES/EXPENSES	OLSEN SAFETY EQUIPMENT CORP	RAIN PANTS/JACKETS	$298.33
E 101-53000-180 OTHER BENEFITS	POHLMAN, THOMAS	REIMBURSE CLOTHING ALLOWANCE	$36.79
E 101-53000-360 VEHICLE MAINT/EXPENSE	POMP S TIRE SERVICE INC	TIRE FOR TRAILER	$40.00
E 101-53000-360 VEHICLE MAINT/EXPENSE	PROVEN POWER INC	CAPS/DRIVE ASSEMBLY	$282.09
E 101-53000-360 VEHICLE MAINT/EXPENSE	PROVEN POWER INC	SPINDLES/BLADES	$486.91
E 101-53000-360 VEHICLE MAINT/EXPENSE	PROVEN POWER INC	SAFETY SWITCH	$49.90
E 101-53000-180 OTHER BENEFITS	SPIC AND SPAN INC	UNIFORMS 06/20	$116.40
E 101-53000-180 OTHER BENEFITS	SPIC AND SPAN INC	UNIFORMS 06/27	$89.40
E 101-53000-180 OTHER BENEFITS	SPIC AND SPAN INC	UNIFORMS 07/04	$116.40
E 101-53000-180 OTHER BENEFITS	SPIC AND SPAN INC	UNIFORMS 07/11	$89.40
E 101-53000-365 BLDGS/GROUNDS MAINT EXPENSE	TRINITY ECO SOLUTIONS	GARBAGE BAGS/URINAL SCREENS	$191.60
E 101-53000-225 STREET LIGHTING	WE ENERGIES	MAY-JUNE ST LIGHTING	$8,709.72
E 101-53000-420 STORM SEWER	WOLF PAVING CO INC	ASPHALT	$191.91
EXPENSE Descr PUBLIC WORKS			$15,123.10
EXPENSE Descr RECREATION PROGRAMS/EVENTS			
E 101-55300-300 OPERATING SUPPLIES/EXPENSES	ACCURATE GRAPHICS INC	CONCERT SERIES FLYERS	$90.50
E 101-55300-303 SUMMER REC EXPENSES	DOUSMAN TRANSPORT	JUNE SUMMER CAMP	$2,153.72
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	LAKE COUNTRY FINE ARTS SCHOOL	CLAY SUMMER CAMP	$152.00
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	LISA M SAUER	MUSIC FOR LITTLE MOZARTS	$180.00
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	PAWSITIVE PATHWAYS DOG	CANINE GOOD CITIZEN	$243.00
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	PAWSITIVE PATHWAYS DOG	CANINE GOOD CITIZEN	$324.00
E 101-55300-300 OPERATING SUPPLIES/EXPENSES	PROHEALTH CARE MEDICAL ASSOC	RAPID DRUG SCREEN/MARTINEZ	$29.00
E 101-55300-300 OPERATING SUPPLIES/EXPENSES	PROHEALTH CARE MEDICAL ASSOC	RAPID DRUG SCREEN/BROMBERGER	$29.00
E 101-55300-295 TRIPS	SIX FLAGS GREAT AMERICA	8TH GRADE FIELD TRIP ADDL FEES	$49.51
EXPENSE Descr RECREATION PROGRAMS/EVENTS			$3,250.73
EXPENSE Descr REFUSE & GARBAGE COLLECTION			
E 201-53620-200 GARBAGE COLLECTION FEES	ADVANCED DISPOSAL SERVICES	JUNE SERVICES	$32,258.22
EXPENSE Descr REFUSE & GARBAGE COLLECTION			$32,258.22
EXPENSE Descr SEWER SERVICE			
E 204-53610-290 OUTSIDE SERVICES/CONTRACTS	DIVERSIFIED BENEFIT SERVICES	JULY ADMN SERVICES	$25.84
E 204-53610-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	SCADA SERVICE	$437.62
E 204-53610-385 MAINTENANCE-COLLECT EQP PUMP	SIDING PLUS LLC	INSTALL GUTTERS	$250.00
E 204-53610-385 MAINTENANCE-COLLECT EQP PUMP	TERMINAL ANDRAE INC	LABOR AND MATERIAL FOR PLC REPLACEMENT	$2,100.00
E 204-53610-800 CAPITAL OUTLAY	VISU-SEWER, INC.	15 INCH NATIONAL LINER	$18,905.00

Account Descr	Search Name	Comments	Amount
E 204-53610-800 CAPITAL OUTLAY	WOOD SEWER AND EXCAVATING INC	2017 UTILITIES/PAYMENT #2	$4,180.00
EXPENSE Descr SEWER SERVICE			$25,898.46
EXPENSE Descr STORM SWR CATCH BASIN REPAIR			
E 401-74075-285 CONSTRUCTION COSTS	WOOD SEWER AND EXCAVATING INC	2017 UTILITIES/PAYMENT #2	$132,292.00
EXPENSE Descr STORM SWR CATCH BASIN REPAIR			$132,292.00
EXPENSE Descr STORM WATER MGMT PLAN			
E 401-74097-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	MAY-JUNE STORM WATER PERMIT COMPLIANCE	$468.80
EXPENSE Descr STORM WATER MGMT PLAN			$468.80
EXPENSE Descr THORNBUSH CR			
E 401-70430-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	CONSTRUCTION SERVICES	$7,000.00
EXPENSE Descr THORNBUSH CR			$7,000.00
EXPENSE Descr TRUSTEES			
E 101-51100-300 OPERATING SUPPLIES/EXPENSES	MENARDS- PEWAUKEE	MINI FRIDGE/STORAGE CABINET	$288.97
EXPENSE Descr TRUSTEES			$288.97
EXPENSE Descr UNBUDGETED			
E 401-57300-290 OUTSIDE SERVICES/CONTRACTS	PAYNE AND DOLAN INC	2017 PAVING/PAYMENT 1	$39,776.87
E 401-57300-290 OUTSIDE SERVICES/CONTRACTS	PAYNE AND DOLAN INC	2017 PAVING/PAYMENT 1	$1,728.13
E 401-57300-290 OUTSIDE SERVICES/CONTRACTS	RUEKERT & MIELKE	PAWLING AVE PARKING DESIGN/CONSTRUCTION	$5,205.65
EXPENSE Descr UNBUDGETED			$46,710.65
EXPENSE Descr WATER UTILITY			
E 620-53700-923 OUTSIDE SERVICES	AECOM TECHNICAL SERVICES	LEAK DETECTION SURVEY	$7,882.05
E 620-53700-923 OUTSIDE SERVICES	BADGER METER INC	JUNE BEACON HOSTING	$151.10
E 620-53700-923 OUTSIDE SERVICES	DIVERSIFIED BENEFIT SERVICES	JULY ADMN SERVICES	$64.61
E 620-53700-923 OUTSIDE SERVICES	NORTHERN LAKE SERVICE INC	570 PROGRESS WELL #3	$20.00
E 620-53700-923 OUTSIDE SERVICES	NORTHERN LAKE SERVICE INC	2017 LEAD AND COPPER SAMPLES	$480.00
E 620-53700-923 OUTSIDE SERVICES	NORTHERN LAKE SERVICE INC	COPPER AND LEAD	$200.00
E 620-53700-923 OUTSIDE SERVICES	NORTHERN LAKE SERVICE INC	JUNE BACTERIA SAMPLES	$72.00
E 620-53700-923 OUTSIDE SERVICES	NORTHERN LAKE SERVICE INC	JUNE BACTERIA SAMPLES	$54.00
E 620-53700-923 OUTSIDE SERVICES	NORTHERN LAKE SERVICE INC	LEAD/COPPER	$20.00
E 620-53700-930 MISC GENERAL EXPENSES	TRI-COUNTY WATERWORKS ASSOC	MEETING 08/10 FELKNER/ELFTMAN	$20.00
E 620-53700-622 POWER FOR PUMPING	WE ENERGIES	MAY-JUNE #3 PUMPHOUSE	$1,161.34
E 620-53700-923 OUTSIDE SERVICES	WI STATE LABORATORY OF HYGIENE	FLUORIDE	$25.00
E 620-53700-673 TRANS&DIST MAINS	WOOD SEWER AND EXCAVATING INC	2017 UTILITIES/PAYMENT #2	$21,970.00
E 620-53700-678 HYDRANTS	WOOD SEWER AND EXCAVATING INC	2017 UTILITIES/PAYMENT #2	$12,705.00
EXPENSE Descr WATER UTILITY			$44,825.10

Account Descr	Search Name	Comments	Amount
			$482,731.32

VILLAGE OF HARTLAND
LICENSES AND PERMITS
JULY 24, 2017

Bartender (Operator's) License – expires June 30, 2018

Michelle Leaman
Philip Gusk

The Police Chief and Village Clerk recommend approval of the license listed above. The applicant has successfully completed the Responsible Beverage Servers Course.

Licenses and Permits related to "Tent Event" to benefit Cystic Fibrosis Foundation

Applicant: Palmer's Steakhouse
Date: Sunday, August 27, 2017
Time: 1 p.m. – 7:00 p.m.

Temporary Class "B"/"Class B" Retailer's License
Street Use Permit (6:00 a.m. to 10:00 p.m.)

Licenses Relating to St. Charles Catholic Church Fall Festival

Applicant: St. Charles Catholic Church
Dates: September 8, 9, & 10, 2017
Time: Noon to 11:00 p.m.

Temporary Class "B"/"Class B" Retailers License
Public Dance License
Temporary Operator Licenses: Jeffrey Walloch, Richard Jacunski, Keith Van De Laarschot, Jane Walloch

Street Use Permit

Applicant: Stacey LaFlamme
Event: Block Party
Location: 1017 Woods Drive
Date: Sept. 16, 2017
Time: 11:00 a.m. to 4:00 p.m.

Street Use Permit

Applicant: Beer Snobs Ale & Eats
Event: Oktoberfest Party
Location: 122 Cottonwood Ave.
Date: Sept. 30, 2017
Time: Noon to midnight

Village of Hartland

Date: 7-5-17
Rec #: 186079

STREET USE PERMIT APPLICATION FOR LARGE SCALE EVENTS

(Three (3) or more City Blocks, or More than 1,200 Feet)

APPLICATION MUST RE RECEIVED AT THE ADMINISTRATIVE OFFICES AT LEAST 30 DAYS IN ADVANCE OF THE DATE OF THE EVENT

$50.00 FEE

Nonrefundable application fee is required at time of filing

Sponsoring Agency (if applicable) Cystic Fibrosis Foundation
Street Address 400 S. Executive Dr. Suite 109 Brookfield, WI 53006
Web Page and/or e-mail address www.CFF.org, Waukesha, WI 53186
Phone No. 262-798-2060 **Fax No.** 262-798-2065

Contact Person Jerry Jerome Marie Arenas
Street Address (if different than above) 122 E. Capitol Drive
E-mail Address Jerry@Palmerssteakhouse.com
Phone No. 262-369-3939 **Fax No.** 262-369-5050

Street name and block numbers (attach map and diagram)
Capitol Drive

Date(s) of Closure/Use August 27, 2017 **Rain Date?** None
Hours of Closure/Use 6:00 am - 10:00 pm **Estimated Attendance** 500

Describe Event (include time table indicating hours of set up and tear down if applicable)
"TENT EVENT" to benefit Cystic Fibrosis - Set up to begin at 6:00 am - Tear down 10:00 pm
Tables, Chairs, TENTS, bathrooms, beer wagon, soda wagon,
The event will begin at 1:00 pm - END at 7:00 pm

Additional permits are required for the following activities – applications available at the Village Administrative office:

Sale of beer and/or wine – Class "B" Picnic Beer/Wine License $10

Signature of Applicant _____ **Date** _____
(Falsification of Information will result in denial of permit)

IMPORTANT! – PLEASE ATTACH CERTIFICATE OF INSURANCE WITH VILLAGE OF HARTLAND LISTED AS AN ADDITIONAL INSURED

Return completed application and $50 application fee to:
Village of Hartland, 210 Cottonwood Avenue, Hartland, WI 53029
(Phone 262-367-2714)

OVER →

Date approved or denied: _____
Any conditions specified: _____

PETITION

We, the undersigned residents of the 100 hundred block(s) of Capitol Drive Street in the Village of Hartland, hereby consent to the recreational use of this street between the hours of 6:00am and 10:00pm on August, the 27 day of 2017, for the purpose of _____, and do hereby petition the Village of Hartland to grant a Street Use Permit for use of the said portion of said street for said purpose and do hereby agree to abide by such conditions of such use in the Village of Hartland.

Barricades and "Road Closed" sign can be obtained from a traffic control rental vendor or at cost by the DPW, subject to availability and with at least 48 hours notice (262-367-2714).

The responsible person or persons who shall sign an application for a Street Use Permit on our behalf is/are as follows:

NAME(S) Jerome Arenas

TITLE _____

ADDRESS 122 E. Capitol Dr. HARTLAND, WI 53029

PHONE (daytime) 262-369-3939 (evening) Same

ORGANIZATION/GROUP SPONSORING EVENT Cystic Fibrosis Foundation

Petitioner(s) Signature	Petitioner(s) Address
Bruce Kamman	121 E Capitol Dr.
[illegible]	119E. Capitol Dr.
Pat Hayes	131 E Capitol Dr.
[illegible]	128 E. Capitol Dr

Rept 186079

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE $ 10.00 Application Date: _____

☐ Town ☑ Village ☐ City of HARTLAND County of WAUKESHA

The named organization applies for: *(check appropriate box(es).)*

☐ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 8-27-2017 and ending 8-27-2017 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization *(check appropriate box)* → ☐ Bona fide Club ☐ Church ☐ Lodge/Society ☐ Chamber of Commerce or similar Civic or Trade Organization ☐ Veteran's Organization ☐ Fair Association

(a) Name Cystic Fibrosis Foundation

(b) Address 400 S. Executive Drive - Brookfield, WI. 53005 Suite 109
(Street) ☐ Town ☐ Village ☐ City

(c) Date organized 1955

(d) If corporation, give date of incorporation N/A

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers:
President Jerome Arenas
Vice President _____
Secretary _____
Treasurer _____

(g) Name and address of manager or person in charge of affair: Jerome Arenas

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 122 E. Capitol Dr. Hartland, WI. 53029

(b) Lot N/A Block N/A

(c) Do premises occupy all or part of building? YES

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

3. Name of Event

(a) List name of the event Palmers Steakhouse "TENT EVENT" To benefit Cystic Fibrosis

(b) Dates of event 8-27-2017

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Cystic Fibrosis Foundation
(Name of Organization)

Officer _____ *(Signature/date)* Officer _____ *(Signature/date)* Chapter President

Officer _____ *(Signature/date)* Officer _____ *(Signature/date)*

Date Filed with Clerk 7-5-17 Date Reported to Council or Board _____

Date Granted by Council _____ License No. _____

VILLAGE OF HARTLAND

210 Cottonwood Avenue
Hartland, WI 53029

Phone: 262-367-2714
Fax: 262-367-2430

FEE: $50

Receipt No. 185921

License Number _____

Public Dance License Application

(Pursuant to Village of Hartland Municipal Code Sec. 10-206 – 10-232)

For the license period of July 1, 2017 through June 30, 2018

Please Print:

Name of Business: St Charles Parish

Address of Business: 313 Circle Dr

Business Phone: 262-367-0800

Applicant's Name: _____

Applicant's Address: _____

Applicant's Phone: _____ Email: Keithvandy@Aol.com

Signature of Applicant: [signature]

Date of Application: 6/23/17

Address of Property Where Public Dance Will Be Held:

313 Circle Drive

Date of the Event: Sept 8, 9, 10

Time of Event: Noon – 11

Class "B" Malt and Liquor License or Temporary "Class B" Held by:

St Charle Parish

☆ **Attach a diagram showing exterior boundaries of the parking area and the total number of vehicles which can be accommodated if dance is held inside a licensed premise.** ☆

pd 185921
6/27/17

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE $ 10.00 Application Date: _____

☐ Town ☑ Village ☐ City of HARTLAND County of WAUKESHA

The named organization applies for: *(check appropriate box(es).)*

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning Sept 8th 2017 and ending Sept 10 2017 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization *(check appropriate box)* → ☐ Bona fide Club ☒ Church ☐ Lodge/Society ☐ Chamber of Commerce or similar Civic or Trade Organization ☐ Veteran's Organization ☐ Fair Association

(a) Name St Charles Parish

(b) Address 313 Circle Dr Hartland WI
(Street) ☐ Town ☒ Village ☐ City

(c) Date organized 8/11/1906

(d) If corporation, give date of incorporation 8/31/1906

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers:

President _____

Vice President _____

Secretary _____

Treasurer _____

(g) Name and address of manager or person in charge of affair: Keith Van DeLaarschot W311 N4982 Old Steple Ct Hartland

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 313 Circle Dr

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? All

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

3. Name of Event

(a) List name of the event St Charles Fall Fest

(b) Dates of event Sept 8, 9, 10 2017

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

St Charles Congregation
(Name of Organization)

Officer _____ (Signature/date)

Officer Marge Beck 6/26/17 (Signature/date)

Officer _____ (Signature/date)

Officer _____ (Signature/date)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Village of Hartland

Date: 7/17/17
Rec.#: 186519

STREET USE PERMIT APPLICATION

(For Events Less than 3 Blocks – Residential Neighborhood Events)

$30.00 FEE (NOT REFUNDABLE)

We, the undersigned residents of the see list Below. hundred block(s) of Longmeadow Street in the Village of Hartland, hereby consent to the recreational use of this street between the hours of 11 am and 4pm on September, the 16 day of 2017, for the purpose of River Reserve Block Party, and do hereby petition the Village of Hartland to grant a Street Use Permit for use of the said portion of said street for said purpose and do hereby agree to abide by such conditions of such use in the Village of Hartland.

Barricades and "Road Closed" sign can be obtained from a traffic control rental vendor or at cost by the DPW, subject to availability and with at least 48 hours notice (262-367-2714).

The responsible person or persons who shall sign an application for a Street Use Permit on our behalf is/are as follows:

NAME(S) Stacey LaFlamme

TITLE neighbor in River Reserve

ADDRESS 1017 Woods Dr. HARTLAND, WI 53029

PHONE (daytime) 414-232-6793 (evening) 414-232-6793

ORGANIZATION/GROUP SPONSORING EVENT _____

Petitioner(s) Signature	Petitioner(s) Address
[illegible]	112 LONG MEADOW DR.
[illegible]	1003 River Reserve Dr
Gordon Herrin	114 LONG MEADOW DR.
Kristen Okey	116 Long Meadow Dr.
Maggie Jerree	1007 River Reserve Dr.
[illegible] Chessar 70	113 Long Meadow DR.
Patti [illegible]	117 Long Meadow DR.
Derek Nelson	107 Long Meadow Dr.
Dan O'Brien	109 Long Meadow

(Office use only)

Received by _____ FEE: $30.00

Date _____ Receipt No. _____

Approved this _____ day of _____, 20____

Village Hartland

Date: 7-12-17
Rec.#: 186382

STREET USE PERMIT APPLICATION
(For Events Less than 3 Blocks – Residential Neighborhood Events)

$30.00 FEE (NOT REFUNDABLE)

We, the undersigned residents of the _____ hundred block(s) of Haight Dr Street in the Village of Hartland, hereby consent to the recreational use of this street between the hours of NOON and Midnight on Saturday Sept the 30 day of 20 17, for the purpose of OKTOBERFEST PARTY, and do hereby petition the Village of Hartland to grant a Street Use Permit for use of the said portion of said street for said purpose and do hereby agree to abide by such conditions of such use in the Village of Hartland.

Barricades and "Road Closed" sign can be obtained from a traffic control rental vendor or at cost by the DPW, subject to availability and with at least 48 hours notice (262-367-2714).

The responsible person or persons who shall sign an application for a Street Use Permit on our behalf is/are as follows:

NAME(S) Beer Snobs Ale + Eats - Harold Berg / Hartland Inn

TITLE VP

ADDRESS 122 Cottonwood Ave HARTLAND, WI 53029

PHONE (daytime) 414-870-6901 Cell (evening) 262-367-6627

ORGANIZATION/GROUP SPONSORING EVENT Beer Snobs, Inc / Hartland Inn

Petitioner(s) Signature	Petitioner(s) Address
[illegible]	
Harold Berg	

(Office use only)

Received by _____ FEE: $30.00

Date _____ Receipt No. _____

Approved this _____ day of _____, 20____

VILLAGE OF HARTLAND
BUSINESS OCCUPANCY
PERMIT APPLICATION
PAGE 2

BUSINESS:
Name: Hartland Farmers Market
Address: Pawling ave municipal Parking lot Unit/Suite No.
Phone No: 262-227-9287 FAX No.

BUSINESS OWNER:
Name: Mary Barwick
Address: 3393 Greenhurst St Helenville, WI 53137
Day Phone: 262-227-9287 Evening Phone: Same Emergency Phone: Same

BUILDING OWNER:
Name:
Address:
Day Phone: Evening Phone: Emergency Phone:

2ND EMERGENCY CONTACT:
Name:
Address:
Emergency Phone:

CONTACT FOR FIRE DEPARTMENT TO MAKE ARRANGEMENT FOR INSPECTION:
Name: Phone:

DETAILED DESCRIPTION OF BUSINESS OPERATION: Produce, eggs, honey, home made skin care, canned goods, bakery

Hours and days of operation: Sundays 10-1

Number of full and part time employees on site during each shift (count working owner as an employee): 8-12

Estimated max. total of customers/clients/visitors on site at one time:
Number of total off-street parking stalls provided on site: park on the Road
Number of above parking stalls dedicated for use by this business:

Describe anticipated method and frequency of deliveries to/from the site, and location on site where loading/unloading/parking of shipping vehicle is to occur:

Describe any activities that may occur outside the building but still on-site such as dumpster, outside storage, equipment, accessory buildings, etc. (Please attach site plan showing these items):

Detailed description of any equipment, operation, device, or process that may emit noise, vibration, or odors from the site: None

VILLAGE OF HARTLAND
BUSINESS OCCUPANCY
PERMIT APPLICATION
PAGE 3

The names and amounts of any noxious or hazardous substances or fumes that may be created, stored, or used on the site: none

Describe or sketch area for storage of above substances and any other high fire hazard areas:

Fire extinguisher size, type, and quantity:

Is there a fire sprinkler system:
Is there an alarm system:
Heating type and location:
Describe or sketch gas shut off location:
Describe or sketch electric shut off location:
Describe or sketch fire sprinkler shut off location:
Attach a sketch of the area of the building to be used for this business unless all of building is to be used.

Please note that operation of a business is not allowed until the occupancy permit application has been approved.

You may need to attach additional pages to this application.

If you have questions call Building Inspector at 262-367-4744.

Incomplete applications will not be approved.

Applicant's Signature: Mary Banwicz Date: 7-12-17

FOR OFFICE USE ONLY

ZONING DEPARTMENT/BUILDING INSPECTION DEPARTMENT	
Zoning Classification:	
Zoning Approved:	By:
Application Approved:	
Permit Number:	
Notes/Conditions:	

FIRE DEPARTMENT	
Site Approved:	By:
Notes/Conditions:	

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*

Date:	5-23-17	Fee Paid:	$450
Date Filed:	5-23-17	Receipt No.	185543

1. Name: Owner: Verizon Wireless Personal Communications LP
   Agent: Nathan Ward

   Address of Owner/Agent: Owner: 1515 Woodfield Rd. Schaumburg, IL 60173
   Agent: 1200 Riva Ridge Racine, WI 53402

   Phone Number of Owner/Agent: Owner:847-619-3046 Agent:414-788-1327

   FAX No. _____ E-mail nward@buellconsulting.com

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

   See attached Exhibit A

3. State present use of property and intended use. The site is a municipal water tank with one existing wireless communications provider with equipment shelter and antennas on tank. We propose to add a second wireless installation with shelter, back-up generator and antennas on tank.

Nathan Ward 5/18/17
Signature of Petitioner

1200 Riva Ridge, Racine, WI 53402
Address

414-788-1327
Phone

over

Exhibit A

The following described real estate situated in the County of Waukesha and State of Wisconsin, to-wit:

All that part of the Southeast 1/4 of Section 2, Town 7 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin, bounded and described as follows: Beginning at the most Easterly corner of Lot 9, Block 9, Hartridge Addition No. 1; thence North 49° 15' West along the Northeasterly line of Lots 8 and 9 of Block 9, 150.00 feet; thence North 40° 45' East, 250.00 feet; thence South 49° 15' East, 150.00 feet; thence South 40° 45' West, 250.00 feet to the place of beginning. ALSO including the following described strip of land for access easement: Beginning at the most Southerly corner of Lot 9, Block 9, Hartridge Addition No. 1; thence North 43° 45' East along the Southeasterly line of said Lot 9, 119.56 feet; thence North 40° 45' East, 80.44 feet; thence South 49° 15' East, 30.00 feet; thence South 40° 45' West, 81.23 feet; thence South 43° 45' West, 120.35 feet; thence North 46° 15' West, 30.00 feet to the place of beginning. AND BEING the same property conveyed to Village of Hartland, a municipal corporation from Universal Shelter

Corporation by Warranty Deed dated October 26, 1973 and recorded November 01, 1973 in Deed Book 059, Page 447.

CONSULTANT TEAM

PROJECT CONSULTANT:	TERRA CONSULTING GROUP, LTD. 600 BUSSE HIGHWAY PARK RIDGE, IL 60068 (847) 698-6400
SURVEYOR:	THOMSON SURVEYING LTD. 9575 W. HIGGINS ROAD SUITE 850 ROSEMONT, IL 60018 (847) 318-9790
STRUCTURAL:	HUTTER TRANKINA ENGINEERING 32 W 273 ARMY TRAIL RD, SUITE #100 WAYNE, IL 60184 (630) 513-6711

APPROVALS

REAL ESTATE: _____

RF: _____

CONSTRUCTION: _____

EQUIPMENT ENGINEERING: _____

OPERATIONS: _____

PROJECT TYPE

PROPOSED LESSEE ANTENNAS TO BE MOUNTED ON EXISTING WATER TOWER WITH PROPOSED 9'-4" x 16'-0" EQUIPMENT PLATFORM AT BASE.

SITE COORDINATES:

LATITUDE: 43° 05' 35.63" N (1A CERTIFICATION)

LONGITUDE: 88° 19' 56.11" W (1A CERTIFICATION)

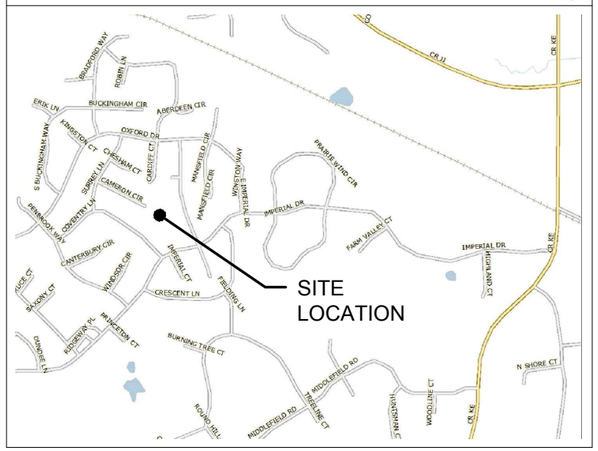
ELEVATION: ±1127.5' (1A)

DRIVING DIRECTIONS:

FROM LESSEE OFFICE:
TURN LEFT ONTO E FRONTAGE RD. TAKE RAMP LEFT AND FOLLOW IL-53 N. KEEP STRAIGHT ONTO IL-53 N EXT. TAKE RAMP RIGHT & FOLLOW SIGNS FOR E LAKE COOK RD. TAKE RAMP LEFT FOR I-94 W TOWARD WI. AT EXIT 316/317, TAKE RAMP RIGHT TOWARD MADISON. KEEP STRAIGHT ONTO I-43 S / I-894 W. KEEP RIGHT ONTO I-894 W. AT EXIT 1B, TAKE RAMP LEFT FOR I-94 W TOWARD MADISON. AT EXIT 293C, TAKE RAMP RIGHT FOR WI-16 W TOWARD PEWAUKEE. AT EXIT 184, TAKE RAMP RIGHT FOR CR-JK / CR-KE TOWARD N SHORE DR. TURN LEFT ONTO CR-JK / CR-KE. TURN RIGHT ONTO IMPERIAL DR. TURN RIGHT ONTO COVENTRY LN. DESTINATION IS ON THE RIGHT.

VICINITY MAP

N.T.S.



REGIONAL MAP

N.T.S.

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE IL 60068
PH: 847-698-6400
FAX: 847-698-6401

VERIZON WIRELESS PERSONAL COMMUNICATIONS LP

d/b/a Verizon Wireless

1515 WOODFIELD ROAD, SUITE 1400
SCHAUMBURG, ILLINOIS 60173

LOCATION NUMBER: 278150

SITE NAME: HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

DIGGERS HOTLINE
"Call 3 Work Days Before You Dig!"
TOLL FREE 1-800-242-8511
MILW. AREA (414) 259-1181
TDD 1-800-542-2289

OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED

FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

PROJECT INFORMATION

P.I.N. #:	HAV 072897001 (LEASE AREA) & HAV 0727208 (ACCESS DRIVE)
ADDRESS:	COVENTRY LANE HARTLAND, WI 53029
UTILITIES:	POWER: T.B.D. FIBER: T.B.D.
JURISDICTION:	VILLAGE OF HARTLAND
OCCUPANCY:	UNINHABITED
ZONING:	MUNICIPLE
CONSTRUCTION TYPE:	WATER TOWER CO LO
GENERATOR TYPE:	DIESEL
PROPERTY OWNER:	VILLAGE OF HARTLAND 210 COTTONWOOD AVE. HARTLAND, WI 53029
APPLICANT:	VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS 1515 WOODFIELD ROAD, SUITE 1400 SCHAUMBURG, IL 60173 (920) 841-1263
CONSTRUCTION MANAGER:	JON BARTELL (920) 585-9845
REAL ESTATE MANAGER:	DANIEL PEREZ (847) 706-1747

SHEET	DRAWING INDEX	REVISION
T-1	TITLE SHEET	-
LP	LOCATION PLAN	-
C-1	ENGINEERING SITE PLAN	-
C-2	SITE GRADING PLAN	-
C-3	EQUIPMENT ENCLOSURE FOUNDATION PLAN	-
ANT-1	SITE ELEVATION & ANTENNA LAYOUT	-
ANT-2	ANTENNA INFORMATION	-
ANT-2A	ANTENNA INFORMATION	-
ANT-3	DOGHOUSE & CONCRETE SLAB DETAILS	-
ANT-4	SITE DETAILS	-
S-1	STRUCTURAL DRAWINGS	-
S-2	STRUCTURAL DRAWINGS	-
S-3	STRUCTURAL DRAWINGS	-
S-3	STRUCTURAL DRAWINGS	-
S-4	STRUCTURAL DRAWINGS	-
S-5	STRUCTURAL DRAWINGS	-
B-1	EQUIPMENT ENCLOSURE PLAN & SECTION	-
B-2	EQUIPMENT ENCLOSURE ELEVATIONS	-
B-3	ROOF PLAN	-
B-4	SHELTER SECTIONS	-
E-1	UTILITY ROUTING PLAN	-
E-2	SITE GROUNDING PLAN	-
E-3	GROUNDING DETAILS	-
E-4	GROUNDING DETAILS	-
E-4A	GROUNDING DETAILS	-
E-5	ELECTRICAL DETAILS	-
SP-1	SPECIFICATIONS	-
SP-2	SPECIFICATIONS	-
P-1	EXISTING SITE PHOTOS	-
	ATTACHMENTS	
1 OF 3	SITE SURVEY	-
2 OF 3	SITE SURVEY	-
3 OF 3	SITE SURVEY	-

REVISIONS

NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	050917	TJS

LOC. # 278150

HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	12/02/15
PROJECT #:	33-1912

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

LEGEND

- ● = 1" IRON PIPE FOUND
- □ = 6" NAIL SET
- = COUNTY MONUMENT FOUND
- = ELECTRIC METER
- = TELEPHONE PEDESTAL
- = FIRE HYDRANT
- = GROUNDING PORT
- = ELECTRIC TRANSFORMER
- = WATER VALVE
- = DOOR
- –T/E– = BURIED ELEC. & TELE.
- –TV– = BURIED CABLE
- B.O.C. = BACK OF CURB
- = EXISTING CEDAR TREE

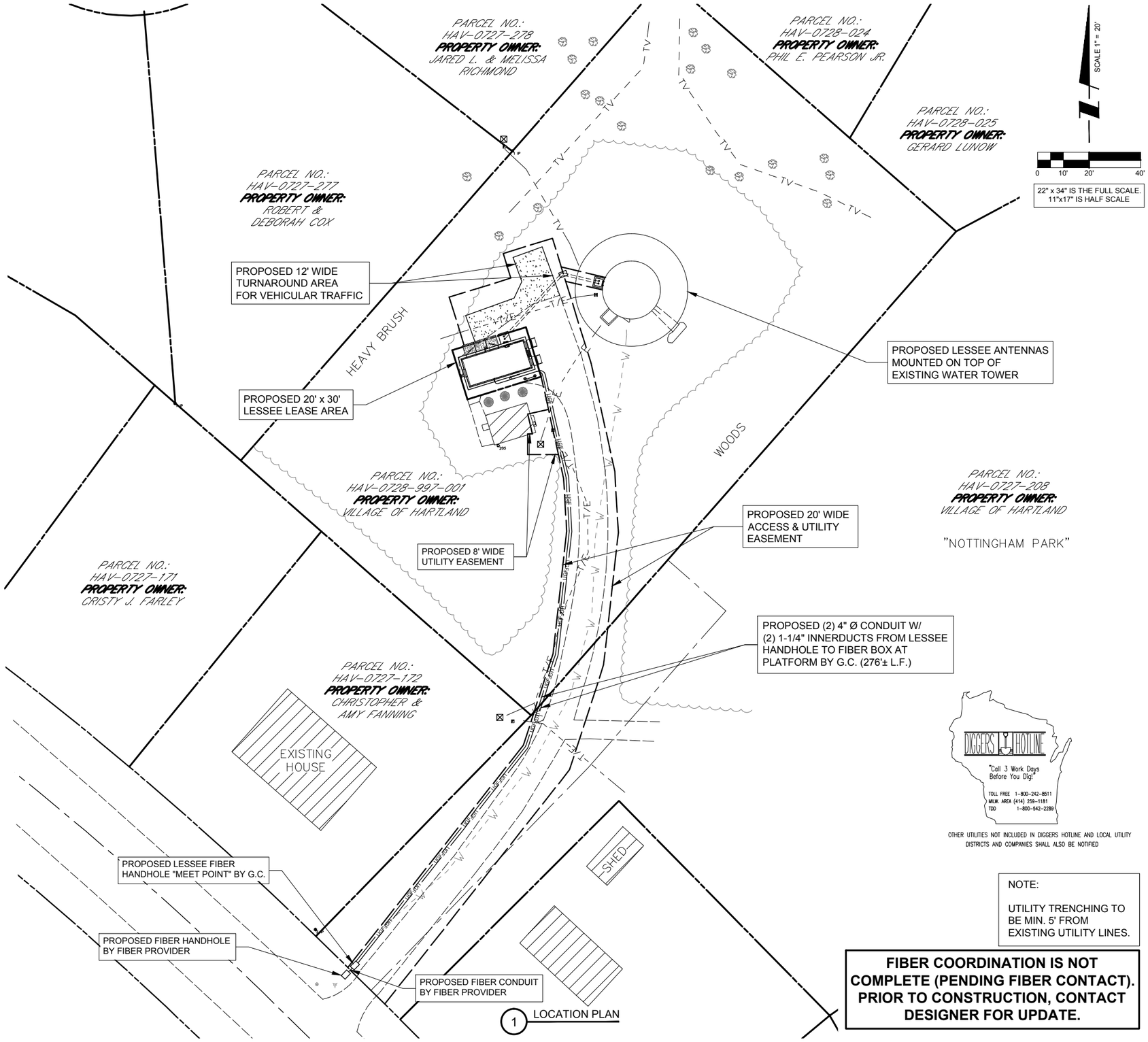
PROPERTY LINE	
FENCE	
OVERHEAD POWER LINE	OHE
UNDERGROUND TELCO	UGT
UNDERGROUND POWER	UGE
BURIED WATER LINE	W
BURIED GAS LINE	G
EDGE OF BUSH/TREES	

MERIDIAN
SURVEYING, LLC
N8774 Firelane 1
Menasha, WI 54952
Office: 920-993-0881
Fax: 920-273-6037

BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
TOP OF WATER TOWER ANCHOR BOLT NE OF OVERFLOW PIPE

GENERAL SITE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.
2. THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.
3. CONTRACTOR TO PROVIDE APPROXIMATE 50'X50' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.
4. BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCH BASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.



1 LOCATION PLAN

NOTE:

UTILITY TRENCHING TO BE MIN. 5' FROM EXISTING UTILITY LINES.

FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA
600 BUSSE HIGHWAY
PARK RIDGE IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
	ISSUED FOR REVIEW	05/05/17	TJS

LOC. # 278150

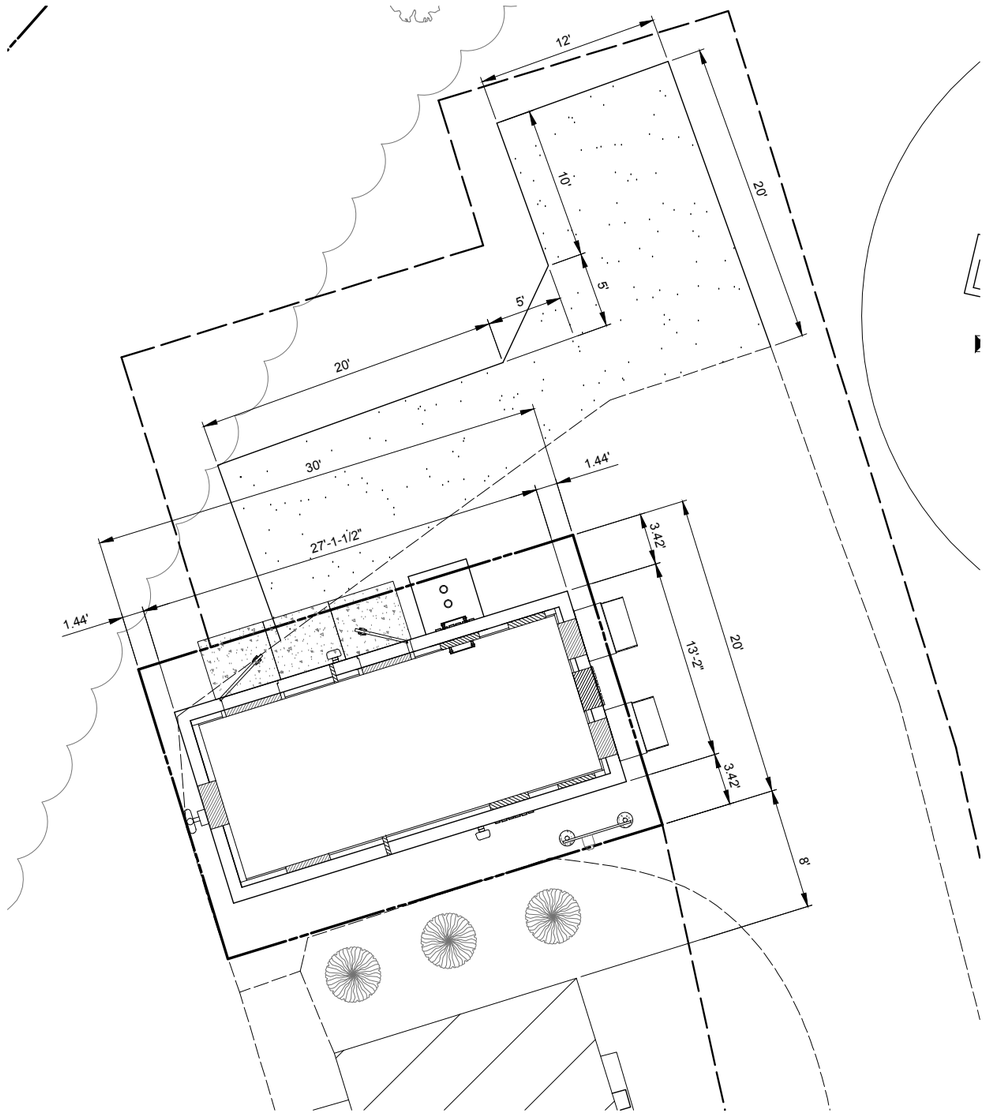
HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

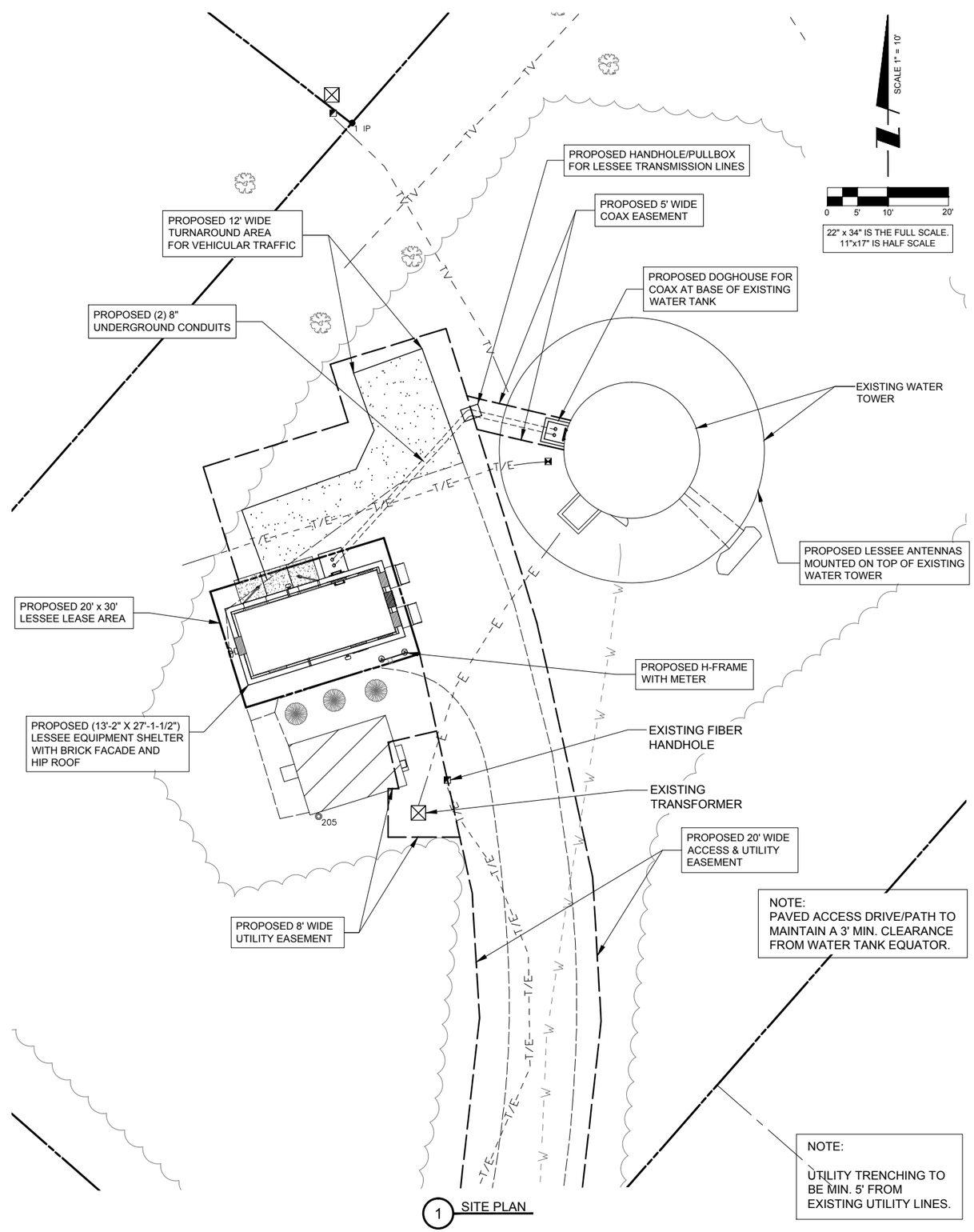
DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	12/02/15
PROJECT #:	33-1912

SHEET TITLE
LOCATION PLAN

SHEET NUMBER
LP



2 SITE DIMENSION PLAN
SCALE: 1" = 5'



1 SITE PLAN

MERIDIAN
SURVEYING, LLC
N8774 Firelane 1
Menasha, WI 54952
Office: 920-993-0881
Fax: 920-273-6037

BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
TOP OF WATER TOWER ANCHOR BOLT NE OF OVERFLOW PIPE
ELEVATION: 1019.48'

PAVEMENT MATERIALS AND QUANTITIES

ACCESS ROAD 52 S.Y.

1 1/2" HMA SURFACE COURSE
3" HMA BINDER COURSE
BITUMINOUS PRIME COAT
6" OF 3/4" CRUSHED AGGREGATE WITH FINES, CA-6
6" OF SUB-GRADE AGGREGATE
2000 GRADE SUB-GRADE GEOTEXTILE FABRIC, WOVEN

THE CONTRACTOR ALSO SHALL INCLUDE A SEPARATE UNIT PRICE PER CUBIC YARD TO REMOVE UNSTABLE OR UNSUITABLE MATERIAL AND HAUL-IN GRANULAR BACKFILL UNDER THE ACCESS DRIVE AND/OR APRON.

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
	ISSUED FOR REVIEW	05/05/17	TJS

LOC. # 278150

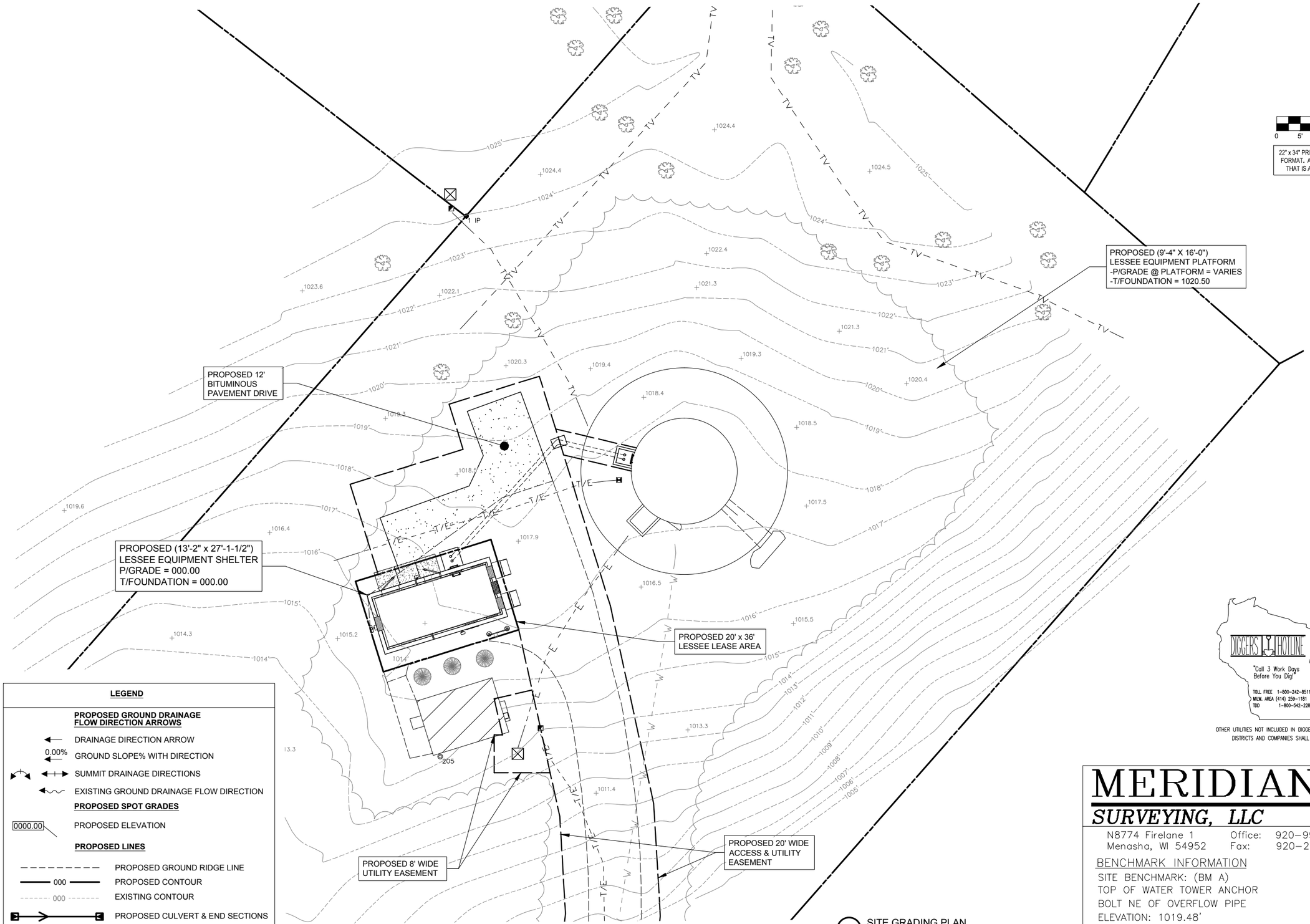
HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	12/02/15
PROJECT #:	33-1912

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-1



SCALE 1" = 10'

0 5' 10' 20'

22" x 34" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.

LEGEND

PROPOSED GROUND DRAINAGE FLOW DIRECTION ARROWS

- DRAINAGE DIRECTION ARROW
- 0.00% GROUND SLOPE% WITH DIRECTION
- SUMMIT DRAINAGE DIRECTIONS
- EXISTING GROUND DRAINAGE FLOW DIRECTION

PROPOSED SPOT GRADES

- 0000.00 PROPOSED ELEVATION

PROPOSED LINES

- PROPOSED GROUND RIDGE LINE
- 000 PROPOSED CONTOUR
- 000 EXISTING CONTOUR
- PROPOSED CULVERT & END SECTIONS

1 SITE GRADING PLAN
SCALE: 1" = 10'

DIGGERS HOTLINE
"Call 3 Work Days Before You Dig!"
TOLL FREE 1-800-242-8511
MILW. AREA (414) 259-1181
TDD 1-800-542-2289

OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED

MERIDIAN
SURVEYING, LLC
N8774 Firelane 1
Menasha, WI 54952
Office: 920-993-0881
Fax: 920-273-6037

BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
TOP OF WATER TOWER ANCHOR BOLT NE OF OVERFLOW PIPE
ELEVATION: 1019.48'

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
	ISSUED FOR REVIEW	050517	TJS

LOC. # 278150

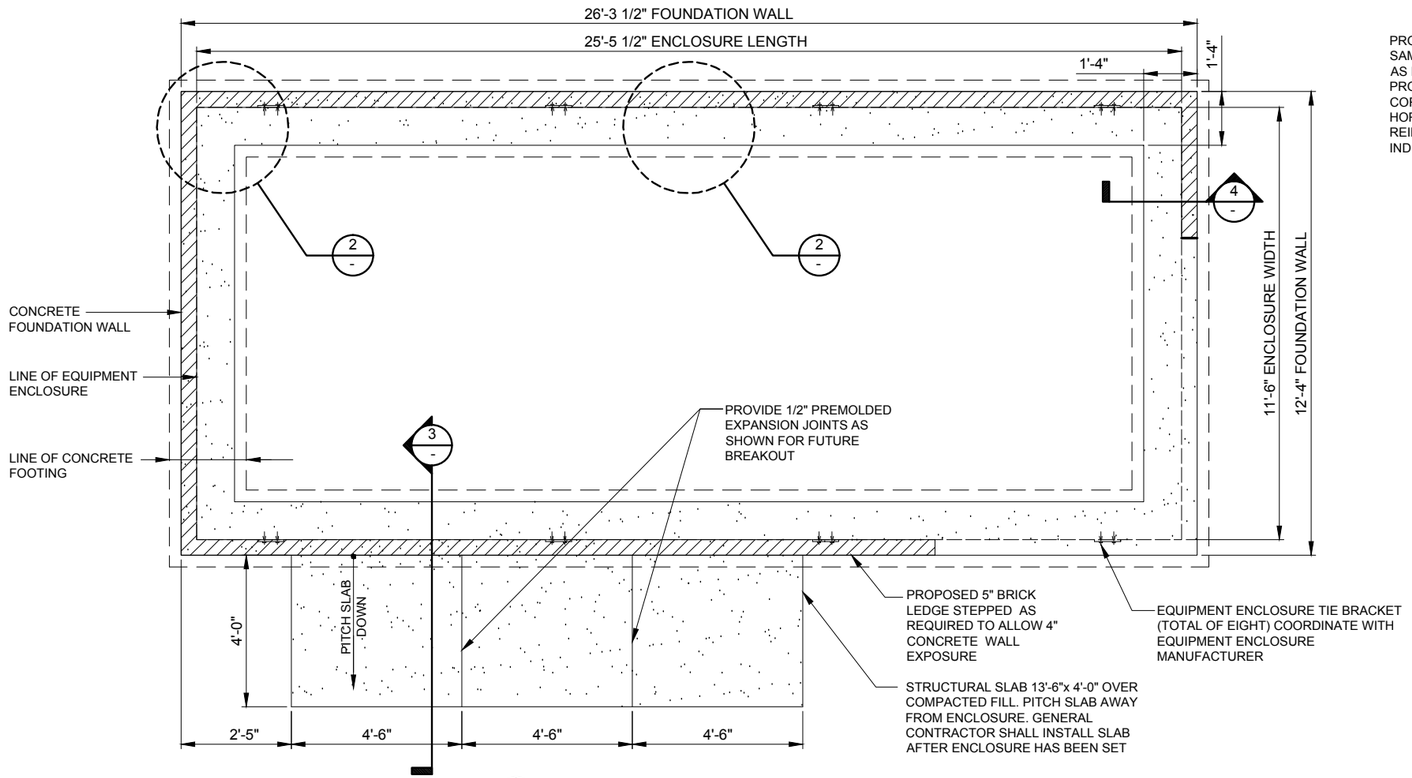
HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

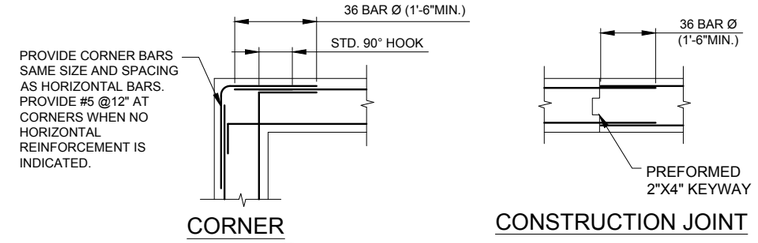
DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	12/02/15
PROJECT #:	33-1912

SHEET TITLE
SITE GRADING PLAN

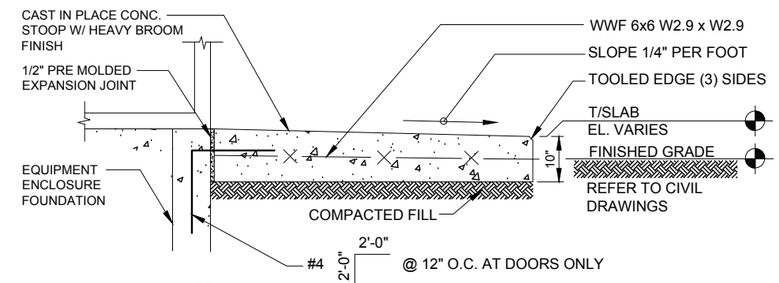
SHEET NUMBER
C-2



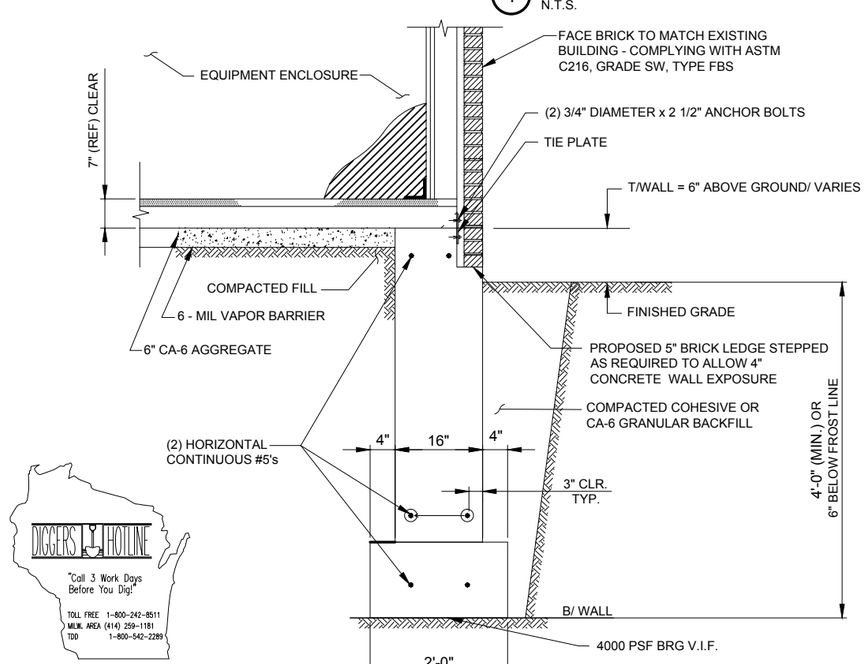
1 EQUIPMENT ENCLOSURE FOUNDATION PLAN
N.T.S.



2 CONCRETE WALL REINFORCEMENT DETAILS
N.T.S.



3 STOOP DETAIL
N.T.S.



4 FOUNDATION WALL SECTION
N.T.S.

NOTE:
LOCALIZED AREAS OF SOFT OR LOOSE MATERIALS MAY BE ENCOUNTERED AT THE PROPOSED BEARING ELEVATION. THE SOILS MAY REQUIRE COMPACTION USING A PLATE COMPACTOR IN THE FOOTING TRENCH IF FIELD CONDITIONS INDICATE LOOSE GRANULAR SOILS. THE SOILS MAY REQUIRE REMOVAL AND REPLACEMENT WITH AN APPROVED ENGINEERED FILL. FOUNDATION DEPTH AND OVER DIG REQUIREMENTS SHALL BE VERIFIED WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND INCLUDED IN THE BID BEFORE CONSTRUCTION. THE EVALUATION OF THE SUB GRADE AND SELECTION OF FILL MATERIALS SHALL BE MONITORED AND TESTED BY A QUALIFIED REPRESENTATIVE OF THE SOILS ENGINEER.

A. EQUIPMENT ENCLOSURE FOUNDATION

1. REFER TO CIVIL DRAWINGS FOR ORIENTATION OF THE FOUNDATIONS.
2. EQUIPMENT ENCLOSURE FOUNDATION IS DESIGNED FOR THE FOLLOWING LOADS:
   ENCLOSURE DEAD LOAD: 70,000 LBS.
   ROOF LIVE LOAD: 100 PSF
   FLOOR LIVE LOAD: 135 PSF
3. THE CONTRACTOR SHALL NOTIFY THE CLIENT'S GEOTECHNICAL ENGINEER TO COORDINATE HAVING A FIELD REPRESENTATIVE ON SITE FOR TESTING AND INSPECTION.
4. FOOTINGS SHALL BEAR ON VIRGIN SOIL OR COMPACTED FILL MATERIAL CAPABLE OF SUPPORTING A MINIMUM SOIL BEARING PRESSURE OF 3000 PSF.
5. SUBGRADE PREPARATION:
   A. REMOVE ALL SOILS CONTAINING TOPSOIL: ORGANIC MATERIALS, AND/OR FILL MATERIALS FROM WITHIN AREA OF ENCLOSURE FOUNDATION.
   B. PROOF ROLL RESULTING SUBGRADE WITH A HEAVILY LOADED SINGLE AXLE ROLLER OR SIMILAR VEHICLE. (20 TON LOAD). CONTRACTOR SHALL UNDERCUT AND REPLACE WITH ENGINEERED FILL. ALL LOOSE SOFT OR UNSTABLE AREAS REVEALED DURING PROOFROLLING AS DIRECTED BY THE TESTING AGENCY. CONTRACTOR SHALL INCLUDE ANTICIPATED UNDERCUT AND REPLACEMENT AS INDICATED IN THE GEOTECHNICAL REPORT AS PART OF THE BID.
   C. BACKFILL AND COMPACT THE AREA WITHIN THE BUILDING FOUNDATION. BETWEEN RESULTANT SUBGRADE AND FOUNDATION WALL WITH APPROVED GRANULAR MATERIAL.
6. FOUNDATION WALLS SHALL BE BACKFILLED EVENLY ON EACH SIDE OF THE WALL OR WALLS SHALL BE ADEQUATELY BRACED BY THE CONTRACTOR UNTIL FLOOR SLAB HAS BEEN PLACED AND CURED FOR 72 HOURS MINIMUM.
7. ENCLOSURE SHALL NOT BE SET UNTIL FLOOR SLAB HAS BEEN CURED FOR 72 HOURS MINIMUM.
8. CONTRACTOR TO ENSURE FOUNDATION / SLAB ARE POURED TO MEET FLATNESS LEVEL TOLERANCES AS INDICATED IN ACI 4.5.6 AND 4.5.7.

B. EQUIPMENT ENCLOSURE

THE EQUIPMENT ENCLOSURE IS A PRE-FABRICATED BUILDING MANUFACTURED BY FIBREBOND, MINDEN, LOUISIANA.

THE EQUIPMENT ENCLOSURE BUILDING SHALL BE FURNISHED AND INSTALLED BY THE OWNER UNDER SEPARATE CONTRACT PER THE OWNER AND MANUFACTURER SPECIFICATIONS.

C. CONCRETE NOTES

1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND ACI 301, LATEST EDITION. THESE DOCUMENTS SHALL BE AVAILABLE IN THE FIELD OFFICE.
2. EXCEPT WHERE OTHERWISE INDICATED, CONCRETE SHALL BE NORMAL WEIGHT AND WITH MINIMUM 28-DAY COMPRESSIVE STRENGTHS OF F'c=4000 PSI. ALL EXTERIOR EXPOSED CONCRETE SHALL BE AIR ENTRAINED.
3. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA
600 BUSSE HIGHWAY
PARK RIDGE IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	05/05/17	TJS

LOC. # 278150

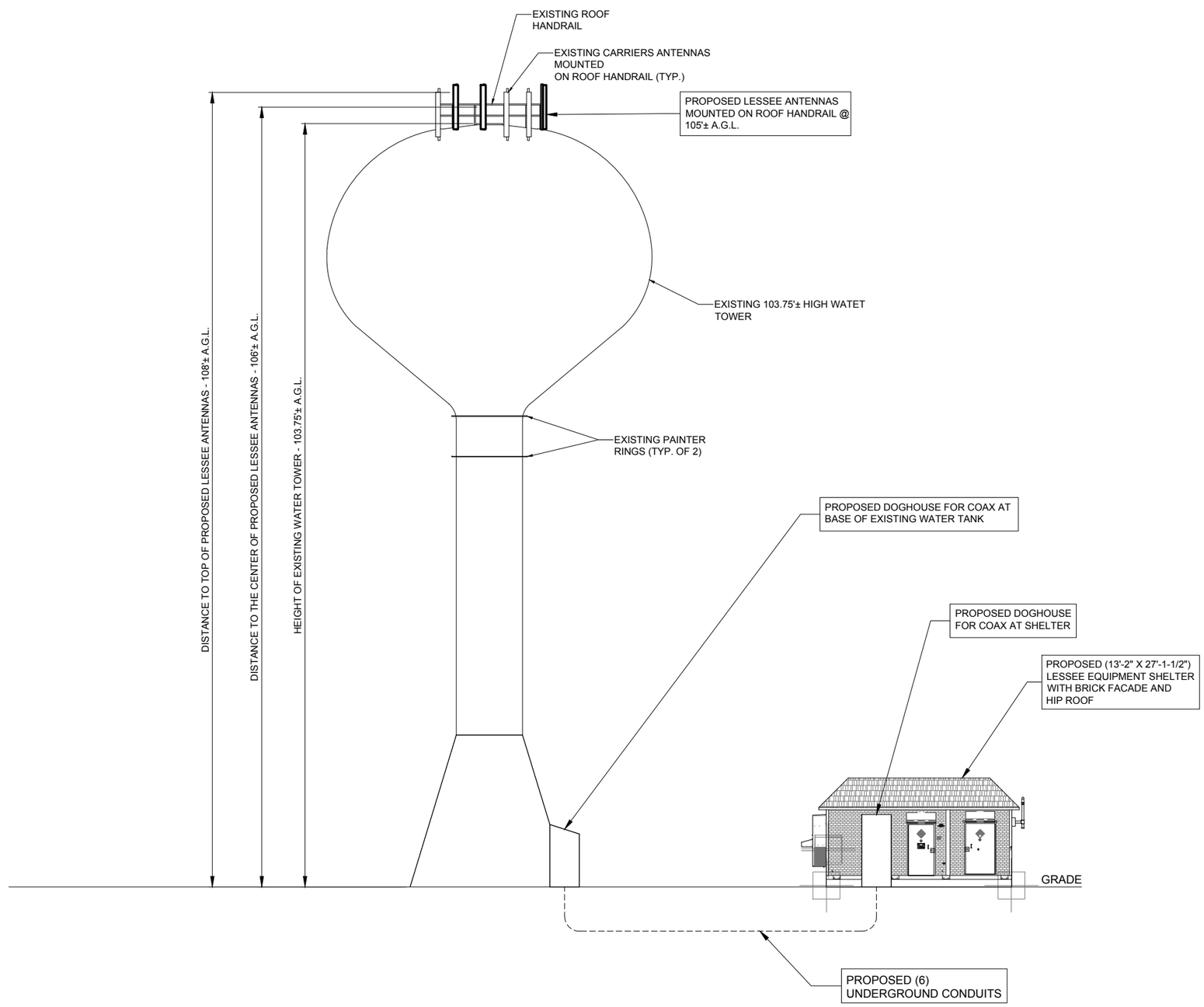
HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	12/02/15
PROJECT #:	33-1912

SHEET TITLE
EQUIPMENT ENCLOSURE FOUNDATION PLAN

SHEET NUMBER
C-3



1 SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"

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d/b/a VERIZON WIRELESS

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COVENTRY LANE
HARTLAND, WI 53029

DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	12/02/15
PROJECT #:	33-1912

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
ANT-1

RF EMISSIONS REPORT REQUIRED

☐ YES ☐ NO

DATE OF REPORT: _____

EQUIPMENT CHANGE REQUEST FORM - ECR

Cell Name	Hartland East			Cell ID	779
Location Number	278150	RF Engineer	Tim Baker	Address	Coventry Lane
Date of Request	1/18/2017	Market	Milwaukee	City/State/Zip	Hartland, WI

PROPOSED CONFIGURATION — Equipment Layout Link

Sector	Pos	Port	RF Path	Antenna Manufacturer	Antenna Model	Centerline	Azimuth	Variable Tilt	Mechanical Tilt	Action
Alpha	A1	H1	AWS - RxTx0	Amphenol	HEX658CW0000G	106	30	2	0	Add- Install
		H2	AWS - RxTx1							
		L1	LTE C - RxTx0					4		
		L2	LTE C - RxTx1							
		H1	LTE PCS - RxTx0					2		
		H2	LTE PCS - RxTx1							
	A2	H1	Unused at this time							
		H2	Unused at this time							
		L1	Unused at this time							
		L2	Unused at this time							
		H1	Unused at this time							
		H2	Unused at this time							
	A3	H1	Unused at this time							
		H2	Unused at this time							
		L1	Unused at this time							
		L2	Unused at this time							
		H1	Unused at this time							
		H2	Unused at this time							
	A4	H1	AWS - Rx--2	Amphenol	HEX658CW0000G	106	30	2	0	Add- Install
		H2	AWS - Rx--3							
		L1	LTE C - Rx--2					4		
		L2	LTE C - Rx--3							
		H1	LTE PCS - Rx--2					2		
		H2	LTE PCS - Rx--3							
Beta	B1	H1	AWS - RxTx0	Amphenol	HEX658CW0000G	106	150	2	0	Add- Install
		H2	AWS - RxTx1							
		L1	LTE C - RxTx0					4		
		L2	LTE C - RxTx1							
		H1	LTE PCS - RxTx0					2		
		H2	LTE PCS - RxTx1							
	B2	H1	Unused at this time							
		H2	Unused at this time							
		L1	Unused at this time							
		L2	Unused at this time							
		H1	Unused at this time							
		H2	Unused at this time							
	B3	H1	Unused at this time							
		H2	Unused at this time							
		L1	Unused at this time							
		L2	Unused at this time							
		H1	Unused at this time							
		H2	Unused at this time							
	B4	H1	AWS - Rx--2	Amphenol	HEX658CW0000G	106	150	2		Add- Install
		H2	AWS - Rx--3							
		L1	LTE C - Rx--2					4		
		L2	LTE C - Rx--3							
		H1	LTE PCS - Rx--2					2		
		H2	LTE PCS - Rx--3							
Gamma	G1	H1	AWS - RxTx0	Amphenol	HEX658CW0000G	106	270	4		Add- Install
		H2	AWS - RxTx1							
		L1	LTE C - RxTx0					6		
		L2	LTE C - RxTx1							
		H1	LTE PCS - RxTx0					4		
		H2	LTE PCS - RxTx1							
	G2	H1	Unused at this time							
		H2	Unused at this time							
		L1	Unused at this time							
		L2	Unused at this time							
		H1	Unused at this time							
		H2	Unused at this time							
	G3	H1	Unused at this time							
		H2	Unused at this time							
		L1	Unused at this time							
		L2	Unused at this time							
		H1	Unused at this time							
		H2	Unused at this time							
	G4	H1	AWS - Rx--2	Amphenol	HEX658CW0000G	106	270	4		Add- Install
		H2	AWS - Rx--3							
		L1	LTE C - Rx--2					6		
		L2	LTE C - Rx--3							
		H1	LTE PCS - Rx--2					4		
		H2	LTE PCS - Rx--3							

Comments

1 PROPOSED ANTENNA CONFIGURATION
N.T.S.

	HYBRID LENGTH				
	AT GROUND		AT STRUCTURE		
SECTOR	HOR (±)	VER (±)	HOR (±)	RAYCAP CL (±)	TOTAL (±)
MAIN	-	-	8	-	-

Proposed

Passive Components

Location	Manufacturer	Component Model	Count	Action
Top (Platform)	Ericsson	RRUS B13	3	Install
Top (Platform)	Ericsson	RRUSA2 B13	3	Install
Top (Platform)	Ericsson	RRUS32 B4	3	Install
Top (Platform)	Ericsson	RRUS32 B2	3	Install
Top (Platform)	Ericsson			Install
Top (Platform)	Ericsson			Install
Top (Platform)	Raycap	RCMDC-3315-PF-48	3	Install
Bottom (Shelter)	Raycap	RCMDC-3315-PF-48	3	Install
Bottom (Shelter)				
Bottom (Shelter)				

Coax

Sector	Coax Manufacturer	Type	Size	Count	Action
Alpha					
Beta					
Gamma					
Hybrid	Andrew	HFT1206-24S49	1.5	3	Install

Comments

Run AISG RET control cable from 700 RRU to Antenna 1, daisy chain to Antenna 4. All tranceiver equipment is tower mounted. Baseband equipment can be remote hosted.

3 COMBINER CABLE DATA INFORMATION
N.T.S.

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
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FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
	ISSUED FOR REVIEW	050517	TJS

LOC. # 278150

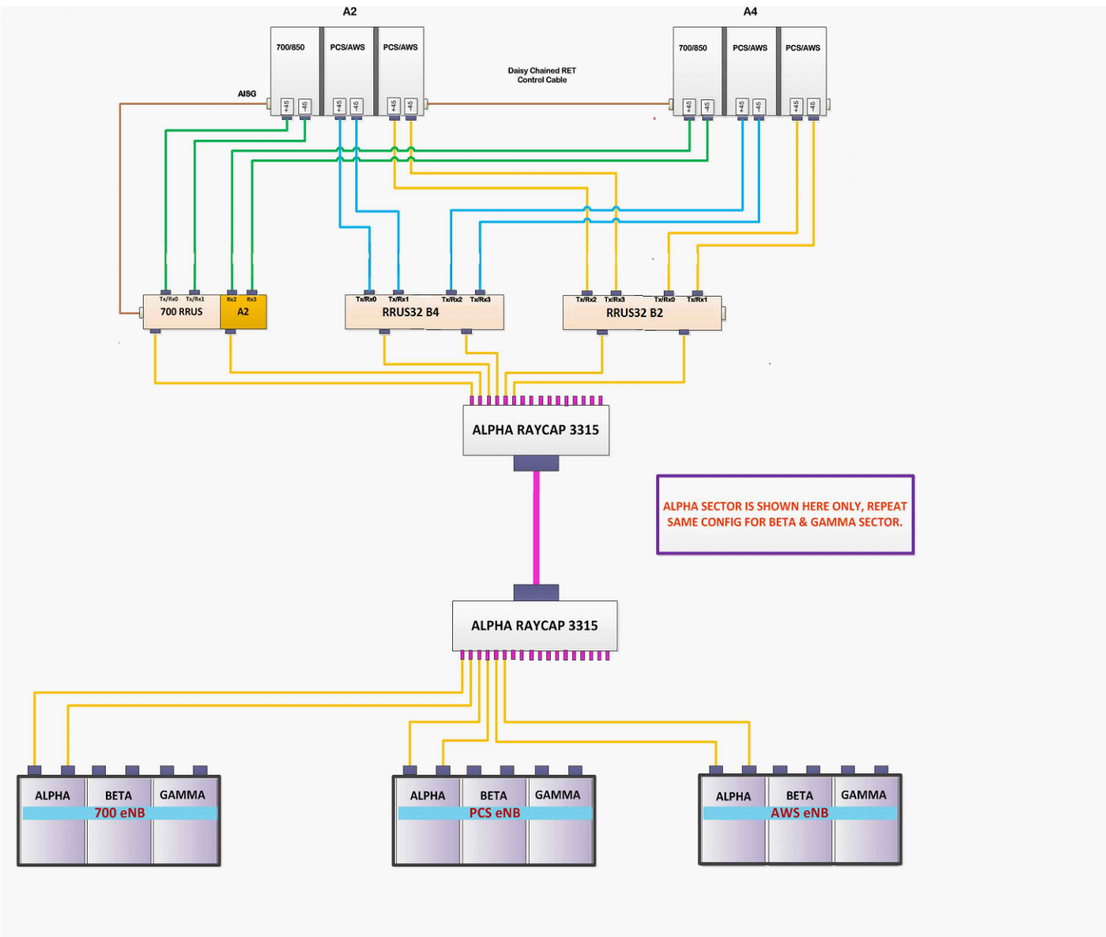
HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	12/02/15
PROJECT #:	33-1912

SHEET TITLE
ANTENNA INFORMATION

SHEET NUMBER
ANT-2



1 CABLE DIAGRAM
N.T.S.

Raycap Layout - Raycap Per Sector

POWER

3	700 RRU
2	PCSLT RRU
1	AWS RRU

6	700 RRU2/A2
5	PCSLT RRU2/A2
4	AWS RRU2/A2

FIBER

1	2	3	4	5	6
AWS RRU	AWS RRU2/A2	PCSLTE RRU	PCSLTE RRU/A2	700 RRU	700 RRU/A2
7	**8**	**9**	**10**	**11**	**12**

2 RAYCAP TABLE
N.T.S.

CHICAGO SMSA
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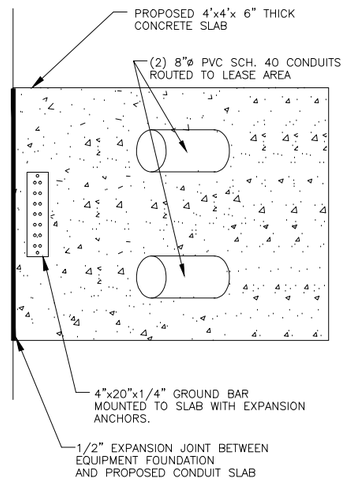
HARTLAND EAST

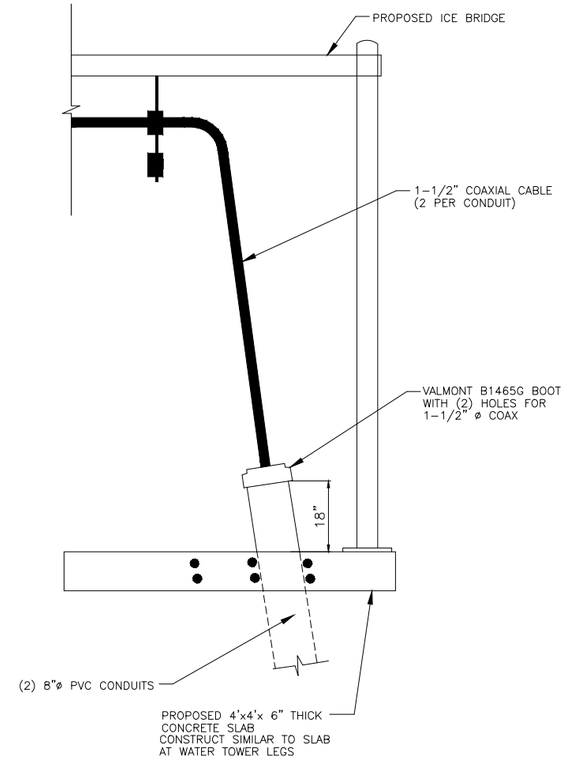
COVENTRY LANE
HARTLAND, WI 53029

DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	12/02/15
PROJECT #:	33-1912

SHEET TITLE
ANTENNA INFORMATION

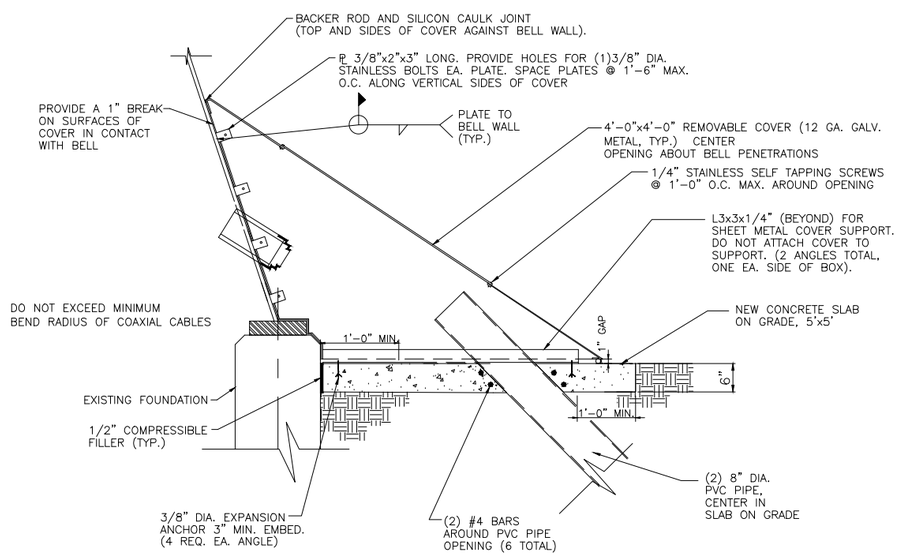
SHEET NUMBER
ANT-2A



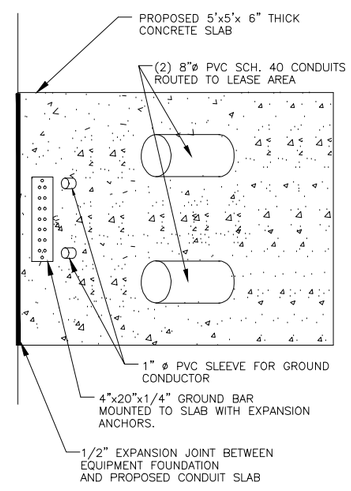


1 CONDUIT STUB AT LEASE AREA

N.T.S.



NOTE:
PRIME AND PAINT SHEET METAL COVER TO MATCH WATER TANK.



MOUNT GROUND BAR TO SLAB WITH INSULATED BRACKETS AND EXPANSION ANCHORS. SLEEVE CONDUCTOR THROUGH SLAB WITH 1" PVC (2 LOCATIONS)

2 SHEET METAL ENCLOSURE DETAIL

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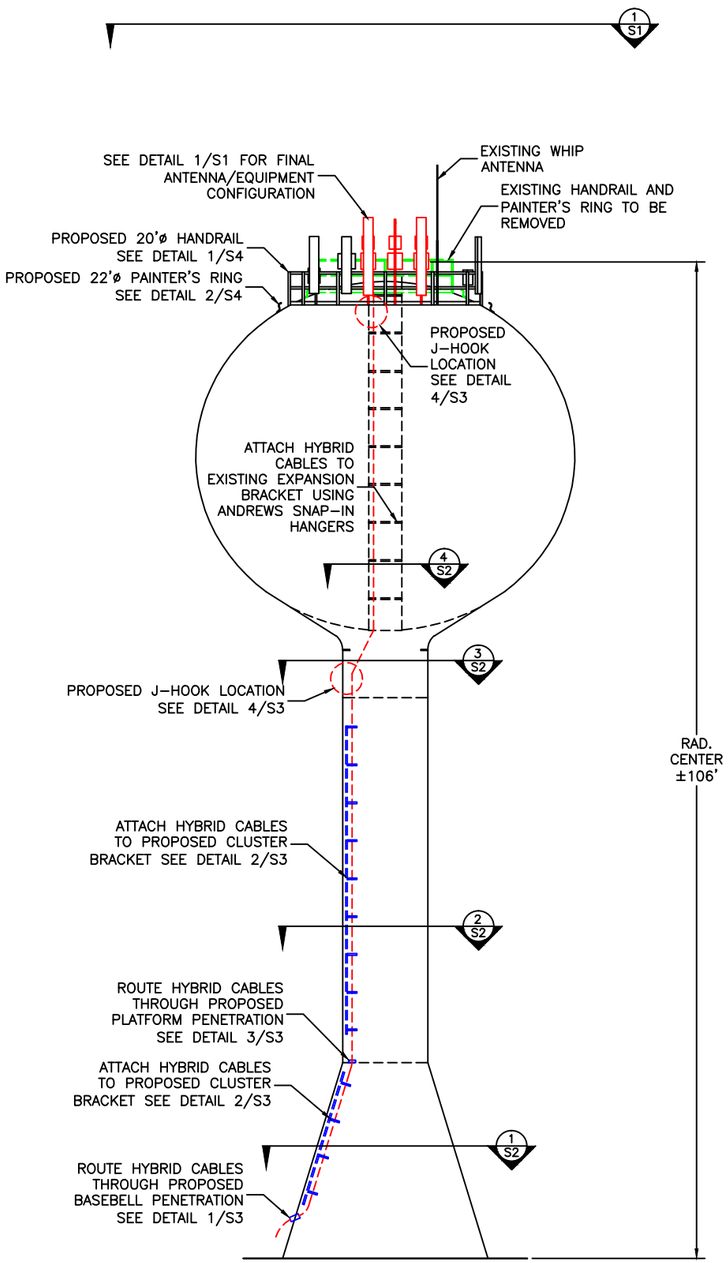
HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	12/02/15
PROJECT #:	33-1912

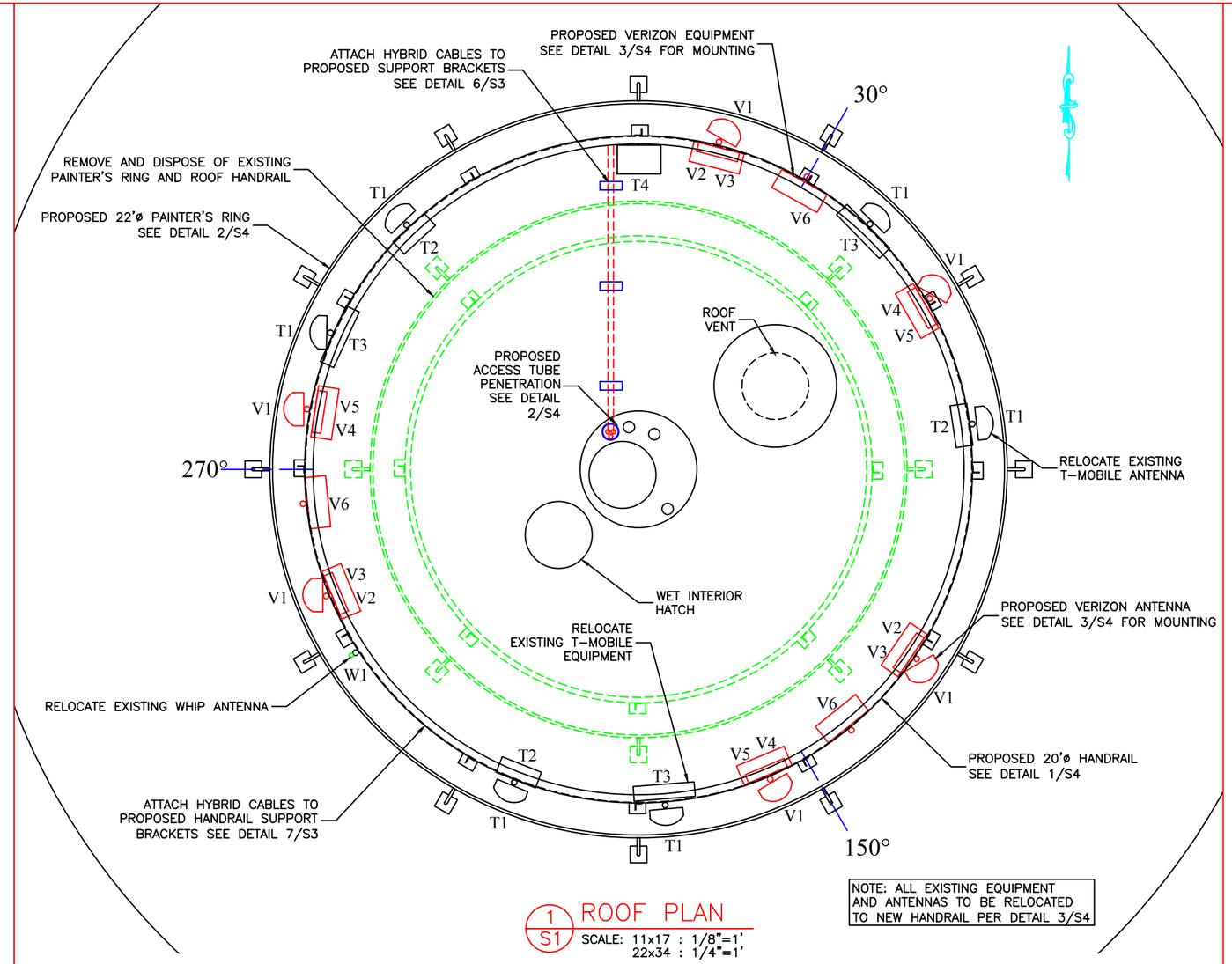
SHEET TITLE
DOG HOUSE & CONCRETE SLAB DETAILS

SHEET NUMBER
ANT-4



WEST ELEVATION

SCALE: 11x17 : 1/16"=1'
22x34 : 1/8"=1'



NOTE: ALL EXISTING EQUIPMENT AND ANTENNAS TO BE RELOCATED TO NEW HANDRAIL PER DETAIL 3/S4

1 S1 ROOF PLAN

SCALE: 11x17 : 1/8"=1'
22x34 : 1/4"=1'

Item					
Mount	Quantity	Status	Carrier	Manufacture	Model
(key to plan)		(New or Existing)			
V1	6	Proposed	Verizon	Amphenol	HEX658CW0000G
V2	3	Proposed	Verizon	Ericsson	RRU B13
V3	3	Proposed	Verizon	Ericsson	RRUSA2
V4	3	Proposed	Verizon	Ericsson	RRUS32 B4
V5	3	Proposed	Verizon	Ericsson	RRUS32 B2
V6	3	Proposed	Verizon	Raycap	RCMDC3315-PF-4
T1	6	Existing	T-Mobile	Andrews	TMBXX-6517-A2M
T2	3	Existing	T-Mobile	Nortel	FRIG
T3	3	Existing	T-Mobile	Nortel	FXFB
T4	1	Existing	T-Mobile	Raycap	3315
W1	1	Existing	City	-	-

STRUCTURAL SHEETS S1-S4

verizon wireless

DIXON ENGINEERING INC.
1104 Third Avenue
Lake Odessa, MI 48849
Fax (616) 374/7116
Telephone (616) 374/3221
www.dixonengineering.net

HARTLAND EAST
COVENTRY LANE
HARTLAND, WI

NO.	REVISION/DESCRIPTION	DATE
#1.	SUBMITTED FOR REVIEW/BIDDING	02/01/17

CARRIER SITE NO.
278150

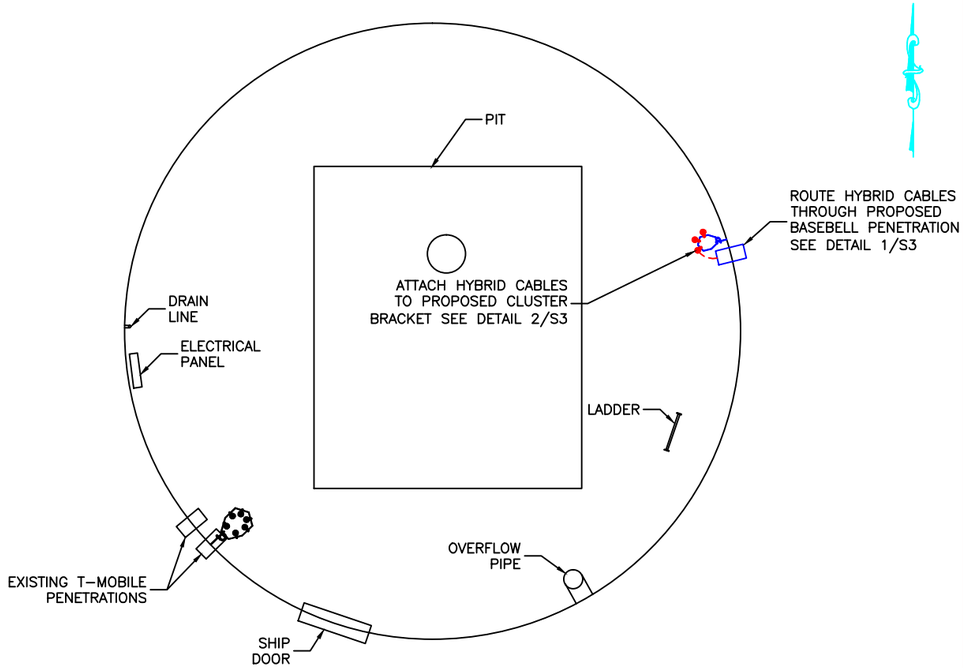
DIXON PROJECT NO.
49-20-02-17

DRAWN BY
CMK

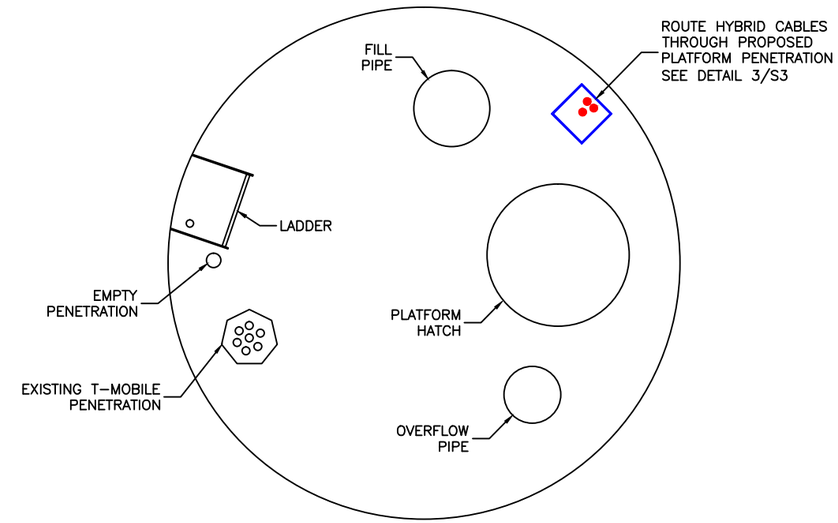
CHECKED BY
IMG

SHEET TITLE
STRUCTURAL DRAWINGS

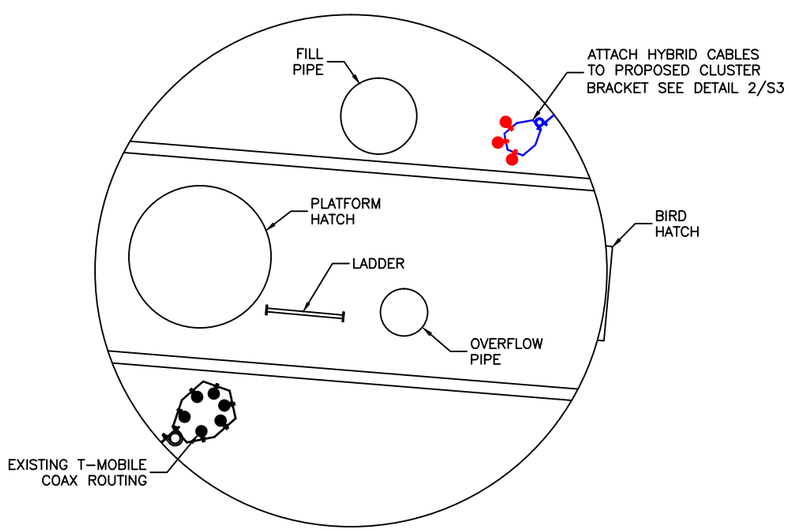
S1



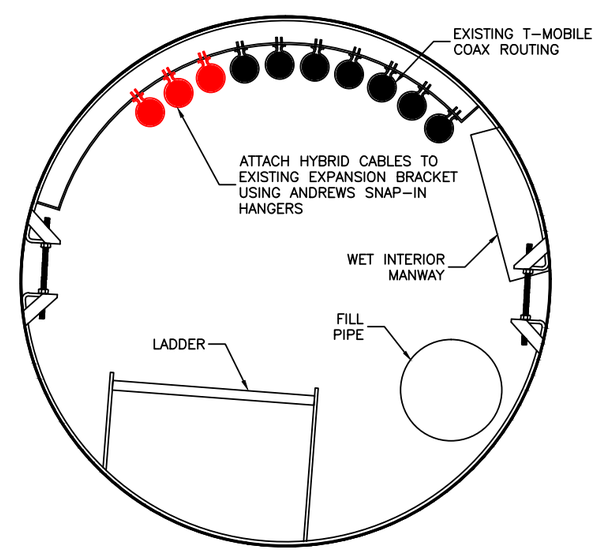
1/S2 BASEBELL PLAN
SCALE: 11x17 : 3/16"=1'
22x34 : 3/8"=1'



2/S2 CONDENSATE PLATFORM
SCALE: 11x17 : 3/8"=1'
22x34 : 3/4"=1'



3/S2 TOP PLATFORM
SCALE: 11x17 : 3/8"=1'
22x34 : 3/4"=1'



4/S2 ACCESS TUBE
SCALE: 11x17 : 1"=1'
22x34 : 2"=1'

verizon wireless

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HARTLAND EAST
COVENTRY LANE
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NO.	REVISION/DESCRIPTION	DATE
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CARRIER SITE NO.
278150

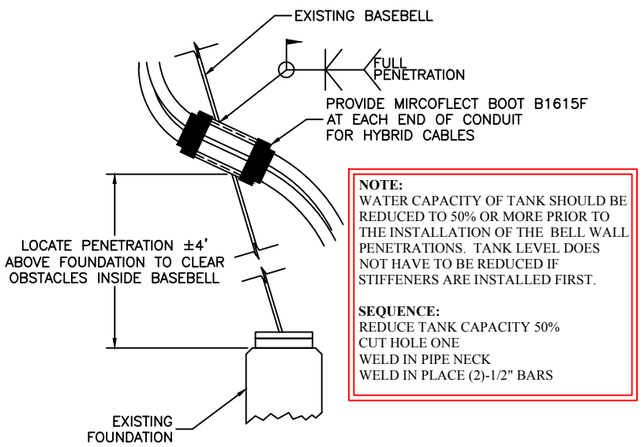
DIXON PROJECT NO.
49-20-02-17

DRAWN BY
CMK

CHECKED BY
IMG

SHEET TITLE
STRUCTURAL DRAWINGS

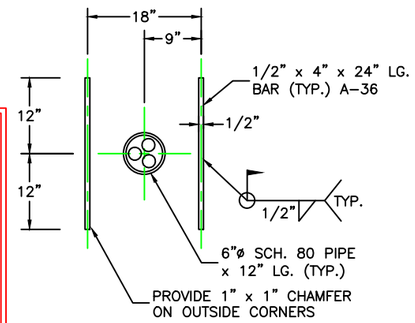
S2



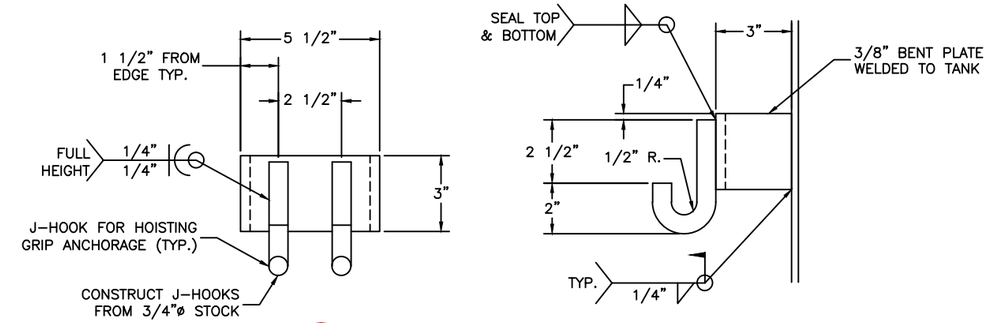
NOTE:
WATER CAPACITY OF TANK SHOULD BE REDUCED TO 50% OR MORE PRIOR TO THE INSTALLATION OF THE BELL WALL PENETRATIONS. TANK LEVEL DOES NOT HAVE TO BE REDUCED IF STIFFENERS ARE INSTALLED FIRST.

SEQUENCE:
REDUCE TANK CAPACITY 50%
CUT HOLE ONE
WELD IN PIPE NECK
WELD IN PLACE (2)-1/2" BARS

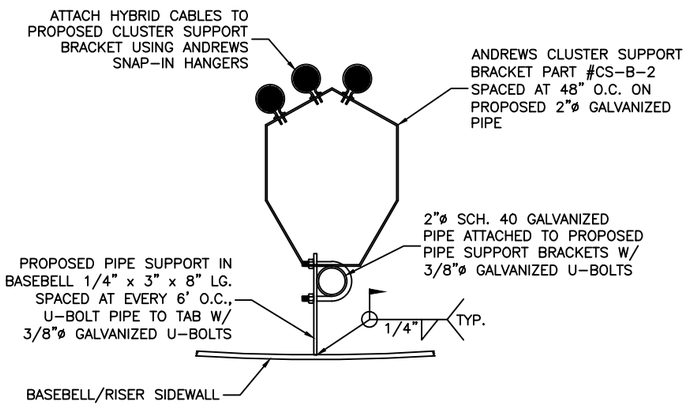
1/S3 BASEBELL PENETRATION
SCALE: 11x17 : 1/2"=1'
22x34 : 1"=1'



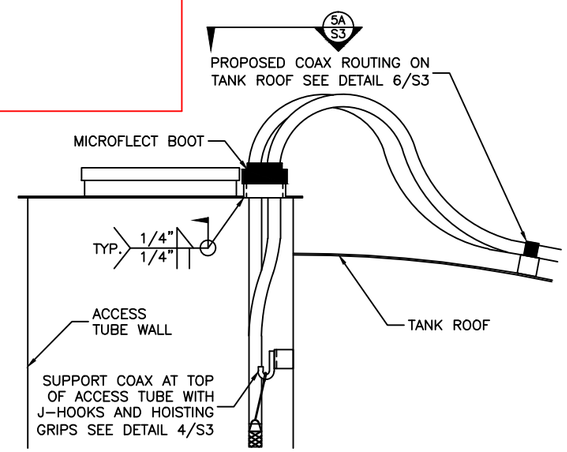
DETAIL 1A
SCALE: 11x17 : 1/2"=1'
22x34 : 1"=1'



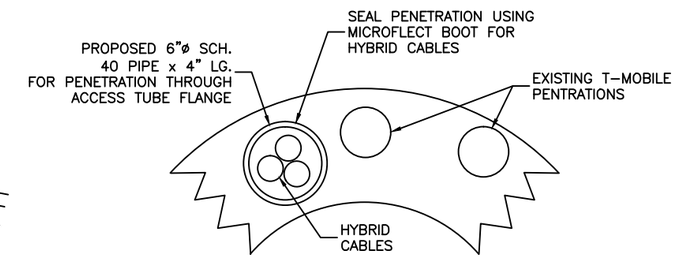
4/S3 J-HOOK DETAIL
SCALE: 11x17 : 2"=1'
22x34 : 4"=1'



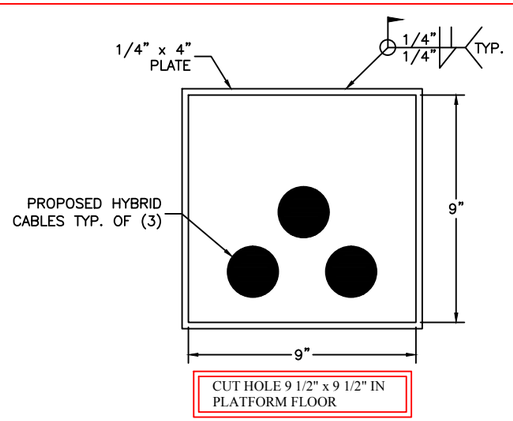
2/S3 BASEBELL/RISER COAX ROUTING DETAIL
SCALE: 11x17 : 1"=1'
22x34 : 2"=1'



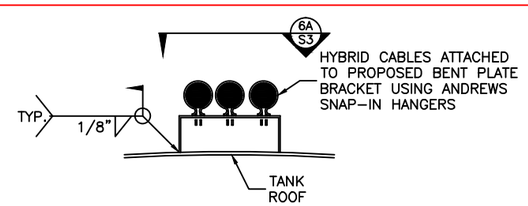
5/S3 ACCESS TUBE FLANGE PENETRATION
SCALE: 11x17 : 1/2"=1'
22x34 : 1"=1'



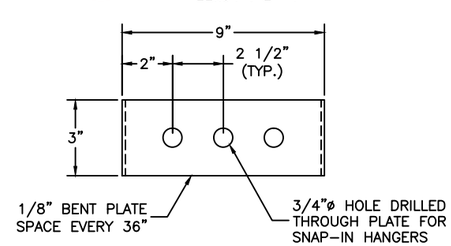
5A/S3 ACCESS TUBE FLANGE SECTION
SCALE: 11x17 : 1"=1'
22x34 : 2"=1'



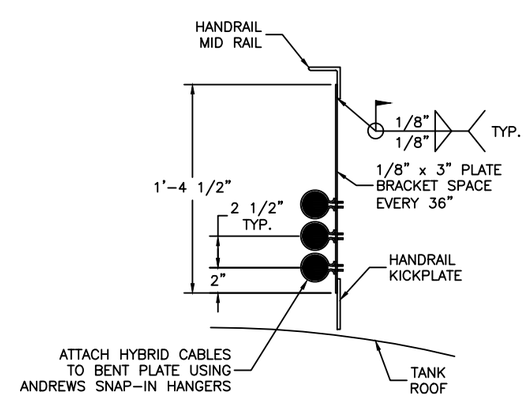
3/S3 PLATFORM PENETRATION
SCALE: 11x17 : 2"=1'
22x34 : 4"=1'



6/S3 COAX SUPPORT
SCALE: 11x17 : 1"=1'
22x34 : 2"=1'



6A/S3 COAX SUPPORT
SCALE: 11x17 : 2"=1'
22x34 : 4"=1'



NOTE: CONTRACTOR TO WELD PLATES TO ROOF HANDRAIL TO SUPPORT COAX CABLES SPACED AT 36" MINIMUM.

7/S3 COAX ROUTING ON HANDRAIL
SCALE: 11x17 : 1"=1'
22x34 : 2"=1'

verizon wireless

DIXON ENGINEERING INC.
1104 Third Avenue
Lake Odessa, MI 48849
Fax (616) 374/7116
Telephone (616) 374/3221
www.dixonengineering.net

HARTLAND EAST
COVENTRY LANE
HARTLAND, WI

NO.	REVISION/DESCRIPTION	DATE
#1.	SUBMITTED FOR REVIEW/BIDDING	02/01/17

CARRIER SITE NO.
278150

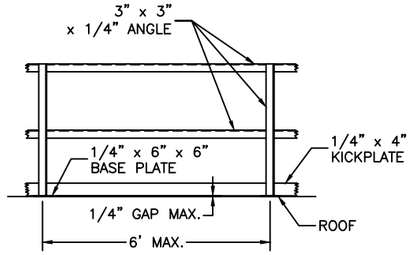
DIXON PROJECT NO.
49-20-02-17

DRAWN BY
CMK

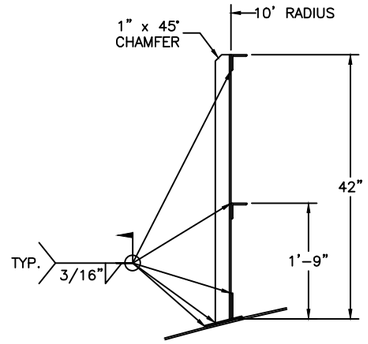
CHECKED BY
IMG

SHEET TITLE
STRUCTURAL DRAWINGS

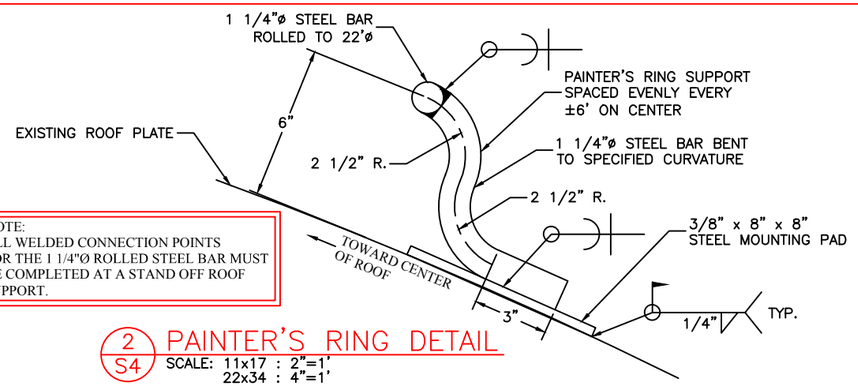
S3



1/S4 HANDRAIL DETAIL
SCALE: 11x17 : 1/4"=1'
22x34 : 1/2"=1'

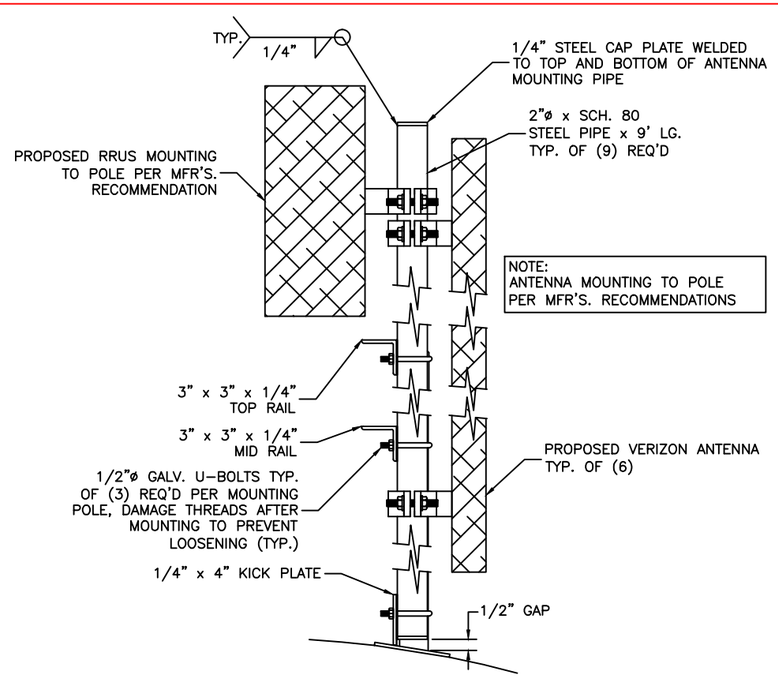


DETAIL
SCALE: 11x17 : 1/2"=1'
22x34 : 1"=1'



NOTE:
ALL WELDED CONNECTION POINTS FOR THE 1 1/4"Ø ROLLED STEEL BAR MUST BE COMPLETED AT A STAND OFF ROOF SUPPORT.

2/S4 PAINTER'S RING DETAIL
SCALE: 11x17 : 2"=1'
22x34 : 4"=1'



3/S4 ANTENNA MOUNT
SCALE: 11x17 : 1"=1'
22x34 : 2"=1'

GENERAL WELDING:

1. ALL WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER.
2. COMPLY WITH THE AWS D1.1 STRUCTURAL WELDING CODE, ANSI/AWWA D100-96 (LATEST EDITION THEREOF), "AWWA STANDARD FOR WELDED STEEL TANKS FOR WATER STORAGE" AND FEDERAL, STATE, AND LOCAL CODES, DURING CONSTRUCTION DESIGN AND FABRICATION.
3. MAKE ALL WELDS TO THE TANK WALL WITH E7018 LOW HYDROGEN ROD. WELD SMOOTH AND AVOID UNDERCUTS AND BURRS. GRIND SMOOTH ALL WELDS SO THAT NO SHARP PROTRUSIONS REMAIN. SMOOTH IS DEFINED AS: "NO CUTS OR ABRASIONS OCCUR WHEN RUBBING YOUR HAND OVER THE WELD."
4. BEFORE WELDING, REMOVE ALL COATINGS WITHIN 6" OF THE AREA TO BE WELDED.
5. USE ASTM A-36 CARBON STEEL FOR ALL STRUCTURAL STEEL; USE A-307 BOLTS UNLESS OTHERWISE SPECIFIED.
6. FIELD FIT UP PROBLEMS OR CHANGES TO THE PLAN SHEETS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

GENERAL PAINTING INSTRUCTIONS:

1. SHOP PAINTING:
   ABRASIVE BLAST CLEAN ALL NEW STEEL TO COMMERCIAL GRADE (SSPC-SP6) CONDITION AND APPLY A THREE COAT EPOXY/URETHANE SYSTEM AS FOLLOWS:

COAT	TNEMEC SERIES	MINIMUM DFT	MAXIMUM DFT
PRIMER	27	2.0	3.0
INTERMEDIATE	27	2.0	3.0
TOP COAT*	1074	2.0	3.0

2. EDGES TO BE WELDED IN THE FIELD SHALL NOT BE COATED (LEAVE A MINIMUM OF TWO INCHES BARE METAL.)
3. FIELD PAINTING:
   EXTERIOR-SOLVENT CLEAN, SPOT POWER TOOL CLEAN ALL ABRADED AND WELDED AREAS TO A SSPC-SP11 GRAY METAL CONDITION AND SPOT COAT IN ACCORDANCE WITH COATINGS AS SPECIFIED ABOVE. DRY INTERIOR-SPOT POWER TOOL CLEAN ALL AREAS OF BURNED COATING TO A SSPC-SP11 GRAY METAL CONDITION AND APPLY A TWO COAT EPOXY POLYAMIDE SYSTEM AS FOLLOWS:

COAT	TNEMEC SERIES	MINIMUM DFT	MAXIMUM DFT
PRIMER	FC20	3.0	5.0
TOP COAT*	FC20	3.0	5.0

   WET INTERIOR-SPOT POWER TOOL CLEAN ALL AREAS OF BURNED COATING TO A SSPC-SP11 GRAY METAL CONDITION AND COAT IN ACCORDANCE WITH COATINGS AS SPECIFIED BELOW:

COAT	RAVEN SERIES	MINIMUM DFT	MAXIMUM DFT
PRIMER	AQUATAPOXY	3.0	5.0
TOP COAT	AQUATAPOXY	3.0	5.0
TOTAL		6.0	10.0

4. PREPARATION OF GALVANIZED MATERIAL:
   APPLY ONE COAT OF CLEAN 'N' ETCH AS PER MANUFACTURER'S RECOMMENDATIONS AND COAT IN ACCORDANCE WITH COATINGS AS SPECIFIED BELOW:

COAT	TNEMEC SERIES	MINIMUM DFT	MAXIMUM DFT
PRIMER	66 HI-BUILD EPOXOLINE	2.0	3.0
TOP COAT*	1074 ENDURA-SHIELD	2.0	3.0
TOTAL		4.0	6.0

5. PREPARATION OF ALL MISCELLANEOUS ANTENNA EQUIPMENT: (ANTENNAS, COAX, MOUNTING BRACKETS)

COAT	TNEMEC SERIES	MINIMUM DFT	MAXIMUM DFT
PRIMER	135 CHEMBUILD EPOXY	3.0	4.0
TOP COAT*	1074 ENDURA-SHIELD	2.0	3.0
TOTAL		5.0	7.0

6. APPLY ALL COATINGS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
   *TOP COAT COLOR TO MATCH EXISTING COLOR. (SEE TANK OWNER FOR RECORDS)

GENERAL NOTES

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HARTLAND EAST
COVENTRY LANE
HARTLAND, WI

NO.	REVISION/DESCRIPTION	DATE
#1.	SUBMITTED FOR REVIEW/BIDDING	02/01/17

CARRIER SITE NO.
278150

DIXON PROJECT NO.
49-20-02-17

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SHEET TITLE
STRUCTURAL DRAWINGS

S4

DIXON ENGINEERING, INC.

STEEL TANK ANTENNA FIELD INSPECTION REPORT

SPHEROID TANK

TANK DATA

OWNER: _____

CLIENT/CARRIER:_____

TANK NAME:_____

LOCATION: STREET:_____

CITY:_____

STATE: _____

TANK SIZE: CAPACITY:_____GALLONS

DIAMETER:_____FEET

LWL: _____FEET

HWL: _____FEET

HEAD RANGE:_____FEET

DATE CONSTRUCTED:_____

MANUFACTURER:_____

CONTRACT NUMBER: _____

INSPECTORS:_____

SITE CONDITIONS:

FENCED: _____

CONTROL BUILDING:_____

EXISTING ANTENNA CONTROL SITES:_____

NUMBER: _____

FOUNDATION:

EXPOSED FOUNDATION CONDITION:_____

CONCRETE CHIPPED OR CRACKED:_____

IF YES, WHERE ARE CRACKS LOCATED? AT ANCHOR BOLTS?

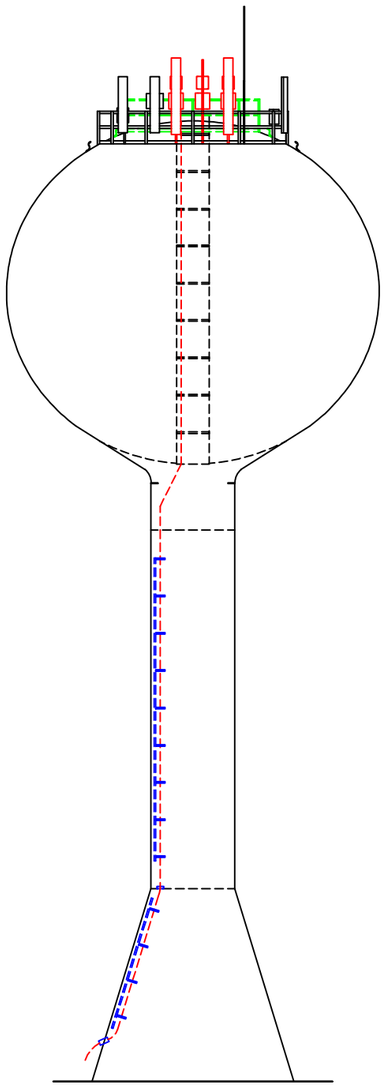
ARE CRACKS ACTIVE OR PASSIVE?

INDICATIONS OF FOUNDATION SETTLEMENT:_____

SITE DRAINAGE: _____

INDICATIONS OF UNDERGROUND LEAKAGE:_____

UNDERMINING OF FOUNDATION:_____



TANK ELEVATION

BASEBELL:
INSIDE WIDTH OF BASE FLANGE:_____inches
OUTSIDE WIDTH OF BASE FLANGE:____inches
THICKNESS OF BASE FLANGE:_____inches
BASEBELL THICKNESS:_____inches
FLOOR:

ANCHOR BOLTS:
NUMBER OF BOLTS:_____
DIAMETER OF BOLTS:_____
BOLT CONDITION:_____

DOOR SIZE:_____
OVERFLOW PIPE:_____

FILL PIPE DIAMETER:_____

EXISTING CARRIERS: COAX # AND SIZE: UNDERGROUND CONDUITS # AND SIZE:
A._____
B._____
C._____
D._____
E._____
F._____
G._____

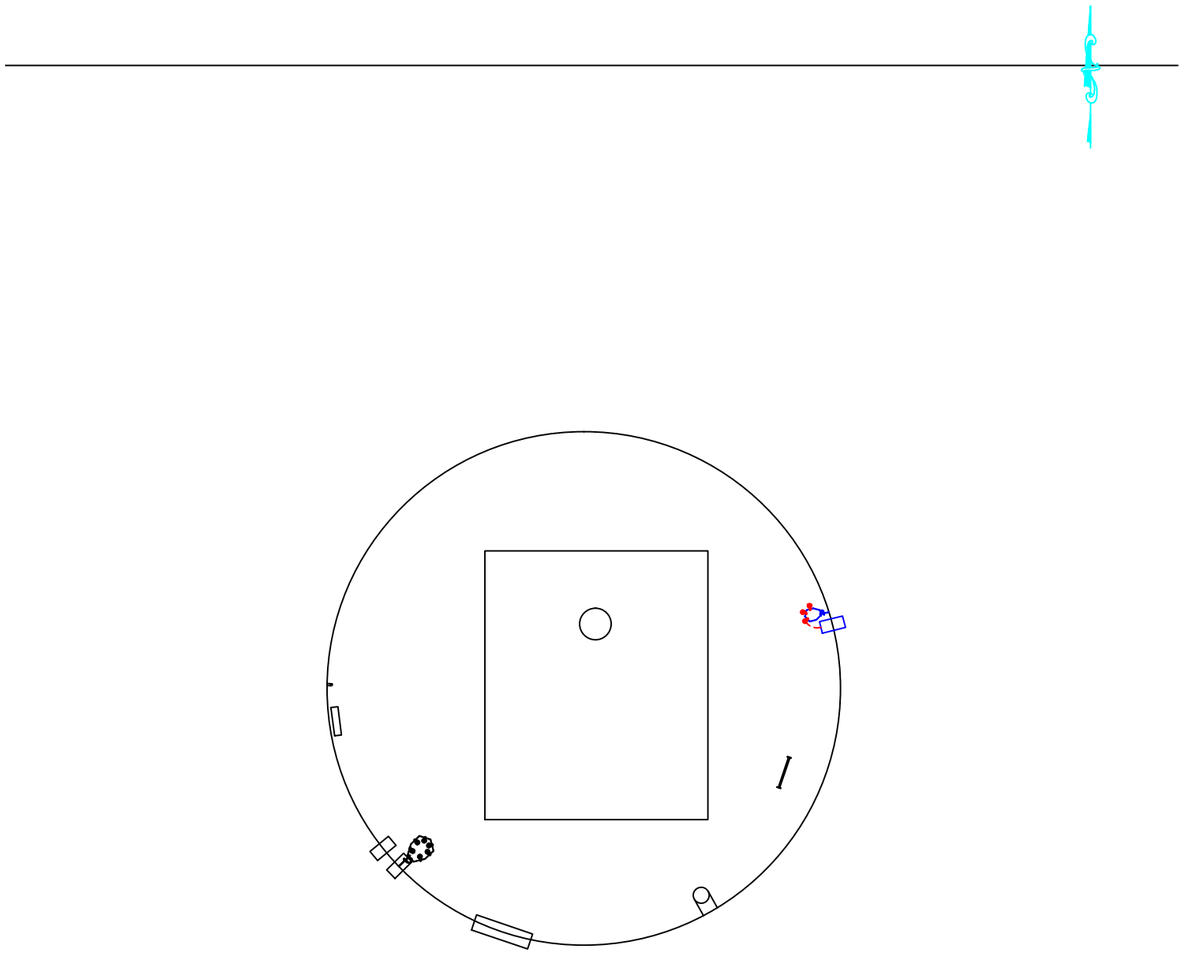
BASEBELL PENETRATIONS: NUMBER: SIZE: HEIGHT: SIZE OF STIFFENER: BETWEEN STIFFENER:
A._____
B._____
C._____
D._____
E._____
F._____
G._____

BASEBELL LADDER:
WIDTH OF RUNGS:_____THICKNESS OF RUNGS:_____
SHAPE OF RUNGS:_____CAGE DIAMETER:_____

CONDENSATE PLATFORM:
LADDER OPENING SIZE: SIZE OF DRAIN:

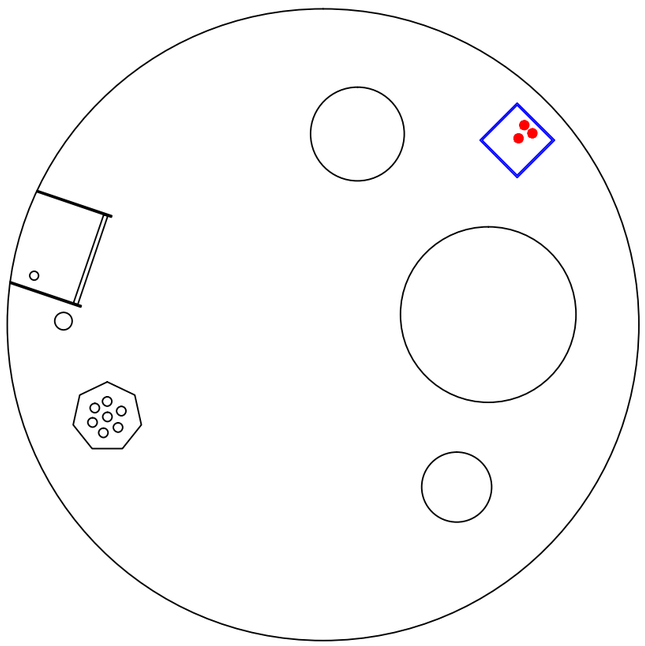
RISER LADDER:
TOE CLEARANCE:_____WIDTH OF RUNGS:_____
THICKNESS OF RUNGS:_____SHAPE OF RUNGS:_____
CAGE DIAMETER:_____

RISER:
RISER STIFFENERS: NUMBER:_____ SIZE:_____
DISTANCE FROM CONDENSATE PLATFORM:_____

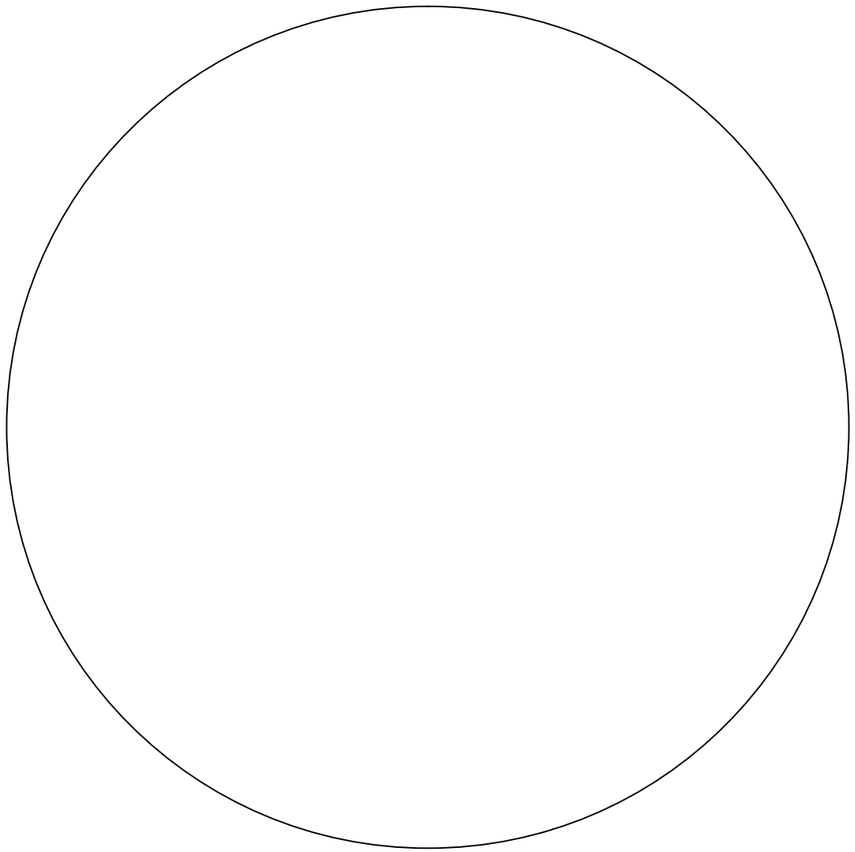


BASEBELL

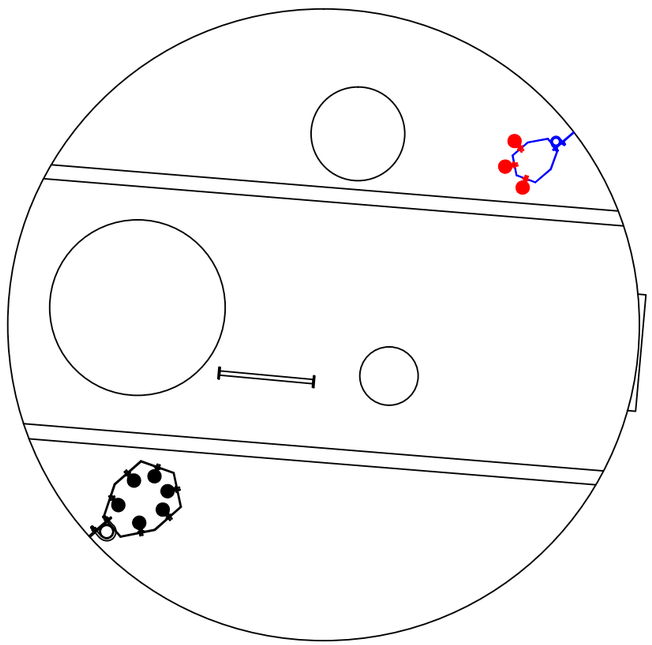
BASEBELL



CONDENSATE PLATFORM



RISER SECTION



TOP PLATFORM

EXISTING STEM ANTENNAS: CARRIER QUANTITY TYPE MODEL SIZE # OF TMA'S # OF RRH'S

TMA'S

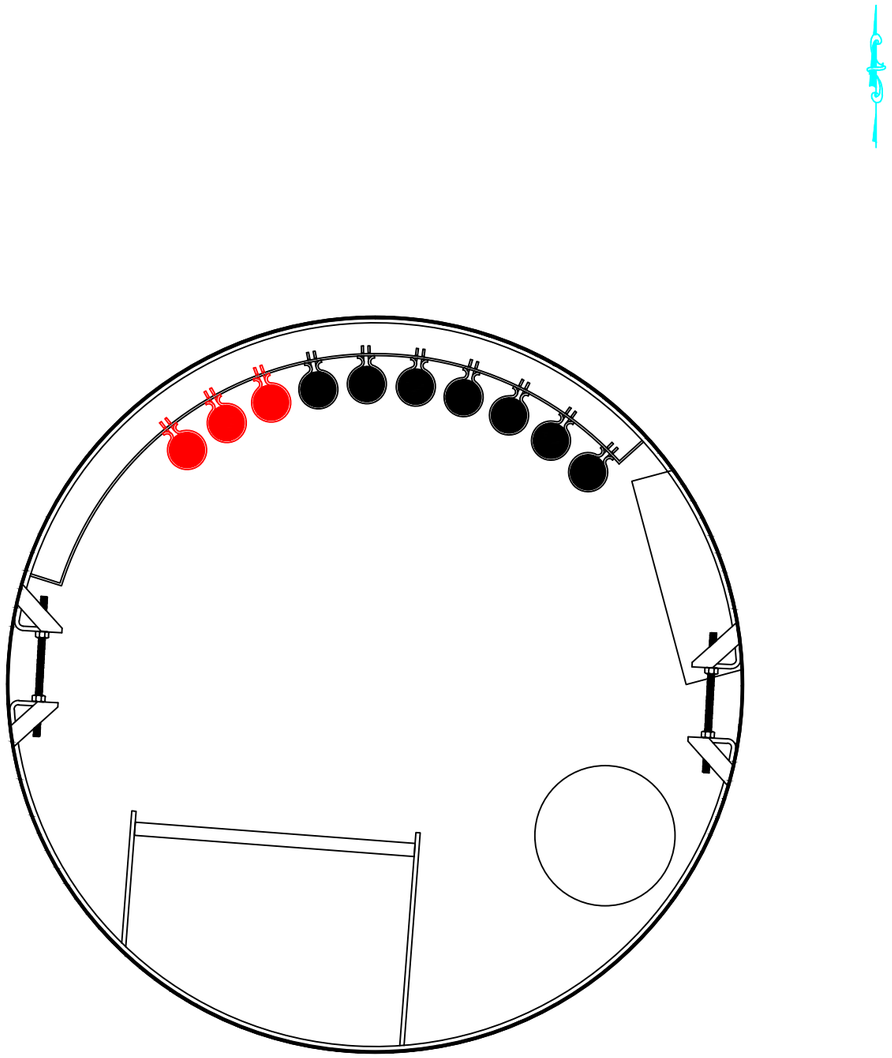
DIPLEXER

RRH

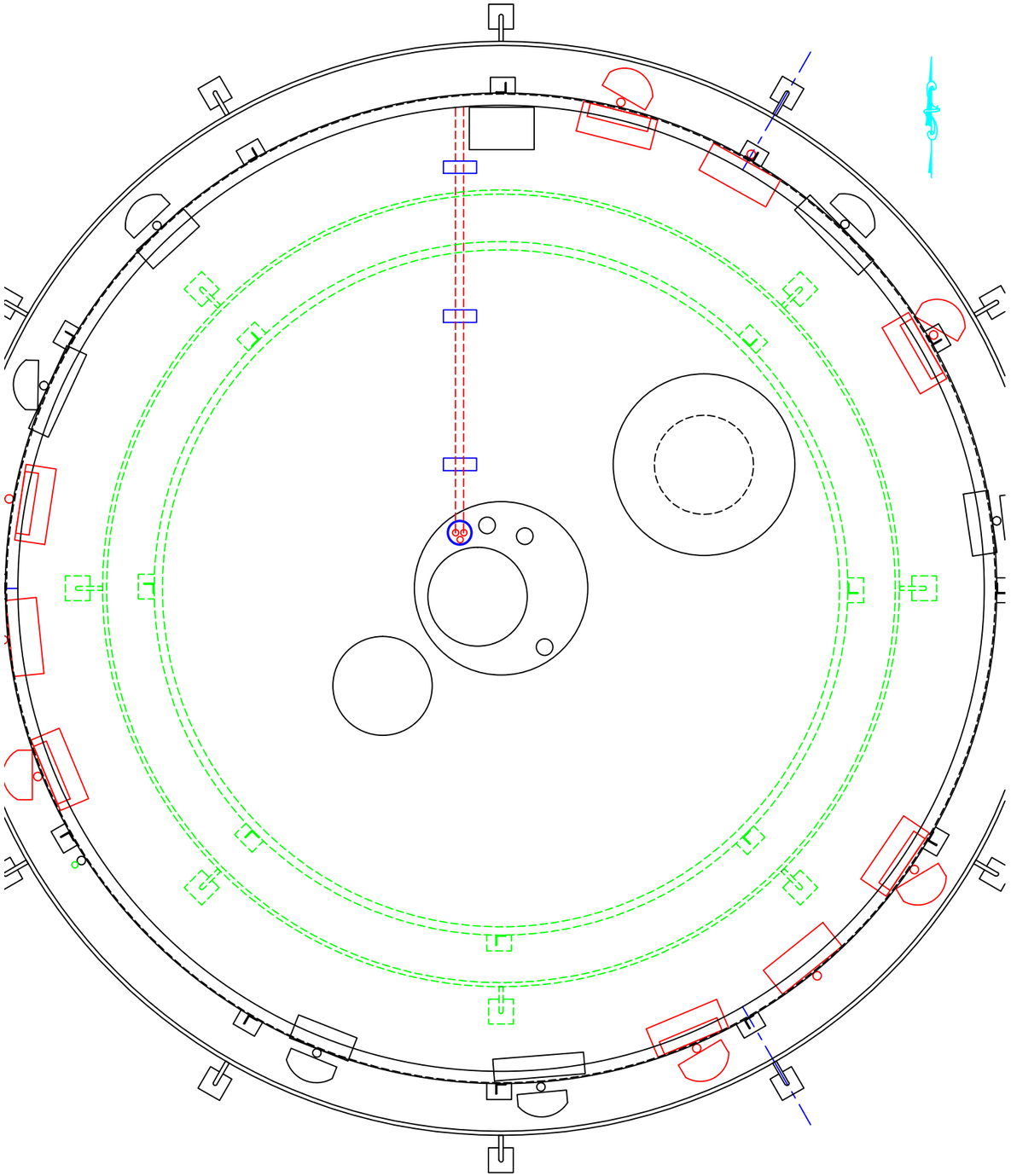
ACCESS TUBE LADDER:
TOE CLEARANCE: RIGHT SIDE:_____LEFT SIDE:_____
WIDTH OF RUNGS:_____THICKNESS OF RUNGS:_____
SHAPE OF RUNGS:_____

MANWAY TO WET INTERIOR:
LOCATION:_____SIZE:_____

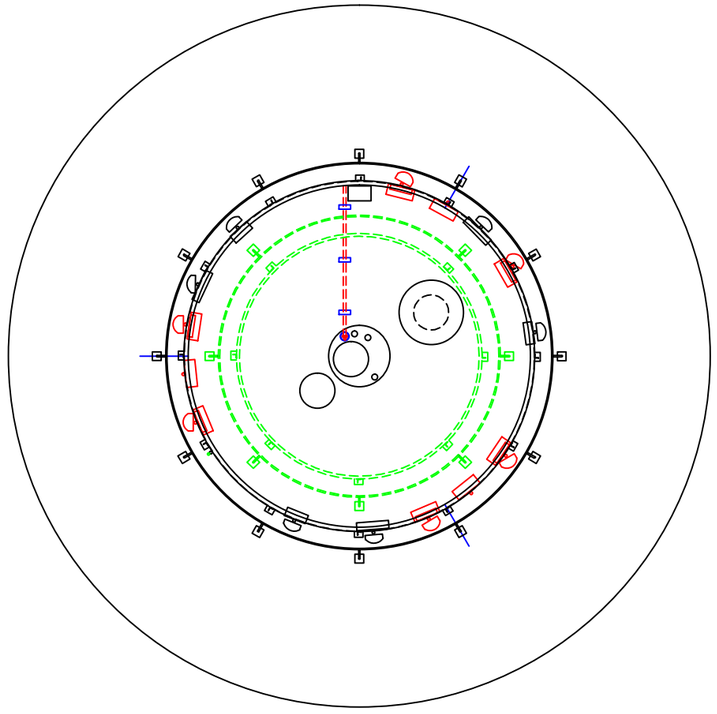
ACCESS TUBE ROOF HATCH: SIZE:_____



ACCESS TUBE



ACCESS TUBE FLANGE PENETRATIONS



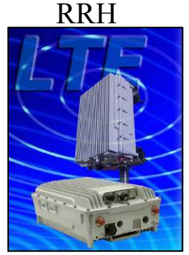
ROOF VIEW

EXISTING ROOF ANTENNAS: CARRIER QUANTITY TYPE MODEL SIZE # OF TMA'S # OF RRH'S

TMA'S

DIPLEXER

RRH

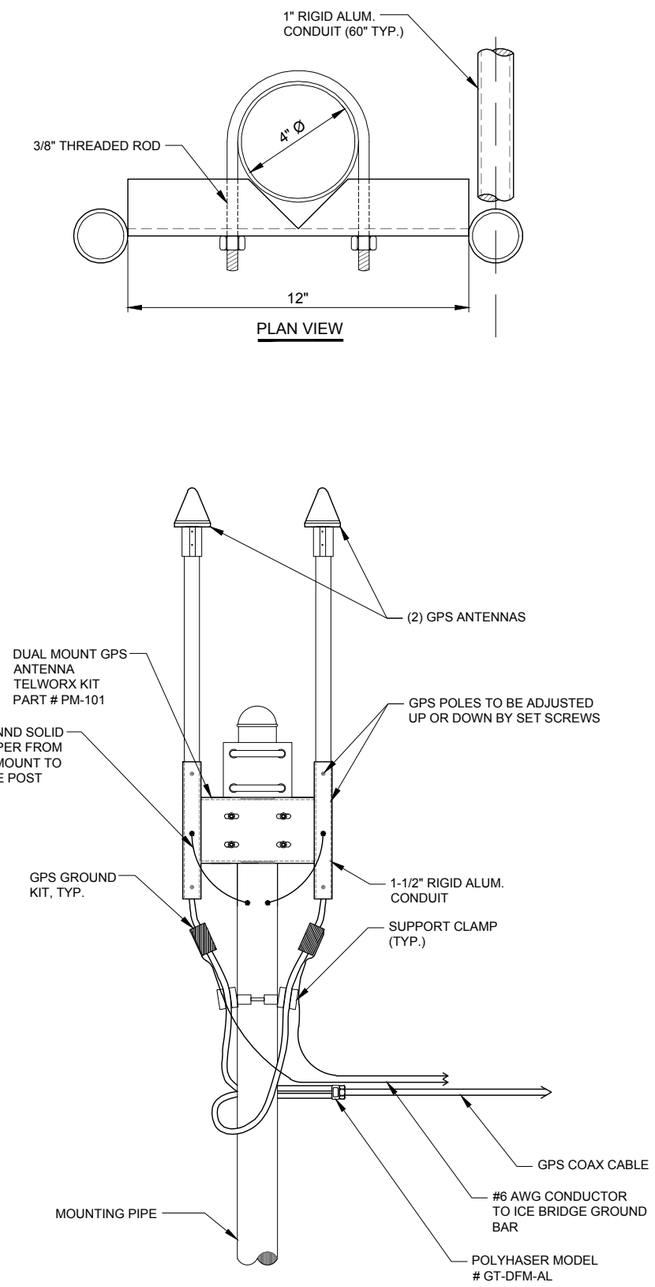


ROOF HANDRAIL:
EXISTING DIAMETER:_____PROPOSED DIAMETER (IF NEEDED):_____
TOP RAIL:_____MID RAIL:_____KICK PLATE:_____
TOP RAIL SIZE:_____MID RAIL SIZE:_____
VERTICAL POST SIZE:_____DISTANCE BETWEEN POSTS:_____

WET INTERIOR ROOF HATCH SIZE:_____
BOLTED VENTILATION HATCH: SIZE:_____TOP DIAMETER:_____

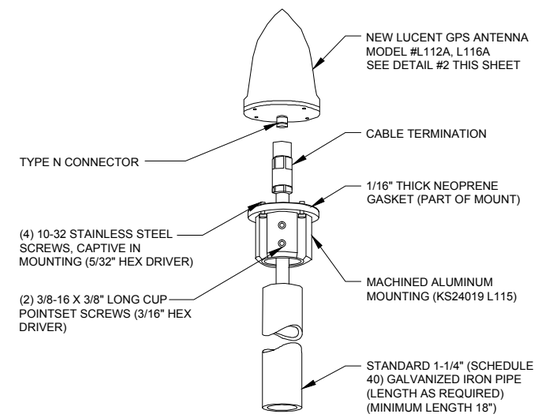
ROOF VENT:
NUMBER OF VENTS:_____TYPE OF VENTS:_____
NECK DIAMETER:_____VENT CAP DIAMETER:_____

AVIATION LIGHT:
FUNCTIONING:_____DESIGN:_____HEIGHT OFF ROOF:_____



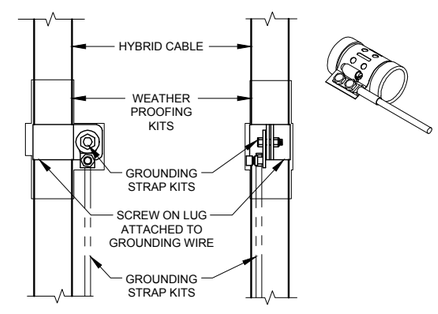
1 GPS MOUNTING DETAIL
N.T.S.

NOTE:
INSTALL EACH GPS ON THE CLOSEST ICE BRIDGE POSTS TO SHELTER (TYP. AT 2 LOCATIONS).



2 TYPICAL GPS DETAIL
N.T.S.

NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. THIS DETAIL IS TYPICAL FOR EACH CABLE WHERE IT IS SPECIFIED TO BE GROUNDED
3. CABLE TO BE GROUNDED AT ANTENNA LEVEL AND PRIOR TO ENTERING SHELTER ENTRY PANEL.
4. CABLE ALSO TO BE GROUNDED TO GROUND BAR AT TOWER BASE IF APPLICABLE.
5. USE ONLY TIN PLATED GROUNDING KITS.



3 COAX/ HYBRID GROUND KIT DETAIL
N.T.S.

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	05/05/17	TJS

LOC. # 278150

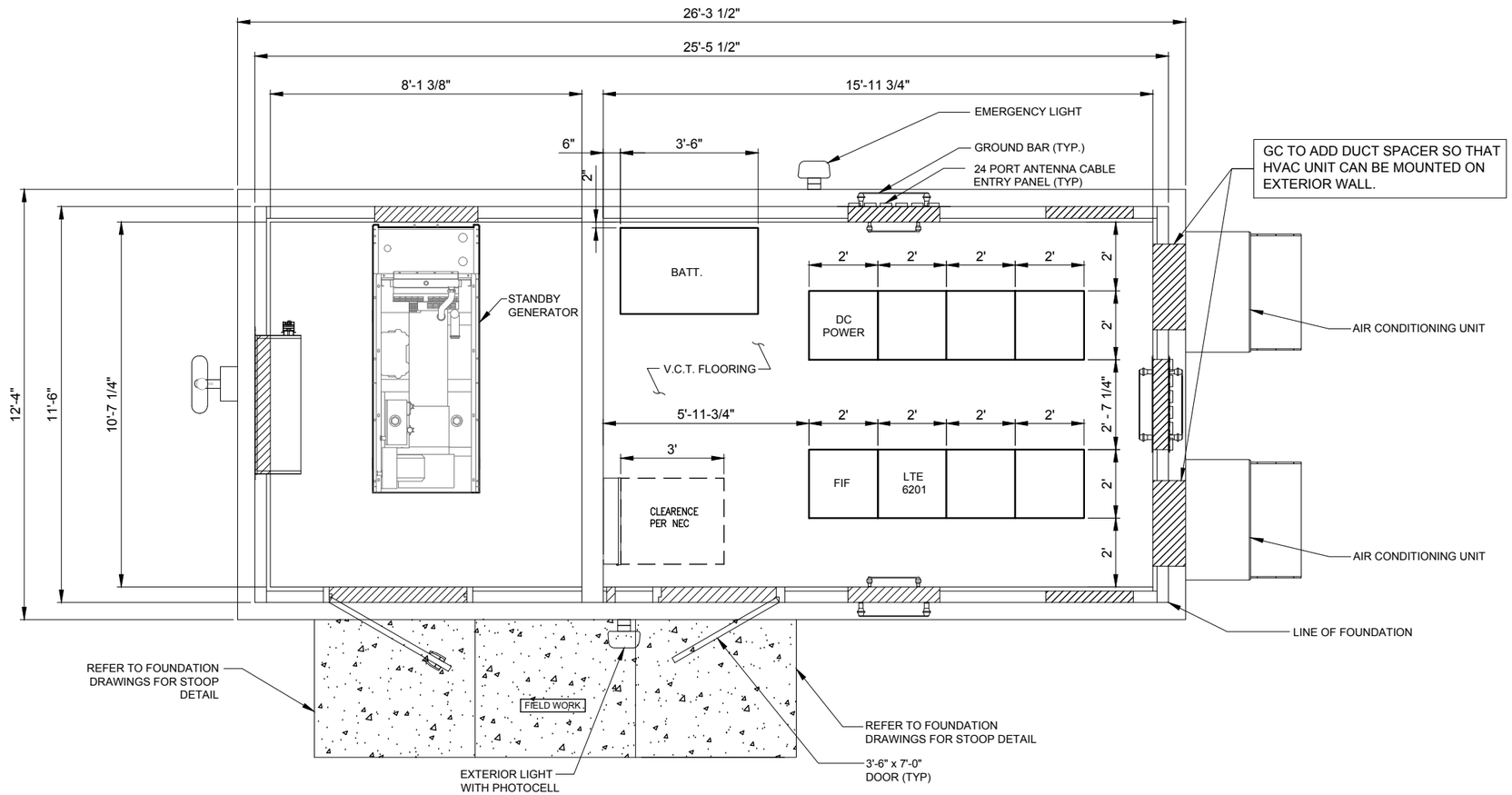
HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	12/02/15
PROJECT #:	33-1912

SHEET TITLE
SITE DETAILS

SHEET NUMBER
ANT-4



0 1/2" 1" 2"

24" x 36" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.

NOTE:
GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL EXTERIOR ATTACHMENTS FOR GENERATOR (HOODS, MUFFLER, VENT, FILL, ETC.)

1 FLOOR PLAN-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"

VENTILATION NOTES:

1. AIR CONDITIONING IS PROVIDED BY A BARD WALL MOUNTED SELF-CONTAINED ENERGY EFFICIENT COOLING SYSTEM, MODEL # WA602-A05EX2XI,5 TON, 120/240 VOLT, 30 AMP, SINGLE PHASE, 57,500 BTUH COOLING CAPACITY, 10.20 SEER, 24" DIA. FAN, 2600 CFM WITH FILTER
2. ELECTRIC HEAT IS PROVIDED BY 5 KW, 18,840 BTUH, 240 VOLT, SINGLE PHASE HEAT STRIP, WITHIN BARD UNIT LISTED ABOVE.

VENTILATION SCHEDULE

ROOM PURPOSE	AREA	VENTILATION				REMARKS
		NATURAL		MECHANICAL		
		ACTUAL	REQUIRED	ACTUAL	REQUIRED	
WIRELESS TELEPHONE EQUIPMENT ENCLOSURE (NON-INHABITED)	292.8 S.F.	0 CFM	0 CFM	2600 CFM	0 CFM	SEE NOTE 1.

NOTES:

1. EQUIPMENT ENCLOSURE IS MANUFACTURED BY FIBREBOND CORPORATION, 1300 DAVENPORT DRIVE, MINDEN, LA, 71055. THIS SHEET IS PROVIDED AS GUIDE ONLY. REFER TO ACTUAL FIBREBOND DRAWINGS FOR FULL BUILDING PLANS.
2. EPS BOARD INSULATION IS LISTED TO HAVE A FLAME SPREAD OF 25 OR LESS AND SMOKE DEVELOPED OF 450 OR LESS WITH A MAXIMUM THICKNESS OF 2 INCHES AT 1 PCF DENSITY. POLYISOCYANURATE FOAM INSULATION HAS BEEN TESTED TO A MAXIMUM THICKNESS OF 3 INCHES AT 1.9 PCF AND HAS A FLAME SPREAD OF 25 AND A SMOKE PRODUCT OF 395.
3. INTERIOR PANELING IS LISTED TO HAVE A FLAMESPREAD OF 200 OR LESS.
4. THIS ENCLOSURE IS CLASSIFIED AS USE GROUP B, TYPE 5B CONSTRUCTION; AND IS IN COMPLIANCE WITH 2012 INTERNATIONAL BUILDING, MECHANICAL, FUEL GAS, FIRE CODES.
5. DESIGN CRITERIA
   WIND LOAD = 125 MPH — FLOOR DEAD LOAD = 35 PSF
   ROOF LIVE LOAD = 100 PSF — WALL DEAD LOAD = 35 PSF
   FLOOR LIVE LOAD = 135 PSF — SNOW LOAD = 80 PSF
   ROOF DEAD LOAD = 45 PSF — SEISMIC EXPOSURE GROUP = III
6. F_c' = 5000 PSI @ 28 DAYS (EQUIPMENT ENCLOSURE)
7. ENCLOSURE AND ASSOCIATED EQUIPMENT IS PROVIDED BY OWNER UNDER SEPARATE CONTRACT. EQUIPMENT ENCLOSURE INFORMATION INDICATED HEREIN IS PROVIDED FOR REFERENCE ONLY AND IS TAKEN FROM MANUFACTURER'S AVAILABLE DATA. REFER TO CIVIL, STRUCTURAL AND ELECTRICAL DRAWINGS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT.
8. PRIOR TO PROJECT CLOSE OUT AND SHELTER INSTALLATION, THE GENERAL CONTRACTOR IS TO CLEAN THE SHELTER FLOOR AND APPLY A STATIC- FREE WAX TO THE FLOORS.

OPERATES 24 HOURS A DAY 365 DAYS A YEAR

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REVISIONS

NO.	DESCRIPTION	DATE	BY
.	ISSUED FOR REVIEW	050517	TJS

LOC. # 278150

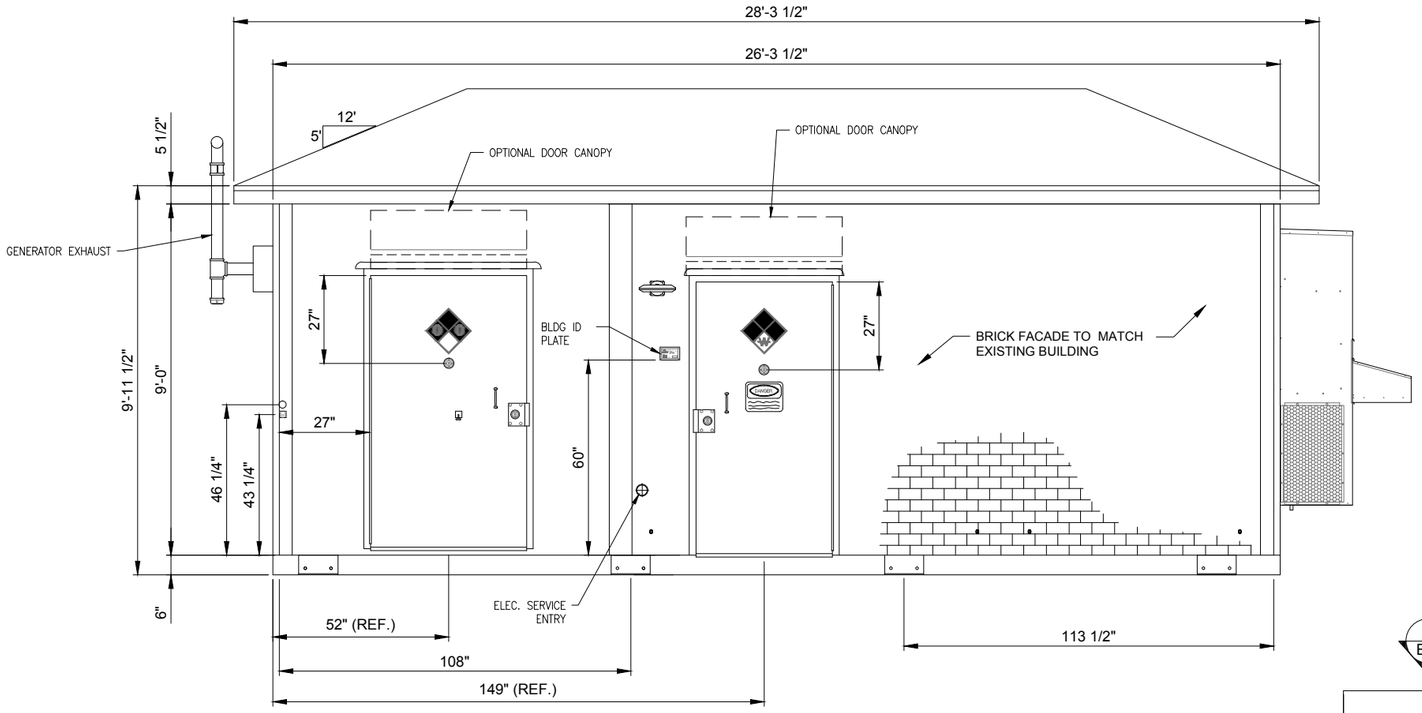
HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

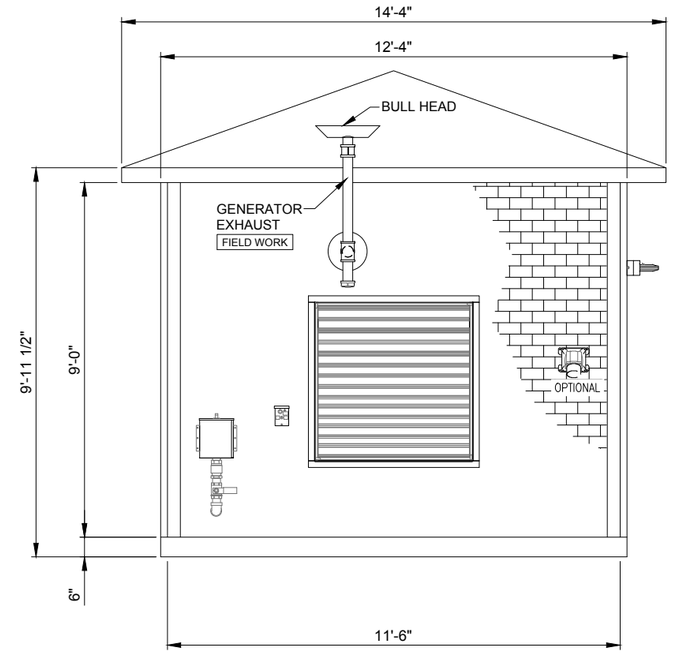
DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	12/02/15
PROJECT #:	33-1912

SHEET TITLE
EQUIPMENT ENCLOSURE PLAN & SECTION

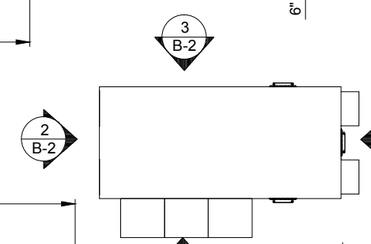
SHEET NUMBER
B-1



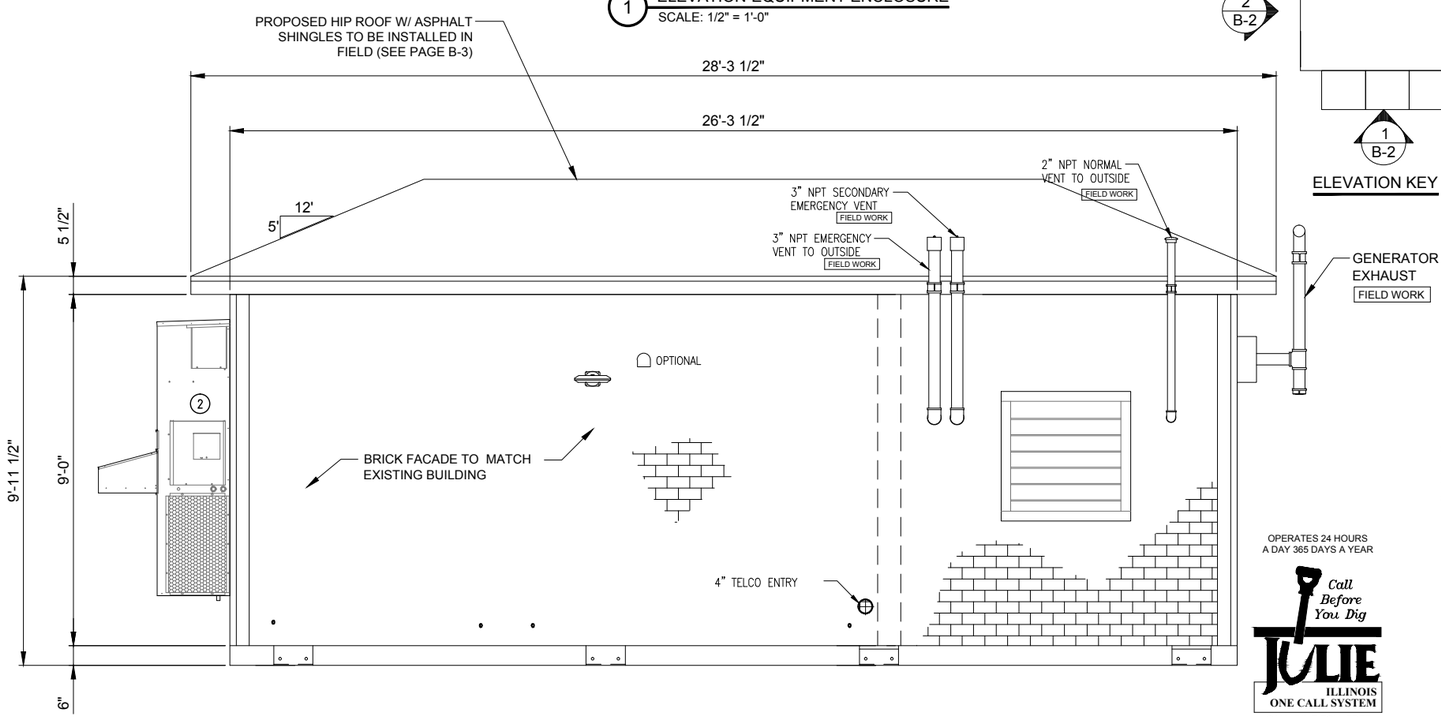
1 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



2 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



ELEVATION KEY



3 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

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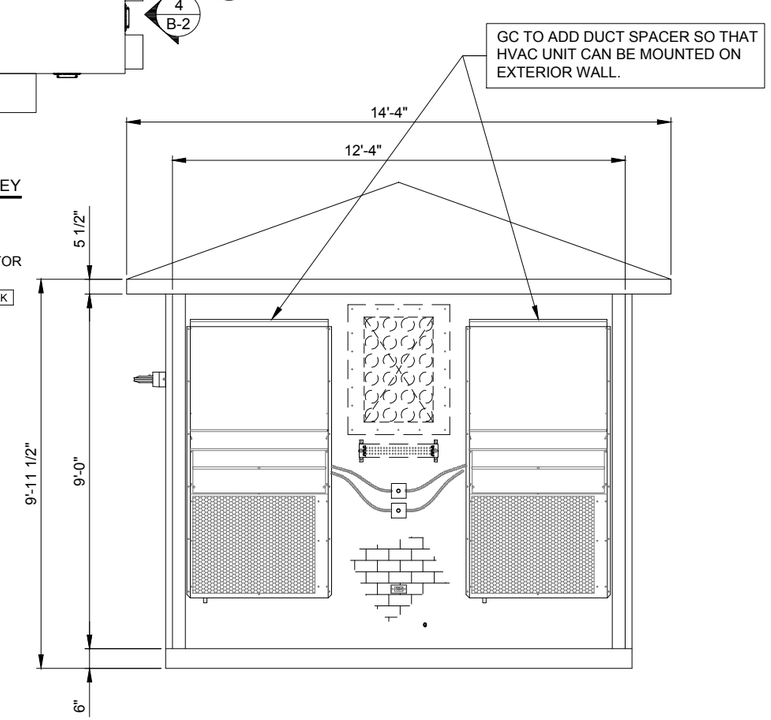
48 HOURS BEFORE
YOU DIG



4 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
.	ISSUED FOR REVIEW	050517	TJS

LOC. # 278150

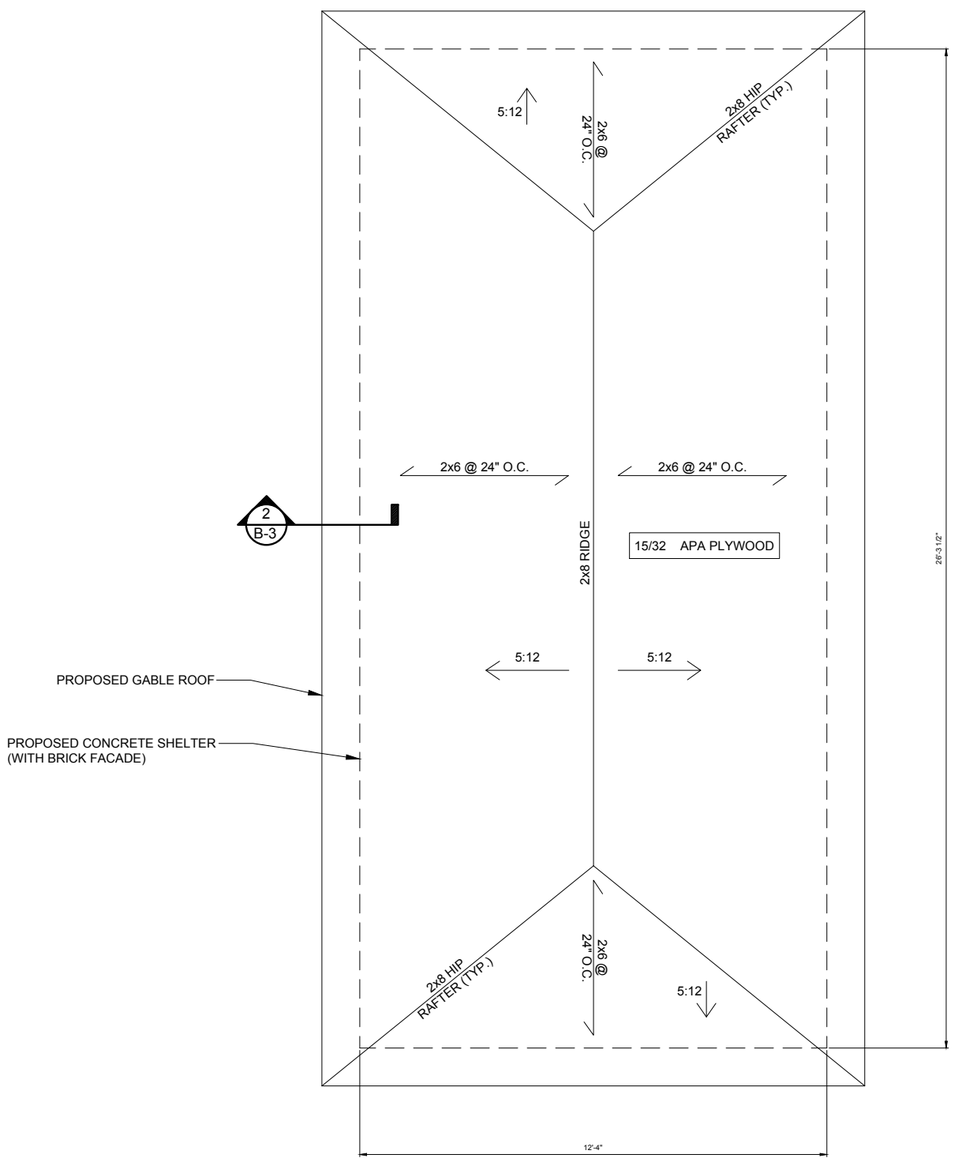
HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	12/02/15
PROJECT #:	33-1912

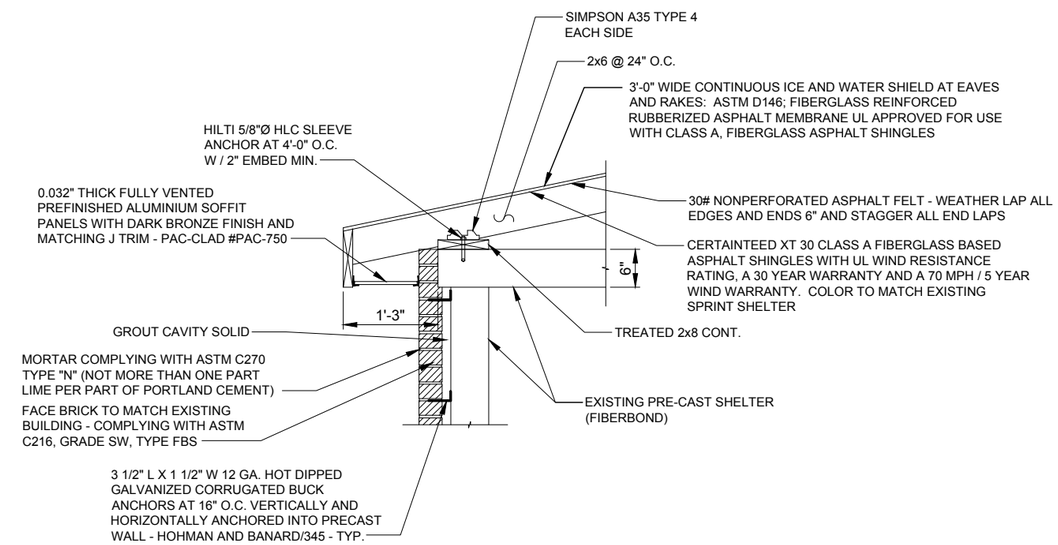
SHEET TITLE
EQUIPMENT ENCLOSURE ELEVATIONS

SHEET NUMBER
B-2



1 ROOF PLAN
SCALE: 1" = 2'

24" x 36" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.



2 ROOF DETAIL
SCALE: 1" = 1'

24" x 36" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.

NOTES:

1. LUMBER TO BE HEM FIR #2 OR BETTER.
2. PROVIDE NAILING PATTERNS PER IRC &IBC.
3. FIELD VERIFY EXISTING CONDITIONS.
4. ALL CONNECTORS TO BE GALVANIZED.

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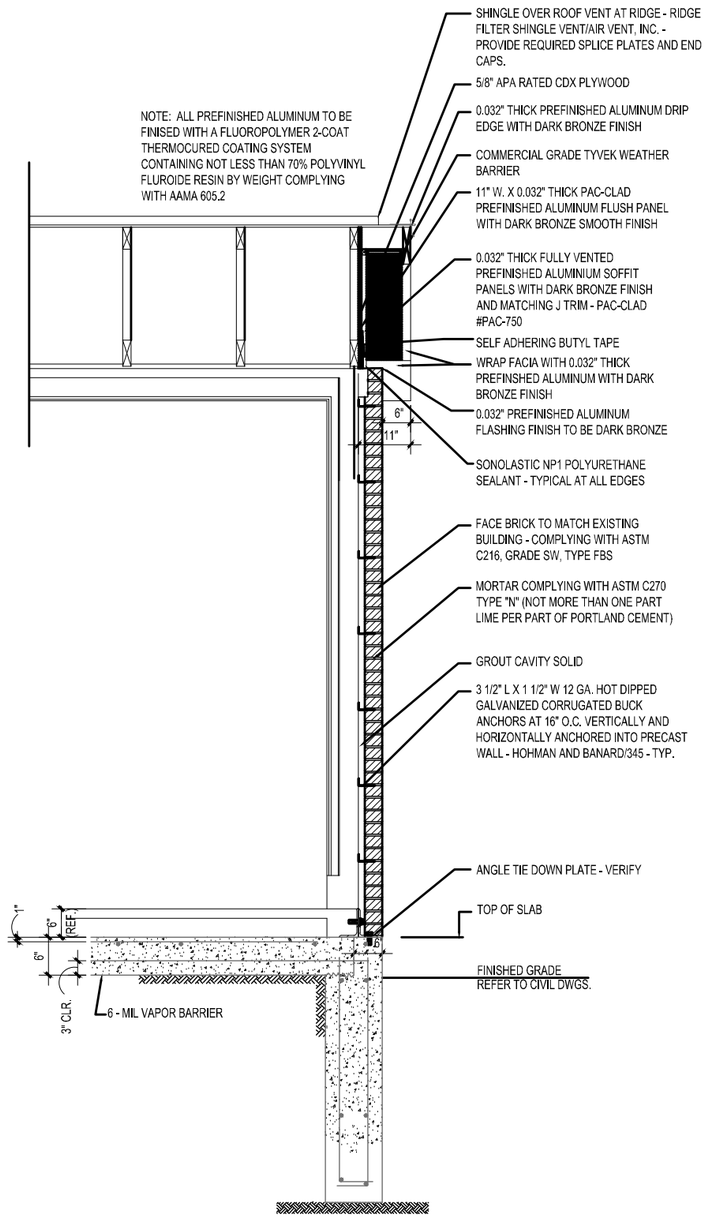
SHEET TITLE
ROOF PLAN

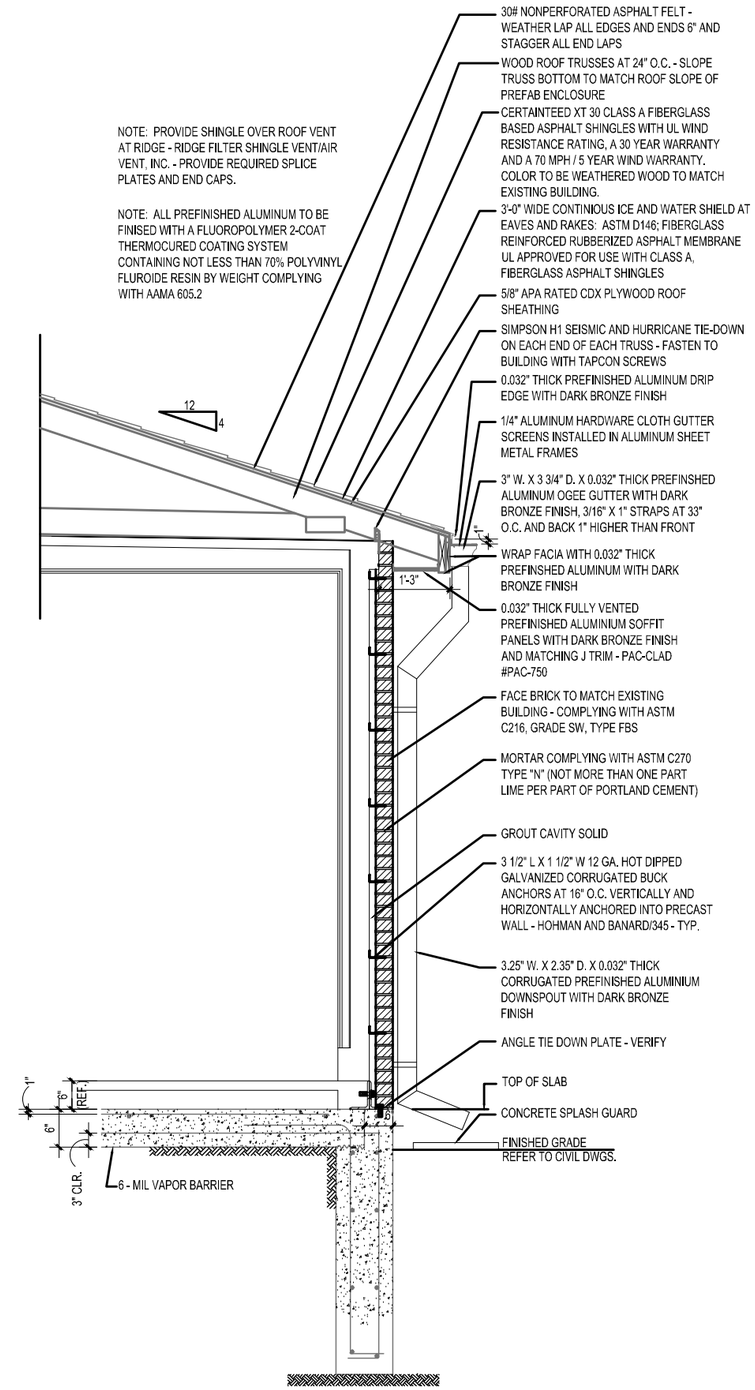
SHEET NUMBER
B-3



SECTION B

3/4" = 1'-0"

24" x 36" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.



SECTION C

3/4" = 1'-0"

24" x 36" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.

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HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

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PROJECT #:	33-1912

SHEET TITLE

SHELTER SECTIONS

SHEET NUMBER

B-4

UTILITY NOTES:

WORK INCLUDES:

THESE NOTES AND ACCOMPANYING DRAWINGS COMPLEMENT THE PROVISIONS AND INSTALLATIONS BY THE ELECTRICAL CONTRACTOR, OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL THE ELECTRICAL WORK COMPLETE IN CONNECTION WITH THIS VERIZON WIRELESS SITE AND SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE PROVISIONS, INSTALLATION, AND CONNECTION OF A GROUNDING ELECTRODE SYSTEM COMPLETE WITH A BUILDING AND SECONDARY GROUNDING, CELLULAR TELEPHONE COMMUNICATIONS TOWER AND CONNECTIONS TO THE INCOMING ELECTRICAL DISTRIBUTION EQUIPMENT.
2. THE PROVISION AND INSTALLATION OF AN OVERHEAD ELECTRICAL SERVICE OR UNDERGROUND ELECTRICAL SERVICE AND ALL ASSOCIATED WIRE AND CONDUIT AS REQUIRED AND/OR INDICATED ON PLANS.
3. THE PROVISION, INSTALLATION OF CONDUIT AND CONNECTIONS FOR LOCAL TELEPHONE SERVICE.
4. THE FURNISHING AND INSTALLATION OF THE ELECTRICAL SERVICE ENTRANCE CONDUCTORS, CONDUITS, METER SOCKET, AND CONNECTIONS TO THE SERVICE EQUIPMENT WITHIN THE ENCLOSURE.
5. TWO INCH (2") AND THREE INCH (3") DIAMETER PVC CONDUITS SCHEDULE 40.
6. ALL PVC CONDUITS SHOULD BE LEFT WITH NYLON PULL CORD FOR FUTURE USE.
7. EXCAVATION, TRENCHING, AND BACKFILLING FOR CONDUIT(S), CABLE(S), AND EXTERNAL GROUNDING SYSTEM.

CODES, PERMITS, AND FEES:

1. ALL REQUIRED PERMITS, LICENSES, INSPECTIONS AND APPROVALS SHALL BE SECURED AND ALL FEES FOR SAME PAID BY CONTRACTOR.
2. THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES: STATE, LOCAL AND NATIONAL, AND THE DESIGN, PERFORMANCE CHARACTERISTICS AND METHODS OF CONSTRUCTION OF ALL ITEMS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING AUTHORITIES:

N.E.C.	NATIONAL ELECTRIC CODE
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE
I.E.E.E.	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS
N.E.M.A.	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
U.L.	UNDERWRITERS LABORATORIES, INC.
N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION

RACEWAYS AND WIRING:

1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE, OR AS APPROVED BY THE ENGINEER.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THWN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
3. RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
4. PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING. PROVIDE JUNCTION AND PULLBOXES FOR CONDUIT RUNS WITH MORE THAN (360) DEGREES OF BENDS.
5. PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION, PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.
6. ELECTRICAL PANELBOARD SHALL BE FURNISHED AND INSTALLED BY OTHERS. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
7. ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.

GENERAL NOTES:

SEE DETAILS AND SCHEDULES ON DRAWINGS AND SPECIFICATIONS FOR MEANING OF ABBREVIATIONS AND ADDITIONAL REQUIREMENTS AND INFORMATION. CHECK ARCHITECTURAL, STRUCTURAL AND OTHER MECHANICAL AND ELECTRICAL DRAWINGS FOR SCALE, SPACE LIMITATIONS, COORDINATION, AND ADDITIONAL INFORMATION, ETC. REPORT ANY DISCREPANCIES, CONFLICTS, ETC. TO ENGINEER BEFORE SUBMITTING BID. ALL EQUIPMENT FURNISHED BY OTHERS (FBO) SHALL BE PROVIDED WITH PROPER MOTOR STARTERS, DISCONNECTS, CONTROLS, ETC. BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE. THE ELECTRICAL CONTRACTOR SHALL INSTALL AND COMPLETELY WIRE ALL ASSOCIATED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S WIRE DIAGRAMS AND AS REQUIRED FOR A COMPLETE OPERATING INSTALLATION. ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF (FBO) EQUIPMENT PRIOR TO ROUGH-IN OF CONDUIT AND WIRING TO AVOID CONFLICTS.

COORDINATION WITH UTILITY COMPANY:

THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANY FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS, IF REQUIRED, METER SOCKETS, PRIMARY CABLE RACEWAY REQUIREMENTS, SECONDARY SERVICE, ETC. PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN THE BID ANY OPTIONAL OR EXCESS FACILITY CHARGES ASSOCIATED WITH PROVIDING ELECTRICAL SERVICE FROM LOCAL UTILITY COMPANY. VERIFY BEFORE BIDDING TO INCLUDE ALL COSTS. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE LOCAL UTILITY COMPANY PRIOR TO SUBMITTING BID. ADJUST A.I.C. RATINGS OF ALL OVER CURRENT PROTECTION DEVICES IN DISTRIBUTION EQUIPMENT AS REQUIRED TO COORDINATE WITH AVAILABLE FAULT CURRENT FROM LOCAL UTILITY COMPANY. ALL GROUNDING RODS PROVIDED BY THE POWER OR TELEPHONE UTILITY COMPANIES MUST BE TIED INTO THE MAIN EXTERNAL GROUND RING.

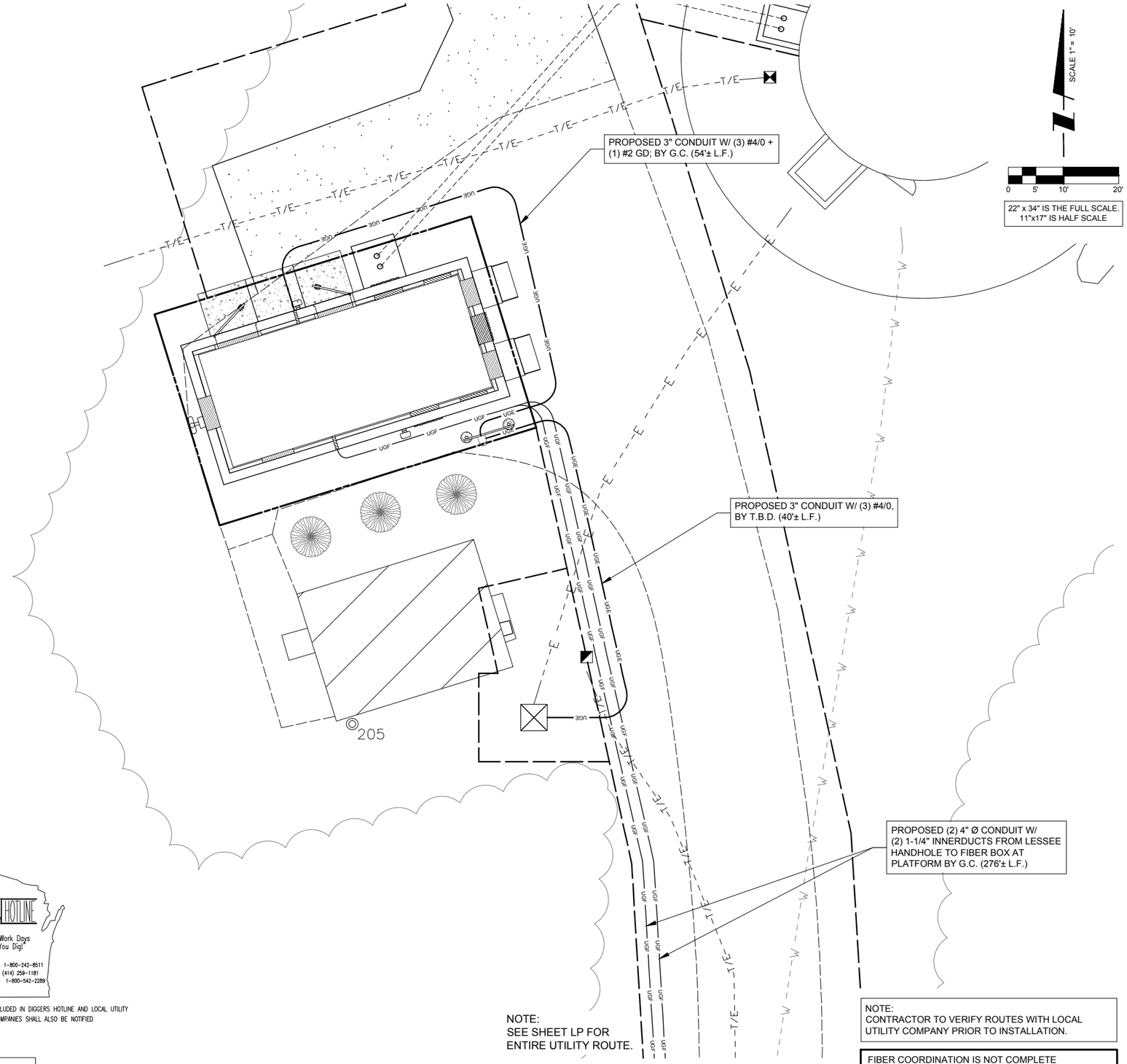
UTILITY CONTACTS:

POWER: T.B.D.

FIBER: T.B.D.

ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY FOR ENTRY INTO FENCED AREA BY EITHER MAILING A KEY TO A SLAVE LOCKED CHAIN AT THE FENCE GATE OR CALLING AND LEAVING A COMBINATION.

FOR CONTINUATION AND CONNECTION OF ELECTRIC AND FIBER SERVICE. COORDINATE WITH ELECTRIC AND FIBER COMPANY.



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TDD 1-800-542-2289

OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED

NOTE:
SEE SHEET LP FOR ENTIRE UTILITY ROUTE.

NOTE:
SEE SHEET LP FOR ENTIRE UTILITY ROUTE.

1 SITE UTILITY ROUTING PLAN

NOTE:
CONTRACTOR TO VERIFY ROUTES WITH LOCAL UTILITY COMPANY PRIOR TO INSTALLATION.

FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

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REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	05/05/17	TJS

LOC. # 278150

HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	12/02/15
PROJECT #:	33-1912

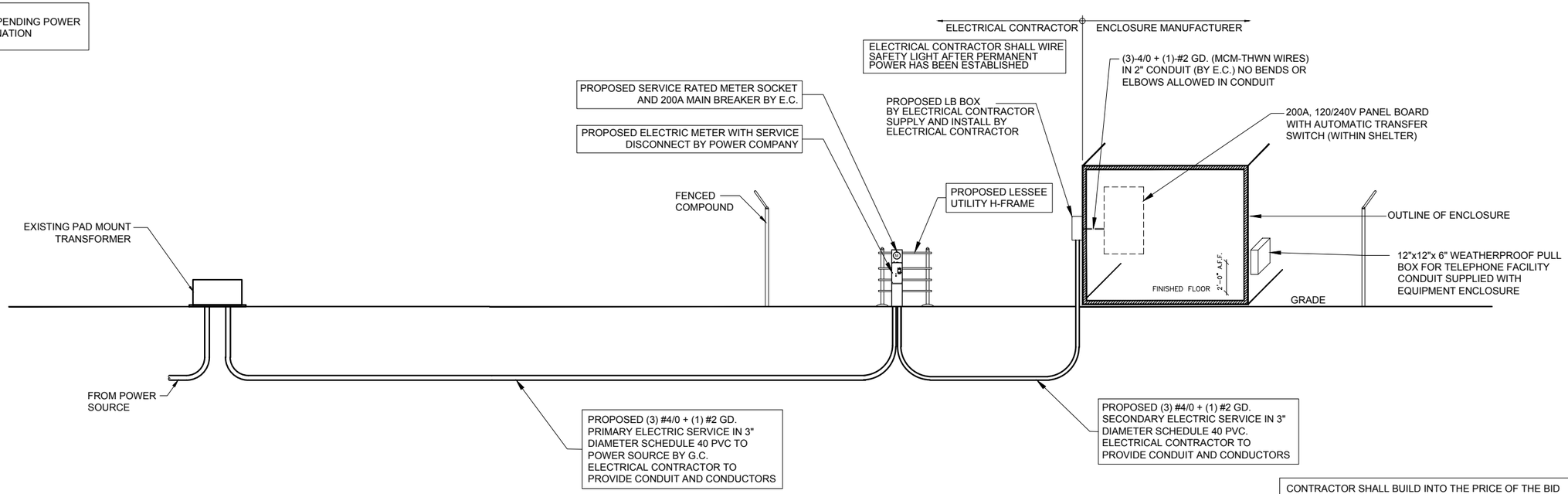
SHEET TITLE

UTILITY ROUTING PLAN

SHEET NUMBER

E-1

- DESIGN PENDING POWER COORDINATION



ELECTRICAL SERVICE: 200 AMP 120/240V SINGLE PHASE 3 WIRE

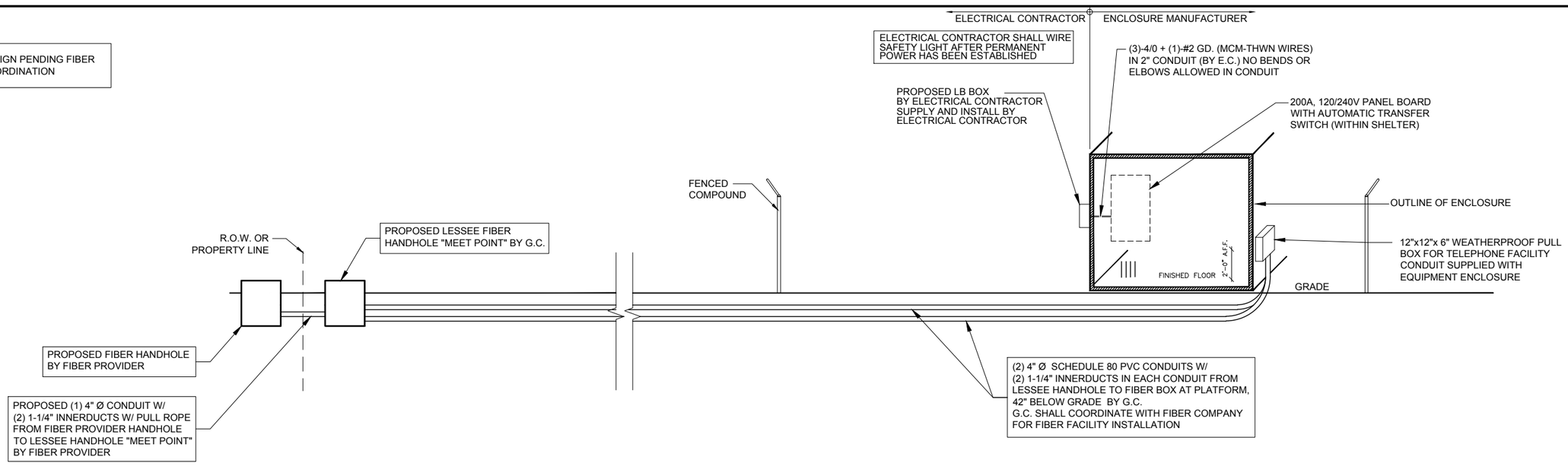
1 POWER RISER DIAGRAM
SCALE: N.T.S.

CONTRACTOR SHALL BUILD INTO THE PRICE OF THE BID THE COST OF TWO (2) MOBILIZATIONS:

1) POWER/FIBER PERMIT PULLED PRIOR TO BUILDING PERMIT AND PRELIMINARY WORK (SMART JACK ON A STICK, ETC) COMPLETED PRIOR TO GENERAL CONSTRUCTION

2) RETURN TO COMPLETE GENERAL ELECTRICAL CONSTRUCTION

- DESIGN PENDING FIBER COORDINATION



NOTE: VERIFY FIBER ROUTING REQUIREMENTS WITH FIBER COMPANY

2 FIBER RISER DIAGRAM
SCALE: N.T.S.

CHICAGO SMSA
limited partnership
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COVENTRY LANE
HARTLAND, WI 53029

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PROJECT #:	33-1912

SHEET TITLE
UTILITY RISER DIAGRAMS

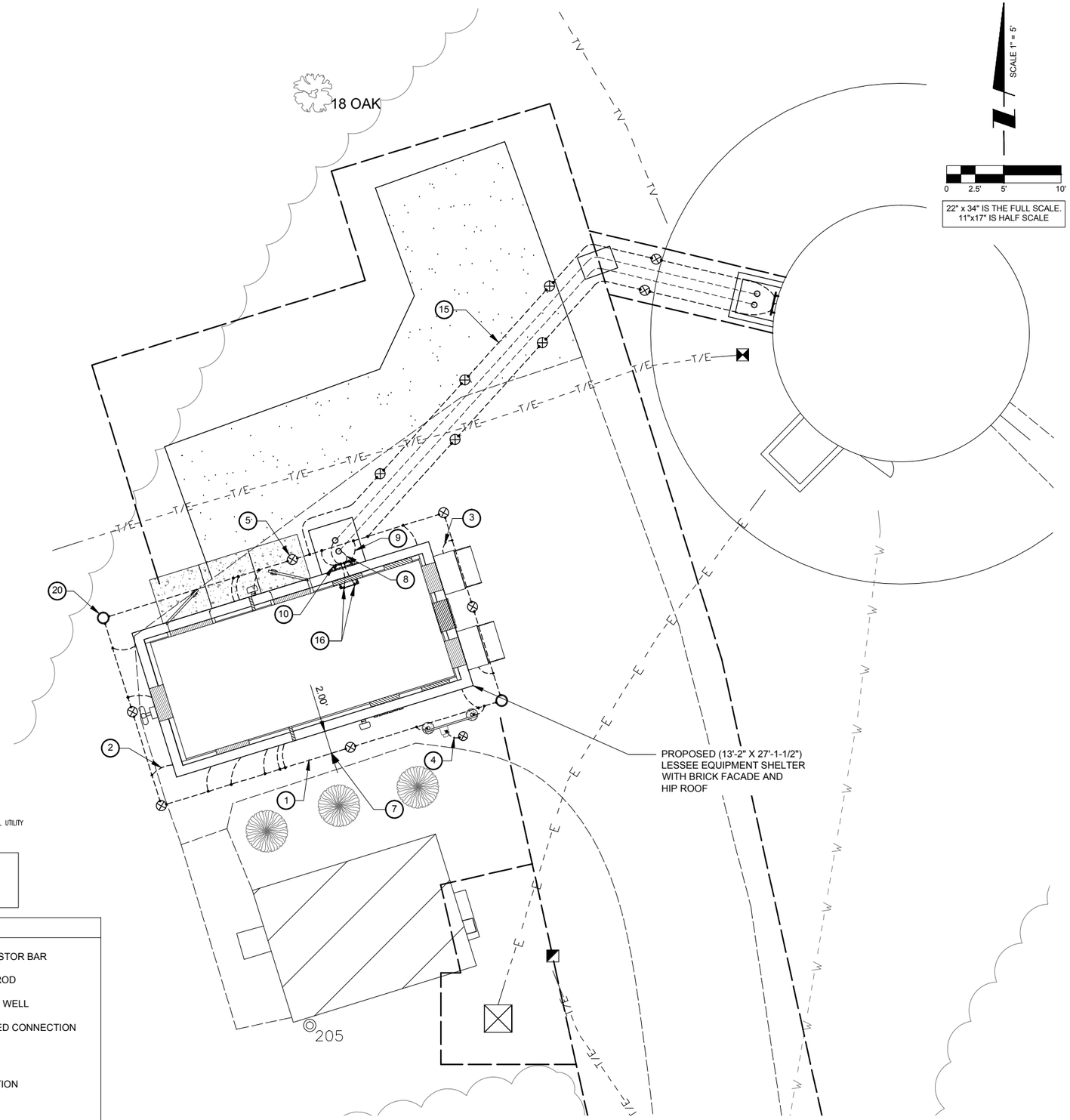
SHEET NUMBER
E-1A

GROUNDING ELECTRODE SYSTEM NOTES:

1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL EXOTHERMIC CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN- WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION
4. FENCE/GATE: GROUND FENCE POSTS WITHIN 6 FEET OF PLATFORM AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE EXOTHERMIC PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
6. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
7. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.
8. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
   1. ONE (1) COPY TO OWNER REPRESENTATIVE
   2. ONE (1) COPY TO ENGINEER
   3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

TYPICAL KEYED GROUNDING NOTES

1. #2 AWG TNND SOLID BARE COPPER CONDUCTOR 42" BELOW GRADE (TYPICAL) MINIMUM 24" BENDING RADIUS
2. ENCLOSURE GROUND (TYP.) IN 1/2" DIAMETER SCHEDULE 40 PVC CONDUIT
3. GROUND EQUIPMENT ENCLOSURE HVAC WITH MECHANICAL CLAMP (SEE DETAIL, SHEET E-3).
4. DISCONNECT AND ELECTRIC SERVICE GROUND TO GROUND ROD
5. 5/8" x 10' COPPER CLAD GROUND ROD
6. GROUND CHAIN LINK FENCE (TYPICAL) EXOTHERMIC CONNECTION (TYPE VS) GROUND FENCE POSTS WITHIN 6 FEET OF PLATFORM AND 25 FEET OF TOWER. (SEE DETAIL, SHEET E-5.)
7. MAINTAIN TWO FOOT DISTANCE OFF OF STRUCTURES.
8. GROUND COAXIAL ANTENNA CABLES TO GROUND BAR BY ANTENNA CONTRACTOR TERMINATE CABLES 1'-0" FROM PLATFORM AND INSTALL LIGHTNING SURGE ARRESTORS ON EACH CABLE GROUND.
9. EXOTHERMICALLY WELD COPPER GROUND BAR TAIL TO HALO GROUND RING (EXOTHERMIC CONNECTION TYPE TA) BY ANTENNA CONTRACTOR. FINAL CONNECTION BY ELECTRICAL CONTRACTOR.
10. 4"X20"X1/4" TNND INSULATED COPPER GROUND BAR, NON ISOLATED WITH 10.0' LONG #2 AWG TNND SOLID COPPER WIRE WELDED TAILS (HARGER GBIT 14420VW)
11. GROUND CABLE WAVEGUIDE BRIDGE (TYP.) BY ELECTRICAL CONTRACTOR.
12. PROPOSED PERIPHERAL GROUND RING SHOULD BE INSTALLED 1' TO 2' INSIDE THE FENCE LINE, THE TOWER GROUND RING SHOULD BE INSTALLED A MINIMUM 2' OFF OF ANY STRUCTURES.
13. EXISTING TOWER OR COMPOUND GROUND RING (V.I.F.)
14. GATE JUMPERS (SEE DETAIL, SHEET E-4)
15. BOND EXISTING/ PROPOSED TOWER GROUND RING TO PROPOSED PLATFORM GROUND RING WITH #2 AWG TNND SOLID COPPER CONDUCTOR IN 2 LOCATIONS.
16. TWO #2 LEADS FROM THE EGR TO THE GROUND BAR AT UTILITY FRAME LOCATED ON PLATFORM STEEL. CADWELD AT EGR AND DOUBLE HOLE LUGS ON PLATFORM.
17. BOND RAYCAP TO MGB.
18. EACH TOWER FOUNDATION REBAR MESH/CAGE TO BE BONDED TO TOWER GROUND RING WITH #2 TINNED SOLID COPPER CONDUCTOR
19. EACH TOWER FOUNDATION TO HAVE AT LEAST ONE ANCHOR BOLT BONDED TO TOWER GROUND RING WITH #2 TINNED SOLID COPPER CONDUCTOR
20. COPPER CLAD GROUND ROD WITH INSPECTION WELL TOP OF GROUND ROD MAX 24" BURY.
21. EXTEND GROUND CONDUCTORS IN 1/2" RIGID H.W. CONDUIT ADJACENT TO PAD, OFFSET AND ATTACH TO EXTERIOR OF GENERATOR HOUSING AND EXTEND TO GROUND LUGS AS REQUIRED, VERIFY LOCATION WITH GENERAC.
22. MGB MOUNTED UNDER PERIMETER BEAM



1 SITE GROUNDING PLAN
SCALE: 1" = 4'

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NOTE:
SEE GROUNDING DETAILS ON SHEETS E-3 & E-4

LEGEND:

- GROUND BAR OR ARRESTOR BAR
- 5/8"Ø x 10'-0" GROUND ROD
- GROUND SYSTEM TEST WELL
- CADWELD OR APPROVED CONNECTION
- SPARE GROUND LEAD
- MECHANICAL CONNECTION
- EXISTING GROUNDING
- NEW GROUNDING

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HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

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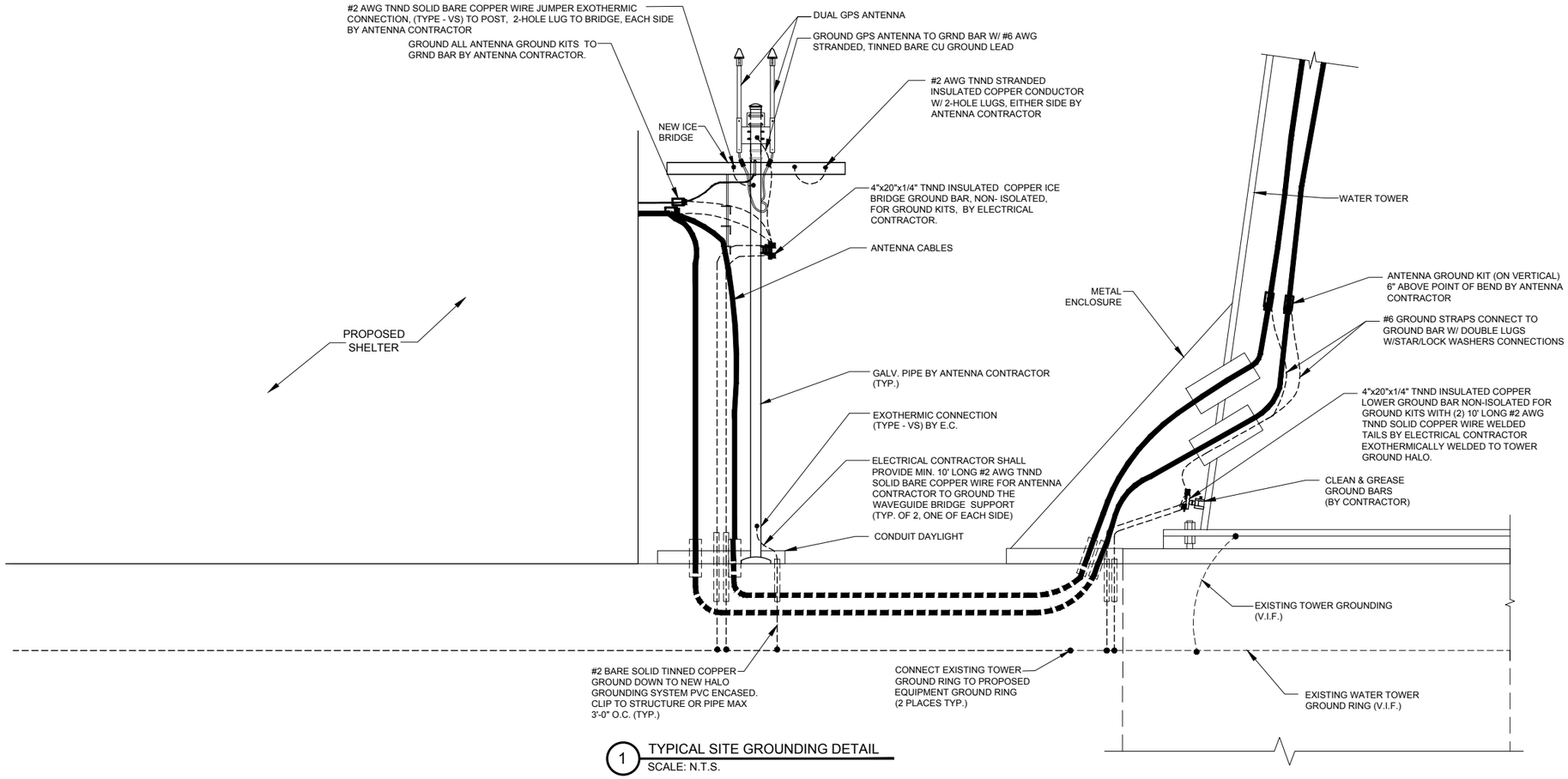
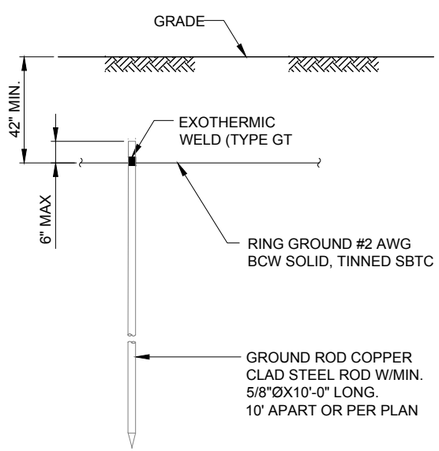
DATE:	12/02/15
PROJECT #:	33-1912

SHEET TITLE
SITE GROUNDING PLAN

SHEET NUMBER
E-2



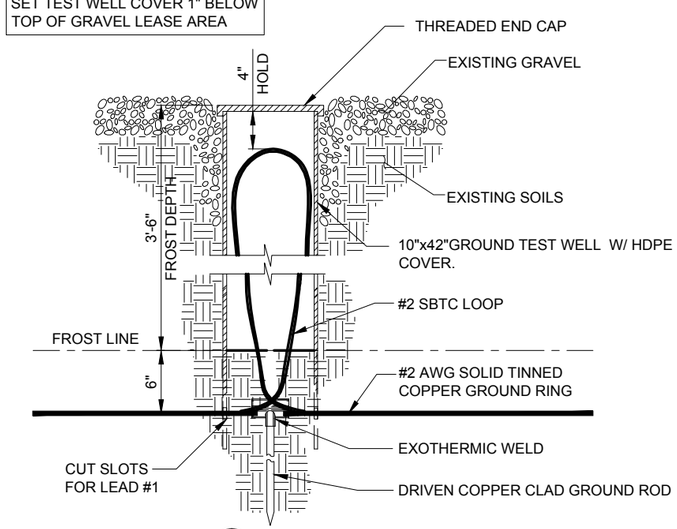
1 TYPICAL SITE GROUNDING DETAIL
SCALE: N.T.S.



NOTE:
GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM THE VERTICAL.

2 GROUND ROD DETAIL
SCALE: N.T.S.

NOTE:
SET TEST WELL COVER 1" BELOW TOP OF GRAVEL LEASE AREA



3 TEST WELL DETAIL
SCALE: N.T.S.

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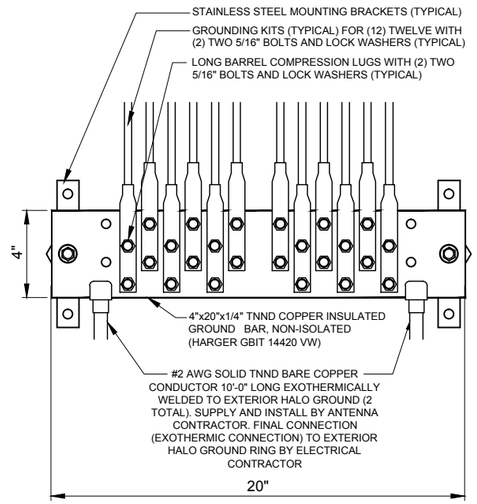
SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
E-3

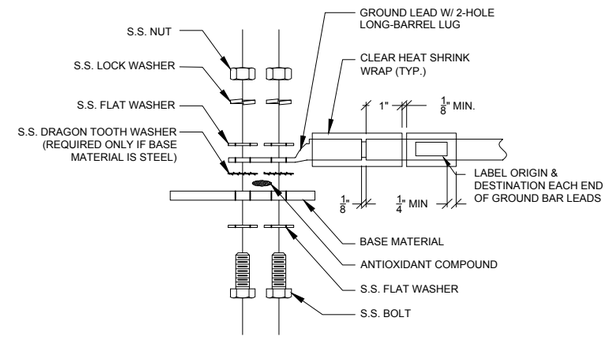
GROUNDING ELECTRODE SYSTEM NOTES:

1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL EXOTHERMIC CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN- WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION
4. FENCE/GATE: GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE EXOTHERMIC PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
5. AFTER INSTALLATION OF THE CANOPY AT THE DOOR, GC/EC IS TO BOND THE CANOPY TO THE DOOR FRAME WITH A #2 CONDUCTOR. USE DOUBLE-LUG CONNECTION. PREP AND PAINT SURFACE TO MATCH AFTER INSTALLATION.
6. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
7. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.
8. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
   1. ONE (1) COPY TO OWNER REPRESENTATIVE
   2. ONE (1) COPY TO ENGINEER
   3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE



1 EXTERIOR GROUND BAR DETAIL
N.T.S.

NOTES:
1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH KOPR-SHIELD.
3. GROUND BARS, INSTALL BOLT HEAD TOWARD WALL
4. ENCLOSURES, INSTALL BOLT HEAD ON OUTSIDE OF ENCLOSURE



2 GROUND LUG INSTALLATION DETAIL
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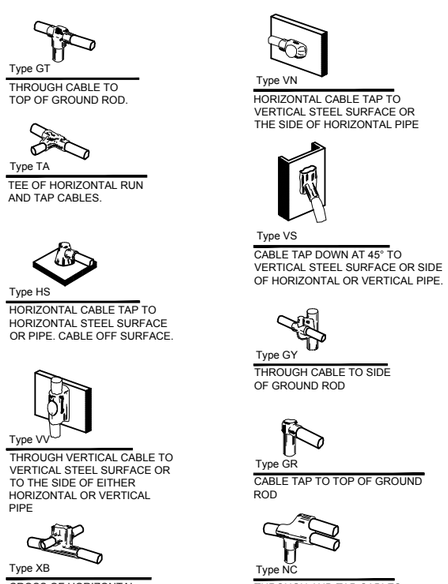
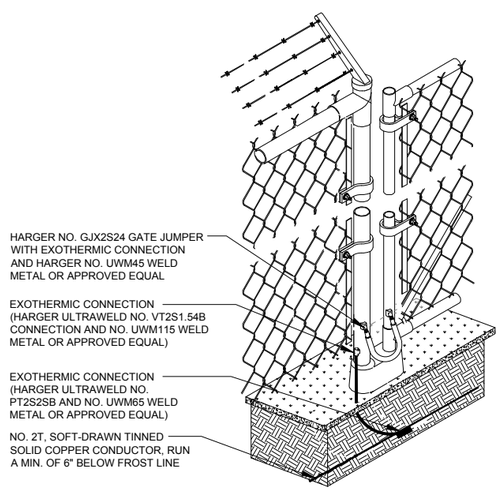


3 EXOTHERMIC WELD DETAILS
EXOTHERMIC AND HARGER ULTRAWELD OR APPROVED EQUAL



4 FENCE GROUNDING DETAIL
N.T.S.

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	05/05/17	TJS

LOC. # 278150

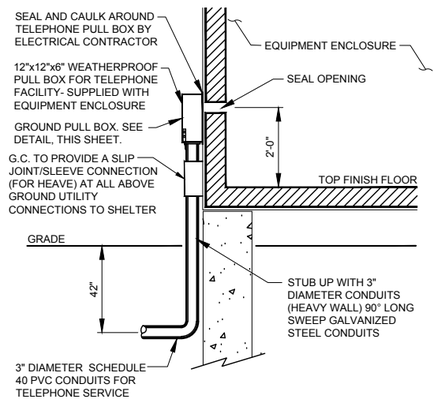
HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

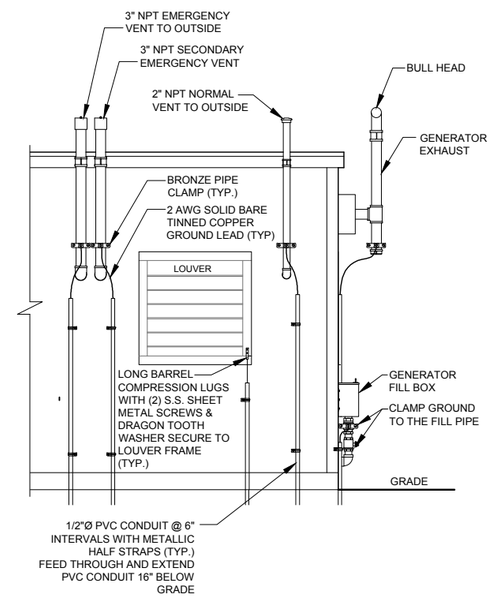
DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	12/02/15
PROJECT #:	33-1912

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
E-4



1 TELEPHONE SERVICE ENTRANCE
N.T.S.



2 EQUIPMENT ENCLOSURE GROUNDING
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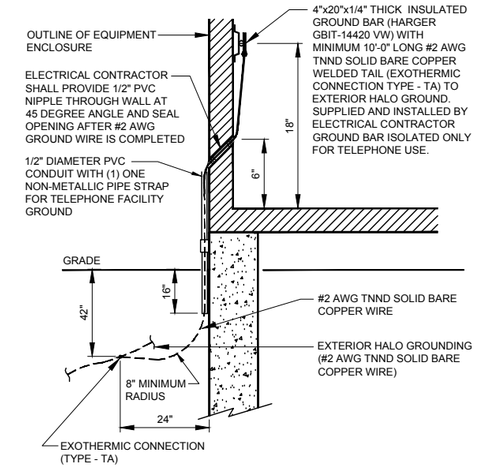

3 TELCO FACILITY GROUND
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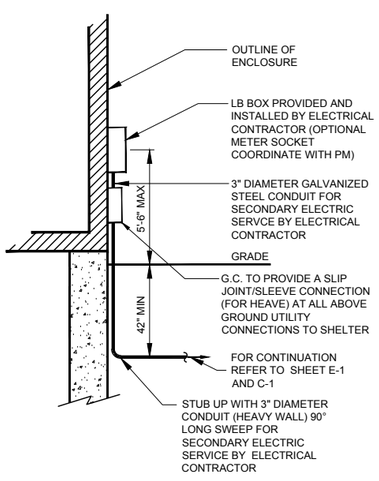
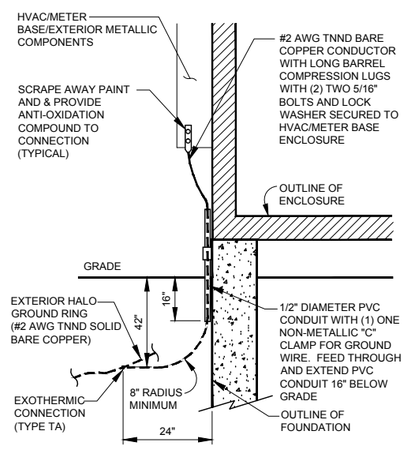
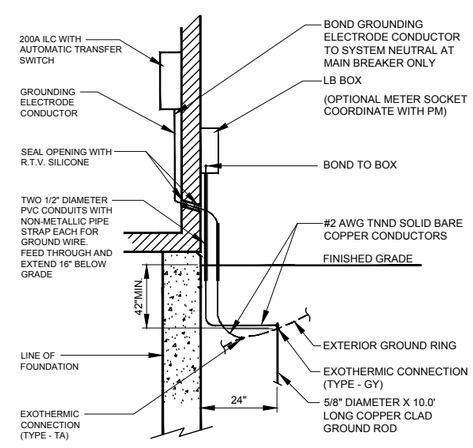


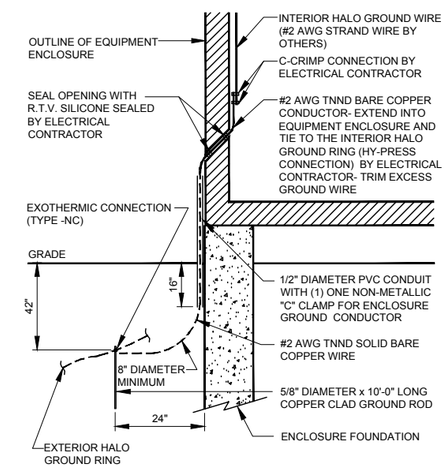
4 UNDERGROUND ELEC. SERVICE DETAIL
N.T.S.



5 HVAC/METER BASE/METALLIC COMPONETS GROUNDING DETAIL
N.T.S.



6 ELECTRIC SERVICE GROUNDING DETAIL
N.T.S.



7 ENCLOSURE GROUNDING DETAIL
N.T.S.

CHICAGO SMSA
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d/b/a VERIZON WIRELESS

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600 BUSSE HIGHWAY
PARK RIDGE IL 60068
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HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

DRAWN BY:	BTE
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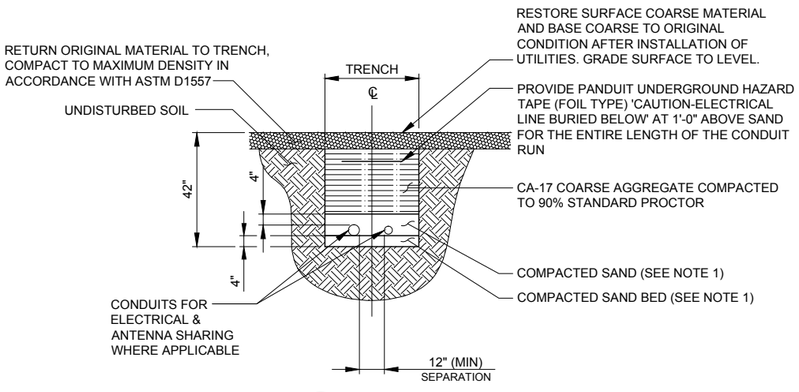
SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
E-4A

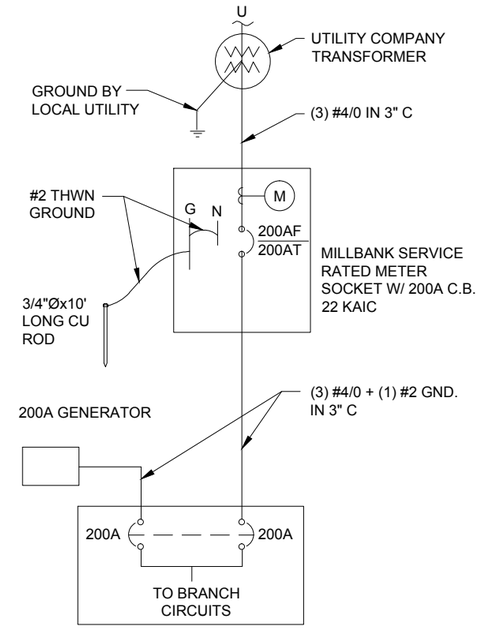
OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED

NOTES:

1. LEAN CONCRETE, RED-COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND.
2. BURY CONDUITS 42" BELOW GRADE OR 6" BELOW FROST LINE, WHICHEVER IS GREATER
3. CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS



1 UTILITY TRENCH DETAIL
SCALE: N.T.S.



GENERAC 200A 120/240V, 1Ø PANEL BOARD WITH AUTOMATIC TRANSFER

2 SINGLE LINE DIAGRAM
N.T.S.

CHICAGO SMSA
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d/b/a VERIZON WIRELESS

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REVISIONS

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LOC. # 278150

HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	12/02/15
PROJECT #:	33-1912

SHEET TITLE
ELECTRICAL DETAILS

SHEET NUMBER
E-5

GENERAL

THE CONSTRUCTION DOCUMENT DRAWINGS ARE INTERRELATED. WHEN PERFORMING THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

DIVISION 1: GENERAL REQUIREMENTS

SECTION 01700 - PROJECT CLOSEOUT

PART 1 - GENERAL

A. OBTAIN AND SUBMIT RELEASES ENABLING THE OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES; INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES AND SIMILAR RELEASES.

B. SUBMIT RECORD DRAWINGS, DAMAGE OR SETTLEMENT SURVEY, PROPERTY SURVEY, AND SIMILAR FINAL RECORD INFORMATION.

C. COMPLETE FINAL CLEAN UP REQUIREMENTS. TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES.

PART 2 - FINAL CLEANING

1. COMPLETE THE FOLLOWING CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATION OF COMPLETION.
   a. CLEAN THE PROJECT SITE, YARD AND GROUNDS, IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF RUBBISH, WASTE MATERIALS, LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETRO-CHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS, RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED, TO A SMOOTH EVEN-TEXTURED SURFACE.
   b. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIAL FROM THE SITE
   c. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO THE SITE AND EQUIPMENT ENCLOSURE.
   d. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION, FREE OF STAINS, FILMS AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES.
   e. REMOVE DEBRIS FROM LIMITED ACCESS SPACES, INCLUDING ROOFS, EQUIPMENT ENCLOSURE, MANHOLES, AND SIMILAR SPACES.
   f. TOUCH-UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CAN NOT BE SATISFACTORILY REPAIRED OR RESTORED, OR THAT SHOW EVIDENCE OF REPAIR OR RESTORATION. DO NOT PAINT OVER “UL” AND SIMILAR LABELS, INCLUDING ELECTRICAL NAME PLATES.
   g. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY
2. REMOVAL OF PROTECTION: REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.

DIVISION 2: SITE WORK

SECTION 02200 - EARTHWORK AND DRAINAGE

PART 1 - GENERAL

1. WORK INCLUDED: SEE SITE PLAN.
2. SEQUENCING
   a. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG EAST FENCE LINE.
   b. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH

PART 2 - EXECUTION

1. INSPECTIONS: LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY JURISDICTION.
2. PREPARATION
   a. CLEAR TREES, BRUSH AND DEBRIS FROM SITE AS REQUIRED.
   b. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES (6”) BELOW GRADE.
   c. UNLESS OTHERWISE INSTRUCTED BY OWNER, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
   d. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.
   e. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.
3. INSTALLATION
   a. GRADE OR FILL THE SITE AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SOILS, RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES, OR INDICATED SLOPES.
   b. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.
   c. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
   d. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE INDICATED.
   e. PLACE FILL OR STONE IN SIX INCH (6”) MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.
   f. THE TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE FOOT (1') BEYOND THE SITE FENCE (UNLESS OTHERWISE NOTED) AND SHALL COVER THE AREA AS INDICATED.
   g. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAP.
   h. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.
   i. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAP.
   j. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.
   k. IN DITCHES WITH SLOPES GREATER THAN 10% MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRANCES. POSITION THE HEADWALL AT AN ANGLE NO GREATER THAN THAT 60^ OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET (6') ABOVE THE CULVERT ENTRANCE.
   l. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
   m. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
   n. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS, BY WATERING, UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.
4. FIELD QUALITY CONTROL: COMPACT SOILS TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.
5. PROTECTION
   a. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATIVE.
   b. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. PLACE STRAW BALES AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS. WHERE THE SITE OR ROAD AREAS HAVE BEEN ELEVATED IMMEDIATELY ADJACENT TO THE RAIL LINE, STAKE EROSION CONTROL FABRIC FULL LENGTH IN THE SWALE TO PREVENT CONTAMINATION OF THE RAIL BALLAST. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.

SECTION 02830 - FENCING AND GATE(S)

PART 1 - GENERAL

1. WORK INCLUDED - SEE PLAN FOR SITE AND LOCATION OF FENCE
2. QUALITY ASSURANCE
   a. ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE “E” ZINC, 18 OUNCES PER SQUARE FOOT.
3. SEQUENCING
   a. IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.
4. SUBMITTALS
   a. MANUFACTURER'S DESCRIPTIVE LITERATURE.
   b. CERTIFICATE OR STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.

PART 2 - PRODUCTS

1. FENCE MATERIAL
   a. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
   b. FABRIC SHALL BE SEVEN-FOOT (7') HIGH OR TO MATCH EXISTING FENCE TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (0.148”) WIRE. THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP SELVAGES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.
   c. ALL POSTS SHALL BE SCHEDULE - 40 MECHANICAL SERVICE PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER
      i. LINE 2” SCHEDULE 40 (2 3/8” O.D.)
      ii. CORNER 3” SCHEDULE 40 (3 1/2” O.D.)
      iii. GATE 3” SCHEDULE 40 (3 1/2” O.D.)
   d. ALL TOP AND BRACE RAILS SHALL BE 1 DIAMETER SCHEDULE - 40 MECHANICAL - SERVICE PIPE.
   e. GATE FRAMES AND BRACES SHALL BE 1.90 INCH DIAMETER SCHEDULE 40 MECHANICAL - SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
   f. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.
   g. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188-DEGREE ATTACHMENT.
   h. A NO. 7 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.
   i. A SIX-INCH BY 1/2-INCH DIAMETER EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS.
   j. STRETCHER BARS SHALL BE 3/16-INCH BY 3/4-INCH OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.
   k. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8-INCH TRUSS ROD WITH TURNBUCKLES.
   l. ALL POST EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.
   m. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS, AND TENSION BAND CLIPS.
   n. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.

PART 3 - EXECUTION

1. INSPECTION: TO CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS,
2. INSTALLATION
   a. FOUNDATIONS SHALL HAVE A MINIMUM SIX INCH (6”) CONCRETE COVER UNDER POST.
   b. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB; ON QUARTER INCH (1/4”)
   c. AT CORNER POSTS, GATE POSTS, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.
   d. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.
   e. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE-CLIPS AT TWO FOOT (2') INTERVALS.
   f. A MAXIMUM GAP OF ONE INCH WILL BE PERMITTED BETWEEN TIE CHAIN LINE FABRIC AND THE FINAL GRADE.
   g. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.
   h. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.
   i. CONCRETE TO BE A MINIMUM OF 4,000 PSI AT 7 DAYS. CEMENT SHALL EXCEED ASTM C150, TYPE IIIA.
3. PROTECTION: UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL. APPLICABLE STANDARDS:

ASTM-A120	SPECIFICATION FOR PIPE, STEEL, BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS, FOR ORDINARY USES.
ASTM-A123	ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
ASTM-A153	STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
ASTM-A392	SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.
ASTM-A491	SPECIFICATION FOR ALUMINUM-COATED STEEL CHAIN LINK FENCE FABRIC
ASTM-A525	STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.
ASTM-A570	SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP. STRUCTURAL QUALITY.

A. FEDERAL SPECIFICATION RR-F-191-FENCING, WIRE AND POST METAL (AND GATES, CHAIN LINK FENCE FABRIC, AND ACCESSORIES)

DIVISION 3: CONCRETE

SECTION 03000 - BASIC CONCRETE MATERIALS AND METHODS

PART 1 - GENERAL

1. WORK INCLUDED: FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND CURING.
2. INSPECTIONS
   a. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR HIS SCOPE OF WORK.
   b. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE LESSEE'S CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.
   c. THE LESSEE'S CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.
3. QUALITY ASSURANCE
   a. CONSTRUCT AND ERECT CONCRETE FORMWORK IN ACCORDANCE WITH ACI 301 AND ASTM 318.
   b. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.
   c. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-90.
   d. OPEN FOUNDATION TRENCHES SHALL BE INSPECTED BY MES PRIOR TO CONCRETE INSTALLATION.
4. SUBMITTALS: SUBMIT CONCRETE MIX AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY LESSEE CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWING SHALL BE SUBMITTED IN THE FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

PART 2 - PRODUCTS

1. REINFORCEMENT MATERIALS
   a. REINFORCEMENT STEEL, ASTM A615, 60 ksi YIELD GRADE, DEFORMED BILLET STEEL BARS, PLAIN FINISH.
   b. WELDED STEEL WIRE FABRIC ASTM A185 PLAIN TYPE IN FLAT SHEETS, PLAIN FINISH.
   c. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS. SIZED AND SHAPED FOR SUPPORTS OR REINFORCING.
   d. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, ACI 318, ASTM A184.
2. CONCRETE MATERIALS
   a. CEMENT: ASTM C150, PORTLAND TYPE
   b. FINE AND COURSE AGGREGATES: ASTM C33 - MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED; ONE INCH (1”) SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE-THIRD (1/3) CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.
   c. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE
   d. AIR ENTRAINING ADMIXTURE: ASTM C260
   e. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.
   f. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE. CEMENT, WATER REDUCING AND PLASTICISING AGENTS.
3. CONCRETE MIX
   a. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
   b. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, ALT. 3.
   c. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:
      i. COMPRESSIVE STRENGTH: 4000 psi AT 7 DAYS. SEE SHEET 2-1 FOR CAISSON CONCRETE COMPRESSIVE STRENGTH.
      ii. SLUMP: 3 INCHES

PART 3 - EXECUTION

1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS
   a. THE CONSTRACTOR SHALL COORDINATE AND CROSS-CHECK ARCHITECTURAL, BUILDING & ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.
   b. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.
   c. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENING, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.
   d. INSTALL CONRETE ACCESSORIES STRAIGHT, LEVEL AND PLUMB.
2. REINFORCEMENT PLACEMENT
   a. PLACEMENT REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.
   b. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.
   c. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
   d. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE THREE INCHES (3”) UNLESS OTHERWISE NOTED.
   e. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED THREE INCHES (3”) NOR BE LESS THAN TWO INCHES (2”).
3. PLACING CONCRETE
   a. VIBRATE ALL CONCRETE.
   b. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCECURES IF SEASONAL CONDITIONS APPLY.
4. CURING
   a. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.
   b. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.
5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.
6. FIELD QUALITY CONTROL
   a. SUBMIT THREE (3) CONCRETE TEST CYLINDERS - TAKEN FOR EVERY 15 CUBIC YARD OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE WITH ASTM, C-31 AND C-39.
   b. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER - TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS.
   c. SUBMIT ONE (1) SLUMP TEST - TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.
7. DEFECTIVE CONCRETE: MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAILS OR ELEVATIONS AT COST OF GC, AS DIRECTED BY ARCHITECT/ENGINEER.

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REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	05/05/17	TJS

LOC. # 278150

HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	12/02/15
PROJECT #:	33-1912

SHEET TITLE

SPECIFICATIONS

SHEET NUMBER

SP-1

DIVISION 5: METALS

PART1 1 - GENERAL

1. SECTION INCLUDES:

   STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, PLATES, BARS, AND GROUTING UNDER BASE PLATES.

2. SUBMITTALS:

   SHOP DRAWINGS: INDICATE SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CAMBERS, LOADS, AND WELDED SECTIONS.

3. QUALITY ASSURANCE

   A. FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

   B. PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.

PART 2 - PRODUCTS

1. MATERIALS:

A. STRUCTURAL STEEL MEMBERS:	ASTM A572, GRADE 50
B. STRUCTURAL TUBING:	ASTM A500, GRADE B
C. PIPE:	ASTM A53, TYPE E OR S, GRADE B
D. BOLTS, NUTS, AND WASHERS:	ASTM A325
E. ANCHOR BOLTS:	ASTM A307
F. WELDING MATERIALS:	AWS 01.1, TYPE REQUIRED FOR MATERIALS BEING WELDED
G. GROUT:	NON - SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI AT 28 DAYS.
H. SHOP AND TOUCH-UP PRIMER:	SSPC 15, TYPE 1, RED OXIDE
I. TOUCH-UP PRIMER FOR GALV. SURFACES	ZINC RICH TYPE

2. FABRICATION:

   CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINOUS WELDS. GRIND EXPOSED WELDS SMOOTH.

3. FINISH:

   A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCEWITH SSPC SP-1 TO SP-10 PROCEDURES.

   B. STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 - EXECUTION

1. EXAMINATION AND PREPARATION:

   VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE.

2. ERECTION:

   A. ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.

   B. FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.

   C. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.

   D. AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRMED OR GALVANIZED WITH TOUCH-UP PRMERS AS SPECIFIED UNDER SECTION 05000, 0METALS, PART 2 - PRODUCTS, H & I. SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.

3. FIELD QUALITY CONTROL:

   FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS, AND TOURQUING

DIVISION 16: ELECTRICAL

SECTION 16050 - BASIC ELECTRICAL MATERIALS AND METHODS

1. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND STARTING THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ANY DISCREPANCIES OR CONFLICTING INFORMATION.
2. ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.
3. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, JUNCTION BOX, SWITCH BOX, ETC. THE TYPE OF TAGGING METHODS SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A).
4. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "J" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU, AND 'UL" LISTED.
5. ALL CONDUIT SHALL HAVE A PULL CORD.
6. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF TH JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
7. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY UBC, NEC AND ALL APPLICABLE CODES.
9. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
10. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE SIERRA #WPD-8 LIFT COVERPLATES.

SECTION 1640 - SERVICE AND DISTRIBUTION

1. WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF #12 AWG, COLOR CODED. ALL RECTIFIER DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTORS.
2. ALL CHEMICAL GROUND RODS SHALL BE "UL" APPROVED.
3. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY MILBANK OR APPROVED EQUAL, AND SHALL BE UTILITY COMPANY APPROVED.
4. CONDUIT:

   A. RIGID CONDUIT SHALL BE U.L LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE ½ LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

   B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTING SHALL BE GLAND RING COMPRESSION TYPE.

   C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR SQUEEZE" TYPE. ALL FLEXIBLE CONDUITS SHALL HAVE FULL LENGTH GROUND WIRE.

   D. ALL UNDERGROUND CONDUIT SHALL BE AS NOTED ON THE DRAWINGS AT A MINIMUM DEPTH OF 42" BELOW GRADE. IT IS REQUIRED AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO NOTIFY J.U.L.I.E. AT 1-800-892-0123 OR OTHER SUCH NOTIFYING AGENCY FORTY-EIGHT (48) HOURS PRIOR TO DIGGING.

5. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.
6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS WITH WHITE ON BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE ONE FORTH INCH (1/4'). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.
7. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS BY AN INDEPENDENT TESTING SERVICE ENGAGED BY THE CONTRACTOR SHALL BE SUBMITTED FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
8. GROUNDING ELECTRODE SYSTEM

   A. PREPARATION

1. SURFACE PREPARATION:

   ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTS

   SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUND. ALL CONNECTIONS ARE TO HAVE A NO-OXIDIZING GENT APPLIED PRIOR TO INSTALLATION.

2. GROUND BAR PREPARATION

   ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORED COPPER WILL BE PERMITTED.

3. SLEEVES:

   ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS OR CEILINGS. IF CONDUCTORS MUST RUN THROUGH EMT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.

   B. GROUND BARS

1. ALL GROUND BARS SHALL BE ONE FORTH INCH (1/4" THICK TINNED COPPER PLATE AND OF AND OF SIZE INDICATED ON DRAWINGS.
2. ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE:

   A. BOLT-HEAD

   B. 2-HOLE LUG

   C. TINNED COPPER BUSS BAR

   D. STAR WASHER

   E. NUT

   C. EXTERNAL CONNECTIONS

1. ALL BURIED GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEE'S, CROSSES, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEMS ARE TO BE AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES.
2. ALL ABOVE GRADE GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACEG AND GROUND ROD) MECHANICAL CONNECTIONS, FITTINGS OR CONNECTIONS THAT DEPEND SOLELY ON SOLDIER SHALL NOT BE USED. ALL CABLE TO CABLE CONNECTIONS SHALL BE HIGH PRESSURE DOUBLE CRIMP TYPE CONNECTIONS. CONNECTIONS TO STRUCTURAL STEEL SHALL BE EXOTHERMIC WELDS.

   D. GROUND RODS

   ALL GROUND RODS SHALL BE 5/8 -INCH DIAMETER X 10' -0" LONG "COPPERWELD" OR APPROVED EQUAL, OF THE NUMBER AND LOCATIONS INDICATED. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH.

   E. GROUND RODS

   ALL GROUND RODS SHALL BE STANDARD TINNED SOLID BARE COPPER ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.

   F. LUGS

1. LUGS SHALL BE 2 - HOLE, LONG BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BETTS SERIES #548_ _BE OR EQUIVALENT

A. 535 MCM DLO	54880BE
B. 262 MCM DLO	54872BE
C. #1/0 DLO	54862BE
D. #4/0 THWN AND BARE	54866BE
E. #2/0 THWN	54862BE
F. #2 THHN	54207BE
G. #6 DLO	54205BE

2. WHEN THE DIRECTION OF THE CONDUCTOR MUST CHANGE, IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE TURN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CHART:

	GROUNDING CONDUCTOR SIZE	MINIMUM BENDING RADIUS TO INSIDE EDGE
NO.	6 AWG TO NO. 4 AWG	6 INCHES
NO.	2 AWG TO NO. 1/0 AWG	8 INCHES
NO.	2/0 AWG TO 4/0 MCM	12 INCHES
	250 MCM TO 750 MCM	24 INCHES

G. GROUND RING

1. THE EXTERNAL GROUND RING ENCIRCLING THE TOWER (IF APPLICABLE) AND BETWEEN BETWEEN THE EQUIPMENT SHELTER PLATFORM ANCHORS SHALL BE MINIMUM NO. 2 A.W.G SOLID TINNED BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT THE DEPTH INDICATED ON THE DRAWINGS. CONDUCTOR BENDS SHALL HAVE A MINIMUM BENDING RADIUS OF EIGHT INCHES (8").
2. ALL EXTERNAL GROUND RINGS ARE TO BE JOINED TOGETHER AND ALL CONNECTIONS MUST BE CADWELDED. NO LUNGS OR CLAMPS WILL BE ACCEPTED.

H. FENCE/GATE

GROUND EACH GATE POST, CORNER POST AND GATE AS INDICATED ON DRAWING GROUND CONNECTIONS TO FENCE POST AND ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY EXOTHERMIC WELD PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES, AND SPRAYED WITH COLD-GALVANIZED PAINT.

3. I.E.E.E. FALL POTENTIAL TESTS

A. FOR RAW LAND SITE

1. GROUND TESTS SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND OHMER OR THE METHOD OF USING TWO AUXILIARY GROUND RODS (AS DESCRIBED IN I.E.E.E. STANDARDS NO. 81-1983, PART 1) MAY BE USED. THE I.E.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCALIZED DO NOT OVERLAP. THE TEST POINT WILL BE GROUND ROD AND WILL CONSIST OF THE THREE POINT FALL OF POTENTIAL MEGGER TEST METHOD, USING THE BIDDLE NULL-BALANCE EARTH TESTER (MEGGER #250220-2 OR EQUIVALENT)
2. CONTRACTOR TO CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS:

B. EQUIPMENT PAD

1. FIRST TEST - SHALL BE WITH FOUR GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE PAD BUT NOT CONNECTED TO THE MAIN GROUNDING BUS. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 35 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
2. SECOND TEST- SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

C. TOWER

1. FIRST TEST - SHALL BE WITH THREE GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE SHELTER PAD EXTERNAL GROUND RING. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
2. SECOND TEST- SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST (10) DAYS, THE MAXIMUM ALLOWABLE READING IS 5 OHMS THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

D. EQUIPMENT PAD AND TOWER

1. AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.
2. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPETE A MEGGER CHECKER OF THE GROUND SYSTEM SHOULD BE DONE. THE MAXIMUM ALLOWABLE LEADING IS 5 OHMS TO GROUND.

10. GROUNDING RESISTANCE TEST REPORT

UPON COMPLETION OF THE TESTING FOR EACH SITE, A TEST REPORT SHOWING RESISTANCE IN OHMS WITH AUXILIARY POTENTIAL ELECTRODES AT 5 FEET AND 10 FEET INTERVALS UNTIL THE AVERAGE RESISTANCE STARTS INCREASING AND ALSO NOTE THAT 10-15 PHOTOS MUST BE TAKEN TO PROOF ENTIRE EXTERNAL GROUND RING SYSTEM BEFORE BACKFILL. TWO (2) SETS OF TEST DOCUMENTS AREA OF THE INDEPENDENT TESTING SERVICE TO BE BOUND AND SUBMITTED WITHIN ONE (1) WEEK OF WORK COMPLETION.

SECTION 16503 - POLES, POSTS, AND STANDARDS
(SINGLE MAST AND SELF SUPPORTING TOWERS)

1. GENERAL

   A. LIGHTNING ROD AND EXTENSION PIPE INCLUDING ALL APPURTENANCES, TO BE FURNISHED BY OWNER, IF REQUIRED

   B. PROVIDE TEMPORARY LIGHTING FOR TOWER AS PER FAA REGULATIONS DURING CONSTRUCTION, IF REQUIRED.

   C. GROUNDING:

   GROUND TOWER WITH A MINIMUM OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR CADWELDED TO TOWER BASE PLATE. TWO (2) GROUNDING LEADS PER TOWER BASE PLATE.

NO EXOTHERMIC WELDS SHALL BE ATTACHED DIRECTLY TO THE MONOPOLE TOWER SHAFT

SECTION 16745- TELECOMMUNICATIONS WIRING COMPONENT
(COAXIAL ANTENNA CABLE)

1. GENERAL

   A. ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.

   B. CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNER FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS

   C. ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.

2. MATERIALS

   a. COAXIAL CABLE:

1. INSTALL COAXIAL CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS WITH COAXIAL CABLES SUPPORTED AT NO MORE THAN 3'-0" O.C. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE FEET (3') IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.
2. ALL COAX RUN LENGTHS GREATER THAN 175 FEET SHALL BE 1-5/8", ALL COAX. RUN LENGTH BETWEEN 101 FEET AND 174 FEET SHALL BE 1-1/4', AND IN LENGTH LESS THAN OR EQUAL TO 100 FEET SHALL BE 7/8".
3. ANTENNA AND COAXIAL CABLE GROUNDING

   a. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS)

4. COAXIAL CABLE IDENTIFICATION

   a. TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLING, PLASTIC TAGS SHALL BE USED AT THE FOLLOWING LOCATIONS:

1. FIRST LOCATION IS AT THE END OF THE COAX NEAREST THE ANTENNA (WHERE THE COAXIAL CABLE AND JUMPER ARE CONNECTED).
2. SECOND LOCATION IS INSIDE THE EQUIPMENT SHELTER NEAR THE WAVEGUIDE ENTRY PORT.

   b. USE ANDREW CABLE TIES (PT. # 7290) TO SECURE IDENTIFICATION TAGS.

5. TESTING

   LESSEE SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM THE COAXIAL SWEEP TEST & REPORT. THE CONTRACTOR IS TO PROVIDE ONE CLIMBER / QUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND WEATHERPROOFING ONCE THE TEST IS COMPLETE. THE CONTRACTOR IS TO PROVIDE LESSEE WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.

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HARTLAND, WI 53029

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SHEET TITLE

SPECIFICATIONS

SHEET NUMBER

SP-2

1 EXISTING OVERALL SITE
SCALE: N.T.S.

2 EXISTING ACCESS DRIVE
SCALE: N.T.S.

3 EXISTING POWER POLE
SCALE: N.T.S.

4 EXISTING TELCO PEDETAL
SCALE: N.T.S.

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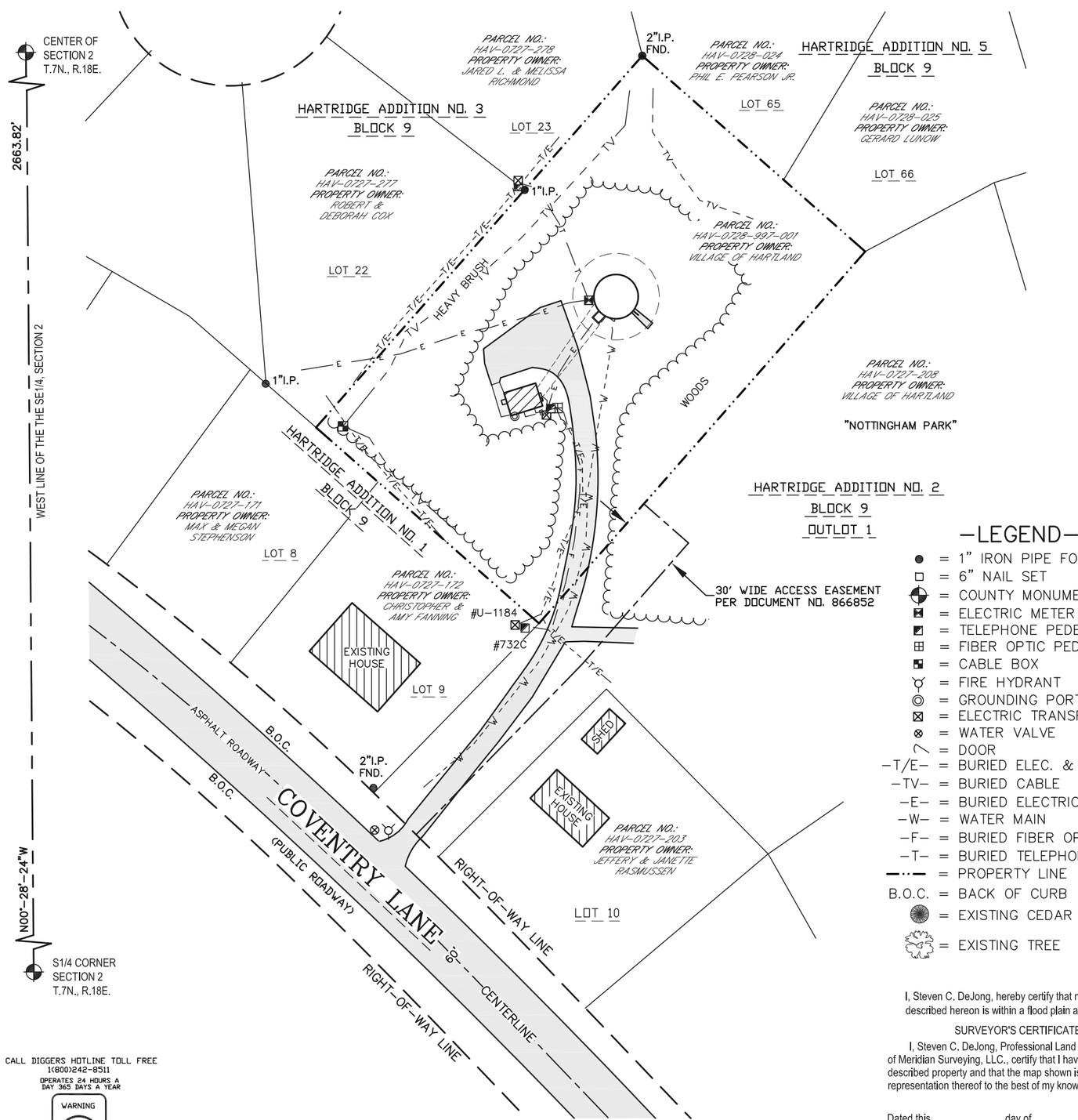
SHEET TITLE
EXISTING SITE PHOTOS

SHEET NUMBER
P-1



CALL DIGGERS HOTLINE TOLL FREE 1(800)242-8511
OPERATES 24 HOURS A DAY 365 DAYS A YEAR

WARNING
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BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD27) - SOUTH ZONE AND THE WEST LINE OF THE SE1/4, SECTION 2, WHICH BEARS: N00°-28'-24"W

—LEGEND—

- ● = 1" IRON PIPE FOUND
- □ = 6" NAIL SET
- = COUNTY MONUMENT FOUND
- = ELECTRIC METER
- = TELEPHONE PEDESTAL
- = FIBER OPTIC PEDESTAL
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- —T— = BURIED TELEPHONE
- —··— = PROPERTY LINE
- B.O.C. = BACK OF CURB
- = EXISTING CEDAR TREE
- = EXISTING TREE

I, Steven C. DeJong, hereby certify that none of the property described hereon is within a flood plain as defined by FEMA.

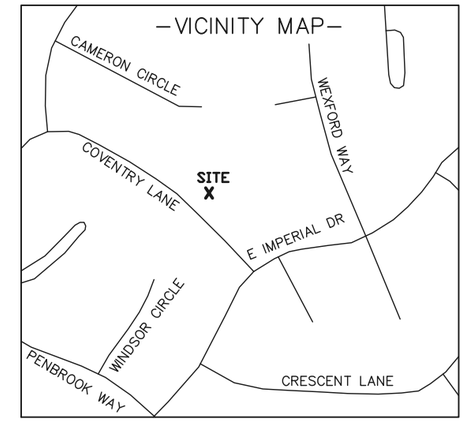
SURVEYOR'S CERTIFICATE

I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this _____ day of _____, 2017.

_____
WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C. DeJong, S-2791

—VICINITY MAP—



EXISTING WATER TOWER BASE

LATITUDE: 43°-05'-35.63"
LONGITUDE: 88°-19'-56.11"
(Per North American Datum of 83/91)
Top of Antenna Elevation: 1127.5'
(Highest Point)
Top of Tower Elevation: 1120.9'
Ground Elevation: 1018.0'
(Per North American Vertical Datum of 1988)

SURVEY NOTES:

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—DIGGERS HOTLINE TICKET NO. 20170404151.

—PRIVATE UTILITIES MARKED ON 2-01-2017.

—THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.

FEMA NOTE:
—ACCORDING TO FEDERAL EMERGENCY AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55133C0179H, DATED NOVEMBER 05 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN".

WETLAND NOTE:
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SURVEYED FOR:
TERRA CONSULTING GROUP, LTD.
600 Busse Highway
Park Ridge, IL 60068
OFFICE: (847) 698-6400
FAX: (678) 444-4472

SURVEYED FOR:
verizon
1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN SURVEYING, LLC
N8774 Firelane 1
Menasha, WI 54952
Office: 920-993-0881
Fax: 920-273-6037

SITE NAME:	HARTLAND EAST
SITE NUMBER:	278150
SITE ADDRESS:	COVENTRY LANE HARTLAND, WI 53029

PROPERTY/TOWER OWNER:
VILLAGE OF HARTLAND
210 COTTONWOOD AVENUE
HARTLAND, WI 53029

PARCEL NO.:
HAV-0728-997-001 (LEASE)
HAV-0727-208 (EASE.)

ZONED: MUNI

DEED: DOCUMENT NO. 866852

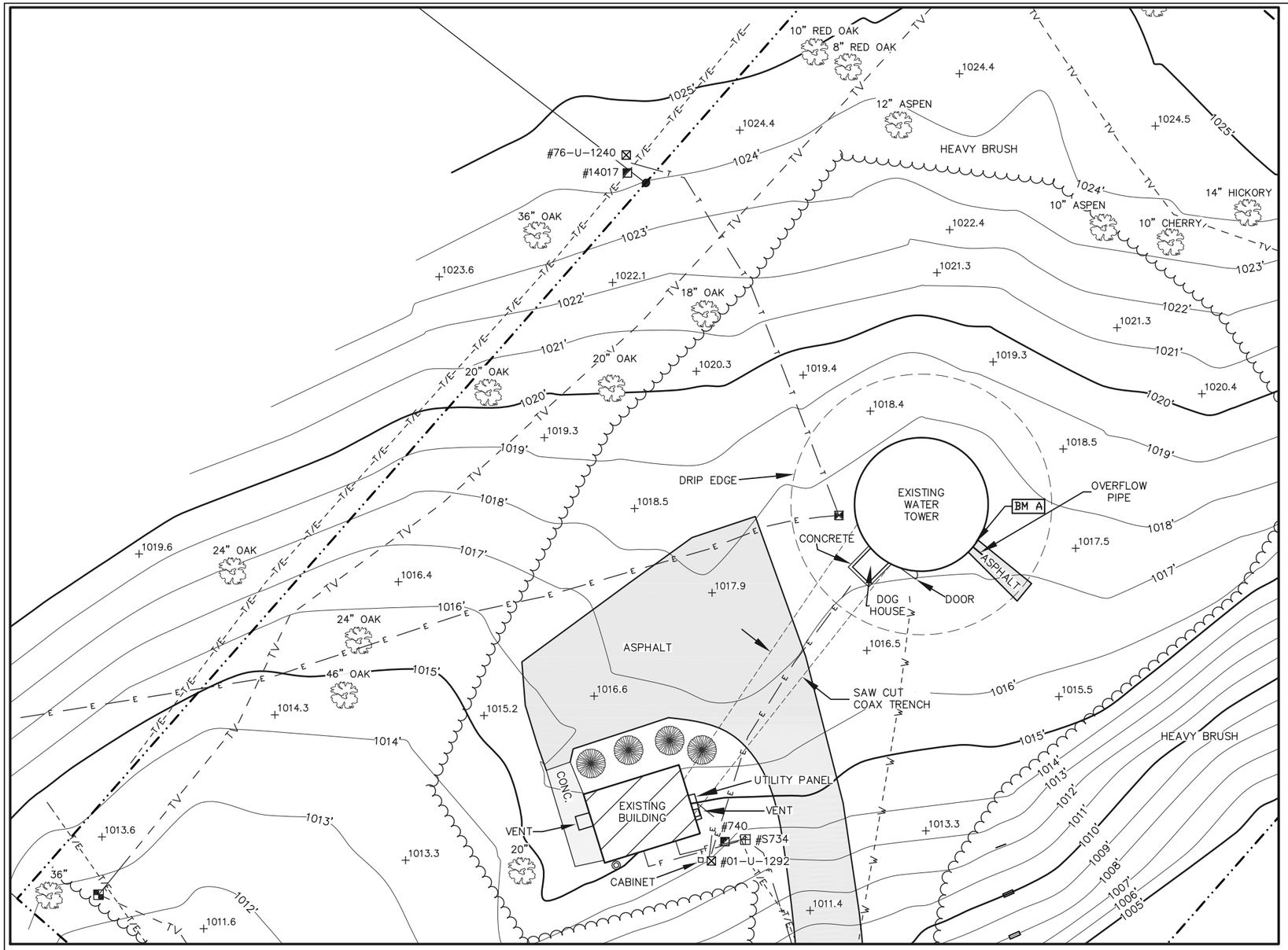
LEASE EXHIBIT

FOR
VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS

BEING A PART OF THE SW1/4 OF THE SE1/4, SECTION 2, T.7N., R.18E., VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	2/2/17	Added Field Locates	J.D.
1	3/19/14	Preliminary Survey	A.E.

DRAWN BY: JD	FIELD WORK DATE: 2/01/17
CHECKED BY: S.C.D.	FIELD BOOK: M-29 PG 62
JOB NO.: 9299	SHEET 1 OF 3



—LEGEND—

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- □ = 6" NAIL SET
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- = FIRE HYDRANT
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- = EXISTING TREE

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Dated this _____ day of _____, 2017.

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WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C. DeJong, S-2791

BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
TOP OF WATER TOWER ANCHOR BOLT NE OF OVERFLOW PIPE
ELEVATION: 1019.48'

GRAPHIC SCALE
1 inch = 20 ft.
0 10 20 40

BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD27) – SOUTH ZONE AND THE WEST LINE OF THE SE1/4, SECTION 2, WHICH BEARS: N00°-28'-24"W

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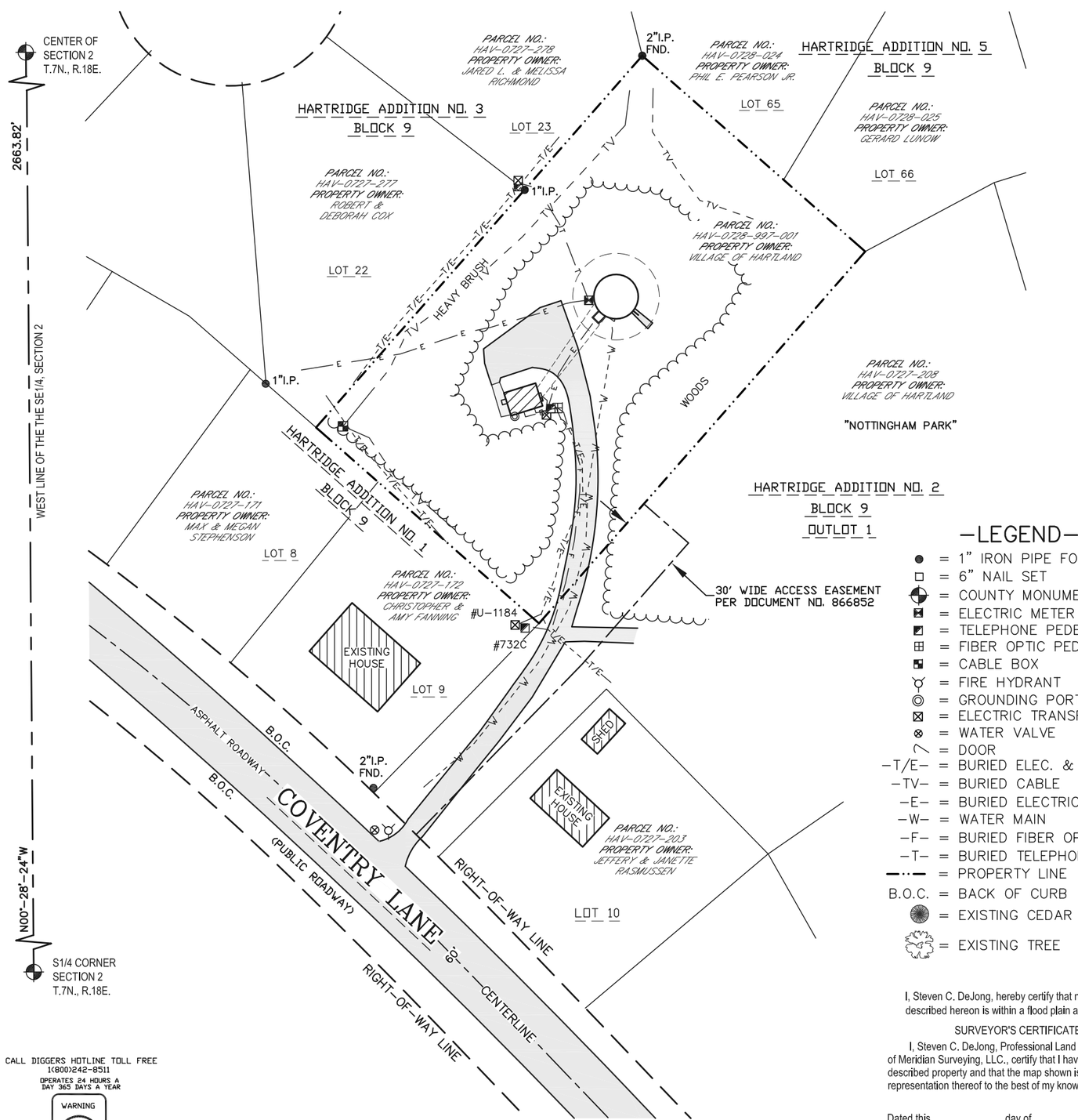

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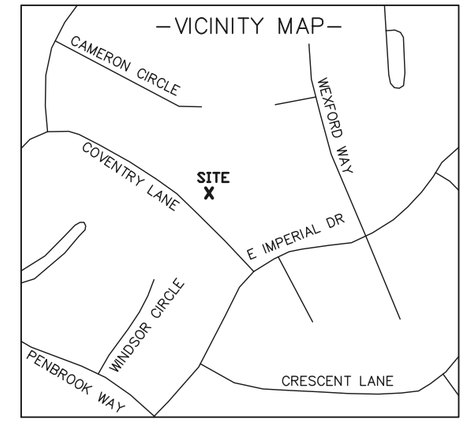

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MERIDIAN SURVEYING, LLC
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Menasha, WI 54952
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Fax: 920-273-6037

SITE NAME:	HARTLAND EAST
SITE NUMBER:	278150
SITE ADDRESS:	COVENTRY LANE HARTLAND, WI 53029

PROPERTY/TOWER OWNER:
VILLAGE OF HARTLAND
210 COTTONWOOD AVENUE
HARTLAND, WI 53029

PARCEL NO.:
HAV-0728-997-001 (LEASE)
HAV-0727-208 (EASE.)

ZONED: MUNI

DEED: DOCUMENT NO. 866852

LEASE EXHIBIT

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VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS

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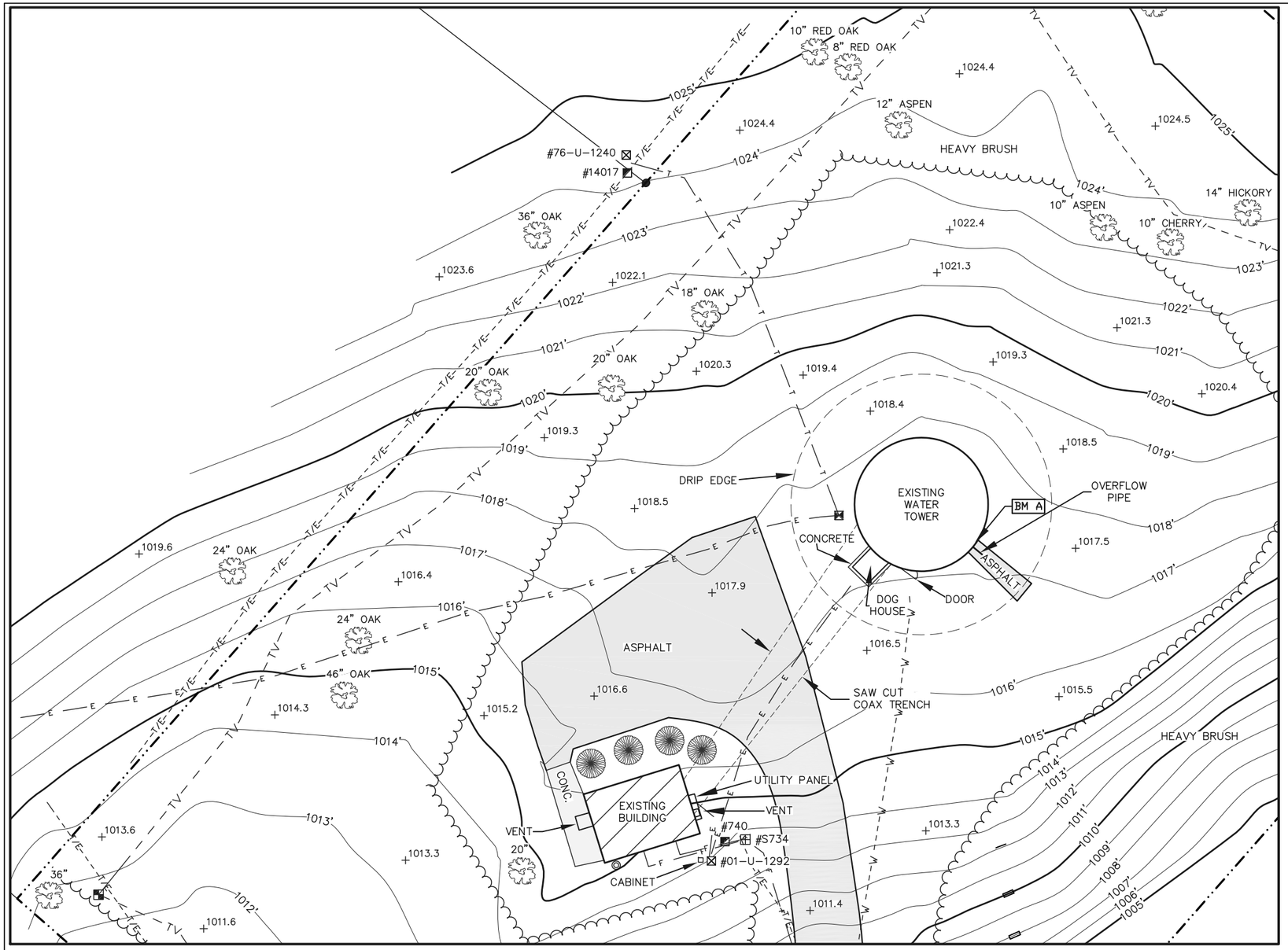

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JOB NO.:	9299	SHEET	2 OF 3

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

ALVIN MEISEL
JANICE MEISEL
816 IMPERIAL CT
HARTLAND WI 53029-2657

BARBARA L YDE-NOVY 2011 LIVING TRUST
749 CAMBRIDGE CT
HARTLAND WI 53029

CARL ISLO
787 WINDSOR CIR
HARTLAND WI 53029-2625

CHARLES HANSEN
CHRISTINE HANSEN
737 COVENTRY LN
HARTLAND WI 53029

CHRISTOPHER FARIS
CINDY FARIS
765 WEXFORD WAY
HARTLAND WI 53029

COLETTE DORIS RICK
727 CAMERON CIR
HARTLAND WI 53029-2509

DANE T JENSEN
ALLIE J JENSEN
720 COVENTRY LN
HARTLAND WI 53029-2610

DANIEL L ZASTROW
10228 BUNNY CT
HALES CORNERS WI 53130

DAVID MARLOW
ALICIA MARLOW
797 WINDSOR CIR
HARTLAND WI 53029

DAVID UNTERWEGER
D UNTERWEGER
W334N5971 ROAD M
NASHOTAH WI 53058

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

DOUGLAS R CIURRO
N17W27357 LAKEFIELD DR
PEWAUKEE WI 53072

EDWARD WEBSTER
JOANNE WEBSTER
832 E IMPERIAL DR
HARTLAND WI 53029

EMILY L BUSCH
MICHAEL J THORPE
725 COVENTRY LN
HARTLAND WI 53029-2609

ERIC A RAHMEL
788 E IMPERIAL DR
HARTLAND WI 53029

ERIC S DOESCHER
ELIZABETH H DOESCHER
734 CAMERON CIR
HARTLAND WI 53029

GERARD LUNOW
757 CAMBRIDGE CT
HARTLAND WI 53029

HARTRIDGE HOMEOWNERS ASSOCIATION INC
PO BOX 182
HARTLAND WI 53029

HARTRIDGE HOMEOWNERS ASSOCIATION INC
PO BOX 182
HARTLAND WI 53029

IMPERIAL LLC
W325N6872 NORTH LAKE DR
HARTLAND WI 53029-8510

IMPERIAL LLC
W325N6872 NORTH LAKE DR
HARTLAND WI 53029-8510

JAKUB ARENDARCZYK
787 E IMPERIAL DR
HARTLAND WI 53029-2646

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

JANET V SCHMITT
812 IMPERIAL CT
HARTLAND WI 53029

JEFFREY J RASMUSSEN
JANET I RASMUSSEN
W284N6574 HAWTHORNE RD
HARTLAND WI 53029

JEFFREY W AND PATRICIA A HAYES 2016 LIVING TRUST
774 WEXFORD WAY
HARTLAND WI 53029-2536

JOHN JENSON
LAURIE JENSON
736 MANSFIELD CIR
HARTLAND WI 53029

JOHN M MICHALAK
LISA M MICHALAK
721 COVENTRY LN
HARTLAND WI 53029

JOYCEL HEINZELMANN
758 WEXFORD WAY
HARTLAND WI 53029

KARL D BAUMGARTNER
MICHELLE L BAUMGARTNER
781 WEXFORD WAY
HARTLAND WI 53029-2553

KIMM S ROBINSON
KATHLEEN ROBINSON
740 COVENTRY LN
HARTLAND WI 53029

MARIE A GALEWSKI
798 WINDSOR CIR
HARTLAND WI 53029

MARK A DUFEK
MALLORY K DUFEK
753 CAMBRIDGE CT
HARTLAND WI 53029-2508

MARK OLSON
CARLA OLSON
825 WEXFORD CT
HARTLAND WI 53029

MATTHEW J GEIER
782 WEXFORD WAY
HARTLAND WI 53029

MAX T STEPHENSON
MEGAN R STEPHENSON
N25W23255 PAUL RD
PEWAUKEE WI 53072-4074

PERRY AND DELORES JANSEN TRUST
DATED
DECEMBER 4, 2014
243 SOMERSET GLN

PETER GUSTIN
STACEY GUSTIN
918 E IMPERIAL DR
HARTLAND WI 53029

PETER J AND SUSAN A BALZER
REVOCABLE LIVING TRUST
745 CAMBRIDGE CT
HARTLAND WI 53029-2508

PETER ZIMMERMANN
ROBYNN ZIMMERMANN
817 E IMPERIAL DR
HARTLAND WI 53029

RAYMOND J & RUTH A ROEGLIN 2005
LIVING TRUST
820 E IMPERIAL DR
HARTLAND WI 53029

REINALDO A SANTAELLA & NORA E
SANTELLA REV TRUST
731 MANSFIELD CIR
HARTLAND WI 53029

REINHARD SAWALL REVOCABLE TRUST
W289N4756 WILD ROSE CT
HARTLAND WI 53029

RICHARD MISKO
SUE MISKO
733 COVENTRY LN
HARTLAND WI 53029

RICHARD SCHNITTKE
KIMBERLY SCHNITTKE
724 COVENTRY LN
HARTLAND WI 53029

ROBERT COX
DEBORAH COX
735 CAMERON CIR
HARTLAND WI 53029

ROBERT RADULOVICH
NICKIE A RADULOVICH
766 WEXFORD WAY
HARTLAND WI 53029-2536

SALVATORE V CRIVELLO
REBECCA L BRUENER
732 COVENTRY LN
HARTLAND WI 53029-2610

SCOTT R POPELKA
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736 CAMERON CIR
HARTLAND WI 53029-2509

SEAN T STERNKOPF
JESSICA A STERNKOPF
735 WEXFORD WAY
HARTLAND WI 53029-2535

STEVEN JANQUART
STEPHANIE JANQUART
750 WEXFORD WAY
HARTLAND WI 53029

THOMAS LAMP
GAIL LAMP
729 COVENTRY LN
HARTLAND WI 53029

TIMOTHY S PENKERT
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VERNON DEBORD
A DEBORD
773 WEXFORD WAY
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VILLAGE OF HARTLAND
210 COTTONWOOD AVE
HARTLAND WI 53029

VILLAGE OF HARTLAND
210 COTTONWOOD AVE
HARTLAND WI 53029-2017

VOULA PANAGOPOULOS
922 E IMPERIAL DR
HARTLAND WI 53029

Document Number	CONDITIONAL USE PERMIT **[Verizon Wireless Personal Communications LP d/b/a Verizon Wireless - 734 Coventry Lane]** Document Title

THIS CONDITIONAL USE PERMIT is hereby granted this 24th day of July, 2017, by the Village of Hartland (hereinafter Village) to Verizon Wireless Personal Communications LP d/b/a Verizon Wireless (hereinafter "Grantee") for the operation of **a utility substation for cellular or wireless communications** on the Village-owned property located at 734 Coventry Lane, more commonly referred to as the Coventry Lane Water Tower site.

RECITALS

WHEREAS, Grantee has applied for a conditional use permit (the "CUP") pursuant to Sections 46-649 (3) and 46-847 of the Village of Hartland Code of Ordinances for the operation of a utility substation for cellular or wireless communications on the Village-owned water tower property located at 734 Coventry Lane, Hartland, Wisconsin, (the "Property") more specifically described as:

Tax Key No. HAV 0728997001
Legal Description: Part of the southeast ¼ of section 2, Township 7 North, Range 18 East commencing at the east corner of Lot 9, Block 9 of the Hartridge Addition No 1 Subdivision thence north 49º 15' west 150 feet, thence north 40º 45' east 250 feet thence south 49º 15' east 150 feet thence south 40º 45' west 250 Ft to the point of beginning. Recorded in book 59 at page 447.
Owned by Village of Hartland
210 Cottonwood Ave
Hartland, WI 53029

Recording Area

Drafted By and Return Address
David Cox
Village of Hartland
210 Cottonwood Ave.
Hartland, WI 53029

Parcel Identification Number

HAV 0728997001

WHEREAS, the Property is located in the I-1 Institutional Zoning District; and

WHEREAS, Section 46-649 (3) of the Village of Hartland Code of Ordinances provides that a utility substation use in the I-1 District is a conditional use; and

WHEREAS, Applicant has submitted all information as required under Section 46-847 of the Village of Hartland Code of Ordinances and has prepared a proposed agreement with the Village of Hartland related to the proposed use of the Property; and

WHEREAS, the Village Plan Commission reviewed the subject CUP application, site plan and intended operation and held a Public Hearing on July 17, 2017 pursuant to Section 46-848 of the Village of Hartland Code of Ordinances and recommended the following conditions of approval necessary to fulfill the purpose and intent of the Village Code of Ordinances:

1. Operation of the utility substation for cellular or wireless communications use consistent with the applicant's submissions and statements at public meetings,
2. Operation of the utility substation for cellular or wireless communications use in compliance with any and all agreements, licenses, permits or other permissions granted to the Grantee,
3. Entrance into and compliance with the terms and conditions of a License Agreement or other appropriate instrument with the Village for the use of the property, which Agreement or instrument shall be kept on file with the Village for the duration of this grant of Conditional Use,
4. Installation and maintenance of the utility substation for cellular or wireless communications use and all needed utilities at no cost to the Village,
5. Installation and proper maintenance of landscape buffers at the discretion of the Village Public Works Director
6. Installations of the Grantee shall not interfere with the Village's access and operation of the Property
7. Prohibition of outside storage of materials or items on the site except as expressly permitted by the Agreement or instrument referenced in paragraph 3 above, and;

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

NOW THEREFORE, the Village Board of Trustees hereby approves the issuance of this conditional use permit to Verizon Wireless Personal Communications LP d/b/a Verizon Wireless for the operation of a utility substation for cellular or wireless communications at the Property, which conditional use permit shall be subject to the following conditions:

1. The conditional use permit granted hereunder is for the sole benefit of Verizon Wireless Personal Communications LP d/b/a Verizon Wireless.

2. The business activities permitted hereunder are limited to the operation of a utility substation for cellular or wireless communications.

3. All business activities conducted on the Property shall conform to this CUP and any approved License Agreement or permit and the Village of Hartland Code of Ordinances and other applicable state or federal regulations.

4. The foregoing recommended conditions of the Plan Commission are hereby included by reference as if set forth herein.

5. Changes subsequent to the initial issuance of this CUP shall require an amendment to this CUP.

6. This CUP shall terminate upon the occurrence of any of the following:
    a. Upon Grantee failing to conduct business at the Property in substantial conformity with this CUP; or
    b. Upon the cessation of the operations permitted under this CUP; or
    c. Upon revocation in accordance with the Village Code; or
    d. Upon termination of the License Agreement or other agreement between Grantee and the Village as it relates to use of the Property.

7. The operation of the utility substation for cellular or wireless communications may, at the Village's discretion and upon 90-days notice to the Grantee, be reviewed by the Village after the establishment has been in operation for a period of time to ascertain whether all conditions of this Conditional Use Permit are being met.

8. Notwithstanding the forgoing, this CUP is issued to Verizon Wireless Personal Communications LP d/b/a Verizon Wireless and shall expire or terminate as indicated above in paragraph 6.

This conditional use permit is hereby issued this 24th day of July, 2017 subject to the conditions provided herein.

VILLAGE OF HARTLAND

_____
Jeff Pfannerstill, Village President

_____ [VILLAGE SEAL]
Darlene Igl, MMC/WCPC, Village Clerk

WATER TOWER LICENSE AGREEMENT

This Water Tower License Agreement (the "**Agreement**") made this ___ day of _____, 2017, (the "**Effective Date**") upon full execution by the parties, between Village of Hartland, a Wisconsin municipal corporation, with its principal offices located at 210 Cottonwood Avenue, Hartland, Wisconsin 53029, hereinafter designated LICENSOR and Verizon Wireless Personal Communications LP d/b/a Verizon Wireless with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated LICENSEE. LICENSOR and LICENSEE are at times collectively referred to hereinafter as the "**Parties**" or individually as the "**Party**."

W I T N E S S E T H

In consideration of the mutual covenants contained herein and intending to be legally bound hereby, the Parties hereto agree as follows:

1. GRANT. In accordance with this Agreement, LICENSOR hereby grants to LICENSEE the right to a portion of that certain space (the "**Tower Space**") on LICENSOR's water tower (the "**Tower**"), together with an area on the ground approximately 600 square feet (the "**Land Space**") to allow the installation of LICENSEE's equipment building to install, maintain and operate communications equipment ("**Use**") upon the Premises (as hereinafter defined), which are a part of that real property owned, leased or controlled by LICENSOR at 734 Coventry Lane, Village of Hartland, Waukesha County, Wisconsin (the "**Property**"). The Property is legally described on Exhibit "A" attached hereto and made a part hereof. The Premises are the Tower Space, the Land Space, as well as an easement which is subject to change at the sole discretion of LICENSEE or as the needs of LICENSOR change for the installation and maintenance of utility wires, poles, cables, conduits and pipes between the Land Space and the Tower Space. The Premises is shown in detail on Exhibit "B" attached hereto and made a part hereof. Should LICENSOR require relocation of LICENSEE's easements, payment of the cost for the relocation shall be as follows: (a) LICENSEE bears entire cost for the first easement relocation under this Agreement, (b) LICENSEE and LICENSOR equally split the cost for the second easement relocation under this Agreement, and (c) LICENSOR pays the entire cost for the third and subsequent easement relocation under this Agreement. LICENSEE shall survey the Premises. Upon completion, the survey shall replace Exhibit "B" in its entirety. LICENSOR hereby grants permission to LICENSEE to install, maintain and operate the radio communications equipment, antennas and appurtenances in strict conformity with the manner described in Exhibit "C" attached hereto. Subject to prior written approval of LICENSOR, LICENSEE may replace the aforementioned equipment with similar and comparable communications equipment provided said replacement does not increase tower loading of said Tower.

2. INITIAL TERM. This Agreement shall be effective as of the Effective Date. The initial term of the Agreement shall be for 5 years beginning on the Commencement Date (as hereinafter defined). The "**Commencement Date**" shall be the first day of the month after LICENSEE begins installation of LICENSEE's communications equipment.

3. EXTENSIONS. This Agreement shall automatically be extended for 4 additional 5 year terms unless Lessee terminates it at the end of the then current term by giving LICENSOR written notice of the intent to terminate at least 6 months prior to the end of the then current term. The initial term and all extensions shall be collectively referred to herein as the "**Term**".

4. LICENSE FEE.

(a). License fee payments shall begin on the Commencement Date and be due at a total annual license fee of $20,800.00, to be paid in equal monthly installments on or before the first day of the month, in advance, to LICENSOR at 210 Cottonwood Avenue, Hartland, Wisconsin 53029, or to such other person, firm, or place as LICENSOR may, from time to time, designate in writing at least 30 days in advance of any license fee payment date by notice given in accordance with Paragraph 20 below. LICENSOR and LICENSEE acknowledge and agree that the initial license fee payment shall not be delivered by LICENSEE until 60 days after the Commencement Date. Upon agreement of the Parties, LICENSEE may pay the license fee by electronic funds transfer and in such event, LICENSOR agrees to provide to LICENSEE bank routing information for such purpose upon request of Lessee.

(b). LICENSOR shall provide LICENSEE with a completed, current version of Internal Revenue Service Form W-9, or equivalent, and LICENSEE shall have no obligation to deliver license fee payments until the requested documentation has been received by LICENSEE. For any party subsequent to LICENSOR to whom license fee payments are to be made, LICENSOR or any successor in interest of LICENSOR hereby agrees to provide to LICENSEE (i) a completed, current version of Internal Revenue Service Form W-9, or equivalent; (ii) complete and fully executed state and local withholding forms if required; and (iii) other documentation to verify LICENSOR's or such other party's right to receive a license fee as is reasonably requested by LICENSEE. License fees shall accrue in accordance with this Agreement, but LICENSEE shall have no obligation to deliver license fee payments until the requested documentation has been received by LICENSEE. Upon receipt of the requested documentation, LICENSEE shall deliver the accrued license fee payments as directed by LICENSOR.

(c). Commencing with the Initial Term, the annual license fee shall be increased by 2% each year on the anniversary of the Commencement Date.

(d). As additional consideration for this Agreement, LICENSEE shall pay LICENSOR a one-time, non-refundable, lump-sum payment of $5,000.00, which shall be considered a capital contribution for LICENSOR's costs (the "**Capital Contribution**"). The Capital Contribution shall be paid by LICENSEE to LICENSOR within 90 days of the Effective Date.

5. ACCESS. LICENSEE shall have the non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, over the Property to and from the Premises for the purpose of installation, operation and maintenance of LICENSEE's communications equipment over or along a 20 foot wide right-of-way ("**Easement**"), which shall be depicted on Exhibit "B". LICENSEE may use the Easement for the installation, operation and maintenance of wires, cables, conduits and pipes for all necessary electrical, telephone, fiber and other similar support services. In the event it is necessary, LICENSOR agrees to grant LICENSEE or the provider the right to install such services under the Property, provided the location of such services shall be reasonably approved by LICENSOR. Notwithstanding anything to the contrary, the Premises shall include such additional space sufficient for LICENSEE's radio frequency signage and/or barricades as are necessary to ensure LICENSEE's compliance with Laws (as defined in Paragraph 27).

6. CONDITION OF PROPERTY. LICENSOR shall grant access to the Premises to LICENSEE in an "as is" condition ready for LICENSEE's Use. LICENSOR represents and warrants to LICENSEE that as of the Effective Date, the Premises (a) in compliance with all Laws; and (b) in compliance with all EH&S Laws (as defined in Paragraph 24).

7. IMPROVEMENTS. The communications equipment including, without limitation, the antennas, conduits, fencing and other screening, and other improvements shall be at LICENSEE's expense and installation shall be subject to the prior approval of Licensor. LICENSEE may have the right to replace, repair, add or otherwise modify its communications equipment, antennas, conduits, fencing and other screening, or other improvements or any portion thereof and the frequencies over which the communications equipment operates, provided all of the communications equipment, antennas, conduits or other improvements are first listed on an exhibit.

8. GOVERNMENT APPROVALS. LICENSEE's Use is contingent upon LICENSEE obtaining all of the certificates, permits and other approvals (collectively the "**Government Approvals**") that may be required by any Federal, State or Local authorities (collectively, the "**Government Entities**") as well as a satisfactory soil boring test, structural analysis, environmental studies, or any other due diligence Lessee chooses that will permit LICENSEE's Use. LICENSOR shall cooperate with LICENSEE in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Property with respect to LICENSEE's Use; however, if during the term of this License, LICENSOR determines that the Property is needed for a public purpose by LICENSOR or any of its bureaus or departments, which public purpose would exclude LESSEE's use and any other public purpose, by any party other than LICENSOR itself, this Licenses, and any extension thereof, shall be subject to cancellation by LESSOR upon 1 years' notice to LICENSEE. In the event of such termination, LICENSEE shall not be obligated to pay any license fee hereunder during the period between the date of LICENSOR's notice of termination and LICENSEE's vacation of the Property. During such period, LICENSEE shall remove from the Property all of its equipment and communications facilities.

9. TERMINATION. LICENSEE may, unless otherwise stated, immediately terminate this Agreement upon written notice to LICENSOR in the event that (i) any applications for such Government Approvals should be finally rejected; (ii) any Government Approval issued to LICENSEE is canceled, expires, lapses or is otherwise withdrawn or terminated by any Government Entity; (iii) LICENSEE determines that such Government Approvals may not be obtained in a timely manner; (iv) LICENSEE determines any structural analysis is unsatisfactory; (v) LICENSEE, in its sole discretion, determines the Use of the Premises is obsolete or unnecessary; (vii) with 3 months prior notice to LICENSOR, upon the annual anniversary of the Commencement Date; or (viii) at any time before the Commencement Date for any reason or no reason in LICENSEE's sole discretion. In the event of termination under this paragraph: (a) the Capital Contribution shall remain due and owing and shall be non-refundable, and (b) LICENSEE shall be obligated to pay the license fee hereunder for the remainder of the then-current 5 year term.

10. INDEMNIFICATION. Notwithstanding any other provision in this Agreement, LICENSEE shall defend, indemnify and hold harmless LICENSOR and their respective officials, officers, departments, employees, agents, contractors and attorneys (collectively, "Indemnified Parties") against any and all liability, claims, costs, damages, expenses, demands, lawsuits or disputes arising in any way from: (i) any condition, occurrence or accident upon the Premises which causes injury or illness to any person or persons whomsoever or to any property whatsoever, arising in any way from the installation, presence, operation, maintenance or removal of the communications facilities, unless caused by the wrongful intentional acts or omission of or the negligence of LICENSOR, its agents or employees; (ii) work, labor,

material or supplies provided or supplied to LICENSEE, its contractors or subcontractors, for the installation, construction, operation, maintenance or use of the Premises or communications facilities, including any claim or lien arising therefrom; (iii) LICENSEE's breach of any warranty, representation, obligation or other provision of this Agreement; and (iv) any financing or securities offering by LICENSEE or its affiliates for violations of common law or any laws, statutes, or regulations of the State of Wisconsin or United States, including those of the Federal Securities and Exchange Commission, whether by Licensee or otherwise. This indemnification language specifically includes, among other things, any and all liability related to or associated with exposure to electromagnetic field or radio frequencies.

11. INSURANCE.

(a). Licensor agrees that at its own cost and expense, each will maintain commercial general liability insurance with limits not less than $2,000,000 for injury to or death of one or more persons in any one occurrence and $2,000,000 for damage or destruction in any one occurrence.

(b). LICENSEE agrees that at its own cost and expense, it will maintain commercial general liability insurance with limits of $4,000,000 per occurrence for bodily injury (including death) and for damage or destruction to property.

12. LIMITATION OF LIABILITY. Except for indemnification pursuant to Paragraphs 10 and 24, a violation of Paragraph 29, or a violation of law, neither Party shall be liable to the other, or any of their respective agents, representatives, or employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

13. INTERFERENCE.

(a). LICENSEE agrees that LICENSEE will not cause interference that is measurable in accordance with industry standards to LICENSOR's equipment. LICENSOR agrees that LICENSOR and other occupants of the Property will not cause interference that is measurable in accordance with industry standards to the then existing equipment of LICENSEE.

(b). Without limiting any other rights or remedies, if interference occurs and continues for a period in excess of 48 hours following notice to the interfering party via telephone to LICENSEE'S Network Operations Center (at (800) 224-6620/(800) 621-2622) or to LICENSOR at (262-367-4880), the interfering party shall or shall require any other user to reduce power or cease operations of the interfering equipment until the interference is cured.

(c). The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore the Parties shall have the right to equitable remedies such as, without limitation, injunctive relief and specific performance.

14. REMOVAL AT END OF TERM. Upon expiration or within 90 days of earlier termination, LICENSEE shall remove LICENSEE's communications equipment (including footings) and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. LICENSOR agrees and acknowledges that the communications equipment shall remain the personal property of LICENSEE and LICENSEE shall have the right to remove the same at any time during the Term, whether or

not said items are considered fixtures and attachments to real property under applicable laws. If such time for removal causes LICENSEE to remain on the Premises after termination of the Agreement, LICENSEE shall pay the license fee at two (2) times the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until the removal of the communications equipment is completed.

15. HOLDOVER. If upon expiration of the Term the Parties are negotiating a new license or a license extension, then this Agreement shall continue for a period of 90 days (the "**Authorized Holdover**") during such negotiations on a month to month basis at the license fee in effect as of the date of the expiration of the Term. Following the Authorized Holdover, this Agreement shall continue on a month to month basis; however, the license fee in effect as of the date of the expiration of the Term shall be 150% of the then existing monthly rate. In the event that the Parties are not in the process of negotiating a new license or license extension and LICENSEE holds over after the expiration or earlier termination of the Term, then Lessee shall pay the license fee at 150% of the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until the removal of the communications equipment is completed license fee.

16. RIGHT OF FIRST REFUSAL. If at any time after the Effective Date, LICENSOR receives an offer or letter of intent from any person or entity that is in the business of owning, managing or operating communications facilities or is in the business of acquiring landlord interests in agreements relating to communications facilities, to purchase fee title, an easement, a lease, a license, or any other interest in the Premises or any portion thereof or to acquire any interest in this Agreement, or an option for any of the foregoing, LICENSOR shall provide written notice to LICENSEE of said offer ("**LICENSOR's Notice**"). LICENSOR's Notice shall include the prospective buyer's name, the purchase price being offered, any other consideration being offered, the other terms and conditions of the offer, a description of the portion of and interest in the Premises and/or this Agreement which will be conveyed in the proposed transaction, and a copy of any letters of intent or form agreements presented to LICENSOR by the third party offeror. LICENSEE shall have the right of first refusal to meet any bona fide offer of sale or transfer on the terms and conditions of such offer or by effectuating a transaction with substantially equivalent financial terms. If LICENSEE fails to provide written notice to LICENSOR that LICENSEE intends to meet such bona fide offer within thirty (30) days after receipt of LICENSOR's Notice, LICENSOR may proceed with the proposed transaction in accordance with the terms and conditions of such third party offer, in which event this Agreement shall continue in full force and effect and the right of first refusal described in this Paragraph shall survive any such conveyance to a third party. If LICENSEE provides LICENSOR with notice of LICENSEE's intention to meet the third party offer within thirty (30) days after receipt of LICENSOR's Notice, then if LICENSOR's Notice describes a transaction involving greater space than the Premises, LICENSEE may elect to proceed with a transaction covering only the Premises and the purchase price shall be pro-rated on a square footage basis. Further, LICENSOR acknowledges and agrees that if LICENSEE exercises this right of first refusal, LICENSEE may require a reasonable period of time to conduct due diligence and effectuate the closing of a transaction on substantially equivalent financial terms of the third party offer. LICENSEE may elect to amend this Agreement to effectuate the proposed financial terms of the third party offer rather than acquiring fee simple title or an easement interest in the Premises. For purposes of this Paragraph, any transfer, bequest or devise of LICENSOR's interest in the Property as a result of the death of LICENSOR, whether by will or intestate succession, or any conveyance to LICENSOR's family members by direct conveyance or by conveyance to a trust for the benefit of family members shall not be considered a sale for which LICENSEE has any right of first refusal. This Paragraph shall not apply to other entities wishing to place communications equipment on the Tower or within the ground space of the Property.

17. RIGHTS UPON SALE. Should LICENSOR, at any time during the Term, decide (i) to sell or otherwise transfer all or any part of the Property of the Tower, or (ii) to grant to a third party by easement or other legal instrument an interest in and to any portion of the Premises, such sale, transfer, or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LICENSEE's rights hereunder. In the event that LICENSOR completes any such sale, transfer, or grant described in this Paragraph without executing an assignment of the Agreement whereby the third party agrees in writing to assume all obligations of LICENSOR under this Agreement, then LICENSOR shall not be released from its obligations to LICENSEE under this Agreement, and LICENSEE shall have the right to look to LICENSOR and the third party for the full performance of the Agreement.

18. LICENSOR'S TITLE. LICENSOR covenants that LICENSEE, on paying the license fee and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises. LICENSOR represents and warrants to LICENSEE as of the Effective Date and covenants during the Term that LICENSOR has full authority to enter into and execute this Agreement and that there are no liens, judgments, covenants, easement, restrictions or other impediments of title that will adversely affect LICENSEE's Use.

19. ASSIGNMENT. Upon notice to the other Party, but without any approval or consent of the other Party, this Agreement may be sold, assigned or transferred by either Party to (i) any entity in which the Party directly or indirectly holds an equity or similar interest; (ii) any entity which directly or indirectly holds an equity or similar interest in the Party; or (iii) any entity directly or indirectly under common control with the Party. LICENSEE may assign this Agreement to any entity which acquires all or substantially all of LICENSEE's assets in the market defined by the FCC in which the Property is located by reason of a merger, acquisition or other business reorganization without approval or consent of LICENSOR. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of the other Party, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LICENSEE or transfer upon partnership or corporate dissolution of either Party shall constitute an assignment hereunder. LICENSEE may sublet the Premises in LICENSEE's sole discretion.

20. NOTICES. Except for notices permitted via telephone in accordance with Paragraph 13, all notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LICENSOR: Village of Hartland
210 Cottonwood Avenue
Hartland, Wisconsin 53029

LICENSEE: Verizon Wireless Personal Communications LP
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the

foregoing.

21. SUBORDINATION AND NON-DISTURBANCE. Within 15 days of the Effective Date, LICENSOR shall obtain a Non-Disturbance Agreement, as defined below, from its existing mortgagee(s), ground lessors and master lessors, if any, of the Property. At LICENSOR's option, this Agreement shall be subordinate to any future master lease, ground lease, mortgage, deed of trust or other security interest (a "**Mortgage**") by LICENSOR which from time to time may encumber all or part of the Property or Tower; provided, however, as a condition precedent to LICENSEE being required to subordinate its interest in this Agreement to any future Mortgage covering the Tower or Property, LICENSOR shall obtain for LICENSEE's benefit a non-disturbance and attornment agreement for LICENSEE's benefit in the form reasonably satisfactory to LICENSEE, and containing the terms described below (the "**Non-Disturbance Agreement**"), and shall recognize LICENSEE's rights under this Agreement. The Non-Disturbance Agreement shall include the encumbering party's ("**Lender's**") agreement that, if Lender or its successor-in-interest or any purchaser of Lender's or its successor's interest (a "**Purchaser**") acquires an ownership interest in the Tower or Property, Lender or such successor-in-interest or Purchaser will honor all of the terms of the Agreement. Such Non-Disturbance Agreement must be binding on all of Lender's participants in the subject loan (if any) and on all successors and assigns of Lender and/or its participants and on all Purchasers. In return for such Non-Disturbance Agreement, LICENSEE will execute an agreement for Lender's benefit in which LICENSEE (1) confirms that the Agreement is subordinate to the Mortgage or other real property interest in favor of Lender, (2) agrees to attorn to Lender if Lender becomes the owner of the Tower or Property and (3) agrees to accept a cure by Lender of any of LICENSOR's defaults, provided such cure is completed within the deadline applicable to LICENSOR. In the event LICENSOR defaults in the payment and/or other performance of any mortgage or other real property interest encumbering the Property, LICENSEE, may, at its sole option and without obligation, cure or correct LICENSOR's default and upon doing so, LICENSEE shall be subrogated to any and all rights, titles, liens and equities of the holders of such mortgage or other real property interest and LICENSEE shall be entitled to deduct and setoff against all license fees that may otherwise become due under this Agreement the sums paid by LICENSEE to cure or correct such defaults.

22. DEFAULT. It is a "**Default**" if (i) either Party fails to comply with this Agreement and does not remedy the failure within 30 days after written notice by the other Party or, if the failure cannot reasonably be remedied in such time, if the failing Party does not commence a remedy within the allotted 30 days and diligently pursue the cure to completion within 90 days after the initial written notice, or (ii) LICENSOR fails to comply with this Agreement and the failure interferes with LICENSEE's Use and LICENSOR does not remedy the failure within 5 days after written notice from LICENSEE or, if the failure cannot reasonably be remedied in such time, if LICENSOR does not commence a remedy within the allotted 5 days and diligently pursue the cure to completion within 15 days after the initial written notice. The cure periods set forth in this Paragraph 22 do not extend the period of time in which either Party has to cure interference pursuant to Paragraph 13 of this Agreement.

23. REMEDIES. In the event of a Default, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate this Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state in which the Property is located.

24. ENVIRONMENTAL.

(a). LICENSEE shall conduct its business in compliance with all applicable laws governing the protection of the environment or employee health and safety ("**EH&S Laws**"). LICENSEE shall indemnify and hold harmless the LICENSOR from claims to the extent resulting from LICENSEE's violation of any applicable EH&S Laws or to the extent that LICENSEE causes a release of any regulated substance to the environment. The Parties recognize that LICENSEE is only licensed to use a small portion of LICENSOR's property and that LICENSEE shall not be responsible for any environmental condition or issue except to the extent resulting from LICENSEE's specific activities and responsibilities. In the event that LICENSEE encounters any hazardous substances that do not result from its activities, LICENSEE may relocate its facilities to avoid such hazardous substances to a mutually agreeable location or, if LICENSEE desires to remove at its own cost all or some the hazardous substances or materials (such as soil) containing those hazardous substances, LICENSOR agrees to sign any necessary waste manifest associated with the removal, transportation and/or disposal of such substances.

25. (b). LICENSOR has been made aware of certain environmental conditions on the Property which were not caused by LICENSEE (the "**Pre-License Hazardous Substances**"). LICENSOR has been provided with the laboratory results prepared by LICENSEE in conjunction with LICENSEE's due diligence investigation associated with LICENSEE's installation under this Agreement. LICENSOR shall: (i) take appropriate action to report the Pre-License Hazardous Substances under any applicable federal, state, or local laws, regulations or rules; (ii) sign any required waste manifests necessary as a result of the reporting of the Pre-License Hazardous Substances. CASUALTY. If a fire or other casualty damages the Property or the Premises and impairs LICENSEE's Use, the license fee shall abate until LICENSEE'S Use is restored. If LICENSEE's Use is not restored within 45 days, LICENSEE may terminate this Agreement.

26. CONDEMNATION. If a condemnation of any portion of the Property or Premises impairs LICENSEE's Use, Lessee may terminate this Agreement. LICENSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to LICENSEE's communications equipment, relocation costs and, specifically excluding loss of LICENSEE's leasehold interest, any other damages LICENSEE may incur as a result of any such condemnation.

27. APPLICABLE LAWS. During the Term, LICENSOR shall maintain the Property and all structural elements of the Premises in compliance with all applicable laws, EH&S Laws, rules, regulations, ordinances, directives, covenants, easements, consent decrees, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "**Laws**"). LICENSEE shall, in respect to the condition of the Premises and at LICENSEE's sole cost and expense, comply with (i) all Laws relating solely to LICENSEE's specific and unique nature of use of the Premises; and (ii) all building codes requiring modifications to the Premises due to the improvements being made by LICENSEE in the Premises. It shall be LICENSOR's obligation to comply with all Laws relating to the Property, without regard to specific use (including, without limitation, modifications required to enable LICENSEE to obtain all necessary building permits).

28. TAXES.

(a). LICENSOR shall invoice and LICENSEE shall pay any applicable transaction tax (including sales, use, gross receipts, or excise tax) imposed on the LICENSEE and required to be collected by the LICENSOR based on any service, license fee space, or equipment provided by the

LICENSOR to the LICENSEE. LICENSEE shall pay all personal property taxes, fees, assessments, or other taxes and charges imposed by any Government Entity that are imposed on the LICENSEE and required to be paid by the LICENSEE that are directly attributable to the LICENSEE's equipment or LICENSEE's use and occupancy of the Premises. Payment shall be made by LICENSEE within 60 days after presentation of a receipted bill and/or assessment notice which is the basis for such taxes or charges. LICENSOR shall pay all ad valorem, personal property, real estate, sales and use taxes, fees, assessments or other taxes or charges that are attributable to LICENSOR's Property or any portion thereof imposed by any Government Entity.

(b). LICENSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which LICENSEE is wholly or partly responsible for payment. LICENSOR shall have no obligation to assist LICENSEE to challenge any assessment.

29. INTENTIONALLY DELETED.

30. INTENTIONALLY DELETED.

31. ACCESS TO TOWER. LICENSOR agrees the LICENSEE shall have controlled access to the Tower at all times for the purpose of installing and maintaining the said equipment. LICENSOR shall furnish LICENSEE with necessary means of access for the purpose of ingress and egress to this site. It is agreed, however, that only authorized engineers, employees or properly authorized contractors of LICENSEE or persons under their direct supervision will be permitted to enter said premises. To gain non-emergency access to the Tower on LICENSOR's business days (excluding holidays), Mondays through Fridays during the hours of 7:00 a.m. to 4:00 p.m. CST ("**Business Hours**"), LICENSEE shall provide no less than one (1) business day's prior notice to LICENSOR at 262-367-4750. If LESSEE requires emergency access to the Tower, LESSEE shall contact LICENSOR at 262-367-4750 (Business Hours) or 262-844-8866 (outside Business Hours). For emergency access, LICENSEE shall pay to LICENSOR the rate of pay customarily paid to the person who provides LICENSEE with such access, including any overtime factors.

32. TOWER COMPLIANCE. LICENSOR covenants that it will keep the Tower in good repair as required by all Laws relating to the Tower (as defined in Paragraph 27). The LICENSOR shall also comply with all rules and regulations enforced by the Federal Communications Commission with regard to the lighting, marking and painting of towers.

(a). No materials may be used in the installation of the antennas or transmission lines that will cause corrosion or rust or deterioration of the Tower structure or its appurtenances.

(b). All antenna(s) on the Tower must be identified by a marking fastened securely to its bracket on the Tower and all transmission lines are to be tagged at the conduit opening where it enters any user's equipment space.

(c). Not later than fifteen (15) days following the execution of this Agreement, LICENSOR shall supply to LICENSEE copies of all structural analysis reports that have done with respect to the Tower and throughout the Term, LICENSOR shall supply to LICENSEE copies of all structural analysis reports that are done with respect to the Tower promptly after the completion of the same.

(d). LESSOR shall notify LESSEE at least ninety (90) days in advance of the date when the Tower is to be painted. LESSEE shall decide, after consulting with LESSOR, which of the following two options shall be used. *Option 1*: Shortly before the painting date, LESSEE, at its sole expense, shall place a temporary antenna array on a crane parked near the site. LESSEE shall then remove its equipment from the Tower and the painting shall proceed as it normally does. Once the painting is finished, LESSEE, at its sole expense, shall then re-attach its equipment where it was located on the Tower and, to the extent possible, shall have them painted to match the newly painted Tower and touch up paint on repainted Tower after reinstallation of antennas. *Option 2*: The painting contractor will bid on the cost of painting the Tower without LESSEE's equipment. The contractor will then bid on the cost of painting the Tower with LESSEE's equipment left in place. LESSEE shall reimburse LESSOR for the difference between the two bids.

33. ELECTRICAL. LICENSOR shall, at all times during the Term, provide telephone service access within the Premises. If permitted by the local utility company servicing the Premises, LICENSEE shall, at LICENSEE's cost, furnish and install an electrical meter at the Premises for the measurement of electrical power used by LICENSEE's installation. LICENSEE shall pay the utility directly for its power consumption. LICENSEE shall be permitted at any time during the Term, to install, maintain and/or provide access to and use of, as necessary (during any power interruption at the Premises), a temporary power source, and all related equipment and appurtenances within the Premises, or elsewhere on the Property in such locations as reasonably approved by LICENSOR. LICENSEE shall have the right to install conduits connecting the temporary power source and related appurtenances to the Premises.

34. MISCELLANEOUS. This Agreement contains all agreements, promises and understandings between the LICENSOR and the LICENSEE regarding this transaction, and no oral agreement, promises or understandings shall be binding upon either the LICENSOR or the LICENSEE in any dispute, controversy or proceeding. This Agreement may not be amended or varied except in a writing signed by all Parties. This Agreement shall extend to and bind the heirs, personal representatives, successors and assigns hereto. The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights hereunder shall not waive such rights and such party shall have the right to enforce such rights at any time. The performance of this Agreement shall be governed, interpreted, construed and regulated by the laws of the state in which the Premises is located without reference to its choice of law rules. Except as expressly set forth in this Agreement, nothing in this Agreement shall grant, suggest or imply any authority for one Party to use the name, trademarks, service marks or trade names of the other for any purpose whatsoever. LICENSOR agrees to execute a Memorandum of this Agreement, which LICENSEE may record with the appropriate recording officer. The provisions of the Agreement relating to indemnification shall survive any termination or expiration of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

LICENSOR: VILLAGE OF HARTLAND

_____ By:_____

Name: Jeffrey Pfannerstill

WITNESS Its: President

_____	Date: _____
_____	By:_____
WITNESS	Name: Darlene Igl Its: Village Clerk
_____	Date: _____
	LICENSEE: VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a Verizon Wireless
_____	By:_____
WITNESS	Its: _____
_____	Date:_____

[EXHIBIT PAGES FOLLOW]

EXHIBIT "A"

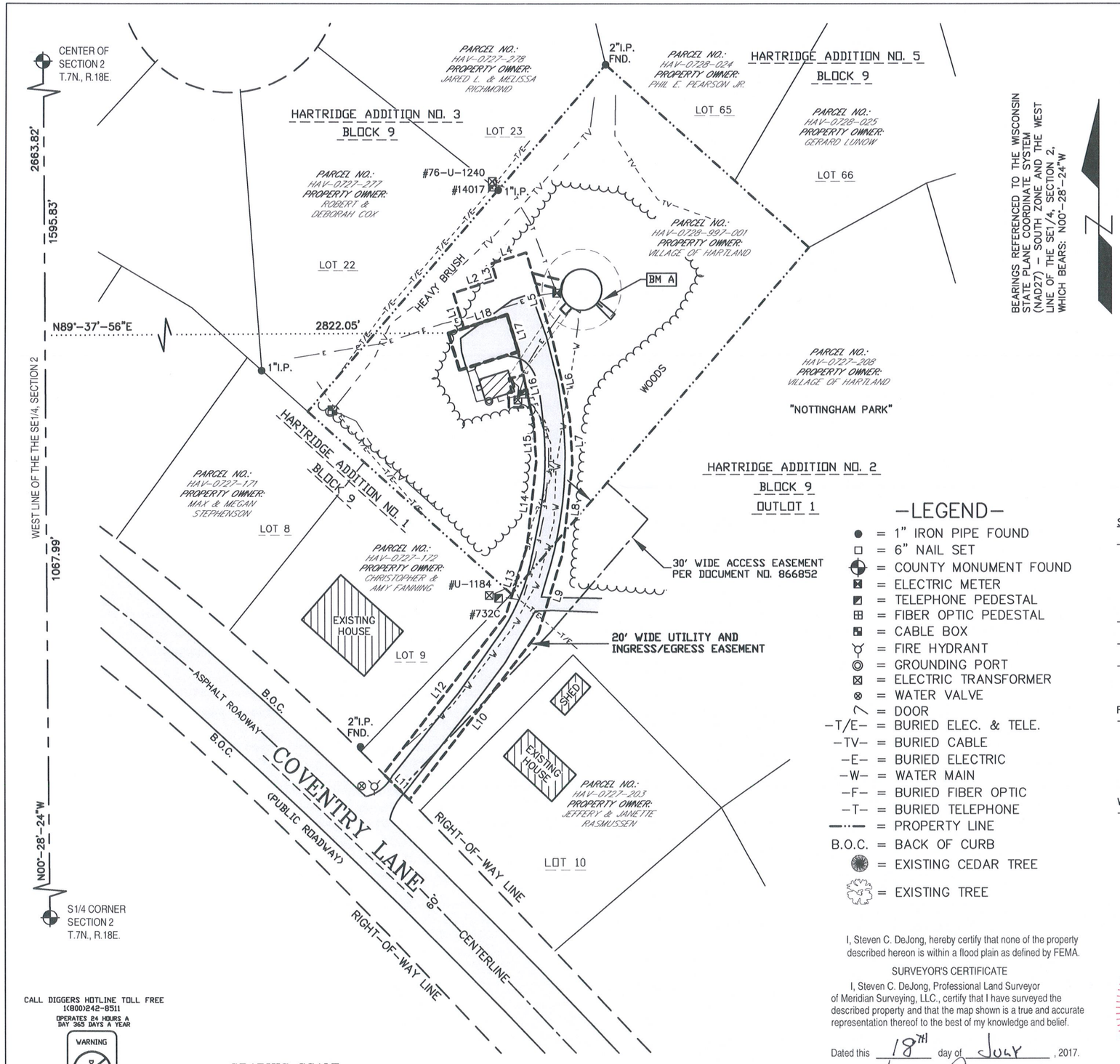
DESCRIPTION OF PROPERTY

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWN 7 NORTH, RANGE 18 EAST, VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

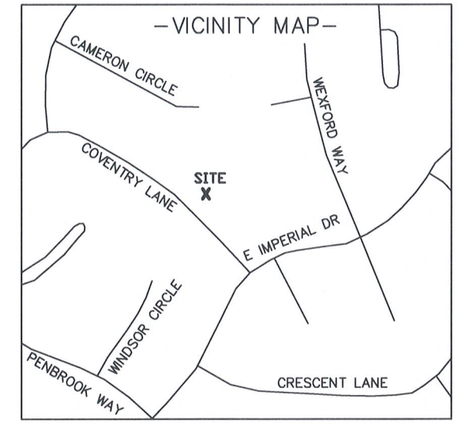
BEGINNING AT THE MOST EASTERLY CORNER OF LOT 9, BLOCK 9, HARTRIDGE ADDITION NO. 1; THENCE NORTH 49° 15' WEST ALONG THE NORTHEASTERLY LINE OF LOTS 8 AND 9 OF BLOCK 9, 150.00 FEET; THENCE NORTH 40° 45' EAST, 250.00 FEET; THENCE SOUTH 49° 15' EAST, 150.00 FEET; THENCE SOUTH 40° 45' WEST, 250.00 FEET TO THE PLACE OF BEGINNING.

EXHIBIT "B"

SITE PLAN OF THE PREMISES



BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD27) – SOUTH ZONE AND THE WEST LINE OF THE SE1/4, SECTION 2, WHICH BEARS: N00°-28'-24"W



EXISTING WATER TOWER BASE

LATITUDE: 43°-05'-35.63"
LONGITUDE: 88°-19'-56.11"
(Per North American Datum of 83/91)
Top of Antenna Elevation: 1127.5'
(Highest Point)
Top of Tower Elevation: 1120.9'
Ground Elevation: 1018.0'
(Per North American Vertical Datum of 1988)

SURVEY NOTES:

-THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.

-DIGGERS HOTLINE TICKET NO. 20170404151.

-PRIVATE UTILITIES MARKED ON 2-01-2017.

-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.

FEMA NOTE:
-ACCORDING TO FEDERAL EMERGENCY AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55133C0179H, DATED NOVEMBER 05 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN".

WETLAND NOTE:
-THE PRESENCE AND LOCATION OF WETLANDS HAS NOT BEEN DETERMINED ON THIS PROPERTY. WETLANDS SHOULD ONLY BE DETERMINED BY ACTUAL FIELD DELINEATION PERFORMED BY A QUALIFIED WETLAND SPECIALIST.

-LEGEND-

- ● = 1" IRON PIPE FOUND
- □ = 6" NAIL SET
- = COUNTY MONUMENT FOUND
- = ELECTRIC METER
- = TELEPHONE PEDESTAL
- = FIBER OPTIC PEDESTAL
- = CABLE BOX
- = FIRE HYDRANT
- = GROUNDING PORT
- = ELECTRIC TRANSFORMER
- = WATER VALVE
- = DOOR
- -T/E- = BURIED ELEC. & TELE.
- -TV- = BURIED CABLE
- -E- = BURIED ELECTRIC
- -W- = WATER MAIN
- -F- = BURIED FIBER OPTIC
- -T- = BURIED TELEPHONE
- = PROPERTY LINE
- B.O.C. = BACK OF CURB
- = EXISTING CEDAR TREE
- = EXISTING TREE

I, Steven C. DeJong, hereby certify that none of the property described hereon is within a flood plain as defined by FEMA.

SURVEYOR'S CERTIFICATE

I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 18TH day of JULY, 2017.

WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C. DeJong, S-2791

WISCONSIN STEVEN C. DEJONG S-2791 FREEDOM WIS. LAND SURVEYOR

CALL DIGGERS HOTLINE TOLL FREE 1(800)242-8511
OPERATES 24 HOURS A DAY 365 DAYS A YEAR
WARNING CALL BEFORE YOU DIG
48 HOURS BEFORE YOU DIG

GRAPHIC SCALE
1 inch = 60 ft.
0 30 60 120

BENCHMARK INFORMATION

SITE BENCHMARK: (BM A)
TOP OF WATER TOWER ANCHOR BOLT NE OF OVERFLOW PIPE
ELEVATION: 1019.48'

SURVEYED FOR:
TERRA CONSULTING GROUP, LTD.
600 Busse Highway
Park Ridge, IL 60068
OFFICE: (847) 698-6400
FAX: (678) 444-4472

SURVEYED FOR:
verizon
1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN SURVEYING, LLC
N8774 Firelane 1
Menasha, WI 54952
Office: 920-993-0881
Fax: 920-273-6037

SITE NAME: HARTLAND EAST

SITE NUMBER: 278150

SITE ADDRESS: COVENTRY LANE
HARTLAND, WI 53029

PROPERTY/TOWER OWNER:
VILLAGE OF HARTLAND
210 COTTONWOOD AVENUE
HARTLAND, WI 53029

PARCEL NO.:
HAV-0728-997-001 (LEASE)
HAV-0727-208 (EASE.)

ZONED: MUNI

DEED: DOCUMENT NO. 866852

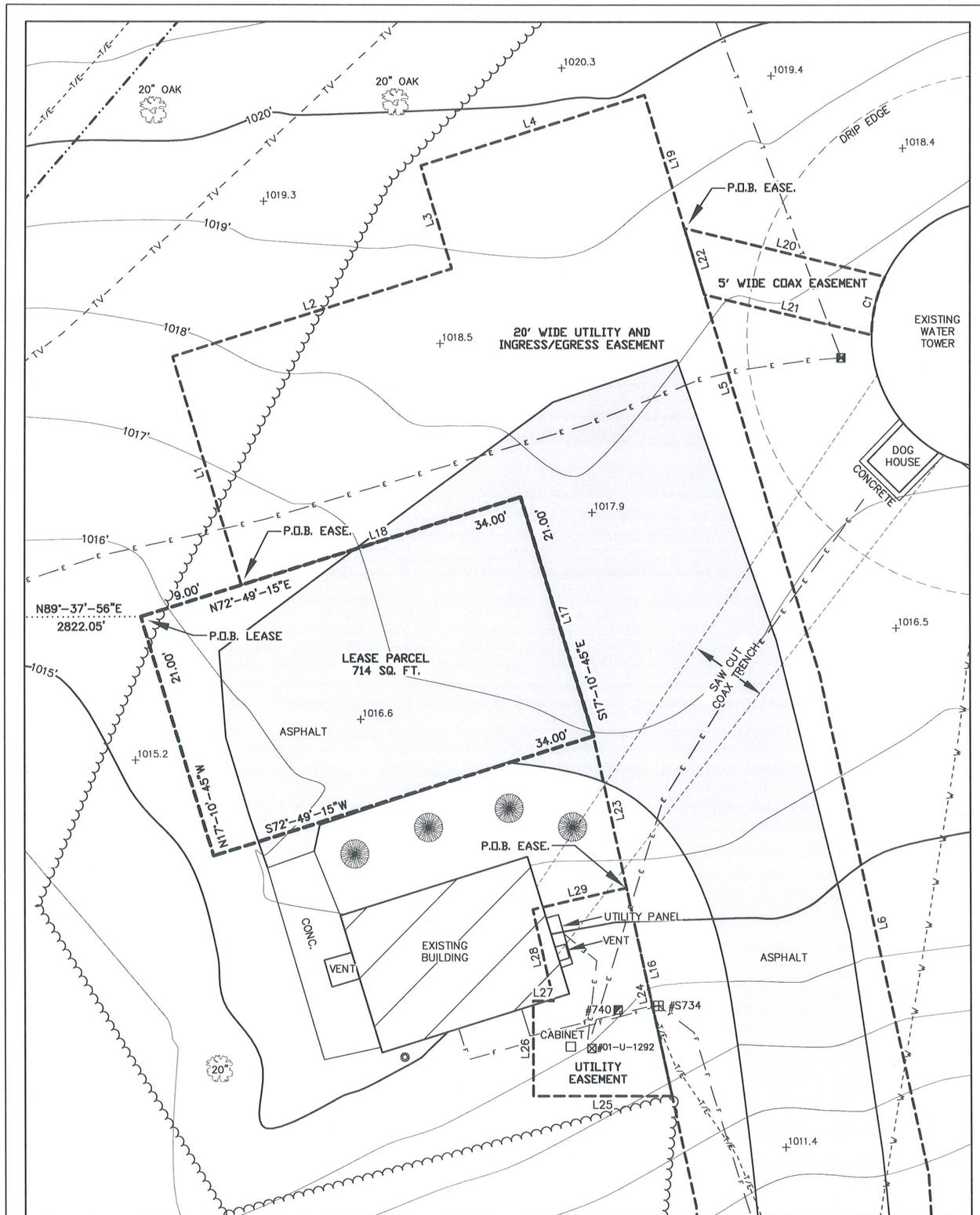
LEASE EXHIBIT

FOR
VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS

BEING A PART OF THE SE1/4 OF THE SE1/4, SECTION 2, T.7N., R.18E., VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	7/17/17	Added Lease and Easements	J.D.
2	2/2/17	Added Field Locates	J.D.
1	3/19/14	Preliminary Survey	A.E.

DRAWN BY: JD	FIELD WORK DATE: 2/01/17
CHECKED BY: S.C.D.	FIELD BOOK: M-29 PG 62
JOB NO.: 9299	SHEET 1 OF 3



BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD27) – SOUTH ZONE AND THE WEST LINE OF THE SE1/4, SECTION 2, WHICH BEARS: N00°-28'-24"W

—LEGEND—

- ● = 1" IRON PIPE FOUND
- □ = 6" NAIL SET
- = COUNTY MONUMENT FOUND
- = ELECTRIC METER
- = TELEPHONE PEDESTAL
- = FIBER OPTIC PEDESTAL
- = CABLE BOX
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- —T— = BURIED TELEPHONE
- = PROPERTY LINE
- B.O.C. = BACK OF CURB
- = EXISTING CEDAR TREE
- = EXISTING TREE

LINE TABLE

Line #	Direction	Length
L1	N17°10'45"W	20.00'
L2	N72°49'15"E	25.00'
L3	N17°10'45"W	9.00'
L4	N72°49'15"E	20.00'
L5	S17°10'45"E	50.84'
L6	S12°21'50"E	42.86'
L7	S03°22'58"E	23.85'
L8	S06°22'47"W	49.63'
L9	S17°23'57"W	44.70'
L10	S38°17'04"W	115.89'
L11	N45°16'34"W	20.13'
L12	N38°17'04"E	109.95'
L13	N17°23'57"E	39.08'
L14	N06°22'47"E	45.99'
L15	N03°22'58"W	20.57'
L16	N12°21'50"W	40.45'
L17	N17°10'45"W	21.00'
L18	S72°49'15"W	25.00'
L19	S17°10'45"E	11.65'
L20	S76°45'58"E	17.63'
L21	N76°45'58"W	14.70'
L22	N17°10'45"W	5.80'
L23	S12°21'50"E	13.05'
L24	S12°21'50"E	17.92'
L25	N90°00'00"W	11.83'
L26	N00°00'00"E	8.00'
L27	N90°00'00"E	1.73'
L28	N12°48'15"W	7.88'
L29	N77°11'45"E	8.21'

CURVE TABLE

Curve #	Radius	Length	Delta	Chord	
C1	11.21'	5.04	025°46'02"	S13°14'02"W	5.00'

I, Steven C. DeJong, hereby certify that none of the property described hereon is within a flood plain as defined by FEMA.

SURVEYOR'S CERTIFICATE

I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 18TH day of JULY, 2017.

WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C. DeJong, S-2791

WISCONSIN STEVEN C. DEJONG S-2791 FREEDOM WIS. LAND SURVEYOR

GRAPHIC SCALE
1 inch = 10 ft.
0 5 10 20

SURVEYED FOR:

TERRA CONSULTING GROUP, LTD.
600 Busse Highway
Park Ridge, IL 60068
OFFICE: (847) 698-6400
FAX: (678) 444-4472

SURVEYED FOR:

verizon
1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN SURVEYING, LLC
N8774 Firelane 1
Menasha, WI 54952
Office: 920-993-0881
Fax: 920-273-6037

SITE NAME: HARTLAND EAST

SITE NUMBER: 278150

SITE ADDRESS: COVENTRY LANE
HARTLAND, WI 53029

PROPERTY/TOWER OWNER:
VILLAGE OF HARTLAND
210 COTTONWOOD AVENUE
HARTLAND, WI 53029

PARCEL NO.:
HAV-0728-997-001 (LEASE)
HAV-0727-208 (EASE.)

ZONED: MUNI

DEED: DOCUMENT NO. 866852

LEASE EXHIBIT

FOR
VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS

BEING A PART OF THE SE1/4 OF THE SE1/4, SECTION 2, T.7N., R.18E., VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	7/17/17	Added Lease and Easements	J.D.
2	2/2/17	Added Field Locates	J.D.
1	3/19/14	Preliminary Survey	A.E.

DRAWN BY: JD	FIELD WORK DATE: 2/01/17
CHECKED BY: S.C.D.	FIELD BOOK: M-29 PG 62
JOB NO.: 9299	SHEET 2 OF 3

LESSEE LEASE PARCEL

A part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Two (2), Township Seven (7) North, Range Eighteen (18) East, Village of Hartland, Waukesha County, Wisconsin containing 714 square feet (0.016 acres) of land and being described by:

Commencing at the South Quarter Corner of said Section 2; thence N00°-28'-24"W 1,067.99 feet along the west line of the SE1/4 of said Section 2; thence N89°-37'-56"E 2822.05 feet to the point of beginning; thence N72°-49'-15"E 34.00 feet; thence S17°-10'-45"E 21.00 feet; thence S72°-49'-15"W 34.00 feet; thence N17°-10'-45"W 21.00 feet to the point of beginning being subject to any and all easements and restrictions of record.

20 FOOT WIDE UTILITY AND INGRESS/EGRESS EASEMENT

A part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Two (2), Township Seven (7) North, Range Eighteen (18) East, Village of Hartland, Waukesha County, Wisconsin containing 8,150 square feet (0.187 acres) of land and being described by:

Commencing at the South Quarter Corner of said Section 2; thence N00°-28'-24"W 1,067.99 feet along the west line of the SE1/4 of said Section 2; thence N89°-37'-56"E 2822.05 feet; thence N72°-49'-15"E 9.00 feet to the point of beginning; N17°-10'-45"W 20.00 feet; thence N72°-49'-15"E 25.00 feet; thence N17°-10'-45"W 9.00 feet; thence N72°-49'-15"E 20.00 feet; thence S17°-10'-45"E 50.84 feet; thence S12°-21'-50"E 42.86 feet; thence S03°-22'-58"E 23.85 feet; thence S06°-22'-47"W 49.63 feet; thence S17°-23'-57"W 44.70 feet; thence S38°-17'-04"W 115.89 feet to a point on the Northerly Right of Way line of Coventry Lane; thence N45°-16'-34"W 20.13 feet along said Northerly Right of Way line; thence N38°-17'-04"E 109.95 feet; thence N17°-23'-57"E 39.08 feet; thence N06°-22'-47"E 45.99 feet; thence N03°-22'-58"W 20.57 feet; thence N12°-21'-50"W 40.45 feet; thence N17°-10'-45"W 21.00 feet; thence S72°-49'-15"W 25.00 feet to the point of beginning being subject to any and all easements and restrictions of record.

UTILITY EASEMENT

A part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Two (2), Township Seven (7) North, Range Eighteen (18) East, Village of Hartland, Waukesha County, Wisconsin containing 160 square feet (0.004 acres) of land and being described by:

Commencing at the South Quarter Corner of said Section 2; thence N00°-28'-24"W 1,067.99 feet along the west line of the SE1/4 of said Section 2; thence N89°-37'-56"E 2822.05 feet; thence N72°-49'-15"E 34.00 feet; thence S17°-10'-45"E 21.00 feet; thence S12°-21'-50"E 13.05 feet to the point of beginning; thence continue S12°-21'-50"E 17.92 feet thence N90°-00'-00"W 11.83 feet; thence N00°-00'-00"E 8.00 feet; thence N90°-00'-00"E 1.73 feet; thence N12°-48'-15"W 7.88 feet; thence N77°-11'-45"E 8.21 feet to the point of beginning being subject to any and all easements and restrictions of record.

5 FOOT WIDE COAX EASEMENT

A part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Two (2), Township Seven (7) North, Range Eighteen (18) East, Village of Hartland, Waukesha County, Wisconsin containing 80 square feet (0.002 acres) of land and being described by:

Commencing at the South Quarter Corner of said Section 2; thence N00°-28'-24"W 1,067.99 feet along the west line of the SE1/4 of said Section 2; thence N89°-37'-56"E 2822.05 feet; thence N72°-49'-15"E 9.00 feet; N17°-10'-45"W 20.00 feet; thence N72°-49'-15"E 25.00 feet; thence N17°-10'-45"W 9.00 feet; thence N72°-49'-15"E 20.00 feet; thence S17°-10'-45"E 11.65 feet to the point of beginning; thence S76°-45'-58"E 17.63 feet; thence Southwesterly 5.04 feet along the arc of a curve to the left, having a radius of 11.21 feet and a chord of which bears S13°-14'-02"W 5.00 feet; thence N76°-45'-58"E 14.70 feet; thence N17°-10'-45"W 5.80 feet to the point of beginning being subject to any and all easements and restrictions of record.

PARENT PARCEL

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWN 7 NORTH, RANGE 18 EAST, VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 9, BLOCK 9, HARTRIDGE ADDITION NO. 1; THENCE NORTH 49° 15' WEST ALONG THE NORTHEASTERLY LINE OF LOTS 8 AND 9 OF BLOCK 9, 150.00 FEET; THENCE NORTH 40° 45' EAST, 250.00 FEET; THENCE SOUTH 49° 15' EAST, 150.00 FEET; THENCE SOUTH 40° 45' WEST, 250.00 FEET TO THE PLACE OF BEGINNING.

TITLE REPORT REVIEW

TITLE REPORT: First American Title Insurance Company

COMMITMENT NO. NCS-645544-MKE

EFFECTIVE DATE: October 07, 2016

FEE SIMPLE TITLE VESTED IN: Village of Hartland

NOTE: The statement of applicability refers to the lease site and any easements pertinent thereunto where specific encumbrances affect the lease site and/or a pertinent easement, they are identified as such.

SCHEDULE B-II

(1-8) These are general statements and not specific encumbrances.

(9) Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company recorded on August 5, 1971 in Volume 1239, page 238 as Document No. 793555. **Does not apply.**

WISCONSIN
STEVEN C. DEJONG
S-2791
FREEDOM
WIS.
LAND SURVEYOR

JULY 18, 2017

SURVEYED FOR:

TERRA CONSULTING GROUP, LTD.
600 Busse Highway
Park Ridge, IL 60068
OFFICE: (847) 698-6400
FAX: (678) 444-4472

SURVEYED FOR:

verizon

1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN SURVEYING, LLC
N8774 Firelane 1
Menasha, WI 54952
Office: 920-993-0881
Fax: 920-273-6037

SITE NAME: HARTLAND EAST

SITE NUMBER: 278150

SITE ADDRESS: COVENTRY LANE
HARTLAND, WI 53029

PROPERTY/TOWER OWNER:
VILLAGE OF HARTLAND
210 COTTONWOOD AVENUE
HARTLAND, WI 53029

PARCEL NO.:
HAV-0728-997-001 (LEASE)
HAV-0727-208 (EASE.)

ZONED: MUNI

DEED: DOCUMENT NO. 866852

LEASE EXHIBIT
FOR
VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS

BEING A PART OF THE SE1/4 OF THE SE1/4, SECTION 2, T.7N., R.18E., VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
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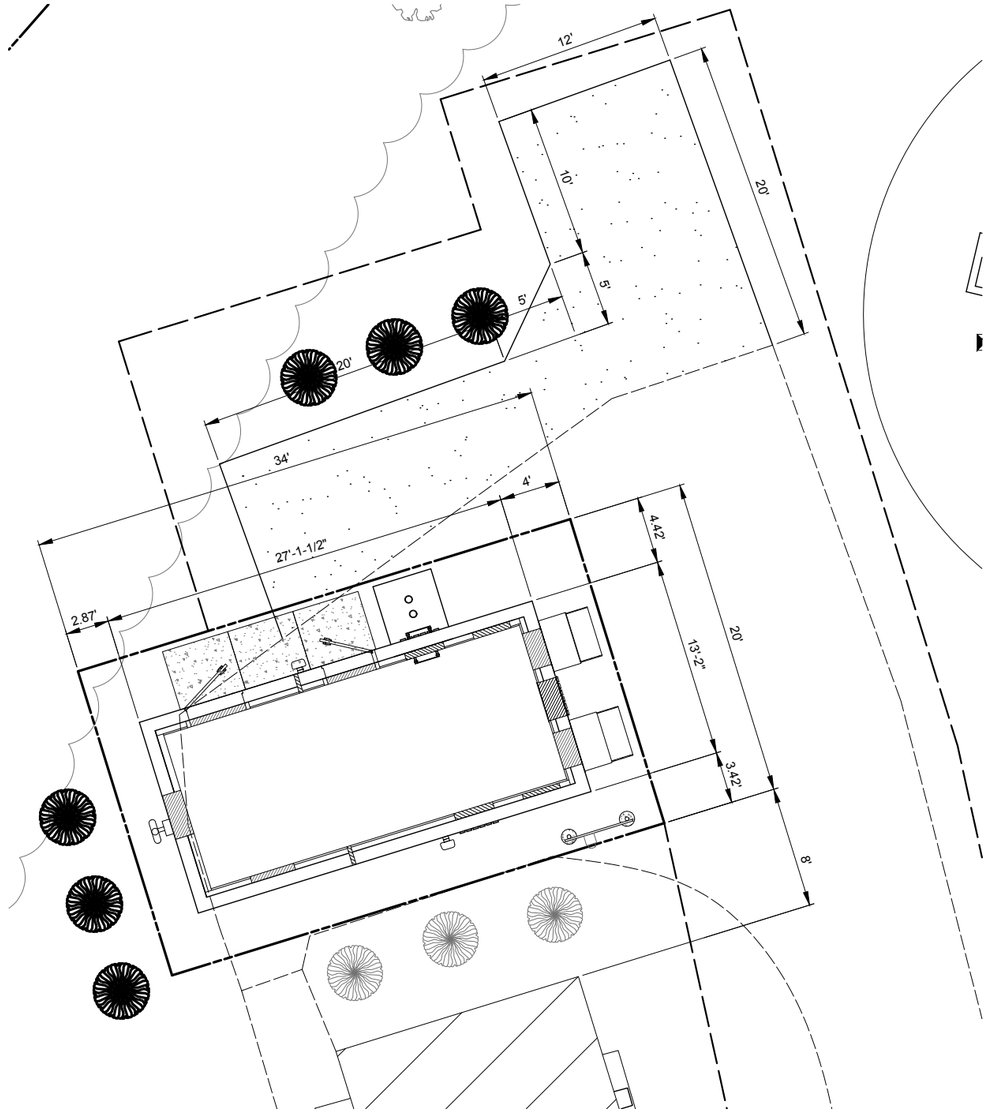
1	3/19/14	Preliminary Survey	A.E.

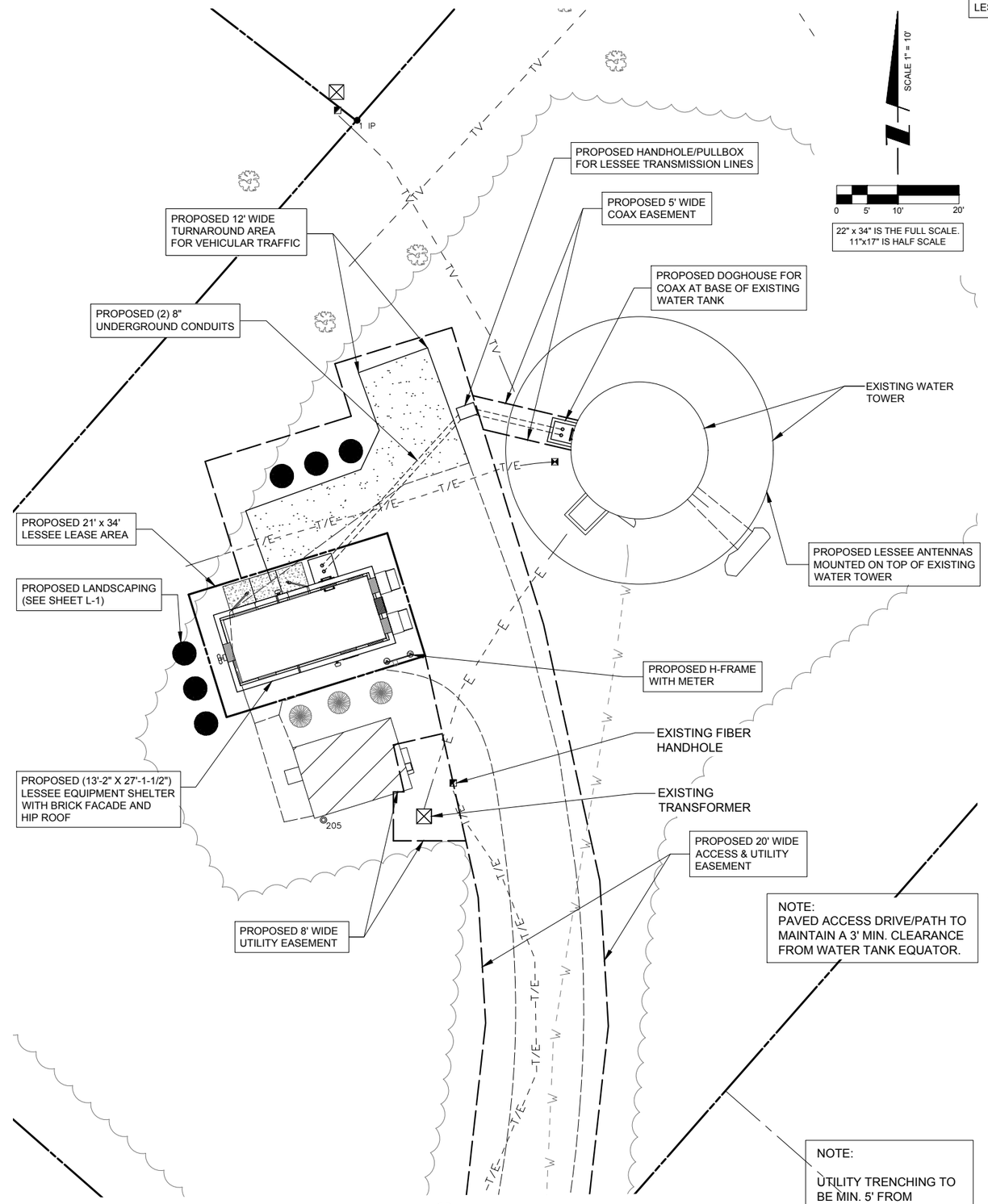
DRAWN BY: JD	FIELD WORK DATE: 2/01/17
CHECKED BY: S.C.D.	FIELD BOOK: M-29 PG 62
JOB NO.: 9299	SHEET 3 OF 3

EXHIBIT "C"

LICENSEE RADIO COMMUNICATIONS EQUIPMENT, ANTENNAS AND APPURTENANCES



2 SITE DIMENSION PLAN
SCALE: 1" = 5'



NOTE:
PAVED ACCESS DRIVE/PATH TO MAINTAIN A 3' MIN. CLEARANCE FROM WATER TANK EQUATOR.

NOTE:
UTILITY TRENCHING TO BE MIN. 5' FROM EXISTING UTILITY LINES.

1 SITE PLAN

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	05/05/17	TJS
1.	UPDATE SITE PHOTOS	06/05/17	TJS
2.	REVISED LEASE AREA & ADDITION OF LANDSCAPING	08/16/17	TJS

LOC. # 278150

HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	12/02/15
PROJECT #:	33-1912

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-1

MERIDIAN
SURVEYING, LLC
N8774 Firelane 1 Office: 920-993-0881
Menasha, WI 54952 Fax: 920-273-6037

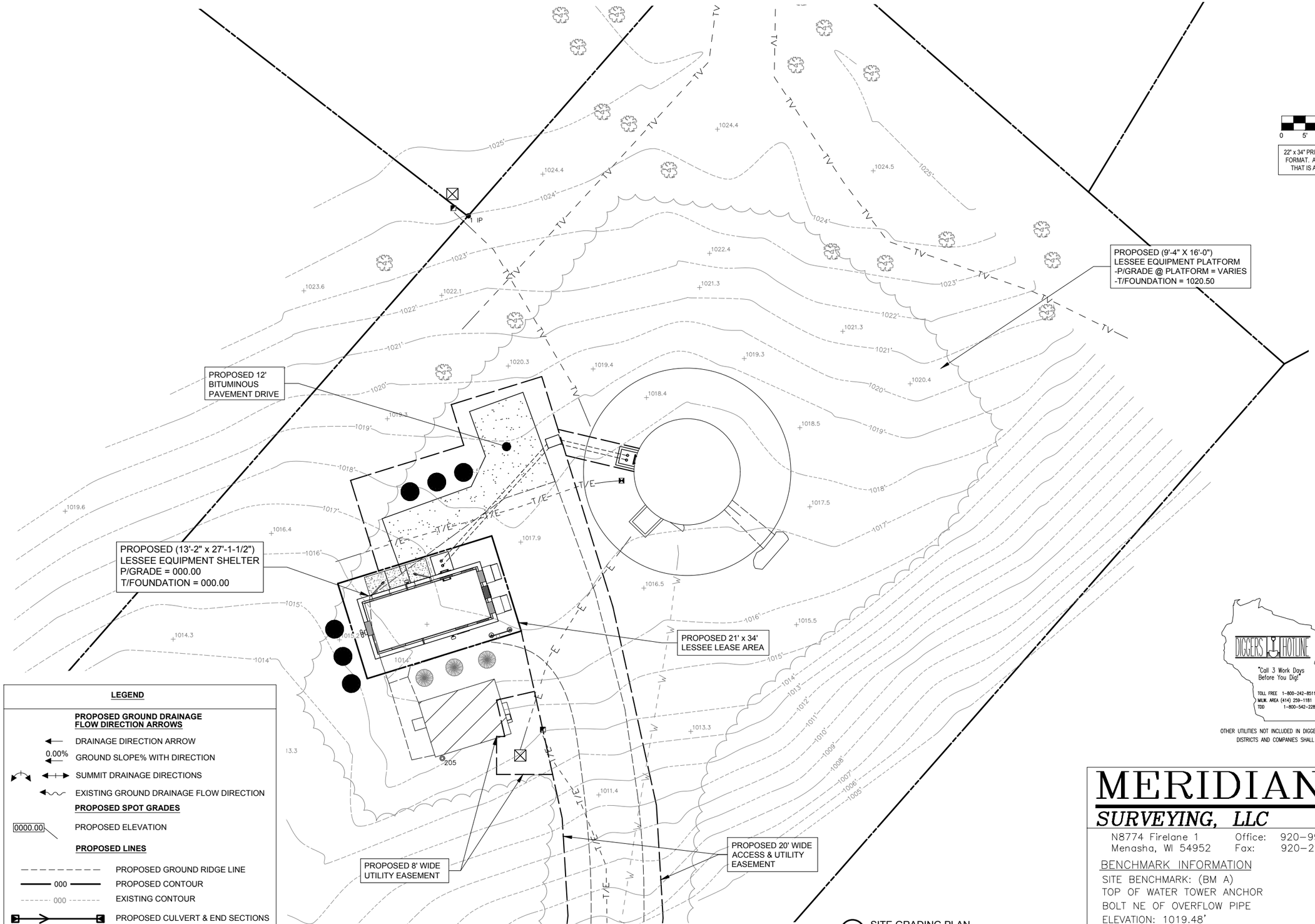
BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
TOP OF WATER TOWER ANCHOR
BOLT NE OF OVERFLOW PIPE
ELEVATION: 1019.48'

PAVEMENT MATERIALS AND QUANTITIES

ACCESS ROAD 52 S.Y.

1 1/2" HMA SURFACE COURSE
3" HMA BINDER COURSE
BITUMINOUS PRIME COAT
6" OF 3/4" CRUSHED AGGREGATE WITH FINES, CA-6
6" OF SUB-GRADE AGGREGATE
2000 GRADE SUB-GRADE GEOTEXTILE FABRIC, WOVEN

THE CONTRACTOR ALSO SHALL INCLUDE A SEPARATE UNIT PRICE PER CUBIC YARD TO REMOVE UNSTABLE OR UNSUITABLE MATERIAL AND HAUL-IN GRANULAR BACKFILL UNDER THE ACCESS DRIVE AND/OR APRON.



1 SITE GRADING PLAN
SCALE: 1" = 10'

SCALE 1" = 10'

0 5' 10' 20'

22" x 34" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.

LEGEND

PROPOSED GROUND DRAINAGE FLOW DIRECTION ARROWS

- DRAINAGE DIRECTION ARROW
- 0.00% GROUND SLOPE% WITH DIRECTION
- SUMMIT DRAINAGE DIRECTIONS
- EXISTING GROUND DRAINAGE FLOW DIRECTION

PROPOSED SPOT GRADES

- 0000.00 PROPOSED ELEVATION

PROPOSED LINES

- PROPOSED GROUND RIDGE LINE
- 000 PROPOSED CONTOUR
- 000 EXISTING CONTOUR
- PROPOSED CULVERT & END SECTIONS

DIGGERS HOTLINE
"Call 3 Work Days Before You Dig!"
TOLL FREE 1-800-242-8511
MILW. AREA (414) 259-1181
TDD 1-800-542-2289

OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED

MERIDIAN SURVEYING, LLC
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BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
TOP OF WATER TOWER ANCHOR BOLT NE OF OVERFLOW PIPE
ELEVATION: 1019.48'

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	05/05/17	TJS
1.	UPDATE SITE PHOTOS	06/05/17	TJS
2.	REVISED LEASE AREA & ADDITION OF LANDSCAPING	06/16/17	TJS

LOC. # 278150

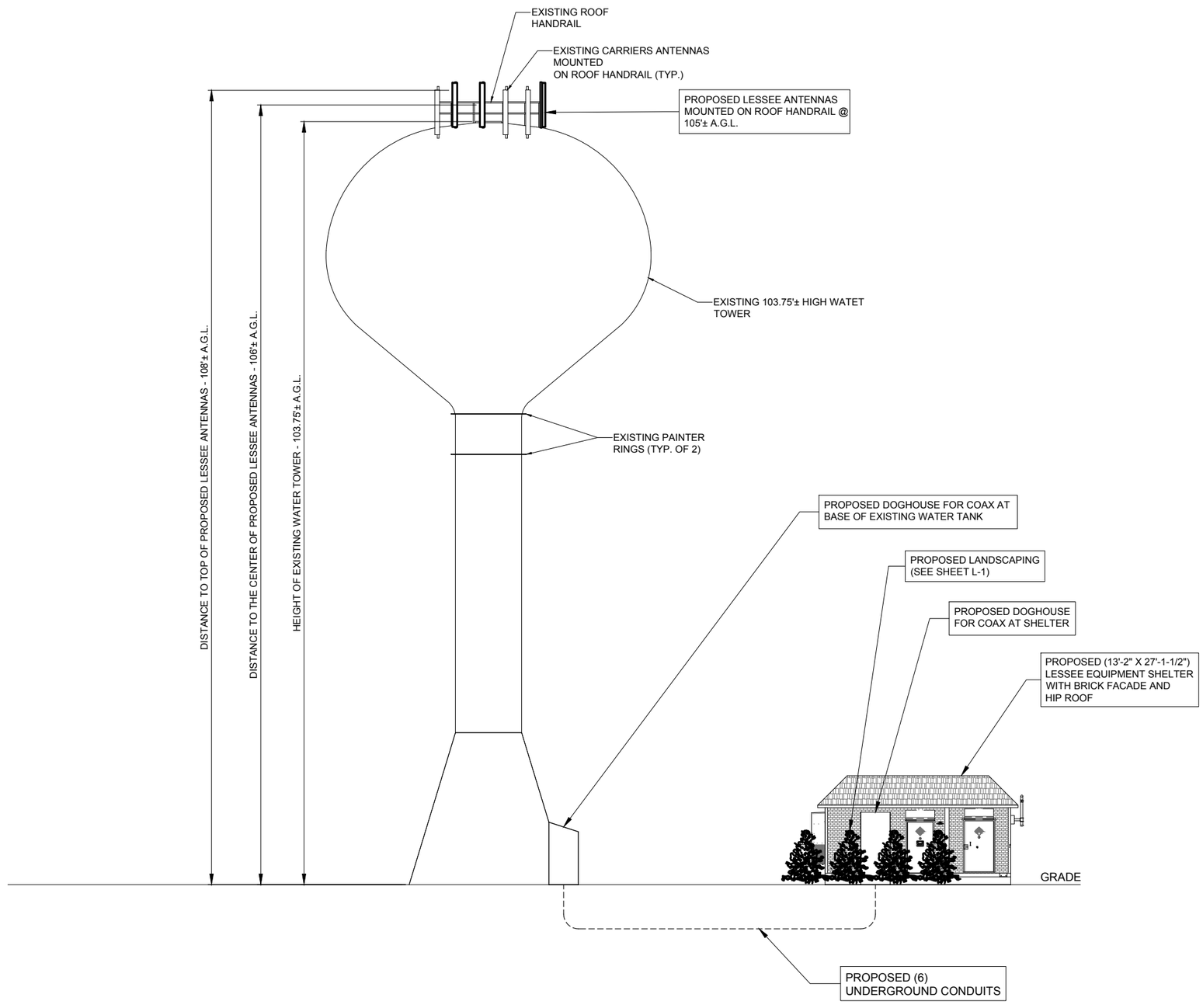
HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	12/02/15
PROJECT #:	33-1912

SHEET TITLE
SITE GRADING PLAN

SHEET NUMBER
C-2



1 SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

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PARK RIDGE, IL 60068
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LOC. # 278150

HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

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PROJECT #:	33-1912

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
ANT-1

RF EMISSIONS REPORT REQUIRED	
☒ YES	☐ NO
DATE OF REPORT: _____	

EQUIPMENT CHANGE REQUEST FORM - ECR

Cell Name	Hartland East			Cell ID	779
Location Number	278150	RF Engineer	Tim Baker	Address	Coventry Lane
Date of Request	1/18/2017	Market	Milwaukee	City/State/Zip	Hartland, WI

PROPOSED CONFIGURATION — Equipment Layout Link

Sector	Antenna Pos	Port	RF Path	Antenna Manufacturer	Antenna Model	Centerline	Azimuth	Variable Tilt	Mechanical Tilt	Action
Alpha	A1	H1	AWS - RxTx0	Amphenol	HEX658CW0000G	106	30	2	0	Add- Install
		H2	AWS - RxTx1							
		L1	LTE C - RxTx0					4		
		L2	LTE C - RxTx1							
		H1	LTE PCS - RxTx0					2		
		H2	LTE PCS - RxTx1							
	A2	H1	Unused at this time							
		H2	Unused at this time							
		L1	Unused at this time							
		L2	Unused at this time							
		H1	Unused at this time							
		H2	Unused at this time							
	A3	H1	Unused at this time							
		H2	Unused at this time							
		L1	Unused at this time							
		L2	Unused at this time							
		H1	Unused at this time							
		H2	Unused at this time							
	A4	H1	AWS - Rx--2	Amphenol	HEX658CW0000G	106	30	2	0	Add- Install
		H2	AWS - Rx--3							
		L1	LTE C - Rx--2					4		
		L2	LTE C - Rx--3							
		H1	LTE PCS - Rx--2					2		
		H2	LTE PCS - Rx--3							
Beta	B1	H1	AWS - RxTx0	Amphenol	HEX658CW0000G	106	150	2	0	Add- Install
		H2	AWS - RxTx1							
		L1	LTE C - RxTx0					4		
		L2	LTE C - RxTx1							
		H1	LTE PCS - RxTx0					2		
		H2	LTE PCS - RxTx1							
	B2	H1	Unused at this time							
		H2	Unused at this time							
		L1	Unused at this time							
		L2	Unused at this time							
		H1	Unused at this time							
		H2	Unused at this time							
	B3	H1	Unused at this time							
		H2	Unused at this time							
		L1	Unused at this time							
		L2	Unused at this time							
		H1	Unused at this time							
		H2	Unused at this time							
	B4	H1	AWS - Rx--2	Amphenol	HEX658CW0000G	106	150	2		Add- Install
		H2	AWS - Rx--3							
		L1	LTE C - Rx--2					4		
		L2	LTE C - Rx--3							
		H1	LTE PCS - Rx--2					2		
		H2	LTE PCS - Rx--3							
Gamma	G1	H1	AWS - RxTx0	Amphenol	HEX658CW0000G	106	270	4		Add- Install
		H2	AWS - RxTx1							
		L1	LTE C - RxTx0					6		
		L2	LTE C - RxTx1							
		H1	LTE PCS - RxTx0					4		
		H2	LTE PCS - RxTx1							
	G2	H1	Unused at this time							
		H2	Unused at this time							
		L1	Unused at this time							
		L2	Unused at this time							
		H1	Unused at this time							
		H2	Unused at this time							
	G3	H1	Unused at this time							
		H2	Unused at this time							
		L1	Unused at this time							
		L2	Unused at this time							
		H1	Unused at this time							
		H2	Unused at this time							
	G4	H1	AWS - Rx--2	Amphenol	HEX658CW0000G	106	270	4		Add- Install
		H2	AWS - Rx--3							
		L1	LTE C - Rx--2					6		
		L2	LTE C - Rx--3							
		H1	LTE PCS - Rx--2					4		
		H2	LTE PCS - Rx--3							

Comments

1 PROPOSED ANTENNA CONFIGURATION
N.T.S.

	HYBRID LENGTH ESTIMATE				
	AT GROUND		AT STRUCTURE		
SECTOR	HOR (±)	VER (±)	HOR (±)	RAYCAP CL (±)	TOTAL (±)
ALPHA	51'	6'	8'	106'	171'
BETA	51'	6'	8'	106'	171'
GAMMA	51'	6'	8'	106'	171'

Proposed

Passive Components

Location	Manufacturer	Component Model	Count	Action
Top (Platform)	Ericsson	RRUS B13	3	Install
Top (Platform)	Ericsson	RRUSA2 B13	3	Install
Top (Platform)	Ericsson	RRUS32 B4	3	Install
Top (Platform)	Ericsson	RRUS32 B2	3	Install
Top (Platform)	Ericsson			Install
Top (Platform)	Ericsson			Install
Top (Platform)	Raycap	RCMDC-3315-PF-48	3	Install
Bottom (Shelter)	Raycap	RCMDC-3315-PF-48	3	Install
Bottom (Shelter)				
Bottom (Shelter)				

Coax

Sector	Coax Manufacturer	Type	Size	Count	Action
Alpha					
Beta					
Gamma					
Hybrid	Andrew	HFT1206-24S49	1.5	3	Install

Comments

Run AISG RET control cable from 700 RRU to Antenna 1, daisy chain to Antenna 4. All tranceiver equipment is tower mounted. Baseband equipment can be remote hosted.

3 COMBINER CABLE DATA INFORMATION
N.T.S.

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA CONSULTING GROUP, LTD.
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PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	05/05/17	TJS
1.	UPDATE SITE PHOTOS	06/05/17	TJS
2.	REVISED LEASE AREA & ADDITION OF LANDSCAPING	08/16/17	TJS

LOC. # 278150

HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

DRAWN BY:	BTE
CHECKED BY:	TAZ
DATE:	12/02/15
PROJECT #:	33-1912

SHEET TITLE
ANTENNA INFORMATION

SHEET NUMBER
ANT-2

UTILITY NOTES:

WORK INCLUDES:

THESE NOTES AND ACCOMPANYING DRAWINGS COMPLEMENT THE PROVISIONS AND INSTALLATIONS BY THE ELECTRICAL CONTRACTOR, OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL THE ELECTRICAL WORK COMPLETE IN CONNECTION WITH THIS VERIZON WIRELESS SITE AND SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE PROVISIONS, INSTALLATION, AND CONNECTION OF A GROUNDING ELECTRODE SYSTEM COMPLETE WITH A BUILDING AND SECONDARY GROUNDING, CELLULAR TELEPHONE COMMUNICATIONS TOWER AND CONNECTIONS TO THE INCOMING ELECTRICAL DISTRIBUTION EQUIPMENT.
2. THE PROVISION AND INSTALLATION OF AN OVERHEAD ELECTRICAL SERVICE OR UNDERGROUND ELECTRICAL SERVICE AND ALL ASSOCIATED WIRE AND CONDUIT AS REQUIRED AND/OR INDICATED ON PLANS.
3. THE PROVISION, INSTALLATION OF CONDUIT AND CONNECTIONS FOR LOCAL TELEPHONE SERVICE.
4. THE FURNISHING AND INSTALLATION OF THE ELECTRICAL SERVICE ENTRANCE CONDUCTORS, CONDUITS, METER SOCKET, AND CONNECTIONS TO THE SERVICE EQUIPMENT WITHIN THE ENCLOSURE.
5. TWO INCH (2") AND THREE INCH (3") DIAMETER PVC CONDUITS SCHEDULE 40.
6. ALL PVC CONDUITS SHOULD BE LEFT WITH NYLON PULL CORD FOR FUTURE USE.
7. EXCAVATION, TRENCHING, AND BACKFILLING FOR CONDUIT(S), CABLE(S), AND EXTERNAL GROUNDING SYSTEM.

CODES, PERMITS, AND FEES:

1. ALL REQUIRED PERMITS, LICENSES, INSPECTIONS AND APPROVALS SHALL BE SECURED AND ALL FEES FOR SAME PAID BY CONTRACTOR.
2. THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES: STATE, LOCAL AND NATIONAL, AND THE DESIGN, PERFORMANCE CHARACTERISTICS AND METHODS OF CONSTRUCTION OF ALL ITEMS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING AUTHORITIES:

N.E.C.	NATIONAL ELECTRIC CODE
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE
I.E.E.E.	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS
N.E.M.A.	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
U.L.	UNDERWRITERS LABORATORIES, INC.
N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION

RACEWAYS AND WIRING:

1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE, OR AS APPROVED BY THE ENGINEER.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THWN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
3. RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
4. PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING. PROVIDE JUNCTION AND PULLBOXES FOR CONDUIT RUNS WITH MORE THAN (360) DEGREES OF BENDS.
5. PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION, PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.
6. ELECTRICAL PANELBOARD SHALL BE FURNISHED AND INSTALLED BY OTHERS. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
7. ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.

GENERAL NOTES:

SEE DETAILS AND SCHEDULES ON DRAWINGS AND SPECIFICATIONS FOR MEANING OF ABBREVIATIONS AND ADDITIONAL REQUIREMENTS AND INFORMATION. CHECK ARCHITECTURAL, STRUCTURAL AND OTHER MECHANICAL AND ELECTRICAL DRAWINGS FOR SCALE, SPACE LIMITATIONS, COORDINATION, AND ADDITIONAL INFORMATION, ETC. REPORT ANY DISCREPANCIES, CONFLICTS, ETC. TO ENGINEER BEFORE SUBMITTING BID. ALL EQUIPMENT FURNISHED BY OTHERS (FBO) SHALL BE PROVIDED WITH PROPER MOTOR STARTERS, DISCONNECTS, CONTROLS, ETC. BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE. THE ELECTRICAL CONTRACTOR SHALL INSTALL AND COMPLETELY WIRE ALL ASSOCIATED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S WIRE DIAGRAMS AND AS REQUIRED FOR A COMPLETE OPERATING INSTALLATION. ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF (FBO) EQUIPMENT PRIOR TO ROUGH-IN OF CONDUIT AND WIRING TO AVOID CONFLICTS.

COORDINATION WITH UTILITY COMPANY:

THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANY FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS, IF REQUIRED, METER SOCKETS, PRIMARY CABLE RACEWAY REQUIREMENTS, SECONDARY SERVICE, ETC. PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN THE BID ANY OPTIONAL OR EXCESS FACILITY CHARGES ASSOCIATED WITH PROVIDING ELECTRICAL SERVICE FROM LOCAL UTILITY COMPANY. VERIFY BEFORE BIDDING TO INCLUDE ALL COSTS. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE LOCAL UTILITY COMPANY PRIOR TO SUBMITTING BID. ADJUST A.I.C. RATINGS OF ALL OVER CURRENT PROTECTION DEVICES IN DISTRIBUTION EQUIPMENT AS REQUIRED TO COORDINATE WITH AVAILABLE FAULT CURRENT FROM LOCAL UTILITY COMPANY. ALL GROUNDING RODS PROVIDED BY THE POWER OR TELEPHONE UTILITY COMPANIES MUST BE TIED INTO THE MAIN EXTERNAL GROUND RING.

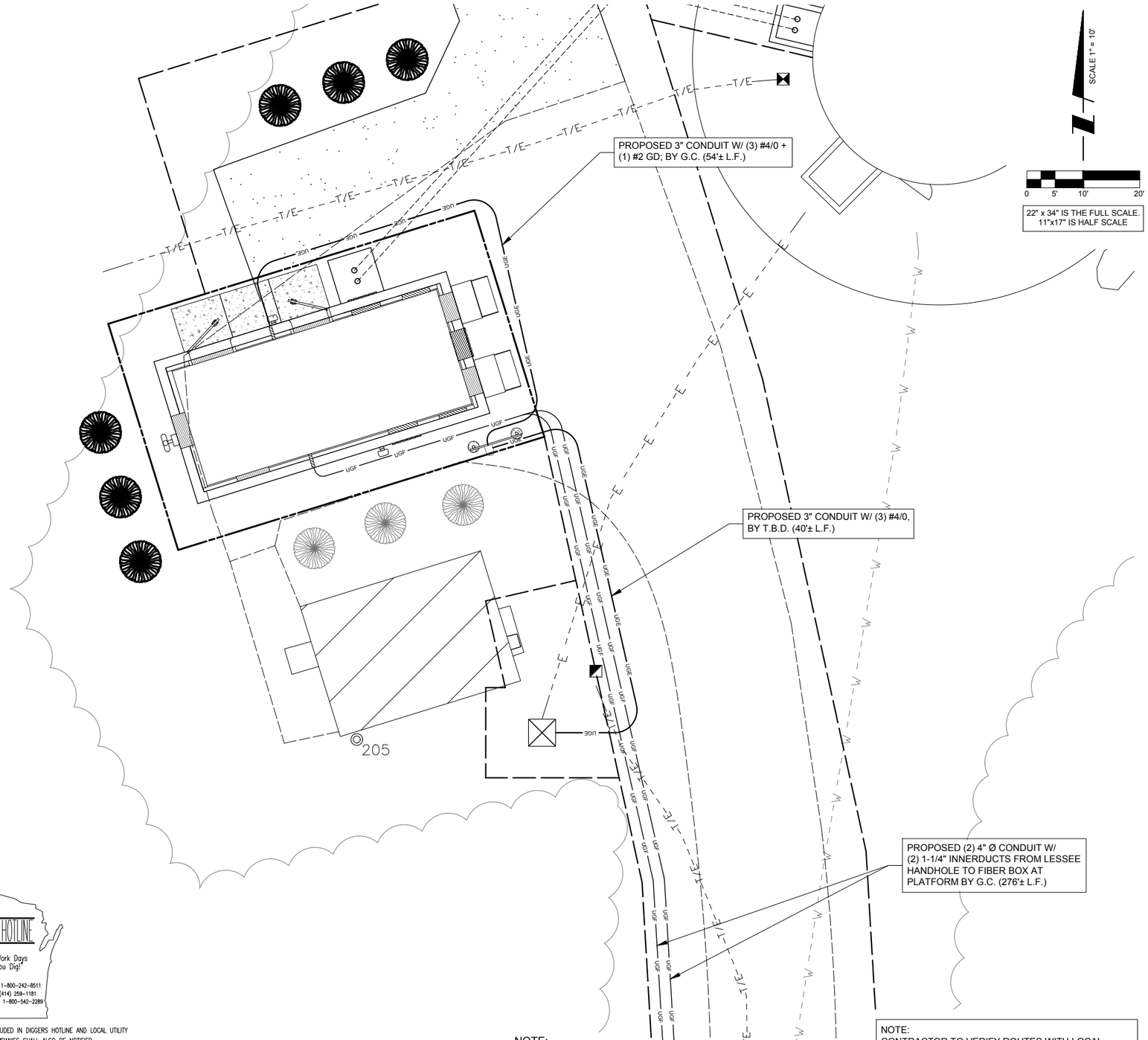
UTILITY CONTACTS:

POWER: T.B.D.

FIBER: T.B.D.

ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY FOR ENTRY INTO FENCED AREA BY EITHER MAILING A KEY TO A SLAVE LOCKED CHAIN AT THE FENCE GATE OR CALLING AND LEAVING A COMBINATION.

FOR CONTINUATION AND CONNECTION OF ELECTRIC AND FIBER SERVICE. COORDINATE WITH ELECTRIC AND FIBER COMPANY.



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OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED

NOTE:
SEE SHEET LP FOR ENTIRE UTILITY ROUTE.

1 SITE UTILITY ROUTING PLAN

NOTE:
SEE SHEET LP FOR ENTIRE UTILITY ROUTE.

NOTE:
CONTRACTOR TO VERIFY ROUTES WITH LOCAL UTILITY COMPANY PRIOR TO INSTALLATION.

FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

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LOC. # 278150

HARTLAND EAST

COVENTRY LANE
HARTLAND, WI 53029

DRAWN BY:	BTE
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PROJECT #:	33-1912

SHEET TITLE

UTILITY ROUTING PLAN

SHEET NUMBER

E-1

P.O.#185866
6-22-17
$300.

Village of Hartland

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	STORAGE Building		
Proposed Use	STORAGE	No. of Employees	2
Project Location	357 COTTONWOOD AVENUE - Village OF HARTLAND		
Project Name	HARTLAND MEADOWS STORAGE BUILDING		
Owner	BYRON & NANCY Dobeelco	Phone	262 646 2169 cell 262 306 0810
Address	W320 N1161 Butternut Ridge ct	City DELAFIELD	State WI Zip 53018
Engineer/Architect	TDI ASSOCIATES	Phone 262 4092534	FAX 262 4092534
Address	N8W22350 JOHNSON DR	City WAUKESHA	State WI Zip
Contact Person BOB WILLIAMS	Phone 262-4092534	FAX	E-mail BOB.W@TDIAE.COM

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: 6-22-17	Date of Meeting:	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. Byron Dideriko (Printed Name) Byron Dideriko (Signature) June 21 2017 (Date)

B. W320 N1161 Butternut Ridge ct (Street) Delafield (City) WI (State) 53018 (Zip)

C. Phone 2626462169 Fax: 2626462169 E-Mail bdideriko@yahoo.com
cell 262 3666310

Property Owner Name, Mailing Address, Signature & Date:

A. Byron Dideriko (Printed Name) Byron Dideriko (Signature) June 21 2017 (Date)

B. W320 N1161 Butternut Ridge ct (Street) Delafield (City) WI (State) 53018 (Zip)

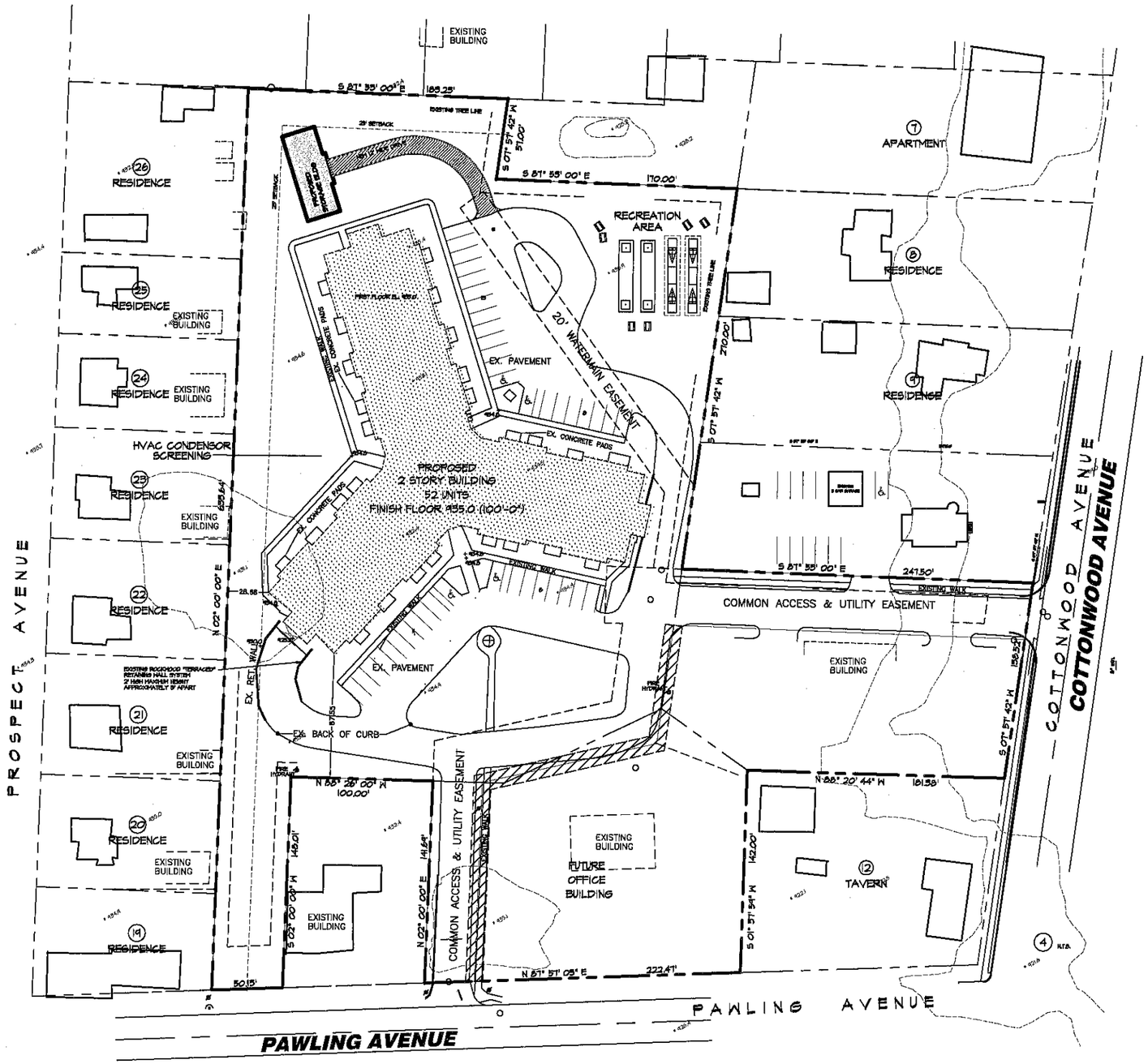
C. Phone 262 6462169 Fax: 262 6462169 E-Mail bdideriko@yahoo.com
Cell 262-366310

Village Official Accepting Form & Date

INTERNAL USE ONLY

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

Plan Commission Project Number: _____



PRE-DEVELOPMENT SITE DATA:

GROSS LOT AREA	3.87 ACRES
ZONING:	PUD
BUILDING FOOTPRINT	29,105 SQ. FEET=0.668 ACRES
PARKING AND WALKWAYS	61,127 SQ. FEET 1.40ACRES
GREEN SPACE	1.802 ACRES (46.56%)
SURFACE PARKING STALLS	40 STALLS

PROPOSED-DEVELOPMENT SITE DATA:

GROSS LOT AREA	3.87 ACRES
ZONING:	PUD
BUILDING FOOTPRINT	30,637 SQ. FEET=0.70 ACRES
PARKING AND WALKWAYS	62,815 SQ. FEET 1.44ACRES
GREEN SPACE	1.73 ACRES (44.70%)
SURFACE PARKING STALLS	40 STALLS

N

SCALE IN FEET
40' 0 40'

REVISIONS:

NOTE	DATE

TDI ASSOCIATES, INC
All Rights Reserved
N6 W22051 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2326
FAX 262-409-2391

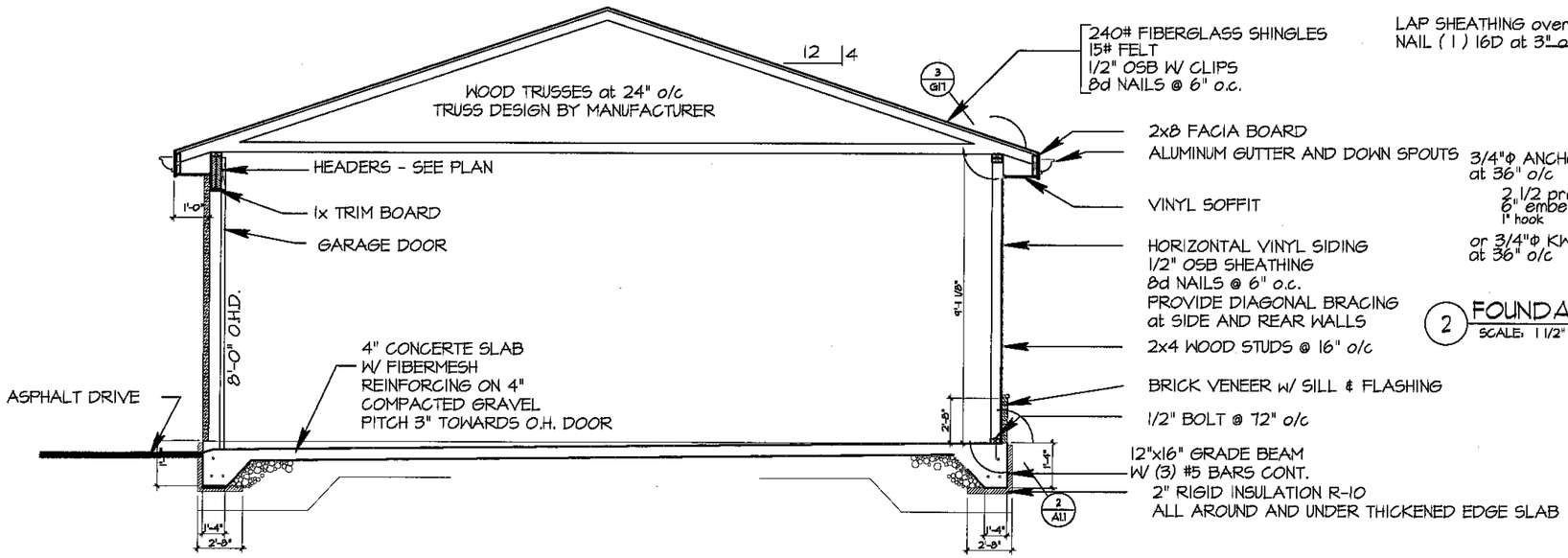
TDI ASSOCIATES, INC.
ARCHITECTURE, ENGINEERING, PLANNING

VILLAGE OF HARTLAND, WI

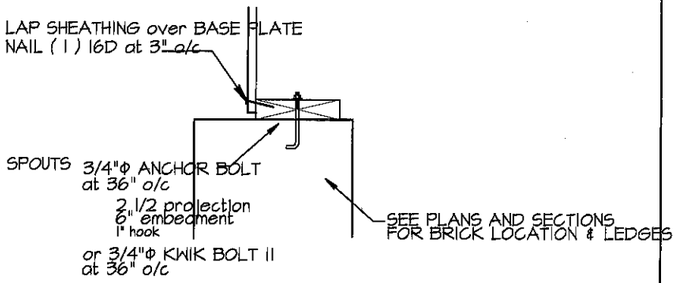
HARTLAND MEADOWS STORAGE BUILDING

SITE DEVELOPMENT PLAN

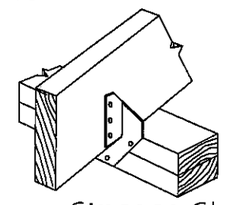
SCALE: 1"= 40'-0"	JOB NO: 17-194.000	DATE: 6-19-2017
DESIGNED BY: REW	DRAWN BY: REW	CHECKED BY: REW
APPROVED BY:		
ENGINEER	DATE	SHEET C-2.0



1 GARAGE SECTION
1/4" = 1'-0"

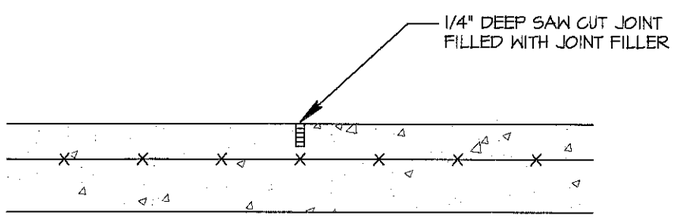


2 FOUNDATION CONNECTION DETAIL (TYPICAL)
SCALE: 1 1/2" = 1'-0"



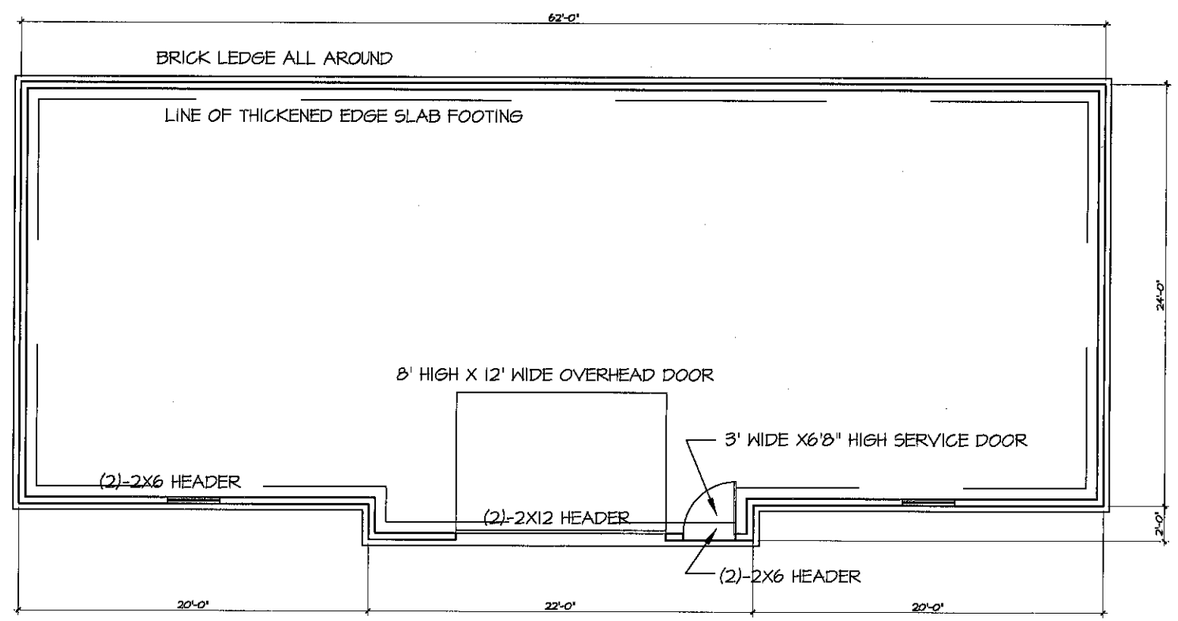
Simpson Strong-Tie
H-1 each truss

3 TYPICAL TRUSS TO WALL CONNECTION
1" = 1'-0"



NOTE: SAW CUT JOINT AS SOON AS POSSIBLE WITHOUT RAVELING CONCRETE (WITHIN 8 HOURS OF POUR)

4 TYPICAL CONTROL JOINT
1" = 1'-0"



5 FLOOR PLAN
1/4"=1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE, ENGINEERING, PLANNING

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

HARTLAND MEADOWS
STORAGE BUILDING

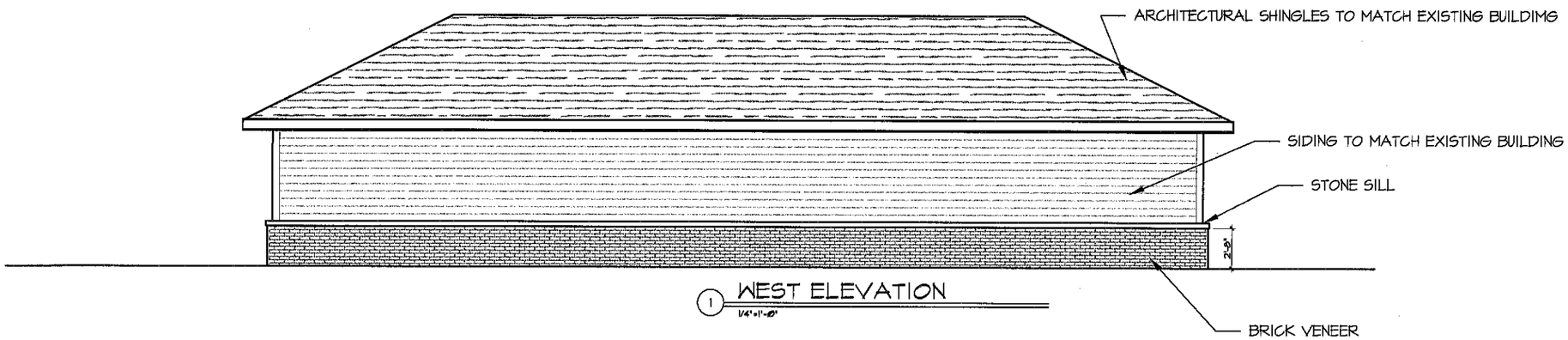
357 COTTONWOOD AVENUE
VILLAGE OF HARTLAND, WISCONSIN 53029

Sheet Title
ELEVATIONS

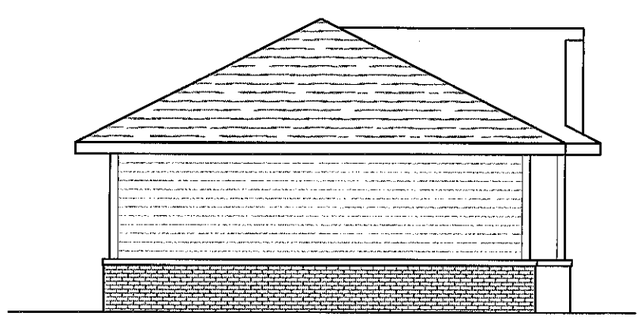
Issued For: Date:

Date: 06-19-17
Job NO.: 17-194.000
Drawn By: REW
Sheet No.
A2.1

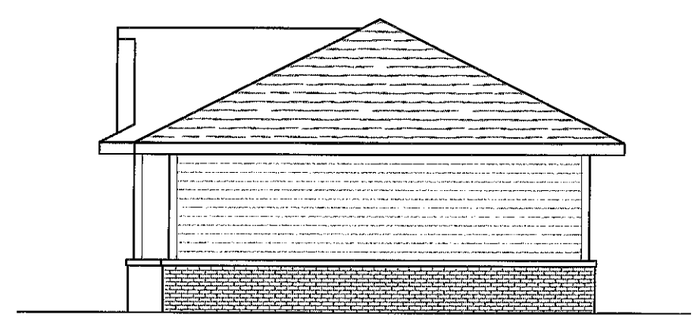
1 EAST ELEVATION
1/4"=1'-0"



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



1 SOUTH ELEVATION
1/4"=1'-0"



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

TDI ASSOCIATES, INC.
ARCHITECTURE, ENGINEERING, PLANNING

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

HARTLAND MEADOWS
STORAGE BUILDING

357 COTTONWOOD AVENUE
VILLAGE OF HARTLAND, WISCONSIN 53029

Sheet Title
ELEVATIONS

Issued For: Date:

Date: 06-19-17
Job NO.: 17-194.000
Drawn By: REW
Sheet No.
A2.1

DALEYS WOODS LLC
810 CARDINAL LN STE 100
HARTLAND WI 53029-2390

FIRST BANK FINANCIAL CENTRE
C/O ACCOUNTS PAYABLE
155 W WISCONSIN AVE
OCONOMOWOC WI 53066

HERAEUS ELECTRO-NITE CO LLC
RICHARD A FALK
541 S INDUSTRIAL DR
HARTLAND WI 53029-2323

HM INVESTMENT PARTNERS LLC
581 S INDUSTRIAL DR
HARTLAND WI 53029

JAMES ORDWAY
KRISTIN ORDWAY
N45W29221 FORSETH DR
HARTLAND WI 53029

JOHN GEBHARD
TRUDY GEBHARD
N56W28754 CTH K
HARTLAND WI 53029

LAKE COUNTRY RACQUET & ATHLETIC CLUB INC
560 INDUSTRIAL DR
PO BOX 76
HARTLAND WI 53029

LAUDERMILK 710 LLC
710 CARDINAL LN
HARTLAND WI 53029

TROMPLER PROPERTIES LLC
580 S INDUSTRIAL DR
HARTLAND WI 53029-2357

Pd $300.00 6/27/17
Rept 185929

Village of Hartland

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: APPROXIMATE 26,000SF ADDITION			
Proposed Use: STORAGE		No. of Employees: 25 +/-	
Project Location: 581 S. INDUSTRIAL DR			
Project Name: HM PRODUCT SOLUTIONS			
Owner: ROB MAYNOR	Phone: (262) 754-0424		
Address: 581 S. INDUSTRIAL DR	City: HARTLAND	State: WI	Zip: 53029
Engineer/Architect: MSI GENERAL	Phone: (262) 367-3661	FAX	
Address: PO BOX 7	City: OCONOMOWOC	State: WI	Zip: 53066
Contact Person: TIM KUEPPRATH	Phone: (414) 550-9400	FAX	E-mail: TIMK@MSIGENERAL.com

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: 6/26/17	Date of Meeting: 7/17	Return Comments by:

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

Job Address 581 S INDUSTRIAL DR				
Lot	Block	Subdivision	Key No. HAV	
Owner HM INVESTMENT PARTNERS LLC		EMAIL RMAYNOR@HMPSLTD.com	Phone	
Address 581 S INDUSTRIAL DR		City HARTLAND	State WI	Zip 53029
Contractor MSI GENERAL	Phone (414) 550-9400	FAX	EMAIL TIMK@MSIGENERAL.com	
Address PO BOX 7		City OCONOMOWOC	State WI	Zip 53066

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

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

Commercial/Industrial/Multifamily:

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

Signs:

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

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

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

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. ROB MAYNOR _____ 6/26/17
Printed Name Signature Date

B. 581 S. INDUSTRIAL DR HARTLAND WI 53029
Street City State Zip

C. Phone 262 754-0424 Fax: _____ E-Mail RMAYNOR@HMPSLTD.COM

Property Owner Name, Mailing Address, Signature & Date:

A. HM INVESTMENT PARTNERS, LLC _____ 6/26/17
Printed Name Signature Date

B. 581 S. INDUSTRIAL DR HARTLAND WI 53029
Street City State Zip

C. Phone (262) 754-0424 Fax: _____ E-Mail RMAYNOR@HMPSLTD.COM

_____
Village Official Accepting Form & Date

INTERNAL USE ONLY

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

Plan Commission Project Number: _____

GN1LED13NAC11A

1

RAB LIGHTING

13 & 26 Watt Angled Cone Shade LED Gooseneck Luminaire designed to match the architecture of Main Street storefronts and building perimeters. LED Gooseneck Cone Shade with 24" Goose Arm Style 1.

Color: Bronze

Weight: 11.0 lbs

Project:	**Type:** Gooseneck
Prepared By:	**Date:**

Driver Info		LED Info	
Type:	Constant Current	Watts:	13W
120V:	0.3A	Color Temp:	4000K
208V:	0.3A	Color Accuracy:	86 CRI
240V:	0.3A	L70 Lifespan:	100000
277V:	0.15A	Lumens:	388
Input Watts:	15W	Efficacy:	25 LPW
Efficiency:	85%		

Technical Specifications

LED Characteristics

Color Accuracy (CRI):

CRI can change due to the fixture color. Please contact the RAB Lighting Design department for more details.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LED:

Single multi-chip, 13W high-output, long-life LED.

Correlated Color Temp. (Nominal CCT):

4000K

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Sensor Characteristics

Lead Time:

3 weeks expedited shipping. 6 weeks standard shipping.

Construction

Fixture:

The GN1LED13NAC11A comes with the GOOSE1A arm.

Housing:

Precision die-cast aluminum housing, lens frame and mounting plate.

Gaskets:

High Temperature Silicone

Mounting:

Heavy-duty mounting arm with "O" ring seal and stainless steel screw.

Cold Weather Starting:

Minimum starting temperature is -40° F (-40° C)

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 100-240VAC 0.3 - 0.15A, 277VAC 0.15A, THD ≤20%, PF 97.5%.

Surge Protection:

4kv

Other

Shades:

11" Angled Cone Shade offered.

California Title 24:

Goosenecks complies with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PCS900(120V) or PCS900/277 to order a photosensor.

Patents:

The design of the Gooseneck is protected by patents pending in US, Canada, China and Taiwan.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. See our full warranty

Country of Origin:

Designed by RAB in New Jersey and assembled in Taiwan.

Trade Agreements Act Compliant:

This product is a product of Taiwan and a "designated country" end product that complies with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

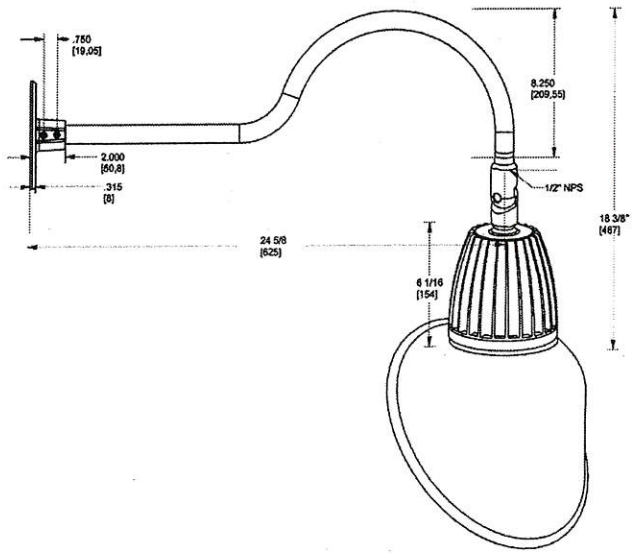
Equivalency:

Equivalent to 75W incandescent, 50W Metal Halide or 18W CFL.

GN1LED13NAC11A

RAB LIGHTING

Dimensions



Features

- Adjustable 45° swivel joint
- Superior heat sink
- Die-cast aluminum housing
- 5 year LED warranty

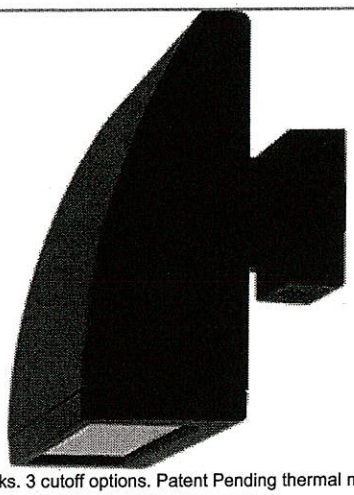
Ordering Matrix

Family	Watts	Color Temp	Reflector	Shade	ShadeSize	Finish
GN1LED	13	N		AC	11	A
	13 = 13W **26** = 26W	**Y** = 3000K (Warm) **N** = 4000K (Neutral)	**Blank** = Flood **R** = Rectangular **S** = Spot	**AC** = Angled Cone	**11** = 11" **Blank** = 15"	**B** = Black **W** = White **A** = Bronze **S** = Silver **G** = Hunter Green **YL** = Yellow **LB** = Light Blue **BL** = Royal Blue **BWN** = Brown **I** = Ivory **R** = Red

WPLEDFC104

(2)

RAB LIGHTING



LED 104W Wallpacks. 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 26.0 lbs

Project:	Type: Wall Pack
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	104W
120V:	0.95A	Color Temp:	5000K
208V:	0.59A	Color Accuracy:	71 CRI
240V:	0.51A	L70 Lifespan:	100000
277V:	0.44A	Lumens:	13120
Input Watts:	106W	Efficacy:	124 LPW
Efficiency:	98%		

Technical Specifications

Listings

UL Listing:

UL Suitable for Wet Locations as Uplight and Downlight Wall Mount Only.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P000017AU

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing:

RAB LED Luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Cold Weather Starting:

Minimum starting temperature is -40° F (-40° C)

Maximum Ambient Temperature:

Suitable for use in 104° F (40°C) ambient temperatures

Housing:

Precision die-cast aluminum housing, door frame arm and wall bracket.

Mounting:

Die-cast aluminum wall bracket with (5) 1/2" conduit openings with plugs. Two-piece bracket with tether for ease of installation and wiring.

Arm:

Die-cast aluminum with wiring access plate.

Cutoff:

Full cutoff (0°)

Lens:

Tempered glass

Reflector:

Specular vacuum metallized polycarbonate.

Gaskets:

High-temperature silicone

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LEDs:

Four multi-chip, high-output, long-life LEDs.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377.2011.

Electrical

Driver:

Constant current, Class 1, 100-277V, 50/60 Hz, 4kV Surge Protection, 700mA, 100-277V = 0.95A, Power Factor 99.3%.

THD:

5.1% at 120V, 10.1% at 277V

Power Factor:

99.6% at 120V, 91.9% at 277V

Other

California Title 24:

See WPLEDFC104/BL for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

WPLEDFC104

RAB LIGHTING

Technical Specifications (continued)

Other

Patents:

The design of the WPLEDFC104 is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Equivalency:

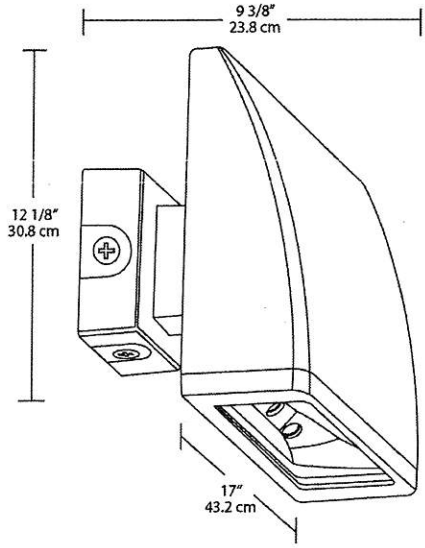
Equivalent to 400W Metal Halide.

Optical

BUG Rating:

B2 U0 G1

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-year warranty

Ordering Matrix

Family	Cutoff	Watts	Color Temp	Finish	Voltage	Photocell	Bi-Level
WPLED							
	Blank = Standard **C** = Cutoff **FC** = Full Cutoff	**104** = 104W	**Blank** = 5000K (Cool) **Y** = 3000K (Warm) **N** = 4000K (Neutral)	**Blank** = Bronze **W** = White	**Blank** = 120-277V **/480** = 480V	**Blank** = No Photocell **/PCS** = 120V Swivel **/PCS2** = 277V Swivel	**Blank** = No Bi-Level **/BL** = Bi-Level

3

COOPER LIGHTING - SURE-LITES®

DESCRIPTION

The All Pro Series Remote is the most economical LED Emergency Light Remote for general purpose applications. The durable, injection molded thermoplastic material resists discoloration due to UV radiation. The mounting plate employs a snap-fit construction to further improve the installation time. The All Pro Series Remote Heads are fully adjustable, insuring that light can be put where it is needed

Catalog #	APWR2	Type: Remote Emergency
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

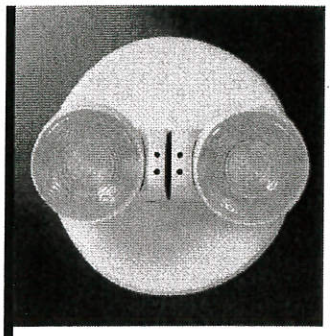
Electrical
- 3.6V DC Input Voltage

Lampholder/Mounting Plate Construction
- Flame resistant and impact resistant, injection molded thermoplastic
- Lamp heads adjust 80° from vertical with 358° rotation
- Universal mounting plate

Code Compliance
- UL 924 Listed
- Damp Location Listed (APR)
- Wet Location Listed (APWR)

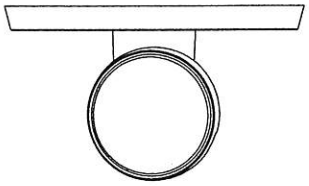
Warranty
- Five-year warranty

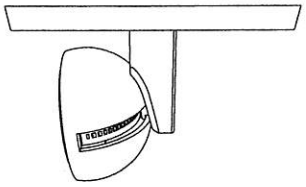
Head/Lamp Data
- Long Life LED Emergency Heads
- Fully adjustable
- High impact thermoplastic
- Matches housing finish
- 3.6V, .78W DC Long Lasting LED Heads

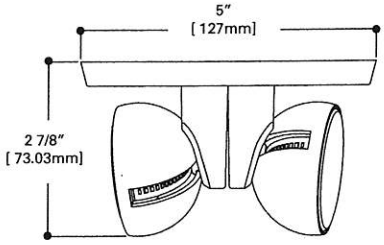


APR / APWR
SERIES

REMOTE HEADS
LED EMERGENCY HEADS
WET AND
DAMP LISTED HEADS







TOTALLY PREDICTABLE RELIABILITY

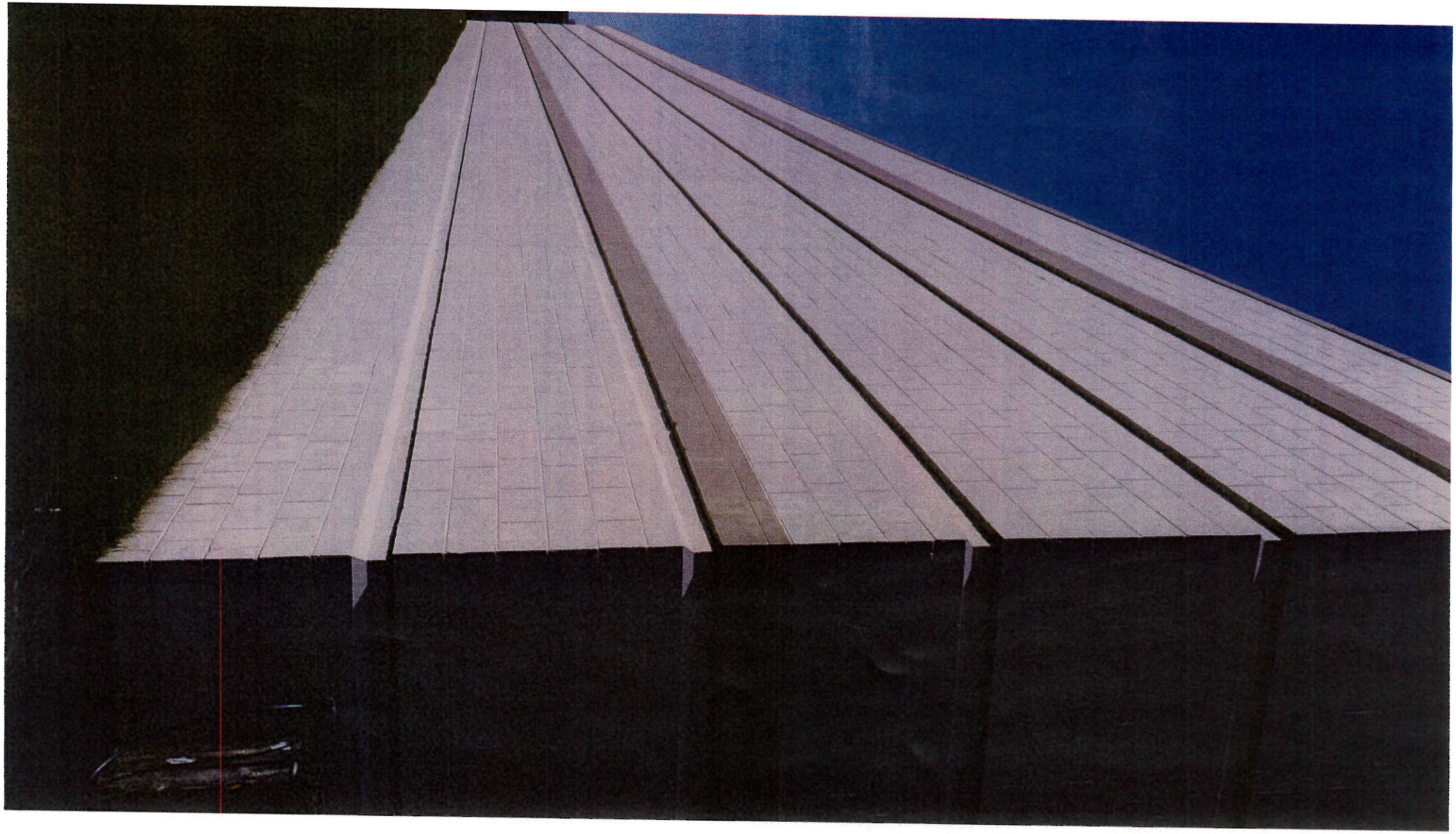
ORDERING INFORMATION

Sample Number: APR1

Family
APR1=Single Head Remote, Damp Location Listed
APR2=Double Head Remote, Damp Location Listed
APWR1=Single Head Remote, Wet Location Listed
APWR2=Double Head Remote, Wet Location Listed

ENERGY DATA

Power Consumption is equal to LED head wattage.



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

JOB LOCATION 581 S. INDUSTRIAL DR TAX KEY # _____
OWNER ROBERT MAYNOR PHONE _____
ADDRESS 581 S. INDUSTRIAL DR CITY HARTLAND STATE WI ZIP 53029
CONTRACTOR MSI GENERAL PHONE _____
ADDRESS P.O. BOX 7 CITY OCONOMOWOC STATE WI ZIP 53066

SIGN TYPE: ☒ WALL ☐ PROJECTING ☐ AWNING, CANOPY ☐ GROUND

☐ PORTABLE/TRAINING ☐ REAL ESTATE PERM. ☐ REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:
H.M PRODUCT SOLUTIONS

OVERALL DIMENSIONS OF SIGN 27'-8" COLOR OF BACKGROUND _____

SIZE OF LETTERS IN INCHES 2'-0" COLOR OF LETTERS BLUE

CONSTRUCTION MATERIALS OF SIGN ~~BACKGROUND~~ (i.e. WOOD, ALUM, ETC.)
ACRYLIC LETTERS MOUNTED TO WEST WALL
DEMENSIONAL LETTERS

ILLUMINATED? ☒ YES ☐ NO ☐ INTERNALLY ☒ EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN $ T.B.D.

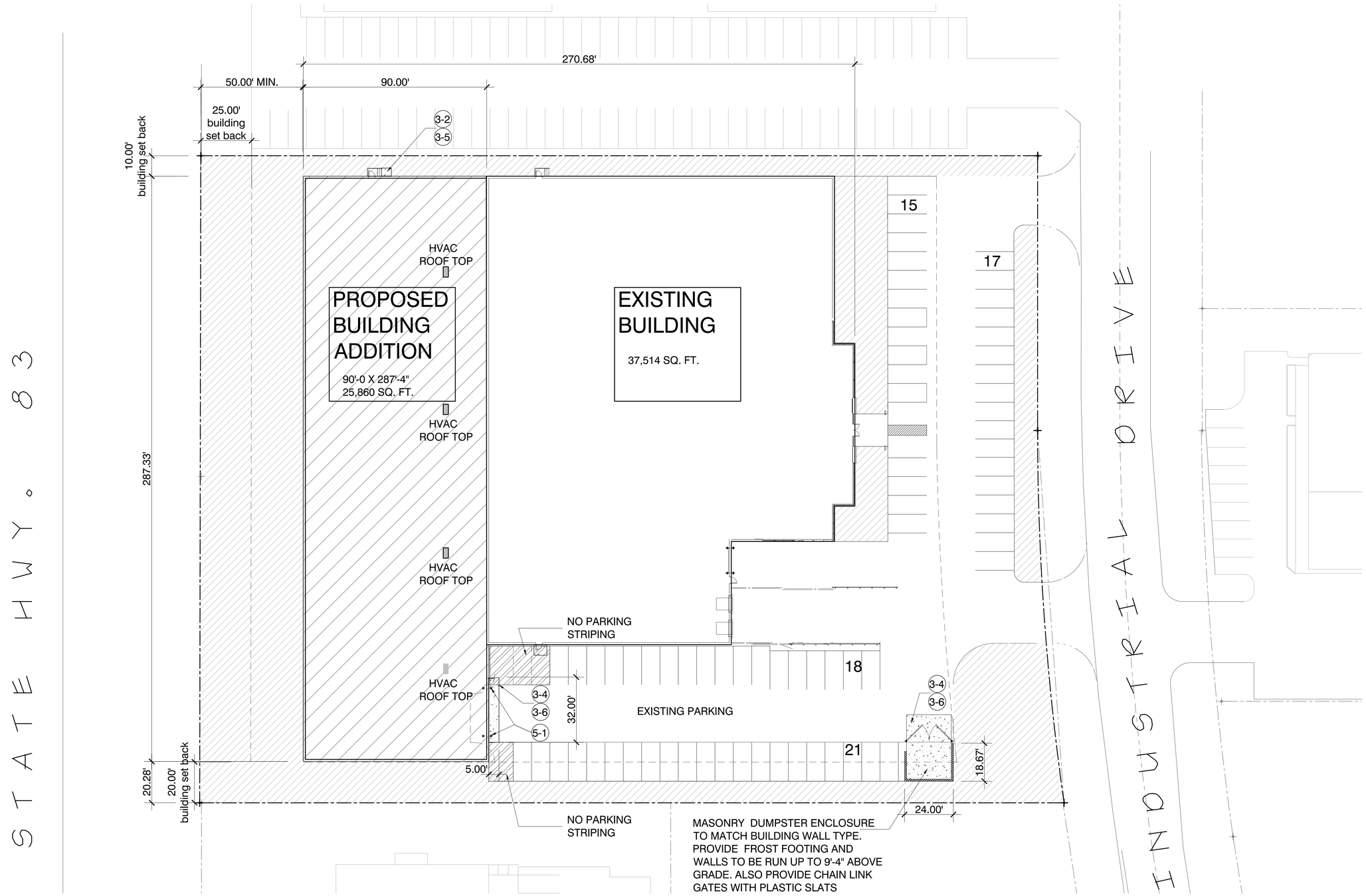
TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HEREWITH AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS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

APPLICANT ANTHONY F. ZULLI DATE 6-27-17

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ **DATE PAID** _____ **RECEPIT #** _____



Site Area	131,328 sq. ft.	Building Area	
	aprox. 3.01 ac.	- Existing Building	37,514 Sq. Ft.
Green Space	33,697 = 25.6 %	- Proposed Addition	25,860 Sq. Ft.
Parking	71 Stalls	Total Building Area	63,374 Sq. Ft.

REFERENCE KEYNOTES

Division 01- General

- (1-1) 30 LB PRECAST LIVE LOAD(03410)
- (1-2) 60 LB PRECAST LIVE LOAD(03410)
- (1-3) 100 LB PRECAST LIVE LOAD(03410)
- (1-4) 125 LB PRECAST LIVE LOAD(03410)
- (1-5) 150 LB PRECAST LIVE LOAD(03410)
- (1-6) 250 LB PRECAST LIVE LOAD(03410)

Division 02- Site

- (2-1) 3"(1: 1/4" = 1:3/4") ASPHALT OVER 8" STONE BASE(02510,02200)
- (2-2) 4"(2: 1/2" = 1:1/2") ASPHALT OVER 8" STONE BASE(02510,02200)
- (2-3) 5"(3" = 2") ASPHALT OVER 10" STONE BASE(02510,02200)
- (2-4) HANDICAPPED PARKING STALL SIGN

Division 03- Concrete

- (3-1) CONCRETE OVERPOUR, HOLD FOUNDATION WALL 8" BELOW FINISHED FLOOR(02200 & 03300)
- (3-2) 4" POURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LIFT(02200, 03300)
- (3-3) 5" POURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LIFT(02200, 03300)
- (3-4) 6" POURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LIFT(02200, 03300)
- (3-5) CONCRETE REINF. W/ 6X6 #10 P.O W.W.F.(03300)
- (3-6) CONCRETE REINF. W/ 6X6 #6 #6 W.W.F.(03300)
- (3-7) CONCRETE REINF. W/ FIBERMESH REINFORCING(03300)
- (3-8) 1/2" EXPANSION JOINT MATERIAL(03300)
- (3-9) CONCRETE TOPPING REINF. W/ FIBER MESH REINFORCING(03300)

Division 04- Masonry

- (4-1) 4" STANDARD CONCRETE MASONRY UNIT(04200)
- (4-2) 8" STANDARD CONCRETE MASONRY UNIT(04200)
- (4-3) 12" STANDARD CONCRETE MASONRY UNIT(04200)
- (4-4) 4" DECORATIVE CONCRETE MASONRY UNIT(04200)
- (4-5) 8" DECORATIVE CONCRETE MASONRY UNIT(04200)
- (4-6) 12" DECORATIVE CONCRETE MASONRY UNIT(04200)
- (4-7) 4" CONCRETE BRICK UNIT(04200)
- (4-8) 8" CONCRETE BRICK UNIT(04200)
- (4-9) 12" CONCRETE BRICK UNIT(04200)
- (4-10) FACE BRICK(04200)
- (4-11) 8" PRECAST PLANK(03410)
- (4-12) 10" PRECAST PLANK(03410)
- (4-13) 12" PRECAST PLANK(03410)
- (4-14) 8" CONCRETE FILLED BOND BEAM REINF. W/ 2 #5 BARS CONT. AND LAPPED (03300, 04200)
- (4-15) 12" CONCRETE FILLED BOND BEAM REINF. W/ 2 #5 BARS CONT. AND LAPPED (03300, 04200)

Division 05- Metals

- (5-1) 6" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 30" DIA. CONC. MASS (03300, 05120 & 05500)
- (5-2) 20 GAGE METAL DECK, BAR JOISTS AND TRUSS GIRDERS. (05120, 05210, 05300 & 07530)
- (5-3) METAL STAIR UNIT W/ GRIP-STRUT TREADS,CLOSED RISERS(05500)
- (5-4) CONCRETE FILLED METAL PAN STAIR UNIT W/ CLOSED RISERS(05300, 05500)
- (5-5) 1-1/2" DIA. METAL RAILINGS(05500)

Division 06- Woods and Plastics

- (6-1) PLASTIC LAMINATE WINDOW SILL(06240)
- (6-2) PLASTIC LAMINATE COUNTERTOP AND BASE CABINET(06100, 06240, 06400)
- (6-3) PLASTIC LAMINATE WALL CABINET(06100, 06240, 06400)
- (6-4) SHELF AND POLE(06100, 06200)

Division 07- Thermal and Moisture Protection

- (7-1) PERIMETER INSULATION(07200)
- (7-2) PERLITE LOOSE-FILL INSULATION IN CORES OF BLOCK(07200)
- (7-3) EPDM BALLASTED ROOF SYSTEM W/ 6" ISO INSULATION (R 31.4) + 4.5" EPS INSULATION (R 18.7) TOTAL R VALUE 30.1 (07530)
- (7-4) 24 GAGE CONCEALED FASTENER METAL ROOF PANEL
- (7-5) 26 GAGE SIDE LAP FASTENED METAL ROOF OR WALL PANEL(07410)
- (7-6) 24 GAGE 'SCULPTURED STEELOX' METAL WALL PANEL
- (7-7) 26 GAGE PREFINISHED METAL LINER PANEL
- (7-8) 3" VINYL FACED BLANKET INSULATION(07200)
- (7-9) 4" VINYL FACED BLANKET INSULATION(07200)
- (7-10) 3" FRICTION FIT INSULATION(07200)
- (7-11) EIFS/ EXTERIOR INSULATION FINISH SYSTEM(DRIVIT)(07240)
- (7-12) FOAM FILL INSULATION IN CORES OF BLOCK

Division 08- Doors and Windows

- (8-1) BRONZETONE INSULATED 'LOW E' GLASS(08410,08800)
- (8-2) GREYTONE INSULATED 'LOW E' GLASS(08410,08800)
- (8-3) CLEAR INSULATED 'LOW E' GLASS(08410,08800)
- (8-4) BRONZETONE ANODIZED ALUMINUM THERMAL BREAK FRAMING(08410)
- (8-5) CLEAR ANODIZED ALUMINUM THERMAL BREAK FRAMING(08410)
- (8-6) H.M. BORROWED LITE

Division 09- Finishes

- (9-1) SUSPENDED CEILING SYSTEM(09510)
- (9-2) METAL SOFFIT PANEL

Division 10- Misc

- (10-1) FLAG POLE
- (10-2) MONUMENT SIGN
- (10-3) DUMPSTER ENCLOSURE
- (10-4) ROOF HATCH AND LADDER

1 SITE PLAN 1" = 20'-0"

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REVISIONS:

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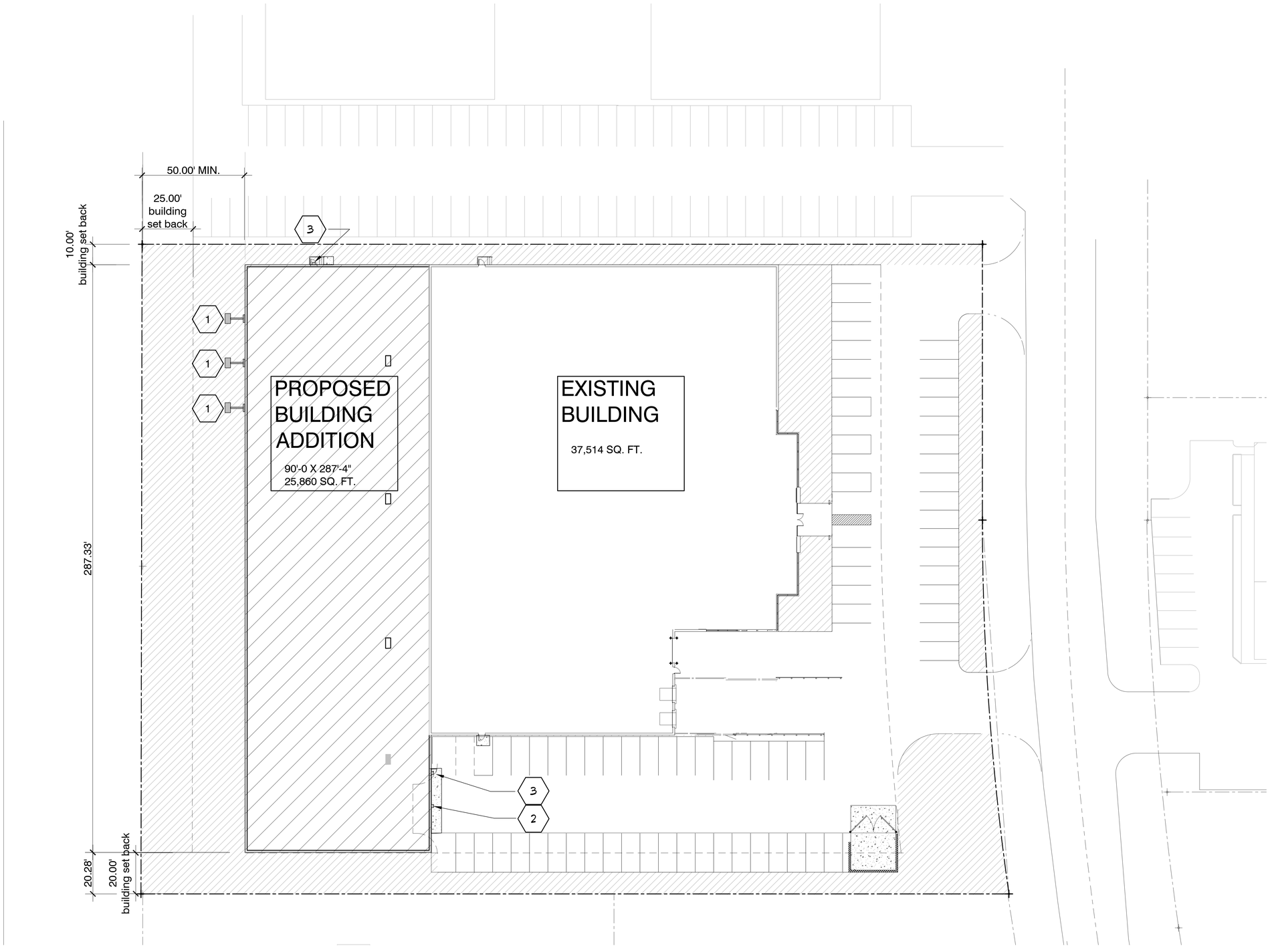
PROJECT ADDRESS:

PROJECT NAME
HM Products
STREET ADDRESS
581 South Industrial Drive
CITY/ STATE / ZIP
Village of Hartland

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

Date: 6-14-17
Drawn By: Tony Zulli
Sheet Title: SITE PLAN
Sheet Number: C-101
Project Number: P11595
P-11959

MANAGERS . ENGINEERS . CONTRACTORS . ARCHITECTS



REFERENCE KEYNOTES

Division 01- General

- (1.1) 50 LB PRECAST LIVE LOAD(05410)
- (1.2) 80 LB PRECAST LIVE LOAD(05410)
- (1.3) 100 LB PRECAST LIVE LOAD(05410)
- (1.4) 125 LB PRECAST LIVE LOAD(05410)
- (1.5) 150 LB PRECAST LIVE LOAD(05410)
- (1.6) 250 LB PRECAST LIVE LOAD(05410)

Division 02- Site

- (2.1) 9"(2 1/4" + 1 3/4") ASPHALT OVER 8" STONE BASE(02510-02200)
- (2.2) 4"(2 1/2" + 1 1/2") ASPHALT OVER 8" STONE BASE(02510-02200)
- (2.3) 5"(3" + 2") ASPHALT OVER 10" STONE BASE(02510-02200)
- (2.4) HANDICAPPED PARKING STALL SIGN

Division 03- Concrete

- (3.1) CONCRETE OVERPOUR, HOLD FOUNDATION WALL 8" BELOW FINISHED FLOOR(02200 & 03300)
- (3.2) 4" POURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LIFT(02200, 03300)
- (3.3) 5" POURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LIFT(02200, 03300)
- (3.4) 6" POURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LIFT(02200, 03300)
- (3.5) CONCRETE REINF. W/ 6X6 #10/#10 W.W.F.(03300)
- (3.6) CONCRETE REINF. W/ 6X6 #6/#6 W.W.F.(03300)
- (3.7) CONCRETE REINF. W/ FIBERMESH REINFORCING(03300)
- (3.8) 1/2" EXPANSION JOINT MATERIAL(03300)
- (3.9) CONCRETE TOPPING REINF. W/ FIBER MESH REINFORCING(03300)

Division 04- Masonry

- (4.1) 4" STANDARD CONCRETE MASONRY UNIT(04200)
- (4.2) 8" STANDARD CONCRETE MASONRY UNIT(04200)
- (4.3) 12" STANDARD CONCRETE MASONRY UNIT(04200)
- (4.4) 4" DECORATIVE CONCRETE MASONRY UNIT(04200)
- (4.5) 8" DECORATIVE CONCRETE MASONRY UNIT(04200)
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- (4.7) 4" CONCRETE BRICK UNIT(04200)
- (4.8) 8" CONCRETE BRICK UNIT(04200)
- (4.9) 12" CONCRETE BRICK UNIT(04200)
- (4.10) FACE BRICK(04200)
- (4.11) 8" PRECAST PLANK(05410)
- (4.12) 10" PRECAST PLANK(05410)
- (4.13) 12" PRECAST PLANK(05410)
- (4.14) 8" CONCRETE FILLED BOND BEAM REINF. W/ 2 #5 BARS CONT. AND LAPPED (05000, 04200)
- (4.15) 10" CONCRETE FILLED BOND BEAM REINF. W/ 2 #5 BARS CONT. AND LAPPED (05000, 04200)

Division 05- Metals

- (5.1) 8" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 30" DIA. CONC. MASS (05000, 05100 & 05600)
- (5.2) 22 GAGE METAL DECK, BAR JOISTS AND TRUSS GIRDERS. (05120, 05270, 05300 & 07300)
- (5.3) METAL STAIR UNIT W/ GRIP-STRUT TREADS,CLOSED RISERS(05500)
- (5.4) CONCRETE FILLED METAL PAN STAIR UNIT W/ CLOSED RISERS(03300, 05500)
- (5.5) 1 1/2" DIA. METAL RAILING(05500)

Division 06- Woods and Plastics

- (6.1) PLASTIC LAMINATE WINDOW SILL(06240)
- (6.2) PLASTIC LAMINATE COUNTERTOP AND BASE CABINET(06100, 06240, 06400)
- (6.3) PLASTIC LAMINATE WALL CABINET(06100, 06240, 06400)
- (6.4) SHELF AND POLE(06100, 06200)

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- (7.1) PERIMETER INSULATION(07200)
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- (7.3) 5PDM BALLASTED ROOF SYSTEM W/ 2" ISO INSULATION (R 11.4) + 4.5" EPS INSULATION (R 18.7) TOTAL R VALUE 30.1 (07530)
- (7.4) 24 GAGE CONCEALED FASTENER METAL ROOF PANEL
- (7.5) 24 GAGE SIDE LAP FASTENED METAL ROOF OR WALL PANEL(07410)
- (7.6) LVS GAGE SCULPTURED STEELOX METAL WALL PANEL
- (7.7) 26 GAGE PREFINISHED METAL LINER PANEL
- (7.8) 3" VINYL FACED BLANKET INSULATION(07200)
- (7.9) 4" VINYL FACED BLANKET INSULATION(07200)
- (7.10) 3" FRICTION FIT INSULATION(07200)
- (7.11) EIFS EXTERIOR INSULATION FINISH SYSTEM(DRYVIT)(07240)
- (7.12) FOAM FILL INSULATION IN CORES OF BLOCK

Division 08- Doors and Windows

- (8.1) BRONZETONE INSULATED LOW E GLASS(08410,08800)
- (8.2) GREYTONE INSULATED LOW E GLASS(08410,08800)
- (8.3) CLEAR INSULATED LOW E GLASS(08410,08800)
- (8.4) BRONZETONE ANODIZED ALUMINUM THERMAL BREAK FRAMING(08410)
- (8.5) CLEAR ANODIZED ALUMINUM THERMAL BREAK FRAMING(08410)
- (8.6) H.M. BORROWED LITE

Division 09- Finishes

- (9.1) SUSPENDED CEILING SYSTEM(09510)
- (9.2) METAL SOFFIT PANEL

Division 10- Misc

- (10.1) FLAG POLE
- (10.2) MONUMENT SIGN
- (10.3) DUMPSTER ENCLOSURE
- (10.4) ROOF HATCH AND LADDER

EXTERIOR LIGHTING KEY NOTES

- (1) FRONT LIT LIGHTING FOR BUILDING SIGN (MIN. OF 3 FIXTURES)
- (2) WALL PAK LIGHT FIXTURE
- (3) EMERGENCY EXIT DOOR LIGHT FIXTURE

1 SITE LIGHTING PLAN 1" = 20'-0"

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FAX: 262-367-7390

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PROJECT ADDRESS:

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HM Products
STREET ADDRESS
581 South Industrial Drive
CITY/ STATE / ZIP
Village of Hartland

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Date: 6-14-17
Drawn By: Tony Zulli
Sheet Title: SITE LIGHTING PLAN
Sheet Number: C-106
Project Number: P11595
P-11959

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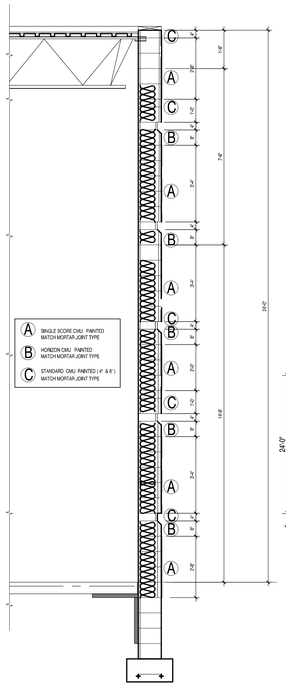
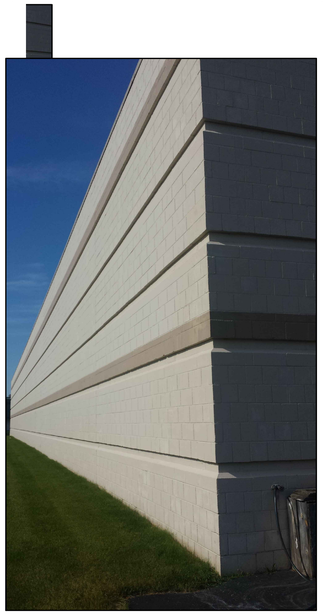
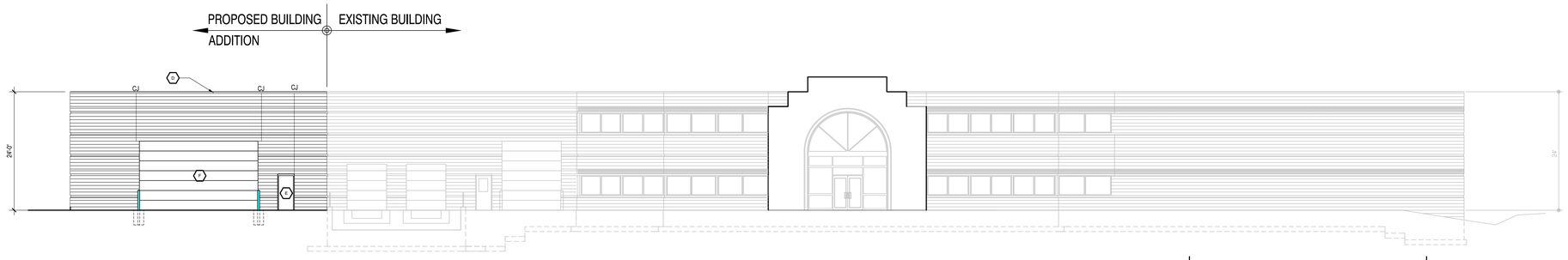


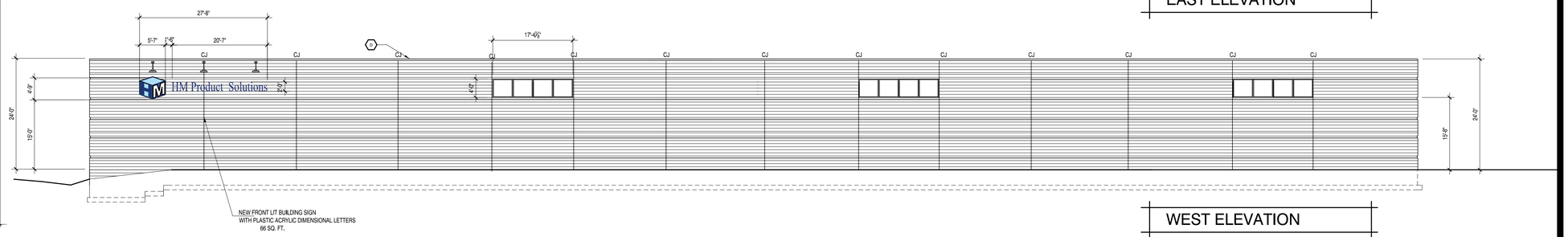
TYPICAL SECTION - MATERIAL LEDGED
NO SCALE



TYPICAL EXTERIOR PHOTO OF MATERIAL AND CONC. BLOCK DESIGN NO SCALE

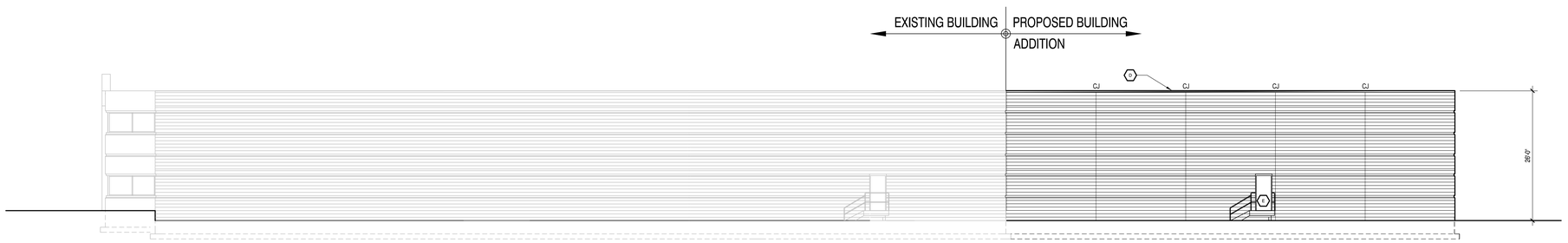


EAST ELEVATION

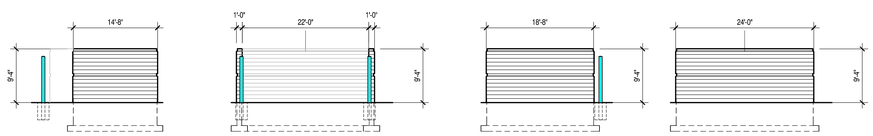


WEST ELEVATION

SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION | NORTH ELEVATION | EASE ELEVATION | SOUTH ELEVATION

DUMPSTER ENCLOSER

EXTERIOR MATERIAL KEY NOTES

- A — SINGLE SCORE CMU PAINTED MATCH MORTAR JOINT TYPE
- B — HORIZON CMU PAINTED MATCH MORTAR JOINT TYPE
- C — STANDARD CMU PAINTED (4" & 8") MATCH MORTAR JOINT TYPE
- D — METAL CAP FLASHING TO MATCH EXISTING CONDITIONS
- E — 3070 H.M. DOOR AND FRAME PAINTED AND MATCH EXISTING CONDITIONS
- F — 24' X 14' INSULATED OVERHEAD DOORS WITH WINDOW UNITS MATCH EXISTING DOORS

ELEVATIONS 3/32" = 1'-0"

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REVISIONS:
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PROJECT ADDRESS:
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581 South Industrial Drive
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Village of Hartland

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

Date: 6-14-17
Drawn By: Tony Zulli
Sheet Title: EXTERIOR ELEVATIONS
Sheet Number: A-201
Project Number: P11595
P-11959

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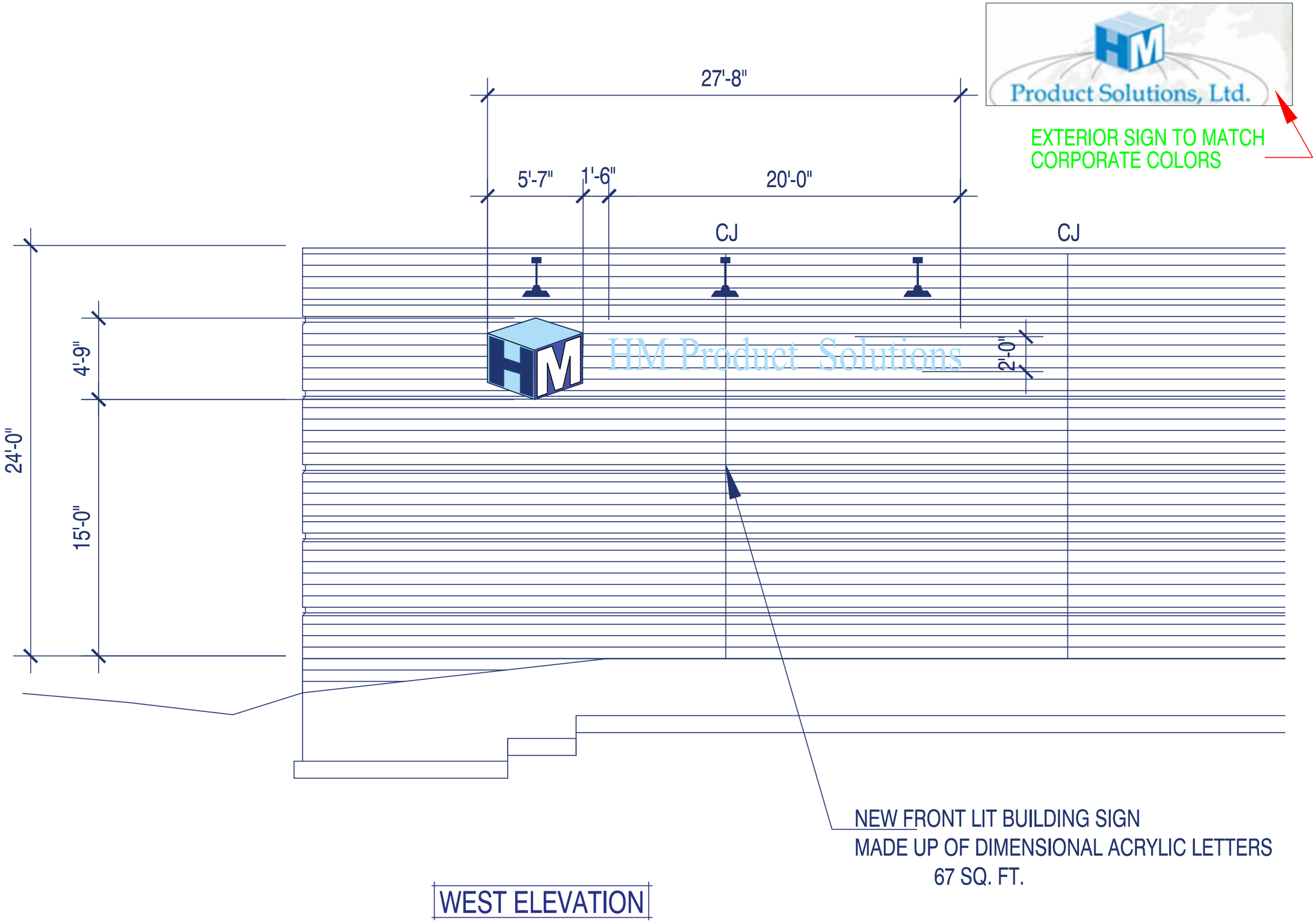

WEST ELEVATION

Date: 06.26.17
Scale: 3/16' = 1'-0'
Drawn By: Tony Zulli
Sheet Number:
Project Number: P11959

PROJECT NAME: HM Product Solutions
STREET ADDRESS: 581 S. Industrial Drive
CITY / STATE / ZIP: Village of Hartland

HM Product Solution
Exterior Sign Design

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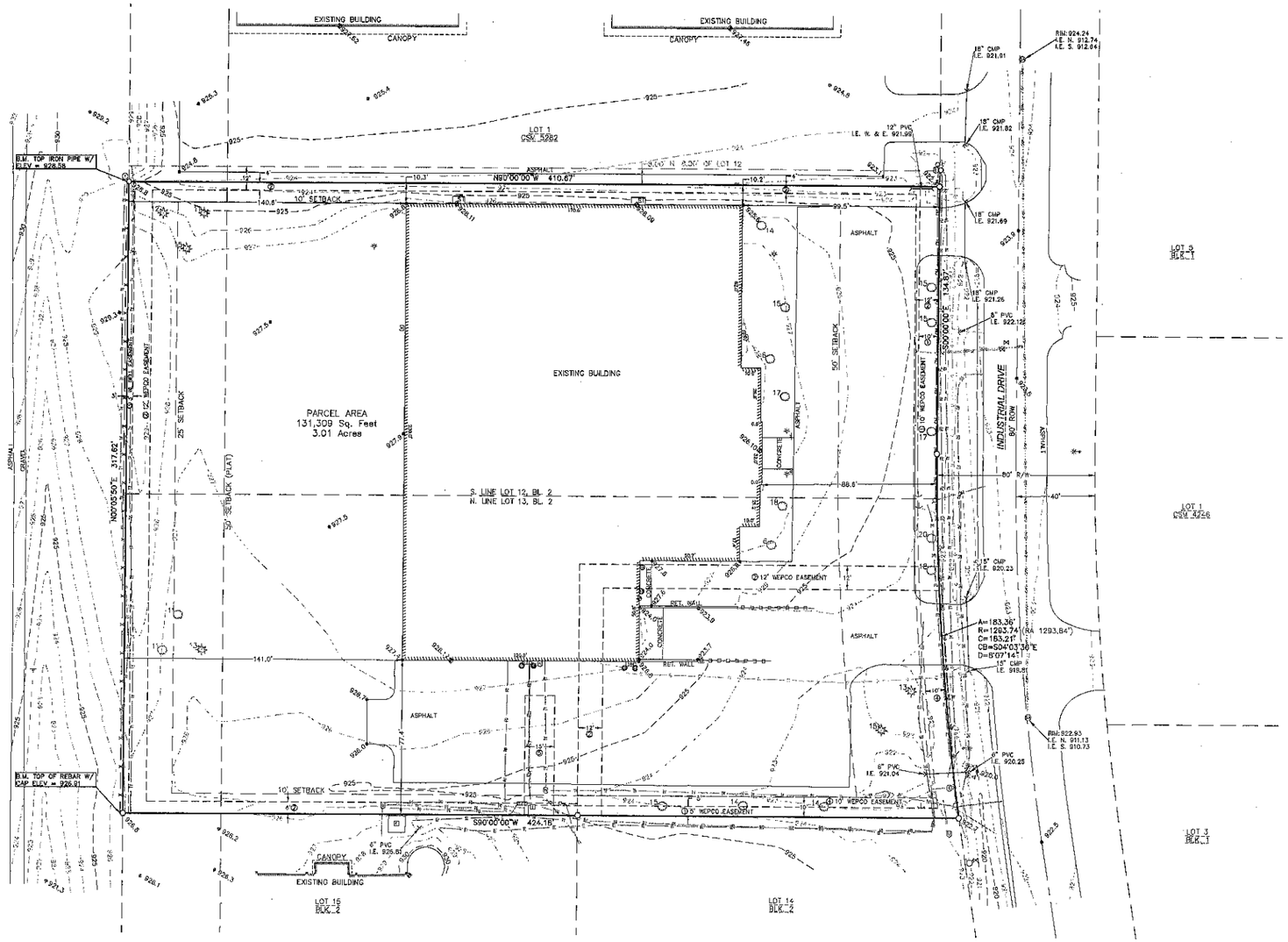
262.367.3661
FAX: 262.367.2764

MANAGERS
ENGINEERS
CONTRACTORS
ARCHITECTS

PLAT OF SURVEY

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 18 EAST, VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.



LEGAL DESCRIPTION:
LOT 12 EXCEPT THE NORTH 8.00 FEET THEREOF, AND ALL OF LOT 13, BLOCK 2, LAKE COUNTRY INDUSTRIAL PARK, BEING A SUBDIVISION LOCATED IN THE SW 1/4 OF THE NW 1/4, AND IN THE NW 1/4 AND SW 1/4 OF THE SW 1/4, ALL IN SECTION 3, TOWN 7 NORTH, RANGE 18 EAST, VILLAGE OF HARTLAND, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

TAX KEY No.: HAV 0731.023

0' 30' 60'
1 INCH = 30 FEET

NOTES:
- VERTICAL DATUM IS NGVD 29 AND REFERENCED TO THE SOUTHWEST CORNER OF SECTION 3-7-18, CONC. MON. WITH BRASS CAP PUBLISHED BY SEWRPC ELEV: 906.66
- BEARINGS ARE REFERENCED TO THE WEST LINE OF LOTS 12 AND 13, BLOCK 2 AS RECORDED IN LAKE COUNTRY INDUSTRIAL PARK.
- TITLE SEARCH PREPARED BY:COMPASS TITLE, LLC LETTER REPORT No. 177569 WITH AN EFFECTIVE DATE OF JUNE 12, 2017. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- NO DIRECT VEHICULAR ACCESS TO S.T.H. 83 PER LCIP PLAT.
- UNDERGROUND UTILITIES LOCATED PER DIGGER'S HOTLINE TICKET ORDERED BY OTHERS.
- LAKE COUNTRY INDUSTRIAL PARK COVENANT PER DOC. NO. 2761168 SETBACKS:
  - 50' FRONT
  - 10' SIDE MIN., 30' TOTAL
  - 25' REAR
- OWNER: HM INVESTMENT PARTNERS, LLC

LEGEND

- FOUND 1" IRON PIPE
- FOUND REBAR W/ CAP
- ELECTRIC PEDESTAL
- CLEANOUT
- UTILITY PEDESTAL
- TV PEDESTAL
- TELEPHONE MANHOLE
- SANITARY MANHOLE
- ELECTRIC TRANSFORMER
- HYDRANT
- WATER VALVE
- GUY WIRE
- UTILITY POLE
- LIGHT POLE WITH MAST
- YARD LIGHT
- GAS METER
- ELECTRIC CONTROL BOX
- CULVERT SIZE AND TYPE NOTED
- BOLLARD/POST
- SIGN
- STEPS
- 11 CONIF. TREE W/ TRUNK DIA.
- 11 DECID. TREE W/ TRUNK DIA.
- 926.3 FLOOR ELEVATION
- 926.3 EXISTING SPOT ELEVATION
- 925 EXISTING CONTOUR
- RIP RAP
- GUARD RAIL
- E UNDERGROUND ELECTRIC LINE
- G UNDERGROUND GAS LINE
- F UNDERGROUND FIBER OPTIC LINE
- TV UNDERGROUND TV LINE
- W WATERLINE
- SS SANITARY LINE
- OH OVERHEAD UTILITY
- X NO ACCESS

EASEMENT NOTES (PER TITLE SEARCH)

1. UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, BY AN INSTRUMENT RECORDED ON MARCH 31, 1975, IN REEL/VOLUME 113, IMAGE/PAGE 544, AS DOCUMENT NO. 906511.
2. UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, BY AN INSTRUMENT RECORDED ON MAY 14, 197., IN REEL 357, IMAGE 8, AS DOCUMENT NO. 1080444.
3. RIGHT-OF-WAY GRANT GRANTED TO WISCONSIN BELL, INC., ITS SUCCESSORS AND/OR ASSIGNS, RECORDED ON NOVEMBER 20, 1990 IN REEL 1255, IMAGE 825, AS DOCUMENT NO. 1623195
4. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY BY AN INSTRUMENT RECORDED ON JUNE 2, 1992, IN REEL 1488, IMAGE 1131, AS DOCUMENT NO. 1737928.
5. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY BY AN INSTRUMENT RECORDED ON DECEMBER 4, 1992, IN REEL 1608, IMAGE 0009, AS DOCUMENT NO. 1791020.

SURVEYOR'S CERTIFICATION:

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

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771

WISCONSIN MATTHEW T. O'ROURKE S-2771 HARTFORD, WI LAND SURVEYOR

LandTech SURVEYING
LAND SURVEYING • LAND PLANNING
P.O. BOX 15, HARTLAND, WI 53029
WWW.LANDTECHWI.COM
LANDTECHSURVEYING@GMAIL.COM
(262) 367-7599

LOCATION	581 INDUSTRIAL DRIVE HARTLAND WISCONSIN
CLIENT:	MSI GENERAL
PROJ. NAME:	BOUNDARY/TOPOGRAPHY
	PLAT OF SURVEY
	SHEET 1 OF 1
	DATE: 6-28-2017
REVISED:	RE:
DRWN: MTO	CHKD: JDD
	PROJ. NO: 17076
	FILE NO: 17076_SURVEY.DWG

GENERAL UTILITY NOTES

1.) ALL UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION.

2.) EXISTING CONDITIONS, INCLUDING UTILITY SIZES AND ELEVATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING OF WORK.

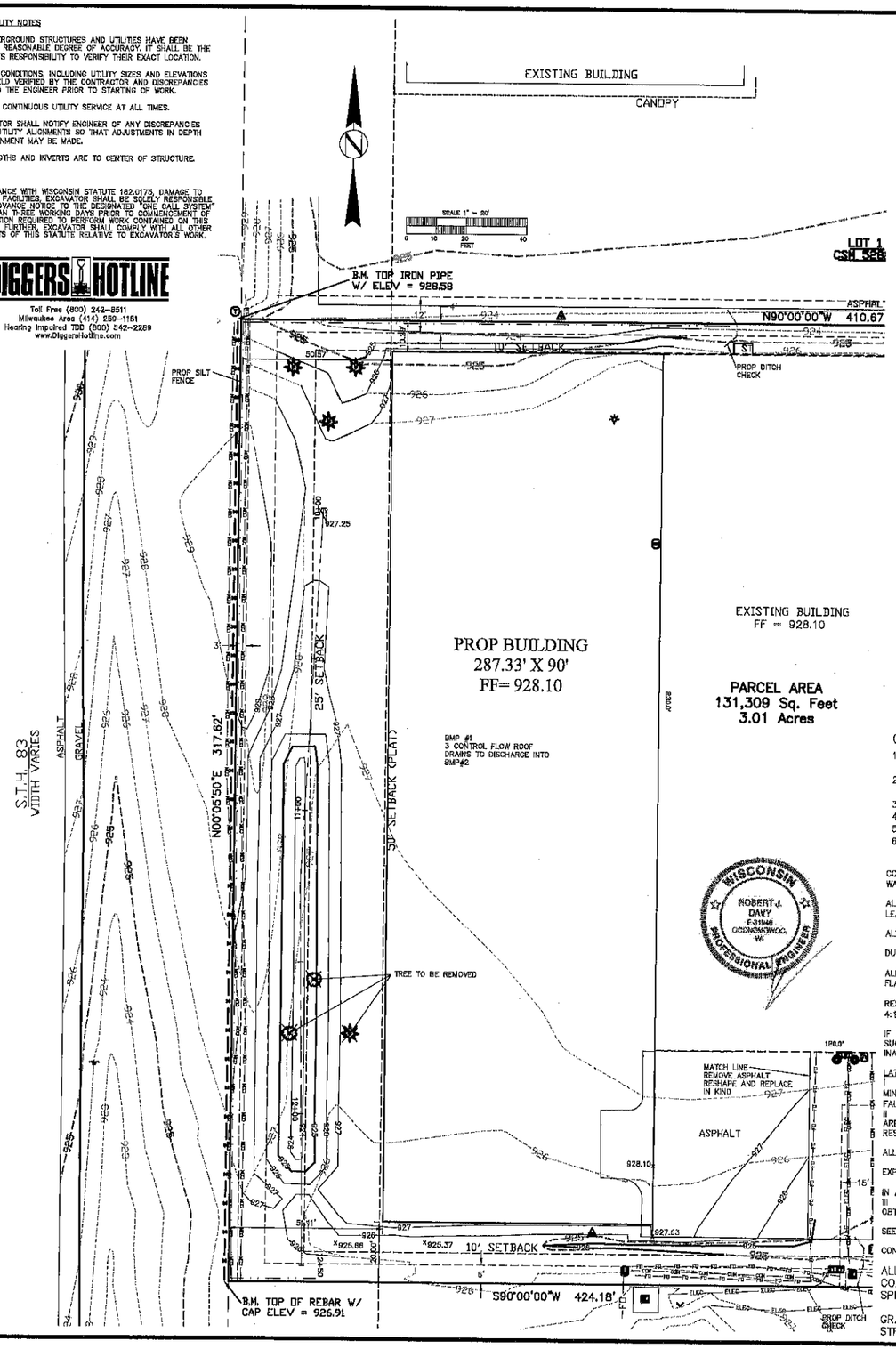
3.) MAINTAIN CONTINUOUS UTILITY SERVICE AT ALL TIMES.

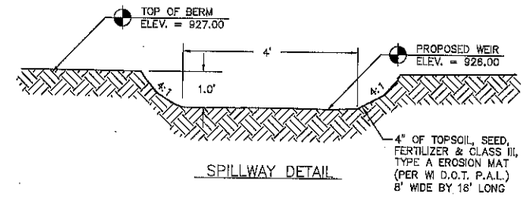
4.) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN EXISTING UTILITY ALIGNMENTS SO THAT ADJUSTMENTS IN DEPTH AND/OR ALIGNMENT MAY BE MADE.

5.) PIPE LENGTHS AND INVERTS ARE TO CENTER OF STRUCTURE.

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com





SPILLWAY DETAIL

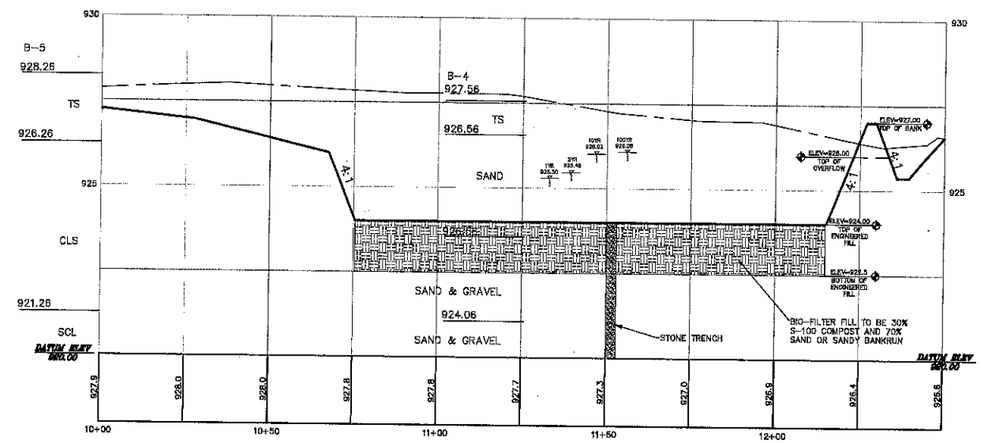
BIO-FILTER NOTES

CONTRACTOR TO TO DIG BMP 2 TO AN ELEVATION OF 924.00 AND WILL ACT AS A SED TRAP DURRING CONSTRUCTION. SEED AND EROSION MAT THE SIDE SLOPES. ONCE BUILDING IS BUILT AND SITE RESTORED CONTRACTOR TO REMOVE 6"" OF MATERIAL, TO GET TO AN ELEVATION OF 923.5. THEN PLACE 6" OF S100 COMPOST ON TOP AND TILL IT INT THE SAND (APPROX.) 18" DEEP. TOP OF "ENGINEERED FILL TO APPROX 924.2 TO ALLOW FOR SETTELMENT AND DECAY. RESTORE BOTTOM OF BASIN WITH PRAIRIE NURSERY LAND RESTORATION MIX (OR EQUAL) 1.5LBS/5000 SQ.FT. AND 1 LBS/ 1000 SQ.FT OF AN ANNUAL RYE

Mix to Contains at least 10 wildflowers & 3 or more grasses.

Wildflowers:
Nodding Pink Onion / Smooth Aster / Blue False Indigo / White False Indigo / Pale Indian Plantain / Wild Senna / Lanceleaf Coreopsis / Purple Prairie Clover / Canada Tick Trefoil / Pale Purple Coneflower / Purple Coneflower / Showy Sunflower / Ox Eye Sunflower / Bergamot / Smooth Penstemon / Yellow Coneflower / Black Eyed Susan / Sweet Black Eyed Susan / Brown Eyed Susan / Roseinweed / Compassplant / Prairie Dock / Stiff Goldenrod

Grasses:
Big Bluestem / Sideoats Grama / Canada Wild Rye / Switchgrass / Little Bluestem / Indiangrass



CONSTRUCTION SEQUENCE

1) INSTALL ALL EROSION CONTROL MEASURES. (SILT FENCE, & DITCH CHECKS) TRACKING DRIVE TO BE EXISTING PARKING LOT. CONTRACTOER TO KEEP INDUSTRIAL DRIVE CLEAN.
2) STRIP TOPSOIL & STOCKPILE WHAT IS NEEDED TO RESTOR AND REMOVE THE REST OF THE TOPSOIL (SEED WITH RYE GRASS IF LEFT INACTIVE FOR MORE THAN 7 DAYS,) PLACE SILT FENCE ON DOWN SLOPE.
3) GRADE SITE AND REMOVE ALL EXCESS MATERIAL (INCLUDING SEDIMENT TRAP
4) START CONSTRUCTION OF BUILDING.
5) ONCE BUILDING IS COMPLETED INSTALL LANDSCAPING AND AND FINALIZE RESTORATION INCLUDING BASIN REMEDIATION.
6) ONCE SITE IS VEGETATED AND VILLAGE APPROVES REMOVE ALL EROSION CONTROL.

CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN DNR'S STORM WATER CONSTRUCTION AND POST-CONSTRUCTION TECHNICAL STANDARDS.

ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE MONITORED DAILY FOR STABILITY AND OPERATION AND REPORTED AT LEAST ONCE PER WEEK AND FOLLOWING EVERY 0.5" RAINFALL.

ALL INLET PROTECTION TO CONFORM TO EITHER WDOT PAL LIST OR WDNR T.S. 1060

DUST CONTROL TO FOLLOW WDNR T.S. 1068

ALL RESTORATION TO BE IN ACCORDANCE WITH WDNR's CONSERVATION PRACTICE STD 1059. CUT AND FILL SLOPES WILL BE 3:1 OR FLATTER OUTSIDE ROAD RIGHT OF WAY & 4:1 OR FLATTER WITHIN ROAD RIGHT OF WAY.

RESTORATION TO BE TOP SOILED (6" MIN), (IF GRADED), SEEDED, FERTILIZED, AND MULCHED UNLESS OTHERWISE NOTED. ON SLOPES 4:1 OR STEEPER CLASS I TYPE B (WSDOT PAL) EROSION MAT REQUIRED.

IF THE SITE OR PORTIONS OF THE SITE ARE TO REMAIN INACTIVE FOR GREATER THAN 7 DAYS TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING OR MULCHING SHALL BE TAKEN WITHIN 7 DAYS FROM THE SITE BEING LEFT INACTIVE.

LATE SEASON STABILIZATION BETWEEN OCTOBER 15TH AND NOVEMBER 15TH
I SEEDING RATE: PERENNIAL SEED MIX RATE MUST BE APPLIED AT 1.5 x THE WSDOT SECTION 630 RATES AND MUST INCLUDE A MINIMUM OF 2 LBS PER 1000 SQ.FT. OF TEMPORARY COVER (IE WINTER WHEAT OR ANNUAL RYE GRASS FOR FALL PLANTINGS).
II EROSION CONTROL: IN ADDITION TO APPLYING TOPSOIL THE ABOVE NOTED SEED MIX AND STARTER FERTILIZER, THE FOLLOWING ARE MINIMUM REQUIRMENTS FOR STABILIZING SITES DURING THIS PERIOD. APPROVED EROSION CONTROL PLANS MAY BE MORE RESTRICTIVE
1. CHANNEL FLOW AND BACKSLOPES: APPLY STAKED PAL CLASS 3 TYPE A EROSION MATTING THE ENTIRE CHANNEL AND ALL BACKSLOPES.
2. OTHER AREAS: APPLY TYPE A SOIL STABILIZER FROM THE PAL TO ALL OTHER DISTURBED AREAS THET REMAIN EXPOSED. CLASS 3 TYPE A EROSION MATTING WITH TYPE B SOIL STABILIZER UNDER IT IS ACCEPTABLE.
3. INFALLS / OUTFALLS INSTALL SOD PADS (2 ROLLS) AT ALL CULVERT OUTFALLS, AND OTHER HIGH-EROSION LOCATIONS IN ACCORDANCE WITH DNR STANDARDS.
III MAINTENANCE: INSPECT ALL SEEDED AREAS WEEKLY. ENSURE ADEQUATE WATER IS PROVIDED UNTIL FULL TEMPORARY COVER IS OBTAINED, AND REPAIR ANY EROSION PROBLEMS, WASHOUTS, ETC.

SEED TYPE TO BE TURF TYPE. RATE TO BE APPLIED PER MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFIED ON PLANS.

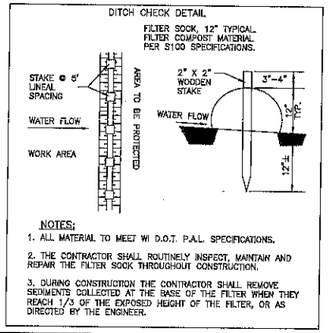
CONTRACTOR TO FOLLOW STANDARD PROCEDURES FOR SPILL PREVENTION AND RESPONSE

ALL UTILITY WORK TO BE INSTALLED THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION, AND VILLAGE OF HARTLAND STANDARD SPECIFICATIONS

GRADING AND PAVING PER STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION LATEST EDITION

WISCONSIN ROBERT J. DAVY E-31846 OCONOMOWOC, WI PROFESSIONAL ENGINEER

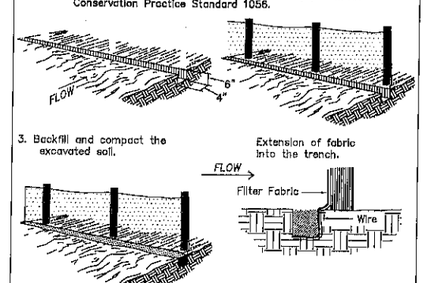
DITCH CHECK DETAIL



NOTES:
1. ALL MATERIAL TO MEET WI D.O.T. P.A.L. SPECIFICATIONS.
2. THE CONTRACTOR SHALL ROUTINELY INSPECT, MAINTAIN AND REPAIR THE FILTER SOCK THROUGHOUT CONSTRUCTION.
3. DURING CONSTRUCTION THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTER WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTER, OR AS DIRECTED BY THE ENGINEER.

1. Excavate a 4"Wx6"D trench 2. Set Posts with filter fabric attached and extend it into trench.

Note: Maximum post spacing for non-woven fabric shall be 3 feet, maximum post spacing for woven fabric shall be 8 feet, posts shall be 1½"X1½" min. oak or hickory per WDNR Conservation Practice Standard 1056.



CONSTRUCTION OF A SILT FENCE

REVISION DATE	REMARKS

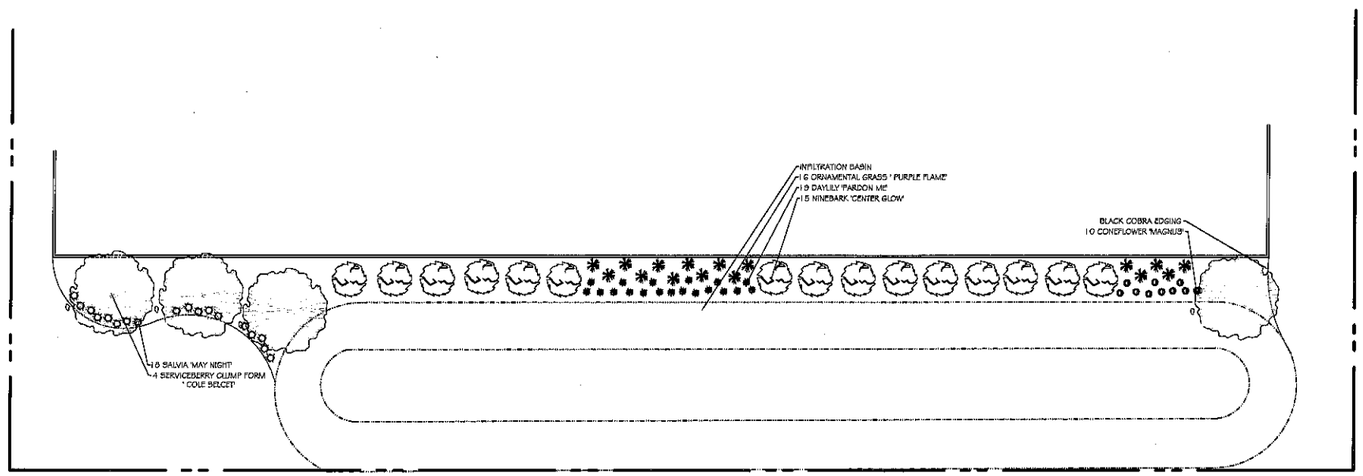
SCALE: 1" = 20'
DRAFTED BY: R.J.D.
CHECKED BY: R. J. DAVY
DATE: JULY 1, 2017

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
970 S. Silver Lake Street, Suite 105, Oconomowoc, WI 53066
Phone (262) 569-9331 Fax (262) 569-9316

GRADING AND EROSION CONTROL PLAN
MSI HM INVESTMENTS
581 S INDUSTRIAL DR.
SW 1/4 SEC 3 T.7N. R.18E.

PROJ. # 17-3209

SHEET # 2 OF 2



N

PROJECT NAME:
HM Product Solutions
581 S. Industrial Drive
Hartland, WI 53029

PAGE: 1 of 1

DATE: July 1, 2017 SCALE: 1" = 16' DRAWN BY: KW

REVISION DATE:

DETAILS MATTER

-LANDSCAPE DESIGN - CONSTRUCTION -
- ARCHITECTURAL CARE -
- LIGHTING - IRRIGATION -
- DECORATIVE MASONRY - CONCRETE -

SEASONALSERVICES.COM
262-392-3444

BRETT ACHTENHAGEN'S SEASONAL SERVICES LLC EST. 1994

DALEYS WOODS LLC
810 CARDINAL LN STE 100
HARTLAND WI 53029-2390

FIRST BANK FINANCIAL CENTRE
C/O ACCOUNTS PAYABLE
155 W WISCONSIN AVE
OCONOMOWOC WI 53066

HERAEUS ELECTRO-NITE CO LLC
RICHARD A FALK
541 S INDUSTRIAL DR
HARTLAND WI 53029-2323

HM INVESTMENT PARTNERS LLC
581 S INDUSTRIAL DR
HARTLAND WI 53029

JAMES ORDWAY
KRISTIN ORDWAY
N45W29221 FORSETH DR
HARTLAND WI 53029

JOHN GEBHARD
TRUDY GEBHARD
N56W28754 CTH K
HARTLAND WI 53029

LAKE COUNTRY RACQUET & ATHLETIC CLUB INC
560 INDUSTRIAL DR
PO BOX 76
HARTLAND WI 53029

LAUDERMILK 710 LLC
710 CARDINAL LN
HARTLAND WI 53029

TROMPLER PROPERTIES LLC
580 S INDUSTRIAL DR
HARTLAND WI 53029-2357

Ruekert • Mielke

Your Infrastructure Ally

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

July 14, 2017

FILE

Mr. Tim Knepprath
MSI General
P.O. Box 7
Oconomowoc, WI 53066

Re: Village of Hartland
HM Product Solutions – Plan Review Letter

Dear Mr. Knepprath:

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 July 3, 2017; grading and erosion control plan dated July 1, 2017; plat of survey dated June 28, 2017; sheets C-101 site plan, C-106 lighting plan, A-200 exterior sign plan, A-201 exterior elevation plans dated June 14, 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.**

Storm Water Management Plan

1. A maintenance plan and agreement covering the storm water facilities (all control practices) on the entire site must be completed and recorded with the County.
2. Model with frozen and/or failed condition for the pond and identify what would happen and overflow routes.

Title Sheet

1. Prepare a title sheet to cover all plans sheets.
2. Provide the names and contact info for the plan Designers and Owner.

Grading and Erosion Control Plan

1. Fix elevations shown for the boring elevation information on the pond crossing section.
2. Provide the approximate location of the topsoil stockpile.

3. Construction Sequence – note that contractor shall sweep driveway and street as often as necessary to keep debris off Industrial Drive.

Summary

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

1. Provide 2 paper copies of the final Storm Water Management Plan and Construction Drawings stamped by a Professional Engineer – submit 2 final copies with all relevant information from previous submittals included.
2. Village storm water permit and erosion control permit.
3. Building permit.

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

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

Very truly yours,

RUEKERT & MIELKE, INC.

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

RTA:rta

cc: David Cox, Village of Hartland
Michael Einweck, P.E., Village of Hartland
Scott Hussinger, Village of Hartland
Rob Davy, Lake Country Engineering
File

MEMO

TO: **David E. Cox, Village Administrator**

FROM: **Michael Einweck, Director of Public Works** ME

DATE: **July 19, 2017**

SUBJECT: **2017 Utilities Program**
Change Order – Number 1 – Final

Attached is a copy of Change Order Number 1 for the 2017 Utilities Program with the contractor Wood Sewer & Excavating, Inc. This change order incorporates the final quantities for the project.

The final project costs were more than the original contract amount that was awarded by the Village Board. The total contract amount will rise from $449,348.00 to $498,892.00, a project increase of $49,544.00. The main reason for the increased cost was the amount of storm sewer repairs that were required. When the project quantities were being developed, we could not see the deterioration that was happening on the exterior of the catch basins and manholes. As the excavation on these structures occurred, we realized that there were more quantities that needed to be repaired than anticipated. In addition, the original subdivision contractor in Bristlecone Pines had poured concrete around the exterior of the structures which required the removal of more of the structure due to the outside concrete causing the adjustment rings to break during the removal process.

There are funds available in the unused funds in the Capital Projects Account to fund this work. The final payout of the retainage on this project will occur after restoration is made around the repair areas.

Please place this on the next Village Board agenda for consideration.

Attachment

cc: Ryan Bailey, Finance Director/Treasurer
Mike Gerszewski, DPW Operations Supervisor
Ryan Amtmann, Village Engineer

Change Order No. One

Date of Issuance: 7-24-17

Effective Date: 7-24-17

Project: 2017 Utilities Program

Owner: Village of Hartland

Contract: 2017 Utilities Program

Contractor: Wood Sewer and Excavating, Inc.

Address: E9838 County Road X
New London, WI 54961

Engineer: R&M/Village of Hartland

Effective Date of Contract: 4-28-17

The Contract is modified as follows upon execution of this Change Order:

Description: Contract Change Order #1

Reason for Change Order: Final contract quantities.

Attachments: *(List documents supporting change)* Final Pay Request, Application For Payment Number 2

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price $ 449,348.00	Original Contract Times: Substantial Completion: ____ Ready for Final Payment: ____ days or dates
Decrease from previously approved Change Orders No. to No. ___: $ 0.00	●Increase● ●Decrease● from previously approved Change Orders No. ___ to No. ___: Substantial Completion: ____ Ready for Final Payment: ____ days
Contract Price prior to this Change Order: $ 449,348.00	Contract Times prior to this Change Order: Substantial Completion: ____ Ready for Final Payment: ____ days or dates
Increase of this Change Order: $ 49,544.00	●Increase● ●Decrease● of this Change Order: Substantial Completion: ____ Ready for Final Payment: ____ days or dates
Contract Price incorporating this Change Order: $ 498,892.00	Contract Times with all approved Change Orders: Substantial Completion: ____ Ready for Final Payment: ____ days or dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: Michael Eriwe Engineer (Authorized Signature)	By: ____ Owner (Authorized Signature)	By: ____ Contractor (Authorized Signature)
Date: 7-18-17	Date: ____	Date: 7/18/2017

MEMO

TO: **David E. Cox, Village Administrator**

FROM: **Michael Einweck, Director of Public Works** ME

DATE: **July 20, 2017**

SUBJECT: **2017 Crack Sealing Program**

As part of our normal roadway maintenance efforts, we are crack sealing certain streets in an effort to increase their pavement life. This process is performed every year on streets at a certain point in their life cycle, usually 3 to 4 years after street is paved with a touch up at 7 to 8 years.

This year we received proposals from (6) six companies to perform the work (please see attached bid tab). Staff had prepared a specification and a proposal package requiring proposals to be submitted by July 20th at 2pm.

The low proposal was submitted by Fahrner Asphalt Sealers, LLC from Waunakee, WI to perform the crack sealing at a cost of $1.09 per pound with 32,000 pounds installed for a total cost of $34,880.00. This is much less than the cost per pound that the Village paid last year ($1.385 per pound). This is a very reasonable proposal and in order to take advantage of the good pricing, we have the opportunity to expand the scope of work to align with our $50,000 budget amount. A check of local communities (Town of Lisbon, Village of Mukwonago and City of Oconomowoc) that Fahrner has previously worked for yielded very favorable recommendations.

It is staff's recommendation that we award the 2017 Crack Sealing Program to Fahrner Asphalt Sealers, LLC in the amount not to exceed of $50,000.00. Please place this on the Village Board agenda for consideration.

Attachment

cc: Darlene Igl, Village Clerk
Michael Gerszewski, DPW Operations Supervisor

2017 Crack Sealing Bid Tab

Based upon 32,000 pounds in contract

Open - July 20, 2017 at 2pm

32000

Company	Per Pound Cost	Total Bid
American Pavement Solutions	$1.74	$55,680.00
Asphalt Services	$1.82	$58,240.00
Fahrner Asphalt	$1.09	$34,880.00
Precision Sealcoating	$1.35	$43,200.00
Superior Sealers	$1.43	$45,760.00
Thunder Road	$1.98	$63,360.00

INTERGOVERNMENTAL AGREEMENT REGARDING SETTLEMENT OF CERTAIN UNPAID SPECIAL ASSESSMENTS AND SPECIAL CHARGES

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is entered into by and between Waukesha County, a quasi-municipal corporation and
a municipal body corporate and politic of the State of Wisconsin ("Municipality") as of the date last executed below.

WHEREAS, prior to those unpaid special assessments and special charges included on the 2017 tax roll, Waukesha County had elected to annually settle those special assessments and charges in full with each municipality in Waukesha County pursuant to Section 74.29, Wis. Stats., without regard to the amount of such special assessments and charges;

WHEREAS, pursuant to Enrolled Resolution 171-2, effective with special assessments and special charges included in the 2017 tax roll, the Waukesha County Board has elected to no longer settle in full with municipalities for delinquent special assessments and special charges in accordance with Section 74.29, Wis. Stats., but rather has authorized the County to enter into written contracts with interested municipalities for the settlement of such unpaid assessments and charges up to an amount not to exceed $50,000.00 per parcel for special assessments and $25,000.00 per parcel for special charges; and

WHEREAS, Municipality desires to contract with Waukesha County for the settlement of unpaid special assessments and special charges upon the terms set forth herein.

NOW, THEREFORE, it is agreed by and between the parties hereto that Waukesha County shall pay those special assessments and special charges included in the tax roll that have not previously been paid to, or retained by, the Municipality's treasurer subject to the following terms and conditions:

1. The Waukesha County Treasurer shall pay in full, on or before August 20 (or any other date as set by the Wisconsin Statutes) to the Municipality's treasurer all special assessments which total less than $50,000.00 per parcel in the aggregate and all special charges which total less than $25,000.00 per parcel in the aggregate which are included in the tax roll and which have not previously been paid to, or retained by, the Municipality's treasurer.

2. Upon the payment of the said amounts referred to in paragraph 1 above, the Municipality hereby assigns to Waukesha County all of its interests in and to the special assessments and special charges so paid together with all rights to collect the same with interest, penalties and fees, if any.

3. Upon the payment of the amounts referred to in paragraph 1 above, the Municipality hereby authorizes Waukesha County to collect payments for the special assessments or charges through any method provided by law for its collection.

4. Any amounts of unpaid special assessments and special charges in excess of the per parcel amounts settled pursuant to this Agreement shall not be affected in any way by this Agreement.

5. This Agreement shall become effective with and first apply to unpaid special assessments and special charges included in the 2017 tax roll. This Agreement shall renew automatically annually unless either party delivers to the other written notice of cancellation to be delivered no later than December 1 and to be effective for the following tax year.

6. This Agreement shall automatically terminate if Waukesha County elects pursuant to Section 74.29, Wis. Stats., or any successor statute, to settle in full with each municipality in the County all unpaid special assessments or special charges included in the tax roll. The effective date of termination in such circumstance shall be as set forth in any resolution making said election.

7. This Agreement is governed by and shall be construed in accordance with the laws of the State of Wisconsin.

8. If this Agreement is found to be null and void by a court of competent jurisdiction, the parties agree to take all reasonable steps, including by not limited to, the returning of payments and/or assignments, to bring both parties to the position that they would have been in if the Agreement had not been entered into.

9. Each party represents to the other that the individual signing this Agreement on behalf of the party is fully authorized to do so and to act on behalf of and bind that party. Each party further represents that any authorizations necessary to enter into this Agreement have been obtained.

10. This Agreement is intended to and does contain the entire agreement between the parties with respect to the matters set forth herein and can only be amended by written document signed by all parties hereto.

11. This Agreement may be executed in one or more counterparts, which, when combined with the other counterparts, shall constitute and be a completely executed document and one single agreement. Signatures submitted by photocopy, facsimile or electronic transmission shall be deemed original, fully enforceable against the individual or party whose signature is represented thereon; but no one party's signature shall be binding until all signatures have been added hereto.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties hereto knowingly and voluntarily executed this Agreement as of the dates set forth below:

WAUKESHA COUNTY

By: _____ Dated this _____ day of _____, 2017.
Norm Cummings, Director
Department of Administration

By: _____ Dated this ____ day of _____, 2017.
Name:
Title:

RESOLUTION NO. 07/24/2017-01

RESOLUTION APPROVING A $700,000 GENERAL OBLIGATION NOTE WITH FIRST BANK FINANCIAL CENTRE RELATED TO A FIRE DEPARTMENT APPARATUS

WHEREAS, on December 14, 2015, the Village Board of the Village of Hartland, Waukesha County, Wisconsin (the "Village") authorized the ordering of a 101-foot aerial platform Fire Department apparatus vehicle with an expected delivery in mid-2017, and;

WHEREAS, on May 22, 2017, the Village Board approved the final purchase amount for said apparatus of $1,022,046 and directed staff to establish a plan for the financing of the vehicle in advance of its delivery in August 2017, and;

WHEREAS, pursuant to the Village Board direction, staff has received proposals from area banks to finance $700,000 of the purchase price with the balance of the purchase price to be paid from cash on hand at the Village in the Corporate Reserve Fund, and;

WHEREAS, First Bank Financial Centre of Oconomowoc, with local offices at 800 Cardinal Lane, has provided the most favorable proposal for a General Obligation Note with terms as identified herein, and;

WHEREAS, the Village Board now deems it to be necessary, desirable and in the best interest of the Village that the Note be issued in the principal amount of $700,000 for the purpose of acquiring the aforementioned aeiral platform aparatus for the fire department.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

Section 1. The Village Board hereby ratifies and approves the provisions of the Note as identified in Exhibit A attached hereto.

Section 2. The General Obligation Note shall be issued in the principal amount of $700,000; shall be a term of 10 years; shall be a tax exempt interest rate of 1.75 percent per annum; shall include semi-annual interest payments and annual principal payments as identified in the Amortization Schedule attached hereto in Exhibit B.

Section 3. Redemption Provisions. The General Obligation Note shall bear no prepayment penalty.

Section 4. For the purpose of paying the principal of and interest on the Note as the same becomes due, the full faith, credit and resources of the Village are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the Village a direct annual irrepealable tax in the years 2017 through 2026 for the payments due in the years 2018 through 2027 in the amounts set forth on the Amortization Schedule.

Section 5. So long as any part of the principal of or interest on the Note remains unpaid, the Village shall be and continue without power to repeal such levy or obstruct the collection of

said tax until all such payments have been made or provided for. After the issuance of the Note, said tax shall be, from year to year, carried onto the tax roll of the Village and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the Village for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account.

Section 6. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Note when due, the requisite amounts shall be paid from other funds of the Village then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 7. Within the existing debt service fund for the Village, there hereby is established a separate and distinct account designated as the "General Obligation Note For Fire Apparatus" and such account shall be maintained until the indebtedness evidenced by the Bonds is fully paid or otherwise extinguished.

Section 8. The proceeds of the Note shall be disbursed solely for the purposes for which borrowed or for the payment of the principal of and the interest on the Note. Proceeds from the Note are intended to be disbursed for the purpose of acquiring the aforementioned aerial platform apparatus for the fire department within 30 days of the receipt of the monies.

Section 9. The President and Village Clerk or other appropriate officers of the Village are authorized and directed to execute the final versions of the documents attached hereto as Exhibit B and any and all other documents as may be required related to issuance of the General Obligation Note herein described.

Section 10. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted this 24th day of July, 2017.

_____
Jeffrey Pfannerstill
President

ATTEST:

_____
Darlene Igl
Village Clerk (SEAL)

EXHIBIT A

FIRST BANK
FINANCIAL CENTRE

June 13, 2017

Ryan Bailey, Finance Director/Treasurer
Village of Hartland
210 Cottonwood Ave.
Hartland, WI 53029

Dear Ryan:

Thank you for the opportunity to provide this financing commitment to the Village of Hartland. Included below are the terms and conditions that we recommend:

I. Credit Facility
   a. $700,000 term note.
II. Borrower
   a. Village of Hartland.
III. Purpose
   a. Funds to be used to purchase fire truck.
IV. Interest Rate and Terms
   a. Semi-annual interest payments. Annual principal payments. 10 term and amortization. 10 year tax exempt fixed rate of 1.75%.
V. Collateral
   a. Promissory Note as a General Obligation of the Village of Hartland.
VI. Fees
   a. No loan fees. Borrower to pay all out of pocket costs, including, but not limited to legal fees. Out of pocket costs not to exceed $1,500.
VII. Other
   a. Subject to annual audited financial statements by May 31 annually.
   b. Subject to final negotiation of all terms, conditions, loan documentation, and remaining due diligence by First Bank Financial Centre.
   c. No prepayment penalty.
   d. Subject to all necessary approvals and loan documentation legal review by FBFC attorney.

Thank you for the opportunity to provide this financing commitment to you. This is a confidential proposal and should not be shared with another financial institution. The terms and conditions outlined above represent general financial terms and requirements, but are not necessarily all-inclusive. This proposal expires August 31, 2017. Please let me know if you have any questions.

Sincerely,

Brian D. Groth
Vice President

Accepted this 15 day of JUNE, 2017

SUBJECT TO FINAL VILLAGE BOARD APPROVAL

Village of Hartland

By:

Amortization Schedule

Date	Description	Total Payment	P&I Payment	Principal Payment	Interest Payment	Principal Balance
Aug 01, 2017	Beginning Balance					700,000.00
2017 Totals						
Feb 01, 2018	Interest Only Payment	6,261.11	6,261.11		6,261.11	700,000.00
Aug 01, 2018	Principal and Interest Payment	76,159.03	76,159.03	70,000.00	6,159.03	630,000.00
2018 Totals		**82,420.14**	**82,420.14**	**70,000.00**	**12,420.14**	
Feb 01, 2019	Interest Only Payment	5,635.00	5,635.00		5,635.00	630,000.00
Aug 01, 2019	Principal and Interest Payment	75,543.12	75,543.12	70,000.00	5,543.12	560,000.00
2019 Totals		**81,178.12**	**81,178.12**	**70,000.00**	**11,178.12**	
Feb 01, 2020	Interest Only Payment	5,008.89	5,008.89		5,008.89	560,000.00
Aug 01, 2020	Principal and Interest Payment	74,954.44	74,954.44	70,000.00	4,954.44	490,000.00
2020 Totals		**79,963.33**	**79,963.33**	**70,000.00**	**9,963.33**	
Feb 01, 2021	Interest Only Payment	4,382.78	4,382.78		4,382.78	490,000.00
Aug 01, 2021	Principal and Interest Payment	74,311.32	74,311.32	70,000.00	4,311.32	420,000.00
2021 Totals		**78,694.10**	**78,694.10**	**70,000.00**	**8,694.10**	
Feb 01, 2022	Interest Only Payment	3,756.67	3,756.67		3,756.67	420,000.00
Aug 01, 2022	Principal and Interest Payment	73,695.42	73,695.42	70,000.00	3,695.42	350,000.00
2022 Totals		**77,452.09**	**77,452.09**	**70,000.00**	**7,452.09**	
Feb 01, 2023	Interest Only Payment	3,130.56	3,130.56		3,130.56	350,000.00
Aug 01, 2023	Principal and Interest Payment	73,079.51	73,079.51	70,000.00	3,079.51	280,000.00
2023 Totals		**76,210.07**	**76,210.07**	**70,000.00**	**6,210.07**	
Feb 01, 2024	Interest Only Payment	2,504.44	2,504.44		2,504.44	280,000.00
Aug 01, 2024	Principal and Interest Payment	72,477.22	72,477.22	70,000.00	2,477.22	210,000.00
2024 Totals		**74,981.66**	**74,981.66**	**70,000.00**	**4,981.66**	
Feb 01, 2025	Interest Only Payment	1,878.33	1,878.33		1,878.33	210,000.00
Aug 01, 2025	Principal and Interest Payment	71,847.71	71,847.71	70,000.00	1,847.71	140,000.00
2025 Totals		**73,726.04**	**73,726.04**	**70,000.00**	**3,726.04**	
Feb 01, 2026	Interest Only Payment	1,252.22	1,252.22		1,252.22	140,000.00
Aug 01, 2026	Principal and Interest Payment	71,231.81	71,231.81	70,000.00	1,231.81	70,000.00
2026 Totals		**72,484.03**	**72,484.03**	**70,000.00**	**2,484.03**	
Feb 01, 2027	Interest Only Payment	626.11	626.11		626.11	70,000.00
Aug 01, 2027	Balloon Payment, Interest Payment	70,615.90	70,615.90	70,000.00	615.90	
2027 Totals		**71,242.01**	**71,242.01**	**70,000.00**	**1,242.01**	
Grand Total		**768,351.59**	**768,351.59**	**700,000.00**	**68,351.59**	

Note Model Statement

Date Quoted:	Jun 20, 2017
Product:	MUNICIPAL
Interest Method:	[7] 365/360 P&I Separate

Note Date:	Aug 01, 2017
Maturity Date:	Aug 01, 2027
Principal Advance:	$700,000.00
Amount Financed:	$700,000.00
Finance Charge:	$68,351.59
APR:	1.774305%
Total Principal:	$700,000.00
Total Interest:	$68,351.59
Total of Payments:	$768,351.59

Payment Schedule

Description	Date	Frequency	Number	Amount
Fixed Principal Payment	Aug 01, 2018	Annually	9	$70,000.00
Balloon Payment	Aug 01, 2027	One Time	1	$70,615.90

EXHIBIT B

RECOMMENDED PROCEDURES AND REQUIREMENTS FOR VILLAGE BORROWING ON A NOTE MATURING WITHIN 10 YEARS

(Attached forms should be used for "Village" borrowing)

Section 67.12(12) of the Wisconsin Statutes permits villages to borrow on a promissory note or notes, payable within a period not initially exceeding 10 years, for any public purpose (defined to mean the performance of any power or duty of the village), for any general and current municipal expense or to refinance any obligation of the village.

Such permitted borrowings are subject to the following terms and conditions which are covered by the attached WBA Forms 203A through 203I all of which must be suitably prepared, executed and delivered to the lender:

(1) To evidence the indebtedness, the village issues to the lender its interest-bearing note payable over an agreed period not exceeding 10 years following the date of issuance of the note. A "balloon" installment is permitted, but it is recommended that some portion of the principal amount be paid each year. The village may refinance the note. See (7) below.

(2) The note must be signed by the president and village clerk and be sealed with the corporate seal of the village, if one has been adopted.

(3) The note is the general obligation of the village.

(4) Before any such loan is made, the village board must adopt (by majority vote) and record a resolution:

(a) Specifying the purpose or purposes and the amount of the loan.

(b) Specifying the payments, maturity and rate of interest. **(1)**

(c) Levying a direct annual irrepealable tax sufficient to pay principal payments on the note, and interest as it becomes due and payable. The tax for each year after receipt of the borrowed money shall become and continue irrepealable and shall be carried into the tax rolls each year and shall be collected as other taxes are collected except that (i) if the note is paid prior to maturity, the still uncollected portions of the tax levied to provide repayment need not be carried into the tax roll; and (ii) the amount of tax carried into the tax roll may be reduced in any year by the amount of any surplus in the debt service account under Section 67.11 of the Wisconsin Statutes.

(5) The note must include a statement specifying the provisions of the authorizing resolution, or a reference thereto, so that the resolution can be readily located.

(6) The note may provide for prepayment on the terms and conditions prescribed therein.

(7) The village may refinance the note with the same lender or a different lender. More than one refinancing is permitted, but no refunding note may have a term of more than 10 years or mature more than 20 years after the date of the original note. If refinancing is required, all documentation must be redone with all required municipal authority and a new note issued only upon return of the note being refinanced.

(8) The debt limitation applicable to villages is 5% of the value of the taxable property located therein as equalized for state purposes. The Certificate of Full Equalized Value (WBA 203E) should be obtained and be presented as a part of the closing documents.

(9) The village is required by Section 67.05(12) of the Wisconsin Statutes to keep a separate record book concerning obligations issued by the village. The village clerk should include in that book a full statement of the proceedings relating to the issuance of the note(s).

(10) Since most borrowings which utilize these forms are expected to exceed one year in term, the Promissory Note provided (WBA 203D) is in fully-registered form. **NOTE:** The registration provisions contained in these forms impose on the village clerk the obligation to keep a record of the ownership of the note(s) and any subsequent transfers of the note(s). See Resolution (WBA 203B). These records must be kept in a separate record book maintained by the village clerk and also must be noted on the registration grid on the back of the note(s). See Promissory Note (WBA 203D).

CHECKLIST — 67.12(12) NOTES

1. Certificate — WBA Form 203A
2. Resolution — WBA Form 203B
3. Treasurer's Certificate — WBA Form 203C
4. Promissory Note — WBA Form 203D
5. Certificate of Full Equalized Value — ~~WBA Form 203E~~
~~6. Arbitrage Certificate — WBA Form 203F~~
7. Investment Representation — WBA Form 203G
8. Federal Tax Compliance Certificate — WBA Form 203H
9. Federal Information Returns — WBA Form 203I

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(1) Due to the complexities involved in a variable rate loan to a Municipality, these forms contemplate only fixed rate financing. However, variable rate loans are permitted by Section 67.15 of the Wisconsin Statutes.

CAUTION: It is recommended that lenders seek legal assistance in lending to municipalities as such loans can become complex. It is also recommended that lenders consult legal counsel regarding statutory or tax changes which may have occurred since the time these forms were prepared.

CERTIFICATE

STATE OF WISCONSIN
County of Waukesha } ss.

I, Darlene Igl, do hereby certify to First Bank Financial Centre (NAME OF LENDER) and any other owner or owners of the note(s) as follows:

1. That I am the duly qualified and acting Clerk of the Village of Hartland, Waukesha County, Wisconsin (hereinafter called the "Village") and that I was such at all of the times mentioned in this certificate.

2. That the following are all members-elect of the governing body of the Village, and were duly qualified and acting as such at all times mentioned in this certificate:

Jeffrey Pfannerstill — Rick Stevens
Karen Compton — Randy Swenson
Richard Landwehr — Ann Wallschlager
Michael Meyers

3. That the following named persons, whose authentic signatures are hereto subscribed, are the duly qualified and acting officers of the Village presently holding the offices set forth opposite their respective names below:

NAME	OFFICE	MANUAL SIGNATURE
Jeffrey Pfannerstill	President	
Darlene Igl	Village Clerk	
Ryan Bailey	Village Treasurer	

4. That there is no controversy or litigation pending or threatened affecting the corporate existence of the Village, its boundaries, the right or title to office of any of its officers, or in any manner affecting the due authorization or validity of the borrowings by the Village.

5. That at a duly-convened meeting of the Village Board of the Village, which is the governing body, held in open session at Municipal Building, Board Room, 210 Cottonwood Avenue, Hartland, Wisconsin, at 7:00 o'clock, P.M., on the 24th day of July, 2017 at which all of the members-elect were present in person, a resolution authorizing the Village to borrow the sum of Seven Hundred Thousand and NO/100 Dollars ($700,000.00) from First Bank Financial Centre, Wisconsin pursuant to Section 67.12(12), Wisconsin Statutes, was duly adopted by the affirmative vote of all of the members present at the meeting; that said resolution has been duly recorded in the minutes and proceedings of said meeting and is in full force and effect on the date of this certificate; and that a true and correct copy of said resolution is attached hereto, marked Exhibit A and made a part hereof.

6. That there is attached hereto, marked Exhibit B and made a part hereof, a certificate of the Treasurer of the Village certifying that the aggregate indebtedness and obligations of all kinds of the Village outstanding on the date affixed to said certificate, including the note issue in support of which this certificate is executed, total $17,905,652.00; **(1)** that I know said officer and saw him/her execute said certificate; and that the matters stated therein are true and complete.

8. That the value of all of the taxable property in the Village, as equalized for state purposes by the Wisconsin Department of Revenue, is $1,210,941,600.00. **(2)**

IN WITNESS WHEREOF, I have executed this certificate in my official capacity to be effective this 1st day of August. **(3)**

VILLAGE CLERK , Darlene Igl

Approved as correct:

PRESIDENT , Jeffrey Pfannerstill

VILLAGE TREASURER, Ryan Bailey

(1) This aggregate indebtedness must not exceed the restrictions described in paragraph (8) of instruction sheet.
(2) See Certificate of Full Equalized Value (WBA 203E)
(3) This certificate should be dated on the date payment for the note is actually received.

BE IT FURTHER RESOLVED, that there be, and there hereby is, levied on all the taxable property of the Village, a direct annual irrepealable tax sufficient in amount to pay the principal and interest on said note as the same becomes due and payable, said tax to be in the following minimum amounts: **(4)**

Amount of Tax (principal and interest)	To Meet Note Payments Due On	Year of Levy (must be in year(s) prior to due date)
$82,420.14	02/01/18 and 08/01/18	For the year 2017.
$81,178.13	02/01/19 and 08/01/19	For the year 2018.
$79,963.33	02/01/20 and 08/01/20	For the year 2019.
$78,694.10	02/01/21 and 08/01/21	For the year 2020.
$77,452.09	02/01/22 and 08/01/22	For the year 2021.
$76,210.07	02/01/23 and 08/01/23	For the year 2022.
$74,981.66	02/01/24 and 08/01/24	For the year 2023.
$73,726.04	02/01/25 and 08/01/25	For the year 2024.
$72,484.03	02/01/26 and 08/01/26	For the year 2025.
$71,242.01	02/01/27 and 08/01/27	For the year 2026.

If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said note when due, the requisite amount shall be paid from other funds of the Village then available, which sums shall be replaced upon the collection of the taxes herein levied.

In the event that the Village exercises its prepayment privilege, if any, then no such direct annual tax shall be included on the tax rolls for the prepayments made and the amount of direct annual tax hereinabove levied shall be reduced accordingly for the year or years with respect to which said note was prepaid.

In each of said levy years, the direct annual tax so levied shall be carried into the tax rolls each year and shall be collected in the same manner and at the same time as other taxes of the Village for such years are collected; provided, that the amount of tax carried into the tax roll may be reduced in any year by the amount of any surplus in the debt service account for the note. So long as any part of the principal of, or interest on, said note remains unpaid, the proceeds of said tax shall be segregated in a special fund used solely for the payment of the principal of, and interest on, said note.

BE IT FURTHER RESOLVED, that there be and there hereby is established in the treasury of the Village, if one has not already been established, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Sinking funds established for obligations previously issued by the Village may be considered as separate and distinct accounts within the debt service fund. Within the debt service fund, there be and there hereby is established a separate and distinct account designated as the "Debt Service Account for Promissory Note dated August 1, 2017," which account shall be used solely for the purpose of paying principal of and interest on said note. There shall be deposited in said account any accrued interest paid on said note at the time it is delivered to the Lender, all money raised by taxation or appropriated pursuant hereto, and such other sums as may be necessary to pay principal and interest on said note when the same shall become due.

BE IT FURTHER RESOLVED, that the proceeds of said note shall be used solely for the purposes for which it is issued, but may be temporarily invested until needed in legal investments, provided that no such investment shall be in such a manner as would cause said note to be an "arbitrage bond" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, or the Regulations of the Commissioner of Internal Revenue there- under; and an officer of the Village, charged with the responsibility for issuing the note, shall certify by use of an arbitrage certificate, if required, that, on the basis of the facts, estimates and circumstances in existence on the date of the delivery of the note, it is not expected that the proceeds will be used in a manner that would cause said note to be an "arbitrage bond."

BE IT FURTHER RESOLVED, that the projects financed by the note and their ownership, management and use will not cause the note to be a "private activity bond" within the meaning of Section 141 of the Internal Revenue Code of 1986, as amended, and that the Village shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the note.

BE IT FURTHER RESOLVED, that the Village Clerk shall keep records for the registration and for the transfer of the note. The person in whose name the note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on the note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such note to the extent of the sum or sums so paid. The note may be transferred by the registered owner thereof by presentation of the note at the office of the Village Clerk, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his legal representative duly authorized in writing. Upon such presentation, the note shall be transferred by appropriate entry in the registration records and a similar notation, including date of registration, name of new registered owner and signature of the Village Clerk, shall be made on such note.

BE IT FURTHER RESOLVED, that the note is hereby designated as a "qualified tax-exempt obligation" for purposes of Section 265 of the Internal Revenue Code of 1986, as amended, relating to the ability of financial institutions to deduct from income, for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations. **(5)**

BE IT FURTHER RESOLVED, that the Village officials are hereby authorized and directed, so long as said note is outstanding, to deliver to the Lender any audit statement or other financial information the Lender may reasonably request and to discuss its affairs and finances with the Lender.

BE IT FURTHER RESOLVED, that said note shall be delivered to the Lender on or after the date of said note, upon receipt of the total principal amount of the loan evidenced thereby, plus accrued interest, if any, to date of delivery, provided that, if this is a refinancing, the refunding note shall be immediately exchanged for the note being refinanced.

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(4) First tax levy should be for the current year unless tax roll has already been delivered for collection, and amount of levy should be sufficient to meet all principal and interest payments coming due prior to date for collection of next succeeding tax levy.

(5) Delete this paragraph if the Village will be issuing more than $10,000,000 of tax-exempt obligations in the calendar year. In that case, banks will not be entitled to deduct, for federal income tax purposes, interest expense that is allocable to carrying or acquiring the note.

EXHIBIT A
RESOLUTION

(Adopted at an Open Meeting held July 24, 2017)

WHEREAS, the Village of Hartland, Waukesha County, Wisconsin ("Village"), is presently in need of funds aggregating Seven Hundred Thousand and NO/100 Dollars ($700,000.00) for public purpose(s) of: **(1)**

Purchasing a new fire truck

; and

WHEREAS, the Village Board deems it necessary and in the best interests of the Village that, pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, the sum of Seven Hundred Thousand and NO/100 Dollars ($700,000.00) be borrowed for such purpose(s) upon the terms and conditions hereinafter set forth:

NOW, THEREFORE, BE IT RESOLVED, that for the purpose(s) hereinabove set forth the Village, by its President, and Clerk, pursuant to Section 67.12(12), Wisconsin Statutes, borrow from First Bank Financial Centre, ("Lender"), the sum of $700,000.00, and, to evidence such indebtedness, said President and Clerk shall make, execute and deliver to the Lender for and on behalf of the Village the promissory note of the Village to be dated August 1, 2017, in said principal amount with interest at the rate of one and seventy-five hundredths percent (1.75%) per annum and payable as follows:

[Check (a), (b), (c) or (d); only one shall apply.]

(a) ☐ **Single Payment.** In one payment on _____, **PLUS** interest payable as set forth below.

(b) ☐ **Installments of Principal and Interest. (2)** In _____ equal payments of $_____ due on _____, and on ☐ the same day(s) of each _____ month thereafter ☐ every 7th day thereafter ☐ every 14th day thereafter, **PLUS** a final payment of the unpaid balance and accrued interest due on _____. All payments include principal and interest.

(c) ☒ **Installments of Principal.** In ten (10) equal payments of principal of $70,000.00 due on August 1, 2018, and on ☒ the same day(s) of each year ~~month~~ thereafter ☐ every 7th day thereafter ☐ every 14th day thereafter, **PLUS** a final payment of the unpaid principal due on August 1, 2027, **PLUS** interest payable as set forth below.

(d) ☐ **Other.** _____

Interest is payable on February 1, 2018, and on ☒ the same day of each semi-annual basis ~~month~~ thereafter, ☐ every 7th day thereafter, ☐ every 14th day thereafter, and at maturity, or, if box (b) is checked, at the times so indicated. Interest is computed for the actual number of days principal is unpaid on the basis of ☒ a 360 day year ☐ a 365 day year. **(2)**

Said interest to be payable on the dates set forth above on the outstanding principal balance, with ☐ no prepayment privileges ☒ prepayment privileges on any principal or interest payment date on or after August 1, 2017,

A copy of the promissory note shall be attached to this resolution.

---

(1) Here describe each purpose in detail. If the purpose is meeting general and current municipal expenses or refinancing obligation of the Village, so specify.

(2) Section 67.12(12), Wisconsin Statutes, does not place any restrictions on the basis of interest rate calculations.

EXHIBIT B — CERTIFICATE RESPECTING INDEBTEDNESS AND RECEIPT OF LOAN PROCEEDS

STATE OF WISCONSIN
County of Waukesha } ss.

The undersigned Treasurer of the Village of Hartland, Waukesha County, Wisconsin, hereby certifies that the total aggregate indebtedness and obligations of said Village, howsoever incurred, outstanding on the date hereof, including the Promissory Note dated August 1, 2017, in support of which this certificate is executed, is $17,905,652.00, determined as follows: **(1)**

(1)	Waukesha County:	$24,269.00
(2)	Bond Trust Services Corporation:	$14,980,000.00
(3)	The Depository Trust Company:	$335,000.00
(4)	State of Wisconsin:	$1,866,383.00
(5)	First Bank Financial Centre:	$700,000.00

The undersigned further certifies that the lender of the borrowed funds evidenced by said note has paid the entire principal amount of said note, plus accrued interest (if any), in accordance with the terms of the resolution authorizing said note.

IN WITNESS WHEREOF, I have executed this certificate in my official capacity this 1st day of August, 2017. **(2)**

VILLAGE TREASURER , Ryan Bailey

---

(1) Here set forth in detail each item of outstanding indebtedness of the Village, including this note issue.

(2) This certificate should be dated on the date payment for the note is actually received and should be received by the lender simultaneously with its disbursement of funds.

Prepared and intended for use by commercial banks in transactions governed by Wisconsin Law.

PROMISSORY NOTE

No. _____ Village of Hartland (NAME) $700,000.00

Dated August 1, 2017

1. Promise to Pay and Payment Schedule. For value received, the Village of Hartland, Waukesha County, Wisconsin ("Village"), promises to pay to First Bank Financial Centre, or registered assigns, ("Lender") the sum of Seven Hundred Thousand and NO/100 Dollars ($700,000.00), payable with interest at the rate of one and seventy-five hundredths percent (1.75%) per annum as follows:

[Check (a), (b), (c) or (d); only one shall apply.]

(a) ☐ **Single Payment.** In one payment on _____, **PLUS** interest payable as set forth below.

(b) ☐ **Installments of Principal and Interest.** In _____ equal payments of $_____ due on _____, and on ☐ the same day(s) of each _____ month thereafter ☐ every 7th day thereafter ☐ every 14th day there- after, **PLUS** a final payment of the unpaid balance and accrued interest due on _____. All payments include principal and interest.

(c) ☒ **Installments of Principal.** In ten (10) equal payments of principal of $70,000.00 due on August 1, 2018, and on ☒ the same day(s) of each year ~~month~~ thereafter ☐ every 7th day thereafter ☐ every 14th day thereafter, **PLUS** a final payment of the unpaid principal due on August 1, 2027, **PLUS** interest payable as set forth below.

(d) ☐ **Other.** _____

Principal and interest on this note shall be payable only to the Lender in lawful money of the United States of America at the office of the Lender. The final installment of principal on this note shall be payable only upon presentation and surrender of this note to the Village Treasurer.

2. Interest Payment. Interest is payable on February 1, 2018, and on ☒ the same day of each semi-annual basis ~~month~~ thereafter, ☐ every 7th day thereafter, ☐ every 14th day thereafter, and at maturity, or, if box 1(b) is checked, at the times so indicated. Interest is computed for the actual number of days principal is unpaid on the basis of ☒ a 360 day year ☐ a 365 day year.

3. Prepayment. Full or partial prepayment of this note ☐ is not permitted ☒ is permitted on any principal or interest payment date without penalty on or after August 1, 2017. All prepayments shall be applied first upon the unpaid interest and then applied upon the unpaid principal in inverse order of maturity.

4. Other Charges. If any payment (other than the final payment) is not made on or before the fifth (5th) day after its due date, Lender may collect a delinquency charge of 5.0% of the unpaid amount. Unpaid principal and interest bear interest after maturity until paid (whether by acceleration or lapse of time) at the rate ☐ which would otherwise be applicable plus _____ percentage points ☒ of 18.00% per year, computed on the basis of ☒ a 360 day year ☐ a 365 day year. Village agrees to pay a charge of $250.00 for each check presented for payment under this note which is returned unsatisfied.

5. Security. For the prompt payment of this note with interest and the levying and collection of taxes sufficient for that purpose, the full faith, credit and resources of the Village are hereby irrevocably pledged.

6. Transferability. This note is transferable only upon the records of the Village kept for that purpose at the office of the Village Clerk, by the Lender in person or its legal representative duly authorized in writing, upon presentation of a written instrument of transfer satisfactory to the Village Clerk and upon such transfer being similarly noted hereon. The Village may deem and treat the person in whose name this note is registered as the absolute owner hereof for the purpose of receiving payment of or on account of the principal or interest hereof and for all other purposes.

7. Terms and Purposes; Authorization. This note issued under the terms of and for purposes specified in Section 67.12(12), Wisconsin Statutes; and is authorized by a resolution of the Village Board duly adopted by the Board at its open meeting duly convened on July 24, 2017 which resolution is recorded in the official book of its minutes pertaining to said date.

8. Internal Revenue Code. This note has been designated by the Village as a "qualified tax-exempt obligation" for purposes of Section 265 of the Internal Revenue Code of 1986, as amended. **(1)**

9. Certifications and Recitations of Village. It is hereby certified and recited that all conditions, things and acts required by law to exist, to be or to be done prior to and in connection with the issuance of this note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the Village, including this note, does not exceed any limitation imposed by law, and that the Village has levied a direct annual irrepealable tax sufficient to pay this note together with interest thereon when and as payable.

THIS NOTE CONTAINS ADDITIONAL PROVISIONS ON PAGE 2

(Impress official or corporate seal, if any)

Village of Hartland

Waukesha, County, Wisconsin

By _____
PRESIDENT

By _____
VILLAGE CLERK

(1) Delete this paragraph if the Village will be issuing more than $10,000,000 of tax-exempt obligations in the calendar year. In that case, lenders will not be entitled to deduct, for federal income tax purposes, interest expense that is allocable to carrying or acquiring the note.

NOTE: Official or corporate seal, if any, to be affixed.

(SEE PAGE 2 FOR REGISTRATION PROVISIONS)

10. Default and Enforcement. Upon the occurrence of any one or more of the following events of default: (a) Village fails to pay any amount when due under this note or under any other instrument evidencing any indebtedness of Village to Lender, (b) any representation or warranty made under this note or information provided by Village to Lender in connection with this note is or was false or fraudulent in any material respect, (c) a material adverse change occurs in Village's financial condition, (d) Village fails to timely observe or perform any of the covenants or duties in this note, (e) an event of default occurs under any agreement securing this note, or (f) Lender deems itself insecure, then the unpaid balance shall, at the option of Lender, without notice, mature and become immediately payable. The unpaid balance shall automatically mature and become immediately payable in the event Village becomes the subject of bankruptcy or other insolvency proceedings. Lender's receipt of any payment on this note after the occurrence of an event of default shall not constitute a waiver of the default of the Lender's rights and remedies upon such default.

11. Venue. To the extent not prohibited by law, Village consents that venue for any legal proceeding relating to collection of this note shall be, at Lender's option, the county in which Lender has its principal office in this state, the county in which Village is located or the county in which this note was executed by Village.

12. Obligations and Agreements of Village. Village agrees to pay all costs of collection before and after judgment, including reasonable attorneys' fees (including those incurred in successful defense or settlement of any counterclaim brought by Village or incident to any action or proceeding involving Village brought pursuant to the United States Bankruptcy Code) and waive presentment, protest, demand and notice of dishonor. Subject to Section 893.80, Wisconsin Statutes, Village agrees to indemnify and hold harmless Lender, its directors, officers and agents, from and under this note or the activities of Village. This indemnity shall survive payment of this note. Village acknowledges that Lender has not made any representation or warranties with respect to, and the Lender does not assume any responsibility to Village for, the collectability or enforceability of this note or the financial condition of Village. Village has independently determined the collectability and enforceability of this note. Village authorizes Lender to disclose financial and other information about Village to others.

13. No Waiver; Rights and Remedies of Lender. No failure on the part of Lender to exercise, and no delay in exercising, any right, power or remedy under this note shall operate as a waiver of such right, power or remedy; nor shall any single or partial exercise of any right under this note preclude any other or further exercise of the right or the exercise of any other right. The remedies provided in this note are cumulative and not exclusive of any remedies provided by law. Without affecting the liability of Village, Lender may, without notice, accept partial payments, release or impair any collateral security for the payment of this note or agree not to sue any party liable on it. Without affecting the liability of Village, Lender may from time to time, without notice, renew or extend the time for payment subject to the time limits prescribed in Section 67.12(12), Wisconsin Statutes.

14. Interpretation. This note is intended by Village and Lender as a final expression of this note and as a complete and exclusive statement of its terms, there being no conditions to the enforceability of this note. This note may not be supplemented or modified except in writing. This note benefits Lender, its successors and assigns, and binds Village and its successors and assigns. The validity, construction and enforcement of this note are governed by the internal laws of Wisconsin. Invalidity or unenforceability of any provision of this note shall not affect the validity or enforceability of any other provisions of this note.

REGISTRATION PROVISIONS

This note shall be registered in registration records kept by the Village Clerk of the Village of Hartland Wisconsin, such registration to be noted in the registration blank below and upon said registration records, and this note may thereafter be transferred only upon presentation of a written instrument of transfer satisfactory to the Village Clerk duly executed by the Lender or its attorney, such transfer to be made on such records and endorsed hereon.

REGISTRATION

Date of Registration	Name of Lender	Signature of Village Clerk
August 1, 2017	First Bank Financial Centre	

Amortization Schedule

Term commencement	August 1, 2017
Term (months)	120
Interest (Annual)	1.750%
Loan Amount	700,000.00
Cash at Closing	-
Payments	Varied

Total Payments	Total Interest	Total Principal
768,351.60	68,351.60	700,000.00

Loan Payment Schedule

PMT	Date	Payment	Interest	Principal	Balance
1	2/1/2018	6,261.11	6,261.11	-	700,000.00
2	8/1/2018	76,159.03	6,159.03	70,000.00	630,000.00
3	2/1/2019	5,635.00	5,635.00	-	630,000.00
4	8/1/2019	75,543.13	5,543.13	70,000.00	560,000.00
5	2/1/2020	5,008.89	5,008.89	-	560,000.00
6	8/1/2020	74,954.44	4,954.44	70,000.00	490,000.00
7	2/1/2021	4,382.78	4,382.78	-	490,000.00
8	8/1/2021	74,311.32	4,311.32	70,000.00	420,000.00
9	2/1/2022	3,756.67	3,756.67	-	420,000.00
10	8/1/2022	73,695.42	3,695.42	70,000.00	350,000.00
11	2/1/2023	3,130.56	3,130.56	-	350,000.00
12	8/1/2023	73,079.51	3,079.51	70,000.00	280,000.00
13	2/1/2024	2,504.44	2,504.44	-	280,000.00
14	8/1/2024	72,477.22	2,477.22	70,000.00	210,000.00
15	2/1/2025	1,878.33	1,878.33	-	210,000.00
16	8/1/2025	71,847.71	1,847.71	70,000.00	140,000.00
17	2/1/2026	1,252.22	1,252.22	-	140,000.00
18	8/1/2026	71,231.81	1,231.81	70,000.00	70,000.00
19	2/1/2027	626.11	626.11	-	70,000.00
20	8/1/2027	70,615.90	615.90	70,000.00	-

State of Wisconsin • DEPARTMENT OF REVENUE

DIVISION OF STATE AND LOCAL FINANCE | BUREAU OF LOCAL GOVERNMENT SERVICES | MADISON, WI

ADDRESS MAIL TO:

Area 6-97

2135 Rimrock Road | P.O. Box 8971
Madison, WI 53708-8971
FAX (608) 264-6887

August 15, 2016

DARLENE IGL
VILLAGE OF HARTLAND
210 COTTONWOOD AVE
HARTLAND WI 53029 0210

CoMun: 67136
Taxation District: 1828

Re: Certificate of Equalized Value - Village of Hartland, WAUKESHA COUNTY

I hereby certify that I am the Director of the Bureau of Local Government Services of the Wisconsin Department of Revenue. The equalized value of all taxable property of the Village of Hartland of Waukesha County(ies), Wisconsin as last determined by the Wisconsin Department of Revenue pursuant to sections 70.57 and 67.03, Wis. Stats., is $1,210,941,600. This value was determined as of January 1, 2016.

This equalized value is certified each August 15th and is effective August 15th, 2016 through August 14th, 2017.

Sincerely,

Valeah Foy, Director
Local Government Services Bureau
valeah.foy@revenue.wi.gov

LGSCEV201WI

INVESTMENT REPRESENTATION*

(To be prepared and executed by a bank officer for retention in bank files)

The undersigned officer of First Bank Financial Centre, **(1)** Wisconsin hereby certifies with respect to the purchase of a $700,000.00 Promissory Note dated August 1, 2017 issued by the Village of Hartland, Wisconsin, that it is purchasing said note for investment purposes and will not resell said note, except to another bank or banks which will also make this certification.

Dated: August 1, 2017. **(2)**

First Bank Financial Centre **(1)**

By: _____
Brian Groth

Title: Vice President, Commercial Lending

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(1) Name of bank.
(2) Date that loan is closed.

*Section 551.21 of the Wisconsin Statutes, and the regulations thereunder, require that municipal obligations be registered with the Wisconsin Department of Financial Institutions unless there is a basis for an exemption from such registration. In most transactions in which these WBA forms are employed, it is expected that an exemption will apply as the result of the sale of the note(s) to a bank which will resell the note(s), if at all, only to another bank or banks. To document the applicability of this exemption, the bank should sign the investment representation set forth above.

NOTE: If this representation cannot be made, other bases of exemption may be available. However, legal assistance should be obtained before proceeding with the loan in such a case.

FEDERAL TAX COMPLIANCE CERTIFICATE

Village of Hartland, Wisconsin
(The "Municipality")

$700,000.00 Promissory Note

Dated August 1, 2017 (the "Obligations")

The Municipality represents and covenants as follows:

1. None of the proceeds of the Obligations will be used, either directly or indirectly, (a) to make or finance loans to persons other than state and local governments or (b) in any trade or business carried on by any person other than a governmental unit. No payment of the principal or interest on the Obligations will be made (directly or indirectly, to the Municipality or any other party) from trade or business use of the proceeds or will be otherwise secured by or derived from property used in a trade or business or payments in respect of such property. No part of the projects financed by the Obligations (the "Projects") is or will be owned by persons other than the Municipality. There are and will be no leases, management or incentive payment contracts, take-or-pay or other output contracts or similar arrangements between the Municipality and any nongovernmental person with respect to the Projects. **(1)**

2. The Municipality has designated the Obligations as "qualified tax-exempt obligations" for purposes of Section 265 of the Internal Revenue Code of 1986, relating to the ability of financial institutions to deduct, for federal income tax purposes, interest expense allocable to carrying or acquiring municipal obligations. The aggregate principal amount of tax-exempt governmental obligations issued by the Municipality and all subordinate entities in the current calendar year (including obligations issued on behalf of 501(c)(3) corporations) will not exceed $10,000,000. **(2) (3) (4)**

3. The payment of principal or interest with respect to the Obligations will not be guaranteed, either directly or indirectly, in whole or in part, by the United States or any agency or instrumentality thereof. None of the proceeds of the Obligations will be (i) used in making loans the payment of principal or interest with respect to which are to be guaranteed, in whole or in part, by the United States or any agency or instrumentality thereof, or (ii) invested directly or indirectly in federally insured deposits or accounts, except for proceeds invested during permitted temporary periods or in the debt service fund for the Obligations or as otherwise permitted under Section 149(b)(3) of the Internal Revenue Code of 1986, as amended.

4. Any expenditures already paid by the Municipality for which the Municipality is to be reimbursed with proceeds of the Obligations (a) were paid no more than 60 days before the date on which the Municipality adopted the resolution authorizing the issuance of Obligations to finance the projects or stating its intention to reimburse itself from the proceeds of the Obligations for any expenditures relating to the Projects which it paid from other funds of the Municipality prior to receipt of the proceeds of the Obligations ("Original Expenditure"); or (b) are preliminary expenditures relating to the Projects (such as architectural, engineering, surveying, soil testing and similar costs but not including land acquisition, site preparation and similar costs incident to the commencement of construction) which are in an amount which is less than 20% of the issue price of the portion of the Obligations which relates to those Projects; or (c) are in an amount that does not exceed the lesser of $100,000 or five percent of the face value of the issue. If (a) is true, a written allocation that evidences the Municipality's use of the proceeds to reimburse an Original Expenditure has been or will be made not later than 18 months **(5)** after the date of the Original Expenditure is paid, or the date the project is placed in service or abandoned, whichever is later. **(6)**

IN WITNESS WHEREOF, we have executed this certificate in our official capacities to be effective this 1st day of August. **(7)**

Jeffrey Pfannerstill	President
Darlene Igl	Village Clerk
Ryan Bailey	Treasurer

(1) The purpose of this certification is to demonstrate that the Obligations are not "private activity bonds." If they are, they are subject to additional requirements and restrictions, if they can be issued on a tax-exempt basis at all. Lenders are advised to obtain legal assistance before proceeding with a loan in such a case. Common examples of arrangements which can result in private activity bond status are the sale or lease of property to private parties, reserved capacity arrangements or other special arrangements regarding sewage treatment facilities, leases or management contracts with respect to hospitals, airports or similar enterprises, or development agreements in tax increment projects.

(2) Subordinate entities include entities deriving their issuing authority from the Municipality or subject to substantial control by the Municipality. (e.g., a municipal water or sewerage commission or housing authority).

(3) Private activity bonds (such as "industrial development bonds") do not count toward the $10,000,000 limitation; however, obligations issued on behalf of 501(c)(3) corporations (commonly hospitals or nursing homes) do count toward the $10,000,000 limit.

(4) If this certification cannot be made, lenders will not be entitled to deduct, for federal income tax purposes, interest expense that is allocable to carrying or acquiring the Obligations.

(5) This time limitation is extended to 3 years if the aggregate face amount of all tax-exempt bonds or notes issued by the Municipality during the calendar year in which the Obligations are incurred is reasonably expected not to exceed $5,000,000.

(6) The purpose of this certification is to demonstrate that the Municipality has complied with the federal reimbursement regulations under Section 1.150-2 of the Internal Revenue Code Regulations, as amended. These regulations limit the ability of a municipality to use the proceeds of a tax-exempt borrowing to reimburse itself for expenditures previously made on a project. Generally, these rules apply to construction or acquisition financing; special reimbursement rules apply for refundings. If the Municipality cannot make the certifications contained in this paragraph, consult your attorney.

(7) This certificate should be dated the date that payment for the Obligations is actually received.

INSTRUCTIONS FOR AND EXPLANATION OF FEDERAL INFORMATION RETURNS

The Internal Revenue Code of 1986, as amended, requires that an information report concerning each issue of municipal obligations be filed with the Secretary of the Treasury, as a condition to federal tax exemption. Please note that, although the term "bonds" is used on Forms 8038-G and 8038-GC, an information return is required for all lending transactions covered in the WBA Municipal Transactions Satellite Manual. Under the Internal Revenue Code of 1986, as amended, a "bond" is any obligation of a political subdivision. The form to be filed differs, depending on whether the issue price is under $100,000 or is $100,000 or more.

1. For issues of $100,000 or more, IRS Form 8038-G must be filed.

2. For issues under $100,000, IRS Form 8038-GC must be filed.

Some points to note:

(a) A separate Information Return should be filed for each issue.

(b) The deadline for filing is the 15th day of the second calendar month after the close of the calendar quarter in which the issue is issued. For example, if borrowing is done in January, February or March, the Information Return must be filed no later than the following May 15.

(c) Alternatively, for issues under $100,000, a consolidated Form 8038-GC could be filed at the end of the calendar year. However, it is recommended that in all cases the appropriate form 8038-G or 8038-GC be filed promptly upon the closing of the loan.

(d) The form should be executed by an officer of the Municipality.

(e) The form should be mailed to the Internal Revenue Service Center, Philadelphia, Pennsylvania 19255.

Although Forms 8038-G and 8038-GC are to be filed by the Municipality, the bank should see to it that the filing is made, since the filing is a condition to exemption from federal income taxation for interest paid on the notes issued by the Municipality.

CAUTION: Please note that the Federal Information Return Forms (8038-G and 8038-GC) are periodically revised and updated by the IRS. Please check the revision date of the form you plan to use and confirm with the IRS that it is current.

FIRST BANK
FINANCIAL CENTRE

ERRORS AND OMISSIONS FORM

Date: August 1, 2017

Lender: First Bank Financial Centre

Borrower(s): Village of Hartland

Loan Amount: $700,000.00 Loan Number:

Please evidence your consent and agreement to the following by your execution of this instrument in the space provided below:

In the event any of the documents evidencing and/or securing the above referenced loan, (the "Loan"), and any extensions, renewals or modifications of, misstates or inaccurately reflects the true and correct terms and provisions of the Loan and said misstatement or inaccuracy is due to unilateral mistake on the part of First Bank Financial Centre ("Lender"), mutual mistake on the part of Lender and Borrower or clerical error, then in such event Borrower shall upon request of Lender and in order to correct such misstatement or inaccuracy, execute such new documents or initial such corrected original documents as Lender may deem necessary to remedy said inaccuracy or mistake and Borrower's failure to initial or execute such documents as requested shall constitute a default under the note or the deed or trust/mortgage securing the Loan.

In the event any of the documents anticipated to be executed at closing, whether pursuant to the Commitment Letter, Letter of Intent or required by Lender's counsel, are not executed at the time of closing, Borrower shall execute or cause the same to be executed when said documents are provided. If any of the documents contain misstatements or inaccuracies, the foregoing paragraph shall apply.

By: _____ Date: 08/01/2017
Jeffrey Pfannerstill, Village President

By: _____ Date: 08/01/2017
Darlene Igl, Village Clerk

By: _____ Date: 08/01/2017
Ryan Bailey, Village Treasurer

First Bank Financial Centre

_____ Date: 08/01/2017
Brian Groth, Vice President

David Cox

From: Hector de la Mora <hdelamora@vonbriesen.com>
Sent: Friday, June 30, 2017 3:45 PM
To: Eric J. Larson, Arenz Molter Macy Riffle & Larson
Cc: David Cox
Subject: HAWKS HAVEN
Attachments: 2174_001.pdf

Hello Eric—

Dave Cox and I were able to discuss the comments that I offered with respect to the draft that you sent to my office this past Monday afternoon. I am sending you an annotated draft because your office sent your draft in PDF format which precluded me from making TRACK changes.

I think that the open issues fit into these categories:

1. Removal of references to "owners" because they currently don't exist and they are not signatories to the AGREEMENT;
2. Confirmation that the Town will update its ordinances to reflect the current Hartland ordinances;
3. Drafting of restrictions to be incorporated into the PLAT to give notice to the future owners that sewer and storm water services are being provided by and charged by Hartland and that they have to abide by the ordinances of both communities.
4. Resolve the issue of the enforceability of "special charges" with respect to sewer related work as added by you as section XI. (E.) of the AGREEMENT since that does not seem to be expressly allowed for in Wis. Stat.§66.027:

> **66.0627 Special charges for current services and energy and water efficiency improvement loans.**
> **(1)** In this section:
> **(a)** "Energy efficiency improvement" means an improvement to a residential, commercial, or industrial premises that reduces the usage of energy, or increases the efficiency of energy usage, at the premises.
> **(b)** "Political subdivision" means a city, village, town, or county.
> **(c)** "Service" includes snow and ice removal, weed elimination, street sprinkling, oiling and tarring, repair of sidewalks or curb and gutter, garbage and refuse disposal, recycling, storm water management, including construction of storm water management facilities, tree care, removal and disposition of dead animals under s. 60.23 (20), loan repayment under s. 70.57 (4) (b), soil conservation work under s. 92.115, and snow removal under s. 86.105.
> **(d)** "Water efficiency improvement" means an improvement to a residential, commercial, or industrial premises that reduces the usage of water, or increases the efficiency of water usage, at the premises.
> **(2)** Except as provided in sub. (5), the governing body of a city, village or town may impose a special charge against real property for current services rendered by allocating all or part of the cost of the service to the property served. The authority under this section is in addition to any other method provided by law.
> **(3)**
> **(a)** Except as provided in par. (b), the governing body of the city, village or town may determine the manner of providing notice of a special charge.
> **(b)** Before a special charge for street tarring or the repair of sidewalks, curbs or gutters may be imposed, a public hearing shall be held by the governing body on whether the service in question will be funded in whole or in part by a special charge. Any interested person may testify at the hearing. Notice of the hearing shall be by class 1 notice under ch. 985, published at least 20 days before the hearing. A copy of the notice shall be mailed at least 10 days before the

hearing to each interested person whose address is known or can be ascertained with reasonable diligence. The notice under this paragraph shall state the date, time and location of the hearing, the subject matter of the hearing and that any interested person may testify.

(4) A special charge is not payable in installments. If a special charge is not paid within the time determined by the governing body, the special charge is delinquent. A delinquent special charge becomes a lien on the property against which it is imposed as of the date of delinquency. The delinquent special charge shall be included in the current or next tax roll for collection and settlement under ch. 74.

(5) Except with respect to storm water management, including construction of storm water management facilities, no special charge may be imposed under this section to collect arrearages owed a municipal public utility.

(6) If a special charge imposed under this section is held invalid because this section is found unconstitutional, the governing body may reassess the special charge under any applicable law.

(7) Notwithstanding sub. (2), no political subdivision may enact an ordinance, or enforce an existing ordinance, that imposes a fee on the owner or occupant of property for a call for assistance that is made by the owner or occupant requesting law enforcement services that relate to any of the following:

(a) Domestic abuse, as defined in s. 813.12 (1) (am).

(b) Sexual assault, as described under ss. 940.225, 948.02, and 948.025.

(c) Stalking, as described in s. 940.32.

(8)

(a) A political subdivision may make a loan, or enter into an agreement regarding loan repayments to a 3rd party for owner-arranged or lessee-arranged financing, to an owner or lessee of a premises located in the political subdivision for making or installing an energy efficiency improvement, a water efficiency improvement, or a renewable resource application to the premises. If a political subdivision makes a loan or enters into an agreement under this paragraph, the political subdivision may collect the loan repayment as a special charge under this section. Notwithstanding sub. (4), a special charge imposed under this paragraph may be collected in installments and may be included in the current or next tax roll for collection and settlement underch. 74 even if the special charge is not delinquent.

(b) A political subdivision that imposes a special charge under par. (a) may permit special charge installments to be collected by a 3rd party that has provided financing for the improvement or application and may require that the 3rd party inform the political subdivision if a special charge installment is delinquent.

(c) An installment payment authorized under par. (a) that is delinquent becomes a lien on the property that benefits from the improvement or application as of the date of delinquency. A lien under this paragraph has the same priority as a special assessment lien.

(d) A political subdivision that, under par. (a), makes a loan to, or enters an agreement with, an owner for making or installing an improvement or application that costs $250,000 or more shall require the owner to obtain a written guarantee from the contractor or project engineer that the improvement or application will achieve a savings-to-investment ratio of greater than 1.0 and that the contractor or engineer will annually pay the owner any shortfall in savings below this level. The political subdivision may determine the method by which a guarantee under this paragraph is enforced.

(e) If the making or installing of an improvement or application under par. (a) costs less than $250,000, the political subdivision may require a 3rd-party technical review of the projected savings of the improvement or application as a condition of making a loan or entering into an agreement under par. (a).

Please send me dates as to when it would be feasible for us to reconvene to finalize the AGREEMENT.

Hector de la Mora | von Briesen & Roper, s.c.
Direct: 262-784-5418 | hdelamora@vonbriesen.com

DRAFT: ~~May 11~~June 22, 2017
von Briesen & Roper, s.c.
as modified by EJL

Must Be Recorded with Hawks Haven Subdivision Plat

AGREEMENT FOR THE PROVISION OF SANITARY SEWER AND STORM WATER SERVICE BY THE VILLAGE OF HARTLAND TO THE TOWN OF DELAFIELD

Table of Contents

AGREEMENT FOR THE PROVISION OF SANITARY SEWER AND STORM WATER SERVICE BY THE VILLAGE OF HARTLAND TO THE HAWKS HAVEN SUBDIVISION IN THE TOWN OF DELAFIELD

AGREEMENT effective as of June _____, 2017, by, among and between all of the parties to this AGREEMENT, who shall be referred to collectively as "Parties", namely, the Town of Delafield ("Town"), the Village of Hartland ("Village"), and Hawks Haven LLC ("Developer") and Dale W. Bergman as guarantor for Developer, to provide sanitary sewer and storm water collection and transportation services to the Hawks Haven Subdivision within the Town of Delafield, County of Waukesha.

RECITALS

WHEREAS, the Village has established a wastewater and storm water collection and transportation system to service properties within the Village; and

WHEREAS, the Hawks Haven Subdivision will be constructed in the Town with a system for the collection and transportation of wastewater and storm water; and

WHEREAS, the Village agreed to support provision of sanitary sewer service to certain limited areas within the Town of Delafield as part of the "Settlement Agreement Between The City Of Delafield, The Village Of Hartland, and The Town Of Delafield Waukesha County, Wisconsin, To Provide For Orderly Land Development, Boundary Agreements and Shared Services" (the "Settlement Agreement") dated June 18, 1998; and

WHEREAS, said Settlement Agreement expressly provides in section IV. (D.) (ii) that the Village will provide sewer service, subject to certain conditions, to an area now consisting of the following tax key numbers: Del 0760.998004 and Del 0760.998005; and

WHEREAS, the Town now requests that the Village provide sanitary sewer service to eleven (11) residences to be built; and

WHEREAS, Wis. Stat. § 60.52 permits a village to construct and maintain extensions of its sewer in the town with the consent of the Town Board; and

WHEREAS, the Village is willing, subject to approval of all regulatory and governmental bodies having jurisdiction, to provide wastewater collection and transportation service to eleven (11) residential properties in the Hawks Haven Subdivision generally depicted in the attached Exhibit 1 attached hereto and incorporated by reference (the "Contract Service Area") without annexation of said property into the Village pursuant to the terms of this AGREEMENT; and

WHEREAS, the wastewater to be collected and transported from the Town shall be only of the Category A ("residential) type; and

WHEREAS, the Town now requests that the Village provide storm water collection and transportation services within the Village for the benefit of the Town and more particularly the Hawks Haven Subdivision; and

WHEREAS, the Parties desire to enter into a written agreement for the provision of residential wastewater and storm water collection and transportation services by the Village that will assure that the provision of such services by the Village will be used solely for residential purposes and will not promote commercial development that would not have otherwise occurred within the Town in the absence of the Village's agreement to provide wastewater collection and transportation services to the Town;

NOW THEREFORE, in consideration of the mutual promises contained herein, $1.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

I. Incorporation of Recitals.

The above-stated Recitals are hereby fully incorporated and made a part of this AGREEMENT.

II. Hawks Haven Subdivision Sewer System.

A. The Village shall, at the sole expense of the Developer and personally guaranteed by its member, Dale W. Bergman (collectively "Developers"), acquire title in fee simple and all needed easements over private and publicly dedicated rights of way to all components (but excluding laterals servicing ~~private residences~~private residences) servicing all lots of the Hawks Haven ~~Subdivision)~~Subdivision located within the Town and provide evidence of ownership to the Village's reasonable satisfaction

prior to the execution of this AGREEMENT. Developer shall also deposit with the Village the amount of _____Dollars (__($_____) at the time of entry into this AGREEMENT as advanced funds to pay for inspection of the installation of the sewer system and storm water drainage system.

B. The Developers represent that they will cause all sanitary sewer main installation components servicing Hawks Haven to be cleaned following their installation before dedication to the Village of Hartland. Following cleaning, the Developers further represent that, at their sole expense, they will cause all components to be inspected to confirm that said installations have been made according to standard practices in Wisconsin for installation of sanitary sewers and are in full compliance with the plans that were approved for the system by the Village.

C. The Developers shall further cause the construction of all sanitary sewer main installations required for purposes of connecting to the Village's existing sanitary sewer system in strict accordance with the Plans and Specifications approved by the Village DPW Director/Village Engineer.

   i. Copies of said Plans and Specifications are attached hereto and incorporated by reference as Exhibit 3.

   ii. Upon completion of said sewer main installations, the Developers shall cause them to be videotaped and a copy of said videotape delivered to the Village's Director of Public Works together with as-built plans and specifications of the sanitary sewer system being connected to the Village system in MYLAR and in electronic form compatible with Hartland's GIS database. Electronic plans provided hereunder shall include coordinate locations for manholes, and other structures. The Developers shall be solely responsible for the costs of integrating all data pertaining to both new and existing sanitary sewer components into Hartland's GIS database.

D. Following the Village's receipt of inspection and videotape reports, and following approval by the Village's DPW Director/Village Engineer of the as-built plans and specifications, the Developer shall, at no cost to the Village, make all repairs and/or modifications that are determined to be necessary by the Village DPW

Director/Village Engineer to the satisfaction of the Village DPW Director/Village Engineer.

E. Upon completion of any and all necessary repairs and/or modifications required by the Village, the Developers shall connect the newly constructed sanitary sewer system to Hartland's existing sanitary sewer mains located within the Village of Hartland at the location designated by the Village's Director of Public Works/Village Engineer for the sole purpose of providing residential sanitary sewer transportation service to the Hawks Haven Subdivision.

F. The Developers shall, at no expense to the Village, dedicate the newly installed sanitary sewer main installation required to connect said new system to the Village's sanitary sewer system to the Village, together with all appurtenant components, free of all liens and encumbrances prior to connection to the Village sanitary sewer system.

G. The Developers shall also provide the Village with all easements over private parcels and publicly dedicated right of ways for (i) the newly installed sewer main and components necessary or convenient for the Village to install, re-install, operate, and maintain the newly installed sanitary sewer system in perpetuity; and (ii) for the approved storm water drainage areas and conduits necessary or convenient for the Village to re-install, operate and maintain the approved storm water system in perpetuity. Easements provided by the Developer shall be substantially in the form attached hereto and incorporated by reference as Exhibit 2 and Exhibit 4.

H. Sanitary sewer laterals from the contract service area sanitary sewer mains to the individual properties shall be the responsibility of the individual property owners within the Contract Service Area. This shall include all lateral installation costs, and lateral operation and maintenance costs. The Village shall not be responsible for any cost or operational issues relating to sanitary sewer laterals.

III. Contract Service Area.

A. The Village has amended its sanitary sewer service area pursuant to Wis. Stat. § 66.0813(3)(a) to encompass the eleven (11) single-family residences within the Contract Service Area as set forth in Exhibit 1. The Town and the Developers may

only allow the eleven (11) residential connection(s) to the sewer system expressly provided for in this AGREEMENT.

B. Wastewater collected from property within the Contract Service Area in accordance with the terms of this AGREEMENT shall be transmitted to, and discharged by, the Village into the Delafield-Hartland Water Pollution Control Commission ("Del-Hart") wastewater treatment facility.

C. DUE's shall be calculated and assessed by the Village in accordance with then currently applicable Del-Hart regulations and Village ordinances.

D. The Town of Delafield Board of Supervisors hereby consents, pursuant to Wis. Stat. § 60.52(1) to the extension of the Village's system into the Town to provide service to the Contract Service Area depicted on Exhibit 1.

E. The Town, by its entry into this AGREEMENT hereby expressly consents to the construction of pipes or pipelines within the limits of Town highways depicted on Exhibit 2 and Exhibit 4 for purposes of Wis. Stat. § 86.16(1).

IV. Conditions Precedent to Construction and Connection to Village Sewage and Storm Water Collection System.

A. The Parties' obligations under this AGREEMENT are contingent upon the following:

i. The Developer obtaining the approval of, and applicable permits from, all applicable agencies having jurisdiction over the provision of service by Hartland including, but not limited to, the Wisconsin Department of Natural Resources, the Waukesha County Department of Transportation, the Southeastern Wisconsin Regional Planning Commission, the Village of Hartland, and the Delafield-Hartland Water Pollution Control Commission and providing evidence of such approvals and permits to Hartland.

ii. The Developer shall retain the services of consulting engineers licensed in Wisconsin to design and coordinate installation of sanitary sewer main connections and storm water collection areas and conduits to Hartland's existing systems under this AGREEMENT.

V. Village Review.

A. All plans and specifications for sewer modifications, connections, and/or extensions required hereunder shall be submitted to the Village of Hartland DPW Director/Village Engineer for review and approval prior to the commencement of construction.

B. No sanitary sewer connection, change of use, or extension, expansion, or intensification of any sewer use of any property provided with sanitary sewer service under this AGREEMENT shall be permitted by the Town.

C. Proof of approval of all plans and specifications for storm water drainage improvements, conduits, grading, routing and maintenance as finally approved and permitted by Waukesha County.

VI. Fees ~~and~~, Costs, and Financial Guarantees.

A. At the time of entry into this AGREEMENT, the Developers shall fully reimburse the Village for all planning, design, miscellaneous engineering, legal, administrative, construction, operation, and maintenance costs and expenses incurred by the Village and all costs and expenses (regardless of whether the infrastructure modifications have been implemented or will be implemented within or beyond the Village's corporate limits) arising out of, or pertaining to, the Village's entry into this AGREEMENT or the provision of residential sanitary sewer and storm water transportation services hereunder that have been incurred as of the date of this AGREEMENT. Once the storm water and sewer system which are the subjects of this AGREEMENT has been completed, the Village is hereby authorized pursuant to Wis. Stat. § 66.0707 by the Town to impose a special assessment or special charge against real property within the boundaries of the Hawks Haven Subdivision. The approval by the Town of entry into this AGREEMENT shall also constitute the approval required under Wis. Stat. § 66.0707(2). The Town also agrees that it shall ~~perform the collection obligations contained in~~ cooperate with the Village's collection per Wis. Stat. § 66.0707~~(3)~~ if necessary. ~~and timely submit all collected funds to the Village for subsequent costs and expenses as they are incurred. Payment~~ OK

~~of invoices submitted by the Village to the Town shall be made within thirty (30) days of the issuance date.~~ } OK

B. At the time of entry into this AGREEMENT, the Developers shall pay the Village One Hundred Thousand Six Hundred Ninety-Four Dollars ($100,694) US in cash or certified funds in full payment of all the connection fees provided for in Chapter 86 of the Village of Hartland Code of Ordinances (i.e. Nine Thousand One Hundred Fifty-Four Dollars ($9,154/DUE) for each of the eleven (11) parcels within the Contract Service Area being serviced under ~~this AGREEMENT~~this AGREEMENT). At the time of entry into this AGREEMENT, the Developer shall pay the Village One Thousand and One Hundred Dollars ($1,100) US in cash or certified funds in payment of the 2017 storm sewer charge attributable to the eleven (11) parcels in the Hawks Haven Subdivision. Developers acknowledge and agree that the Village shall annually determine a storm sewer charge for the Hawks Haven Subdivision which shall be payable and due after invoicing under Section VI. (F.)~~ above~~below. Developers shall notify all prospective parcel purchasers of the respective obligation to pay same by inserting notification of same in the recorded plat. Such notice shall also reference Section VI. (A.) as a collection process available in the event of non-timely payment.

C. All legal and professional costs incurred by the Village after the date of entry into this AGREEMENT for review of plans, specifications, agreements, and construction shall be invoiced to the Developers on a periodic basis and the Developers hereby represent and warrant that they will promptly make payment to the Village for all invoices received under this AGREEMENT. A breakdown of costs shall be included with each invoice.

D. Pursuant to this AGREEMENT, the Village shall bill properties receiving service within the Contract Service Area on a quarterly basis on a Domestic User Equivalent ("DUE") basis as set forth in the Village of Hartland Code of Ordinances (as amended from time-to-time), and calculated on the same rate basis used for residents of the Village of Hartland (as amended from time-to-time) in addition to the annual license fee as set forth in paragraph VI. (K~~J~~.) herein.

E. For purposes of this AGREEMENT, each of the eleven (11) residences being serviced shall be presumed to utilize the equivalent of one DUE which is established at 100,000 gallons/per year.

F. Invoices issued under this AGREEMENT shall be paid within thirty (30) days after their receipt by each respective parcel owner in the Hawks Haven Subdivision. If payments are 30 days or more late, a penalty of three percent (3%) will be imposed. Any delinquent amounts shall be assessed an additional ten percent (10%) in the event that collection is achieved through the use of a special charge or assessment.

G. The Village shall be responsible for repair and maintenance of Contract Service Area sanitary sewer mains, monitoring stations, if any, and appurtenant equipment. The Village will recover costs and expenses incurred by the Village as part of its user fee structure, as amended from time-to-time. Costs and expenses involved in any future replacement and/or reconstruction of sanitary sewer mains or unpaid /delinquent sewer charges, including annual license fees and any costs associated with inspection, modification, repair or restoration of the storm drainage area deemed needed, in the sole discretion of the Village to restore the storm drainage area to optimal functioning status consistent with its original approved design, shall be recovered by the Village by special assessment or special charge. The Town shall adopt such additional resolution(s) if necessary under Wis. Stat. § 66.0707 (as amended from time-to-time) to authorize the levy of such special assessment(s) or special charges by the Village. ~~and shall, thereafter, collect and pay over such special assessments or special charges to the Village.~~

~~G.~~H. [Intentionally left blank]

~~H.~~I. No building permit shall be issued by the Town for any parcel within the Contract Service Area unless the Developer has first paid directly to the Village of Hartland all the applicable fee(s) set forth in Chapter 86 of the Village of Hartland Code of Ordinances and Section 13.15(6) of the Del-Hart Sewer Utility (both as amended from time-to-time). The Town's Plumbing Inspector shall be responsible for inspecting the installation and connection of all laterals to sewer mains.

~~I.~~J. All legal and professional costs incurred by the Village after the date of entry into this AGREEMENT for review of plans, specifications, agreements, and construction

within the Town shall be invoiced to the ~~Town~~ Developer on a periodic basis and the ~~Town~~ Developer hereby represents and warrants that it will promptly make payment to the Village for all invoices received under this AGREEMENT. A breakdown of costs shall be included with each billing.

~~J.~~K. In recognition of the receipt of sanitary sewerage service to service development within the Town, for a period of 25 years from the date of this AGREEMENT the Village rates charged to Town customers shall be augmented by an annual license fee for the consideration of service. The annual license fee for Town customers shall equal twenty-five percent (25%) of the total annual operation and maintenance charges assessed to the Town customers less the treatment component paid by the Village to Del-Hart. Each of the eleven (11) parcels in the Hawks Haven Subdivision will be invoiced directly for the annual license fee by the Village for the consideration of sewer services. Said license fee shall be invoiced on a prorated quarterly basis or on the same basis as sanitary sewer use is billed to Town customers. This license fee terminates on the 25th anniversary of the AGREEMENT, and shall not be charged thereafter per Section IV. C. of the Settlement Agreement.

L. All invoices issued by the Village under this AGREEMENT shall be paid within thirty (30) days after their receipt. If payments are 30 days or more late, a penalty of three percent (3%) shall be assessed. In the event that collection is achieved ~~against the Town~~ by means of any collection method, interest will be assessed and accrued at the rate of one and one-half percent (1 ½%) ~~per month~~ on any delinquent amounts.

M. FINANCIAL GUARANTEE ~~FOR CONSTRUCTION~~. Prior to the execution of this AGREEMENT by the Village Board, the Developer shall ~~file~~ deliver to with the Village cash or a letter of credit setting forth terms and conditions in a form approved by the Village Attorney in the amount as approved by the Village Engineer as a guarantee that the Developer will perform all ~~terms of~~ [Construction and improvements under] this AGREEMENT no later than one year from the signing of ~~this AGREEMENT~~ [and satisfy for a period of forty-eight (48) months after execution of this AGREEMENT all other terms therein,] except as otherwise set forth in this AGREEMENT. If at any time:

- The Developer is in default of any aspect of this AGREEMENT, or

within the Town shall be invoiced to the ~~Town~~ Developer on a periodic basis and the ~~Town~~ Developer hereby represents and warrants that it will promptly make payment to the Village for all invoices received under this AGREEMENT. A breakdown of costs shall be included with each billing.

~~J.~~K. In recognition of the receipt of sanitary sewerage service to service development within the Town, for a period of 25 years from the date of this AGREEMENT the Village rates charged to Town customers shall be augmented by an annual license fee for the consideration of service. The annual license fee for Town customers shall equal twenty-five percent (25%) of the total annual operation and maintenance charges assessed to the Town customers less the treatment component paid by the Village to Del-Hart. Each of the eleven (11) parcels in the Hawks Haven Subdivision will be invoiced directly for the annual license fee by the Village for the consideration of sewer services. Said license fee shall be invoiced on a prorated quarterly basis or on the same basis as sanitary sewer use is billed to Town customers. This license fee terminates on the 25th anniversary of the AGREEMENT, and shall not be charged thereafter per Section IV. C. of the Settlement Agreement.

L. All invoices issued by the Village under this AGREEMENT shall be paid within thirty (30) days after their receipt. If payments are 30 days or more late, a penalty of three percent (3%) shall be assessed. In the event that collection is achieved ~~against the Town~~ by means of any collection method, interest will be assessed and accrued at the rate of one and one-half percent (1 ½%) per month on any delinquent amounts.

M. FINANCIAL GUARANTEE FOR CONSTRUCTION: Prior to the execution of this AGREEMENT by the Village Board, the Developer shall file with the Village cash or a letter of credit setting forth terms and conditions in a form approved by the Village Attorney in the amount as approved by the Village Engineer as a guarantee that the Developer will perform all terms of this AGREEMENT no later than one year from the signing of this AGREEMENT except as otherwise set forth in this AGREEMENT. If at any time:

- The Developer is in default of any aspect of this AGREEMENT, or

or obligations under this AGREEMENT

- The Developer does not complete the installation of the improvements within one (1) year from the signing of this AGREEMENT unless otherwise extended by this AGREEMENT or by action of the Village Board, or
- The letter of credit on file with the Village is dated to expire sixty (60) days prior to the expiration of the same if the same has not been extended, renewed or replaced, or
- The Developer fails to maintain a cash deposit or letter of credit in an amount approved by Village Engineer, and in a form approved by the Village Attorney, to pay the costs of improvements in the development,

the Developer shall be deemed in violation of this AGREEMENT and the Village Board shall have the authority to draw upon the letter of credit.

The amount of the letter of credit may be reduced from time to time as and to the extent that the portion of work required under this Agreement is completed and paid for, provided that the remaining letter of credit is sufficient to secure payment for any remaining improvements and also provided that no reduction shall occur until it is approved in writing by the Village Administrator. The Developer hereby represents to the Village, and agrees, that it will extend this guarantee beyond fourteen (14) months after the date of substantial completion, which Developer recognizes is longer than the Village could require under Section 236.13(2)(a)(1), Wisconsin Statutes, in order to induce the Village to enter this Agreement and to ensure that the improvements are duly completed and accepted by the Village; alternatively, at Developer's option, the Developer shall give notice to the Village twelve (12) months after the date of substantial completion and a thorough inspection shall be conducted and the Village shall draw any remaining funds as necessary from the financial guarantee to correct any work that is not satisfactorily completed.

The lending institution providing the irrevocable letter of credit shall pay to the Village Board all sums available for payment under the irrevocable letter of credit upon demand, subject to the terms and conditions of the irrevocable letter of credit, and upon its failure to do so, in whole or in part, the Village shall be empowered in addition to its other remedies, without notice or hearing, to impose a special charge

for the amount of said completion costs, upon each and every lot in the development payable with the next succeeding tax roll.

N. GUARANTEES OF IMPROVEMENTS:

i. Guarantee. The Developer shall guarantee after Final Acceptance, the public improvements and all other improvements described in Section II and IV hereof, against defects due to faulty materials or workership, provided that such defects appear within a period of two years from the date of Final Acceptance, by providing the Village with cash or a letter of credit in a form acceptable to the Village Attorney in an aggregate amount of ten percent (10%) of the total cost of all improvements. The Developer shall pay for any damages to Village property and/or improvements resulting from such faulty materials or workership. This guarantee shall not be a bar to any action the Village might have for negligent workership or materials. Wisconsin law on negligence shall govern such situations. If the Developer fails to pay for any damages or defects to Village property and/or improvements, and the Village is required to draw against the cash or letter of credit on ~~file~~ deposit with the Village, the Developer is required to replenish said monies up to the aggregate amount of ten percent (10%) of the total cost of all improvements.

ii. Obligation to Repair. The Developer shall make or cause to be made, at its own expense, any and all repairs which may become necessary under and by virtue of the ~~Developer'S~~Developer's guarantee and shall leave the improvements in good and sound condition, satisfactory to the Village ~~Board~~ Engineer at the expiration of the guarantee period.

iii. Notice of Repair. If during said guarantee period, the improvements shall, in the reasonable opinion of the Village ~~Staff~~, require any repair or replacement which, in ~~their~~ his judgment, is necessitated by reason of settlement of foundation, structure of backfill, or other defective materials or workmanship, the Developer shall, upon notification by the Village of Hartland of the necessity for such repair or replacement, shall make such repair or replacement, at its own cost and expense. Should the Developer fail to make such repair or replacement within the time specified by the Village in the aforementioned

notification, after notice has been sent as provided herein, the Village Board may cause such work to be done, but has no obligation to do so, either by contract or otherwise, and the Village Board may draw upon such guarantee security to pay any costs or expenses incurred in connection with such repairs or replacements. Should the costs or expenses incurred by the Village Board in repairing or replacing any portion of the improvements covered by this guarantee exceed the amount of the guarantee security, then the Developer shall immediately pay any excess cost or expense incurred in the correction process.

iv. Maintenance Prior to Acceptance. All improvements shall be maintained by the Developer so they conform to the approved plans and specifications at the time of their Final Acceptance by the Village Board. In cases where emergency maintenance is required, the Village Board retains the right to complete the required emergency maintenance in a timely fashion and bill the Developer for all such associated costs. Said bill shall be paid immediately by the Developer. The Developer's obligation to maintain all improvements shall expire at the expiration of the guarantee period.

~~K.~~O.

VII. Sewer Use Regulations and Enforcement.

A. The Developers and ~~Town~~ all subsequent owners within the Contract Service Area (the "Owner") shall strictly comply in all respects with the Village's sewer use rules and regulations as amended and/or supplemented from time-to-time during the term of this AGREEMENT, including but not limited to ~~,~~

~~B. The Town shall enact and enforce an ordinance substantially similar to~~ Section 86-303 and 86-305, of the Village of Hartland Code of Ordinances prohibiting the establishment, initial use, or continued use of septic systems within the Contract Service Area; and~~.~~

B. ~~The Town agrees to strictly comply with~~ the Village Sewer Use Ordinance for Municipal Wastewater Treatment Services, and as amended from time-to-time by the Village Board of Trustees and the rules and regulations of the Delafield-Hartland

Water Pollution Control Commission; and all applicable Town ordinances, including but not limited to Section 8.18 of the Town of Delafield Municipal Code as amended from time to time.

~~C.~~ C. The Town shall, prior to connection to the Village's system, adopt and enforce a sewer use ordinance substantially conforming with Chapter 86 of the Hartland Municipal Code and shall require customers within the Contract Service Area to comply with all applicable ordinances, rules and regulations of Hartland and the Delafield-Hartland Water Pollution Control Commission.

VIII. Availability of Service.

A. This AGREEMENT shall allow ~~the Town to obtain~~ sanitary sewer service only to lots physically located within the Contract Service Area described on Exhibit 1 that are used for the purposes expressly described in Section III. (A.) of this AGREEMENT. The Town hereby represents and warrants that it will not allow any commercial property or enterprise to connect, either directly or indirectly, to the Village's system unless expressly agreed thereto in writing by the Village, it being the express intent of the Parties that this AGREEMENT is intended to provide wastewater collection and transportation services to properties within the Contract Service Area for the purposes expressly described in Section III. (A.) of this AGREEMENT.

B. The Town hereby agrees that by executing this AGREEMENT and obtaining service hereunder, the Village is not establishing any precedent or creating any obligation to provide any service beyond that expressly specified herein ~~and as further stipulated by the Settlement Agreement~~.

Subject to VI. M. of this AGREEMENT,

IX. Maintenance and Repair.

A. Following the dedication of the system within the Town to the Village and the Village's acceptance thereof, the Village shall have the obligation to maintain and repair the wastewater collection system within the Town during the term of this AGREEMENT. The costs incurred by the Village shall be recovered under the provisions of Section VI. (G.) of this AGREEMENT provided, however, that the Developers shall be responsible for the costs of any repairs and/or replacements of

improvements arising within twelve (12) months of the dedication of said improvements to the Village. The provisions of this Paragraph shall not be construed to obligate the Village to reconstruct or reset manhole rims that are disturbed as a result of street resurfacing by the Town at any time.

B. The Village of Hartland Department of Public Works will respond to any main sewer backup within the Contract Service Area to open a plugged main sewer as part of its services under this AGREEMENT and without additional cost ~~to the Town~~ unless such backup is caused by, or results from an improper connection to the sanitary sewer system or by debris from construction activity.

C. Sanitary sewer laterals from the contract service area sanitary sewers to the individual parcels shall be the responsibility of the individual property owners within the Contract Service Area. This shall include all lateral installation costs, and operation, repair, and maintenance costs. The Village shall have no responsibility for any cost, repair, maintenance, or operational issues relating to sanitary sewer laterals.

D. In the event of a reasonable belief by Hartland or the Delafield-Hartland Water Pollution Control Commission ("Del-Hart") that any deleterious substance, storm water, or surface drainage is improperly entering the Village system, the ~~Town~~ Owner shall, in the company of representative(s) of the Village and/or Del-Hart, immediately search for the source of any such discharge and within five (5) days of receipt of written notice of any prohibited discharge, cause such discharge to cease and desist. In the event the ~~Town~~ Owner fails to remedy the prohibited discharge within said five (5) day notice period, the Village shall be entitled to injunctive relief from the Circuit Court for Waukesha County to compel compliance with this paragraph and the Village shall be entitled to recover its full costs and expenses from the ~~Town~~Owner, including, but not limited to, engineering, consulting, and attorneys' fees in enforcing compliance of this provision.

E. The Village shall follow standard practices for the operation of the wastewater and storm water collection and transportation system within the Town. The Town shall be responsible for enforcing existing ordinances and regulations governing storm water drainage areas, including any existing provisions concerning prohibition against

applicable

placement or planting of obstructions or landscaping of any kind, berming, filling in of swale areas, blocking of conduits.

F. The Village shall have the right to inspect any sewer connections or storm water drainage areas or storm water conduits permitted under this AGREEMENT and it is expressly agreed between the Parties that if any such inspection results in a determination by the Village, or its agent, that any deleterious waste or infiltration/inflow is improperly entering the sewer system or impairing the designed functionality of the storm water drainage areas or storm water conduits, the Village may issue written notification to cease and desist within five days and the ~~Town~~ Owner shall take any and all steps available to achieve compliance.

* Town and

X. Access, Books, and Records.

A. The Town hereby grants the Village, its officers, agents, and employees, the right to access, inspect, repair, and reconstruct sewer mains and appurtenances within the Town that serve the Contract Service Area. The Town shall take all steps necessary to provide unhindered access to the Village, its officers, agents, and employees.

B. The Town and the Village shall keep accurate books, records, and accounts of costs, expenses, expenditures, and receipts as they pertain to this AGREEMENT. Upon reasonable notice, either party shall be entitled to examine any such book, records, or account of the other party.

*= Need Plat Deed Restriction

XI. Term of AGREEMENT; Remedies.

A. This AGREEMENT shall have an initial term of twenty-five (25) years and, thereafter, shall be automatically be renewed for like terms, repeatedly and indefinitely, unless this AGREEMENT is first terminated by mutual agreement of the Parties.

*

B. The ~~Town~~ Developer and Owner agrees that, in the event of violation of this AGREEMENT or the violation of any regulation of the Delafield-Hartland Water Pollution Control Commission, the Wisconsin Department of Natural Resources, the Federal Environmental Protection Agency, or the ~~Village's~~ sewer ordinance ~~contained in~~ Chapter 86 of the Village Ordinances, including but not limited to

Restore Village Delete

adopting TOWN's

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sections 86-227, 86-230, 86-264 and 86-295, the ~~Village~~ Town may assess a penalty ~~against the Owner~~ in the amount of $500 per day for each day of each violation, with each day of each violation constituting a separate offense for which an additional penalty amount shall be due. The ~~Town~~ ~~Owner~~ violation shall pay penalties assessed by the ~~Village~~ Town hereunder at the time the next quarterly billing is due and payable. Assessment of any penalty under this paragraph shall be in addition to any other legal remedy available [~~to the Village~~]

C. If the Village is required to bring proceedings for the enforcement of this AGREEMENT against the Developer or ~~Owner~~ or collection proceedings to obtain payment from the Developer or Owner, the Village shall be entitled to receive from the Developer or ~~Owner~~ the amount of all outstanding invoices, interest charges and allowable penalties, together with the costs of collection and/or enforcement and attorneys' fees incurred in conjunction with collection and/or enforcement. (See also Subsection E. below.)

D. In addition to any other penalty or dispute resolution arrangement provided for in this AGREEMENT, the Parties may sue in the Circuit Court for Waukesha County for declaratory judgment or such other relief as may be available at law.

~~D.~~E. In the event the Developer or any ~~Owner~~ fails to abide by the terms of this AGREEMENT or the sewer use regulations described in Section VII hereof, and if the financial deposit described in Section II.A. and the financial guarantees described in Sections VI. M. and VI. N. are inadequate to resolve the default, the Village may require that the Town to correct the default and/or pursue enforcement, subject to the following. In the event the Town corrects a default or pursues enforcement arising from the Developer or ~~Owner~~ failing to strictly adhere to the terms of this AGREEMENT or applicable sewer use regulations, the Town shall be empowered in addition to its other remedies, ~~without notice or hearing~~, to impose a special charge for all costs incurred in doing so (including without limitation by reason of enumeration, design, engineering, review, supervision, inspection, legal, administrative and fiscal work; and the amount of all outstanding invoices, interest charges and allowable penalties, together with the costs of collection and/or enforcement and attorneys' fees incurred in conjunction with collection and/or

Town

Town

unenforceable

Need Plat language

unenforceable as written meaning Owner because Owner is not a party to the AGREEMENT

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enforcement; both for the Town and for the Village), upon each and every lot in the Hawks Haven Subdivision payable with the next succeeding tax roll pursuant to Section 66.0627 Wisconsin Statutes and other applicable laws. All invoices issued by the Town under this AGREEMENT shall be paid within thirty (30) days after their receipt. If payments are 30 days or more late, a penalty of three percent (3%) shall be assessed. In the event that collection is achieved by means of any collection method, interest will be assessed and accrued at the rate of one and one-half percent (1 ½%) per month on any delinquent amounts. The Developer, on its own behalf and on behalf of all subsequent Owners, waives its right under Section 66.0627 and other applicable laws, and agrees to promptly pay any special charges which may be levied against the Hawks Haven Subdivision pursuant to this Section. The Village shall cooperate with the Town with regard to any such enforcement measures and cost recovery as necessary to comply with applicable laws.

unenforceable as written by E. Lars

per month?

XII. Indemnification.

restore

The ~~Town and~~ Developers shall indemnify and save the Village of Hartland and the Delafield-Hartland Water Pollution Control Commission, and each of their respective officers, agents, and employees harmless from all costs (including but limited to ~~attorneys~~attorney's fees) and claims any kind (including but not limited to death or destruction of property) arising out of the Village's entry into, or performance under, this AGREEMENT.

XIII. Relationship.

sewer

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A. Individual property owners receiving service under this AGREEMENT shall be direct customers of the Village and the Village may establish its own service rates for said customers from time-to-time subject to Sections VI. D. and VI. ~~I.~~ The Town shall take such action as is reasonably necessary to assist the Village in its billing and collection of all fees or charges from its customer for sewer service.

B. Nothing in this AGREEMENT shall be construed to create an employer/employee relationship, joint employer, a joint venture relationship, or a principal/agent relationship.

C. The Town represents that it will not tax any Village-owned facilities within the Town required for performance of the Village's obligations under this AGREEMENT.

D. The Town represents that it will grant all permits in a timely manner and without cost to the Village, as may be necessary to effectuate the Village's repair needs, maintenance, alteration, or operation with respect to service under this AGREEMENT.

XIV. Dispute Resolution.

Except as provided in Section XI. (D.) above, all disputes over the interpretation or application of this AGREEMENT as between or among any of the Parties, but excluding owners of any of the eleven (11) lots as set forth in Exhibit 1 shall be resolved according to the following dispute resolution procedures as a ~~perquisite~~ prerequisite to any disruption of service:

A. If the dispute cannot be resolved by the personnel directly involved, the Parties will conduct the following mediation process before invoking ~~formal arbitration~~court proceedings:

i. Each party will designate a representative with appropriate authority to be its representative in the mediation of the dispute.

ii. Either representative may request the assistance of a qualified mediator. If the Parties cannot agree on the qualified mediator within five days of the request for a mediator, a qualified mediator will be appointed by the Wisconsin Public Service Commission ("PSC"), or if the PSC fails to appoint a mediator, by the then presiding Judge in the Civil Division of the Circuit Court for Waukesha County.

iii. The mediation session shall take place within 30 days of the appointment of the respective representatives designated by the Parties, or the designation of a mediator, whichever occurs last.

iv. In the event that a mediator is used, each party shall provide the mediator with a brief memorandum setting forth its position with regard to the issues that need to be resolved at least 10 days prior to the first scheduled mediation

session. The Parties will also produce all information reasonably required for the mediator to understand the issues presented. The mediator may require either party to supplement such information.

v. The mediator does not have authority to impose a settlement upon the Parties but will attempt to help the Parties reach a satisfactory resolution of their dispute. The mediation session(s) shall be private. The Parties and their representatives may attend mediation sessions. Other persons may attend only with the permission of the Parties and with the consent of the mediator. The Parties shall maintain the confidentiality of the mediation to the extent allowed by law and shall not rely on, or introduce as evidence in any arbitral, judicial, or other proceeding, views expressed or suggestions made by the other party with respect to a possible settlement of the dispute, or admissions made by the other party in the course of the mediation proceedings.

vi. The expenses of a mediator, if any, shall be borne equally by the Parties. Otherwise, each party shall bear its own respective expenses relating to the mediation.

~~B. If unresolved after A. above, the Parties will submit the dispute to binding arbitration by an arbitrator of recognized qualifications. If the Parties cannot agree on an arbitrator, they will request a 5-person panel list from the Wisconsin Public Service Commission. Each party will have two strikes from the 5-person panel. The Parties may agree to an alternative method for the selection of the single arbitrator.~~

~~C. The Parties will equally divide the fees of the arbitrator, as well as the costs of court reporters, if any. The Parties will be responsible for their own attorneys' and expert fees.~~

~~D. The arbitrator shall not be bound by rules of evidence but shall be bound by the substantive and common laws of Wisconsin. The basis of the award of the arbitrator shall be in writing, shall be final and binding, and shall be enforceable at law. The arbitration provisions of Chapter 788 of the Wisconsin Statutes as amended from time to time shall apply to the arbitration proceedings, unless the Parties agree on different arbitration procedures.~~

OK. WE.

OK.

~~E. The Parties agree that arbitration proceedings must be instituted within one year after the claimed breach occurred, and that the failure to institute arbitration proceedings within such periods shall constitute an absolute bar to the institution of any proceedings and a waiver of all claims.~~

XV. General Provisions.

A. Except as provided in Section XIV. (E.) of this AGREEMENT, the failure of any party to insist upon strict performance of any of the terms or conditions of this AGREEMENT shall not be construed as a waiver or relinquishment of any right granted under this AGREEMENT.

B. This AGREEMENT shall be governed and interpreted under the laws of the State of Wisconsin. The Parties acknowledge and represent that this AGREEMENT is the subject of negotiation by all Parties and that all Parties together shall be construed to be the drafter hereof and this AGREEMENT shall not be construed against any party individually as drafter.

C. This AGREEMENT constitutes the entire agreement among and between the Parties relating to the subject matter of this AGREEMENT. All prior understandings, agreements, correspondence, and discussions of the Parties are merged into and made a part of this document except for the Settlement Agreement. This AGREEMENT is intended to implement terms of the Settlement Agreement, and nothing herein shall be interpreted to modify, waive or change any provision of the Settlement Agreement. Further, the Parties agree that this AGREEMENT arises per Section IV. C. and IV. D. ii. of the Settlement Agreement, and does not invoke the annexation provisions of Section X. A. of the Settlement Agreement. Neither the Town nor its customers shall permit any additional connections or use beyond that which are specifically provided for under this AGREEMENT.

OK.

D. This AGREEMENT requires the Parties to act or to refrain from acting on a number of matters. The Parties hereby agree to adopt whatever ordinances or resolutions or enter into whatever agreements as may be necessary to accomplish the intent of this AGREEMENT. The Parties hereby acknowledge that this AGREEMENT imposes on them a duty of good faith and fair dealing.

E. Amendments. This AGREEMENT may be modified only by a written amendment signed by the Parties. If any party deems it desirable to amend the AGREEMENT, that party will give written notice of the proposed amendment and the reasons therefore to the other parties. The Parties will, within 60 days of receipt of the notice, meet to discuss the proposed amendment.

VILLAGE OF HARTLAND

The undersigned have executed this AGREEMENT pursuant to the authority of the Village of Hartland Board of Trustees granted on _____, 2017.

By: _____/_____
Jeffrey Pfannerstill, Village President Date

Attest: _____/_____
Darlene Igl, MMC/WCPC, Village Clerk Date

TOWN OF DELAFIELD

The undersigned have executed this AGREEMENT pursuant to a duly adopted resolution of the Town of Delafield Board of Supervisors dated _____.

By: _____/_____
Larry Krause, Town Chairman Date

Attest: _____/_____
Mary Elsner, CMC, Town Clerk Date

HAWKS HAVEN LLC

By: _____/_____
Dale W. Bergman, Member Date

The undersigned personally guarantees that Hawks Haven LLC or any other party or entity who is the voluntary or involuntary transferee of any part of Hawks Haven LLC's interest in the

Hawks Haven Subdivision will perform all obligations under this AGREEMENT. But for the inducement of a personal guarantee, evidenced by this writing which is incorporated into and made a part of the AGREEMENT, the Village would not have entered into this AGREEMENT as there is no certainty about the availability of the resources to Hawks Haven LLC to fully perform all obligations under this AGREEMENT. Notwithstanding anything to the contrary, this Guaranty shall remain in full force until all eleven (11) homes have been built in the Hawks Haven Subdivision and an occupancy permit has been issued for each. In the event of any bankruptcy, reorganization, winding up or similar proceedings with respect to Hawks Haven LLC, no limitation may be imposed at any time on Dale W. Bergman's liability under this AGREEMENT by any federal, state statute, law or regulation or proceeding applicable in any manner to the undertaking of the land development contemplated by the AGREEMENT. No transfer of any interest of Hawks Haven LLC at any time shall in any way limit Dale W. Bergman's liability under this Guaranty.

This Personal Guaranty shall be binding upon the undersigned and his successors and assigns, and shall inure to the benefit of the Village and its successors or assigns.

DALE W. BERGMAN

By: _____ / _____

Dale W. Bergman, Individually Date

APPROVED pursuant to Section 20.1(3) of the joint Delafield-Hartland Sewer Utility (Delafield-Hartland Water Pollution Control Commission), SEWER USE AND USER Charge Ordinance Effective January 1, 2013.

_____

_____, _____

Delafield-Hartland Water Pollution Control Commission

EXHIBIT LIST

Exhibit 1—Drawing of Contract Service Area Map

Exhibit 2—Drawing and description of Sanitary Sewer Easements

Exhibit 3—Sanitary Sewer Plans and Specifications

Exhibit 4—Drawing of Storm Water Easement Areas and Locations

MEMORANDUM

TO: President and Village Board

FROM: David E. Cox, Village Administrator

DATE: July 21, 2017

SUBJECT: Coordination Involvement

On the agenda for Monday evening is a discussion regarding the Village's interest and willingness to participate in a nationwide effort to develop a standard protocol for Coordination under the federal law. As the Board is likely aware, despite its foundation in the law, Coordination is undertaken in a myriad of ways among the federal agencies and, at times, not at all. Fred Grant has approached us to determine whether the Village of Hartland will participate in, and be a leader of, an effort to work with other individuals from all levels of government and other interested parties to develop a standard method or means by which federal agencies can meet this requirement.

Mr. Grant is proposing to contact as many of the people with whom he has worked on Coordination and other federal issues to invite them to participate in a task force that would attempt to put this protocol together. As a "leader" in that effort, Mr. Grant sees Hartland as an editor of ideas and drafted documents as well as, I suspect, an official coordinator and spokesperson for the effort. The idea is very fluid right now as we do not know who would be involved or even whether the federal government is interested in this.

As I see it, such an involvement will involve a fair number of telephone or Skype-type conferences and time to review drafted documents created by the task force with the majority of the writing and "staffing" effort contributed by Mr. Grant. I imagine that there might be some travel to meetings out of state during this effort that could last several months to years. To this point, there has been no request or even suggestion that Hartland would pay any out of pocket funds to Mr. Grant for his work; we would merely be covering our normal operating expenses and the costs of our participation. I image that due to his passion about this, I believe that Mr. Grant is planning to do this "pro bono."

I have attached an e-mail from Mr. Grant that provides his comments in response to my indication to him that while the Village is willing to continue the effort related to the vaping industry and Johnson Creek, the Village Board must discuss this level of involvement as a "lead" in the overall Coordination effort.

DCCoordination Involvement

Attachment

David Cox

From: Fred Grant <fkellygrant@gmail.com>
Sent: Thursday, July 13, 2017 1:16 PM
To: David Cox
Cc: jeffpfannerstill@gmail.com; Jeffrey Pfannerstill
Subject: Re: can i go with the video?

David and Jeff, thanks for getting back to me. I will set forth here what I mean when I say that Hartland will have the lead, and you will have that to present to the Board. I say that as an honorary position of your being the lead because of the fact that you folks took the risk. I don't expect that it will involve a lot more work for you other than review of the various drafts as they are worked over of a protocol.

I have every intention of being the chief slave over this because I have waited for so long for the opportunity to cure a missing link in communifaton between agencies and the local governments. But Hartland will get the credit just as you have for the work you and I and all of us have done.

I don't mean that I would look at you as a team of mannequins just smiling and nodding; I mean that you would be the first of the line to whom I would present anything that I was either going to the task force with or to the agency at the end of a process. And thats what I mean when Isay you would have the lead. I would look to Jeff and you david for advice as we move along, advice between meetings and the other Trustees could be involved to the extent they want. At least one has indicated that she would like to be more involved. I look at it like this; I served a board of county commissioners

one time for 7 years as deputy clerk of the county, administrator to the board with much the same duties as David, so I know how to do the work and get the Board's input without taking up too much of their time, and I know how to give them credit and you all deserve that.

So, here is the way I plan to proceed: Enlist the task force from those who have worked on coordination with me, and those among whoever gets the invitation who would like to learn coordination from every state in which I've worked. I will ask those in each state to pick one of two to serve on a panel that is between the task force and Hartland's board and I for you will sit on the "high bench with me", we'll be the last ones to see somethig before it goes to the feds. I expect that we will have 12 to 15 people on the "high board" between the task force and you. When the drafting gets down to the filtering, it wil lbe done by those 12 to 15 and you and I. And the final draft will go from you all and I.

As to travel, I would like for the two of you to be able to travel to places where we will be doing coordination for the first time for a couple of reasons: first you understand the nature of the beast, second you are enthusiastic, and third you represent just plain good citizens who learned this on the fly and show that it can be done. Hopefully at some point we can raise funds for that travel. And I hope that at least we can raise funds enough to host, not at your cost, a meeting in Hartland of the Task Force, once the job is done.

I hate to wait until the 24th to even get the word out, because we need to keep momentum going before the mid level bureaucrats can put the cats back in the box in DC and return the major players to their roles of simply sitting waiting for their minds to atrophy. So, I will probably re do the video and simply credit you folks with having the courage to start this and to be up there with your name known. I'm going to watch the video and see whether there are parts I can use.

Meanwhile here is the "tower of power" strategic ladder for the project:

EPA

FKG-HARTLAND

FDA HHS

High Panel

All federal agencies per

NEPA Task Force of over 100

JOINT

PROTOCOL

All coordination experiences per NEPA between federal agencies with major federal actions and local governments

On Thu, Jul 13, 2017 at 9:36 AM, David Cox <davidc@villageofhartland.com> wrote:

Fred,

Jeff and I have finally had time to talk about the video and the involvement it represents. He and I agree that while the Village is certainly still on the path related to the vaping industry and Johnson Creek, we need to talk with the Village Board more about the greater involvement as a "lead" in the overall Coordination effort. As such, we would like to talk with the Village Board as part of the next agenda on July 24 to make that choice. It is not necessary for you to be there as this will be a policy type discussion.

I hope you can wait. Otherwise, you cannot represent that the Village of Hartland will be in a leadership role in that greater effort.

Dave

David E. Cox, Village Administrator

262-367-2714

www.villageofhartland.com

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

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

From: Fred Grant [mailto:fkellygrant@gmail.com]
Sent: Thursday, July 13, 2017 8:19 AM
To: jeffpfannerstill@gmail.com; Jeffrey Pfannerstill; David Cox
Subject: can i go with the video?

--

Fred Kelly Grant

Fred Kelly Grant, LTD.

Cell: (208) 949-1061

"In times of universal deceit, telling the truth becomes a revolutionary act"

- George Orwell

--

Fred Kelly Grant
Fred Kelly Grant, LTD.
Cell: (208) 949-1061

"In times of universal deceit, telling the truth becomes a revolutionary act"
- George Orwell