

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, APRIL 15, 2019
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Roll Call

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of March 18, 2019.
2. Architectural Board and Plan Commission review and consideration of an application for signs for Hartland Service, Inc., 400 E. Industrial.
3. Architectural Board review and consideration of an application for a sign for Espire Homes, 530 Hartbrook Drive.
4. Plan Commission review and consideration of a request to renew a Conditional Use Permit for operation of a temporary greenhouse to be located at Biebel's True Value, 580 Hartbrook Drive.
 - a. **Public Hearing** to hear comments on the request to renew the request for a Conditional Use
 - b. Consideration of a motion to approve the Conditional Use for Biebel's True Value
5. Plan Commission review and consideration of a petition to rezone property at 345 Cottonwood Ave. to the RS-3 Residential Single Family .
6. Adjourn

David E. Cox, Village Administrator

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: www.villageofhartland.com (Government/Agendas and Minutes).

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

MEMORANDUM

TO: Architectural Board and Plan Commission
FROM: David E. Cox, Village Administrator 
DATE: April 10, 2019
SUBJECT: Agenda Information

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

Item 2 Related to signs at Hartland Service

Background: The ownership of Hartland Service desires to incorporate banners as part of his permanent sign plan for the business. The banners are fabric flag-type banners on poles that reach a height of approximately 12-feet when installed in the ground. Typically, these are considered temporary signs. The Sign Code indicates at 46-978:

The following signs are permitted in all zoning districts without a permit, subject to the following regulations:

(6) *Temporary signs.* Temporary signs for a period not to exceed 30 days per special event or activity with signage for not more than three such special events or activities per year, but such time period and number of special events or activities may be increased when authorized by the plan commission. (Emphasis added)

A **Temporary Sign** is defined as “any sign, banner, pennant or advertising display constructed of wood, metal, cloth, canvas, light fabric, cardboard, wallboard or other light material where, either by reason of construction or purpose, the sign is intended to be displayed for a short period of time.”

The Plan Commission is asked to determine whether these signs will be allowed to remain on display for more than the basic amount prescribed by the Village Code. If so, staff recommends that the approval be granted for a specific amount of time and under some specified parameters. For example, the Commission could specify a specific number of times the banners could be displayed annually (at 30-days each time). Additionally, the Commission could determine whether there should be any kind of a break between display periods.

Recommendation: Determine whether and under what conditions the signs will be allowed.

Item 4 Related to the Conditional Use Permit for temporary retail flower sales at Biebel's True Value.

Background: The ownership of Biebel's True Value has petitioned for an extension of the Conditional Use Permit they have held for some time, which allows them to construct a temporary facility for the sale of flowers on the property they occupy on Hartbrook Drive. As in the past, the facility will be located in the parking lot for the business. In follow up to the Plan Commission's March meeting, I contacted Sue Biebel to ask questions about the traffic flow/parking and some other matters. A revised map was provided that changed the location of the greenhouse to a position adjacent to the main building. I marked up the map with some questions and returned it to Biebel. The marked up map is included in the packet. Biebel's response to my questions is as follows:

You are correct on the Greenhouse location and traffic flow. We will be marking off 4 parking spaces. The placement of the greenhouse will open the 6 parking spaces next to the road. The area where the propane tank is will be left open. The other area will be for some plant displays but mostly for us to keep open for the propane and our side gate access. The equipment that is there now will be moved to the parking next door. We have permission from Waukesha State Bank to use the area.

Recommendation: Recommend a renewed Conditional Use Permit with appropriate revisions.

Item 5 Related to the proposed rezoning of 345 Cottonwood Ave.

Background: This matter was tabled by the Commission at the owners request and is returning for its second consideration and recommendation to the Village Board. As a reminder, the owner of the building at 345 Cottonwood Avenue has requested rezoning of the parcel from B-3 Central Business/Mixed Use District to RS-3 Single-Family Residential District. The parcel is located in the downtown business area and is the southernmost of three adjacent house structures on this stretch of Cottonwood. The Village's Comprehensive Plan identifies this area, including the entirety of the downtown, as "Mixed-Use Commercial/Residential (Part of the Village Center)." Additionally, at its meeting on Tuesday, April 9, the Comp Plan Update Steering Committee indicated that it would recommend the area be designated similarly in the updated Plan. The parcel immediately north of the subject parcel is zoned RM-2 Multiple-Family Residential District and is currently a single family house. The next parcel north is zoned RM-1 Multiple-Family Residential District and is used as a multiple tenant, 3-unit residential building. South of the subject property (south of the driveway for Hartland Meadows) is a multiple tenant business property. Previously, the subject parcel was used as a commercial use

and would be modified to meet the residential building codes. As a reminder, the B-3 zoning district allows residential use of buildings in the district at the rear of the first floor and on the second floor and above. If the zoning is changed, the petitioner has suggested RM-3 zoning. However, other single family zoning in and around the downtown (notwithstanding the parcel immediately north) is the RS-5 Single-Family District, which calls for a minimum frontage of 70 feet and minimum lot size of 8,000 square feet. The subject lot is 90 feet wide and is about 22,000 square feet. If the Plan Commission is inclined to recommend approval of the zoning change, staff suggests the RS-5 District may be more appropriate.

I will also note that the Economic Development Committee of the Downtown BID at its meeting on Wednesday, April 10, reviewed the downtown for future development in an effort to provide feedback to the BID Board, Village Board and the Comp Plan Steering Committee. It determined that the three residential parcels in this area are a prime location for potential redevelopment into an appropriate mixed use development to compliment the commercial nature of the District and provide higher density housing.

Procedurally, the Plan Commission is asked to give final review of this proposed rezoning at this meeting and to provide a specific recommendation to the Village Board.

Recommendation: Consider the matter and provide a recommendation to the Village Board.

DC:PC Agenda Info 4-15

cc: Ryan Amtmann, Village Engineer
Scott Hussinger, Building and Zoning Official

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, MARCH 18, 2019
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Jeff Pfannerstill, David deCourcy-Bower, Jack Wenstrom, James Schneeberger, Ann Wallschlager, Tim Fenner and Tim Hallquist.

Others Present: Administrator Cox, Building Inspector Hussinger, Ryan Amtmann and Deputy Clerk Bushéy.

Call to Order-

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of February 18, 2019.

Motion (Wenstrom/Schneeberger) to approve the Jt. Architectural Board/Plan Commission minutes for February 18, 2019. Carried (7-0).

2. Architectural Board review and consideration review and consideration of an application for a sign for 360 Fitness, 592 W. North Shore Drive.

Building Inspector Hussinger said the proposed sign is a simple wall sign, and he said it fits the size requirement.

Motion (deCourcy-Bower/Schneeberger) to approve the application for a sign 360 Fitness, 592 W. North Shore Drive. Carried (7-0).

3. Architectural Board review and consideration of an application for a sign for MGM Properties, 420 Cardinal Lane.

Wallschlager asked if there would be another sign besides this one, and Building Inspector Hussinger said he didn't know of any request for a ground sign, just this wall sign.

Motion (Hallquist/deCourcy-Bower) to approve the application for a sign MGM Properties, 420 Cardinal Lane. Carried (7-0).

4. Architectural Board review and consideration of an application for a sign for Behrend Property LLC, 115 Hill Street.

Building Inspector Hussinger said he believes they have been to BID, and the BID has endorsed the sign. Administrator Cox said there was only 1 question at the BID, and that was if the size was appropriate. He said it is 56 inches in diameter and he thinks that is sufficient. Pfannerstill said he recalled from the BID meeting that the owner said if the Building Inspector said they need to shrink the size, they were ok with doing that. deCourcy-Bower asked about the coloring on the sign and it was stated the color will be blue and white.

Motion (deCourcy-Bower/Hallquist) to approve the application for a sign for Behrend Property LLC, 115 Hill Street. Carried (7-0).

5. Architectural Board and Plan Commission review and consideration of a sign for Nooks & Cranny's Home Décor & Gifts, 540 Hartbrook Drive.

Building Inspector Hussinger said there are 2 signs to consider here, one is a wall sign and the other is a spot on the multi-tenant sign. Hallquist asked if it will be illuminated, and it was stated that on the application says it is not. Denise Nerdahl the owner was present and said the sign above the door is not illuminated but the multi-tenant is illuminated.

Motion (deCourcy-Bower/Hallquist) to approve the application for a sign for Nooks & Cranny's, 540 Hartbrook Drive. Carried (7-0).

6. Architectural Board and Plan Commission review and consideration of a conceptual plan for an expanded entertainment area for Bristlecone Pines.

Jon Schoenheider from Bristlecone Pines HOA was present and explained the conceptual plan. He said with the declining values of the community they are trying to reinvigorate things with an additional entertainment facility. He said as of now they have proposed a pickle ball court and basketball court which would be below the existing tennis courts along with expanding the parking and a covered pavilion. He said they don't think they are going to do the community garden at this time and in the future they would like to put in a bathroom at some point. He went on to say probably this summer they will have a man and women's metro on site so the grandparents have a facility to use and they are also looking at adding security cameras to make it more secure. He said they sent a letter out to the Bristlecone Pines Community to get feedback. Pfannerstill asked Mr. Schoenheider to clarify what he means when he says community and Mr. Schoenheider said he is referring to the Bristlecone Pines subdivision. Mr. Schoenheider said the HOA has approved the conceptual plan. Building Inspector Hussinger asked if they are looking for conceptually approval like to a site plan and then they can come back for approval with specific drawings for the pavilion for the height and size, Mr. Schoenheider said yes. Hussinger said the Plan Commission needs to talk about it in general and say if they think it is ok and if they have any concerns get it out now. Fenner asked about the restroom and Jon said it would be at the front entrance. He said he guessed if they could afford it would be in 3-4 years. There was brief discussion on landscaping.

The general consensus of the Plan Commission is that they are ok with the concept plan. Hussinger said they will need to come back for approvals. No action taken at this time.

7. Architectural Board and Plan Commission review and consideration of a request to renew a Conditional Use Permit for Homegrown Farms for operation of a temporary retail flower hut to be located at Piggly Wiggly parking lot, 550 Cottonwood Ave.

a. Public Hearing to hear comments on the request to renew the request for a Conditional Use.

Pfannerstill opened the Public Hearing at 7:20pm for comments. Cathy Magill was present and said this will be their 15th year doing the temporary flower hut. She said they have staff to man the flower hut, they share water from the fire hydrant and they won't need to use electricity. Ms. Magill said the hut is locked up at night, and they have had no problems. There are no changes from previous years. There were no other comments so Pfannerstill closed the Public Hearing at 7:22pm.

b. Consideration of a motion to approve the Conditional Use for Homegrown Farms.

Motion (Swenson/Wallschlager) to approve the Conditional Use for Homegrown Farms. Carried (7-0).

8. Plan Commission review and consideration of a request to renew a Conditional Use Permit for operation of a temporary greenhouse to be located at Biebel's True Value, 580 Hartbrook Drive.

a. Preliminary consideration of plans for the Conditional Use Permit.

Wallschlager asked if the area down by Sweet Dreams is going to remain open because sometimes it is open and sometimes it is not. Pfannerstill said he does not know the answer to that. Administrator Cox said they will have to ask them about that. He also there are specific rules on what they can do and they can ask about that on April 15, 2019 at the Public Hearing.

b. Motion to set a Public Hearing to be held during the regular Plan Commission meeting on April 15, 2019.

Motion (Fenner/Swenson) to set Public Hearing for April 15, 2019. Carried (7-0).

9. Consideration of a motion to table a petition to rezone property at 345 Cottonwood Ave. to the RS-3 Residential Single Family District until the April 15 meeting.

Motion (Swenson/Wallschlager) to table the petition as a whole to the April 15 meeting. Carried (7-0).

10. Plan Commission review and consideration of actions and items related to The Glen at Overlook Trails, condominium development on the property located at and adjacent to N56 W28628 CTH K (Libson Road).

Bryan Lindgren from Neumann Developments was present and said they have gone thru all the plans and all of the requirements of the PUD except for the clarifications today. President Pfannerstill said they had an extensive meeting on Friday regarding this with the Building Inspector, the Village engineer, Neumann Developments, the administrator and himself. Administrator Cox said he gave everyone a copy of the revised tree planting landscape plan. He said at a quick glance it seems to address what they were talking about at the meeting. Mr. Lindgren said the number of street trees is 103 and the number of overall trees is 206 and they are spread out no more than 2 of the same species in a row.

Administrator Cox said the Plan Commission needs to make a determination if that feels acceptable. Admin Cox asked Mr. Lindgren if they could characterize at all the kinds of trees that will come out for the stormwater or are there many quality trees coming out. Bryan said they can give more detail on that when they give their tree preservation permit. Admin Cox said one of the things that came out of the discussion on Friday is that they will delineate in detail any significant trees in the area in the INRA and tree protection of the trees staying behind so roots aren't damaged. He said also in their plan is a fair amount of evergreens going in and some hard woods in the front. Fenner asked if the Plan Commission is taking action on the landscaping tonight. Admin Cox said he thinks that would be the intent so you can make the recommendation to the Village Board on the whole for the development agreement and if there are specific concerns we can address them as well.

Wallschlager asked didn't someone come and look at it and how many trees need to come out?

Bryan said they haven't gone through the interior of the area yet. Pfannerstill said one thing they talked about on Friday is that they will access the trees on diameter and health.

Wallschlager asked what was decided about the snowplowing regarding the stub road, and

Pfannerstill said that was discussed on Friday as well and DPW felt best for a hammerhead for turning around and a sign will be placed there. Pfannerstill pointed out a sign will also be going in stating that it will be going through so no one ever does not know it is designated to go through.

Motion (Fenner/Swenson) to recommend approve the revised landscaping plan as presented with the clear understanding that it does not address the additional work that needs to be done with the drainage ponds. Pfannerstill clarified that Fenner's motion just has to do with the placement of the trees and landscape. Carried (7-0).

Fenner asked is this is an expandable condo and Bryan said yes, the CSM will be put forward with access roads as accurate as possible. Pfannerstill said there is a silhouette of where a condo will go. Admin Cox said the Village Code states condo plats have to be reviewed like subdivision plats. He said condo plats aren't subdivision plats, they are treated differently in the state law. He went on to say there are completely different state codes that address them. He said however, our code wants them to be reviewed like we have been doing. In the instance of where they start from scratch, the only exception in our code which is the same as the state law is if you take an apartment building and turn it into a condo. He went on to say as Pfannerstill had said we have the

silhouettes or the envelopes that pc has allowed on where condos can go. He said the intent would be for the developer to come back with a CSM, because a condo plat can't combine parcels, can't dedicate land, and can't do anything but create condos, so a CSM is needed to combine land. He said both the Plan Commission and Village Board will review that and approve of that initial plat. He went on to say what the Plan Commission will probably see on that plat is a revised legal description that references the CSM and 4 condo units with an actual outline of the building that will go there. A building you would have already approved the appearance of as the arch board. Subsequent to that initial condo plat, the intent would be from that point forward condo plats could be administratively without having to go through the Plan Commission or Village Board. He said they could be approved administratively provided they met the declaration of condo, met the CSM and the preliminary plat etc. He said as long as they met those agreements, staff could say go ahead and file the next 4 units and so on until they hit 50 and then that would be the last of the expandable condos plats to be filed.

deCourcy-Bower asked about the small leg of property adjacent to this property and if there will be anything in there that will allow that small piece to be included or something similar. Cox said there is nothing to prevent the PUD agreement from being expanded and all the agreements into that area. Pfannerstill said there is a way to be proactive and address that early on. Admin Cox commented on if that is something the pc would like to do.

There was brief discussion on the amendment regarding the access, where the access will be changed once permanent access has been instituted.

Motion (Fenner/Pfannerstill) to approve amendment regarding access. Carried (7-0).

Admin Cox then said the Plan Commission needs to talk about the paths and then the general question is the site plan, lighting etc. and is it something the Plan Commission is satisfied with. There was brief discussion on lighting, which will be at intersections and each property will have a decorative light. deCourcy-Bower commented on expanding the trail to the east, and said it would be nice if it connects to the North of the development if that property were to get developed and to possible have one of the documents changed to show a possible future connection. Fenner commented that the one that precipitates the connection should pay for it. He said he would like to see in the PUD document that it makes reference to that it is a future connection and it will happen on the Villages request and that the property owner would have to agree to it. There was discussion on providing an easement for future expansion of the path system.

There was discussion regarding the southeast corner of the property and if the Plan Commission wants to have an easement for a connection to the east so the village can make a crossing. There was also discussion on the trail in that southeast corner and it being paved.

Motion (Fenner/deCourcy-Bower) to approve the path as presented with addition of the reservation of 4 future easements discussed tonight with connectivity of the trails at the 4 places they identified. Mr. Neumann brought up the issue of how close the path on the east side of the property are close the backyards of several future homes. He said he will contact Siepmann about possibly snaking the path around.

Fenner had a question regarding outside irrigation watering hours of 10pm-2am in section 5 paragraph B in the PUD. It was clarified it is during high flow times and that is regarding using an immense out of water using sprinklers. There was brief discussion regarding section 5 paragraph B in the PUD regarding watering hours of 10pm-2am.

Motion (Fenner/Pfannerstill) to recommend approval to the Village Board of the plans & agreements as presented tonight with the specific amendments that were made in the prior motions.

Schneeberger asked about some driveways coming into the side of the buildings. deCourcy-Bower said he felt they were wasting a lot of green space having driveways coming into the side of the buildings. Neumann explained the reason behind the design of some of the side driveways being that having some larger sq ft homes they felt they needs a little bit bigger of a foot print. And having homes closer to the road he isn't a fan of garages coming out from the house vs being inside the building envelope. Pfannerstill brought up about possibly using 4-5 different type of garage doors. Neumann said there will be different packages to pick from. Cox reminded the board that the Arch will have to review the aesthetics of the homes. Cox said right now the plan with the intent is the Plan Commission won't see a condo plat after the first one so staff or whoever is doing the review will have to decide if a driveway that comes in as a side load on a plat that was supposed to be straight load is compliant. deCourcy-bower asked about the maintenance easement. Carried (7-0).

11. Adjourn

Motion (Wenstrom/Fenner) to adjourn. Carried (7-0). Meeting adjourned at 8:40 PM.

Respectfully submitted by
Recording Secretary,

Deidre Bush y, Deputy Clerk



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

Job Address HARTLAND SERVICE, INC 400 EAST INDUSTRIAL				
Lot	Block	Subdivision	Key No. HAV 262-370-8199	
Owner MIKE KUSCH		EMAIL MKUSCH@HARTLANDSERVICE.COM		
Address 400 EAST INDUSTRIAL		City HARTLAND	State WI	Zip 53029
Contractor		Phone	FAX	EMAIL
Address		City	State	Zip

DOES NOT APPLY

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

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

Commercial/Industrial/Multifamily:

- Four (4) bound sets of plans and application material and one (1) electronic copy of all submittals.
- Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

Signs:

- Four (4) color renderings of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- Four (4) site plans with dimensions. Not required for wall signs or other signs attached to the building. Four (4) sets of lighting details. Include type, location, number and photometric plan.
- Submit Sign Permit Application

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

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

Architectural Board,

I am requesting permission to place these banners on my property to advertise the Car Wash, Free Vacuum's and Detail Divisions.

The banners are approx. 12 foot tall and are placed in the lawn, on my property, about 21 feet from the sidewalk.

I have asked the BID board to offer a position and they have cited Village ordinance that states how temporary signage can be displayed.

Could I apply for a permit to make these permanent signs? They would be removed for the winter months and during bad weather or high winds. I would also replace them every year to keep them looking as new.

Thanks,

Mike Kusch, Hartland Service, Inc.

CAR
WASH

OTUA
DETAILING

FREE
VACUUM





CAR

WASH

AUTO
DETAILING

FREE
VACUUM

Mike Kusch

From: Hartland BID <hartlandbid@att.net>
Sent: Tuesday, February 19, 2019 10:23 AM
To: Mike Kusch
Subject: Banners/flags on your property

Hi Mike,

At this morning's BID board meeting, we talked about your flags. This is a Village of Hartland issue that pertains to sign code so we have to defer to whatever the Village wants you to do.

My understanding is that the flags are considered temporary signage and that you can put them out 3 times a year for 30 days each time. This is the Village code.

Thanks,
Cindy

Cindy Gardner
Hartland Business Improvement District
135 Cottonwood Ave.
Hartland, WI 53029
262-367-6560
hartlandbid@att.net

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

DIANNA M SUSITTI
440 COTTONWOOD AVE
HARTLAND WI 53029

EHLEN LIMITED PARTNERSHIP
10510 FRANCE AVE S
BLOOMINGTON MN 55431-3538

JAMES KISHLINE AND LINDA KISHLINE
434 COTTONWOOD AVE
HARTLAND WI 53029

JASON HEDRICK AND ALISON HEDRICK
W317N976 HUCKLEBERRY WAY
DELAFIELD WI 53018-2601

KUSCH INVESTMENTS LLC
N65W30981 BEAVER LAKE RD
HARTLAND WI 53029-9799

LAUDERMILK 428 LLC
W329N3466 LAKELAND DR
NASHOTAH WI 53058

LEROY HUNDLEY
W289S2547 COUNTY ROAD DT
WAUKESHA WI 53188-9210

RONALD JAEGER AND ANN JAEGER
430 INDUSTRIAL DR
HARTLAND WI 53029-2329

SUSAN K STERNKOPF
404 COTTONWOOD AVE
HARTLAND WI 53029

SW 2017 1 LLC AND J F CLEARCOTTON
LLC
1200 N MAYFAIR RD STE 310
MILWAUKEE WI 53226-3288



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

Job Address				
Lot	Block	Subdivision	Key No. HAV	
Owner		EMAIL	Phone	
Address		City	State	Zip
Contractor		Phone	FAX	EMAIL
Address		City	State	Zip

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Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

Signs:

Four (4) color renderings of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.

Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.

Four (4) site plans with dimensions. Not required for wall signs or other signs attached to the building.

Four (4) sets of lighting details. Include type, location, number and photometric plan.

Submit Sign Permit Application

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

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

Face Replacement - D/F Pylon Cabinet Sign

(4) Req'd

1/2" = 1' - 0" Scale

Face Material: Routed .125" thk Alum
 Push-Thru: Clear .708" thk Routed Acrylic w/ White Acrylic Backer
 Backers: #7328 .118" thk White Acrylic
 Illumination: Keystone LED Tube 72" 31W 360° T8 Tube 65K R17D 333LM/Ft
 (to replace existing Fluorescent)

Vinyl: Translucent Vinyl - See Color Schedule
 Cabinet: Repainted (Color of Branding Dark Grey)

Vinyl: Translucent Stock (Closest to Branding Standards)
 Internal Illumination: (Re-lamp as LED or Replace any dead Fluorescent Lamps)

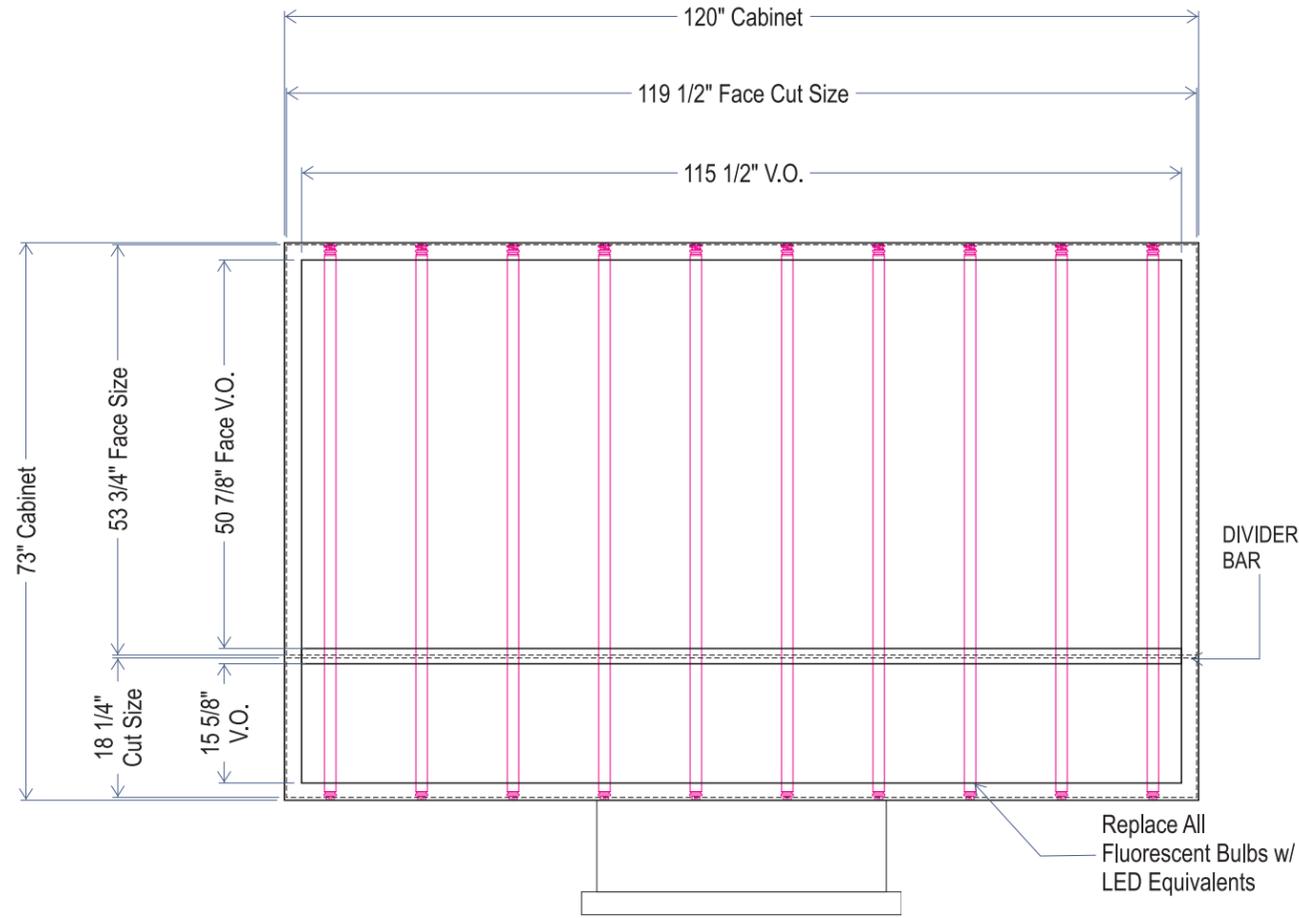
Field Survey: Lamps, Integrity of Cabinet, Dimensions, Visual Openings, Electrical,
 Color Match to Existing Cabinet. What Material are existing faces made of.

Note: May Experience Weight Savings if Panaflex Faces are used but may need
 retainer system to do that.

Small Logos might work better as routed/ backed rather than push-thru.



PROPOSED - OPTION 1 (simulated night view -Not Final)



SignEffectz, Inc™

SIGN / LIGHTING

www.signeffectz.com

1827 W. GLENDALE AVE. MILWAUKEE, WI 53209
 PH: 414.264.5504 FX: 414.264.5564



Project:
 Espire Homes

Project Location:
 530 Hartbrook Dr.
 Hartland, WI 53029

Billing Location:
 530 Hartbrook Dr.
 Hartland, WI 53029

PRODUCTION RELEASE

Sales Rep: JCB **Date:** 03/20/19
Design: AAE

LED Retro Existing Pylon, Repaint Cab
 Replace (4) Poly Faces w/ New Routed
 Alum Faces w/ Push-Thru Acrylic

Disclaimer:
 THIS IS AN ORIGINAL DESIGN CREATED BY SIGN EFFECTZ. THE SUBMITTED DESIGN PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES CODE YOU AGREE NOT TO COPY PHOTOGRAPH MODIFY OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU WITH ANY OTHER PARTY, NOR WILL YOU PERMIT ANY THIRD PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF SIGN EFFECTZ.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Notes
 Need to work details on the smaller logos. "RENOVATIONS GROUP" is the most challenging.

REVISIONS:

Rev	chg	colors to silver and teal/ thicken halo for espire logo	By	AE	Date	04/05/19
Rev A						
Rev B						
Rev C						
Rev D						
Rev E						
Rev F						

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

Original Page Size: 11" x 17"

22246134 P_01 R1
 INS - PROJ NO. SHEET NO. REV.

2
 PRODUCTION PKG NO.

11338
 ESTIMATE NO.

Work Order #: 11801

Simulated Night View
1/2" = 1' - 0" Scale



NUPATH and RENOVATIONS GROUP
made Larger

RENOVATIONS GROUP

- PMS 1495 C
3M 3630-84 Tangerine (TL Vinyl Equiv)
- PMS 445 C
3M 3630-69 Duranodic (TL Vinyl Equiv - may need to print it's too dark)
- CMYK:9/6/7/0
Closest PMS = PMS 7541 C
3M 3630-212 Silver

NUPATH HOMES

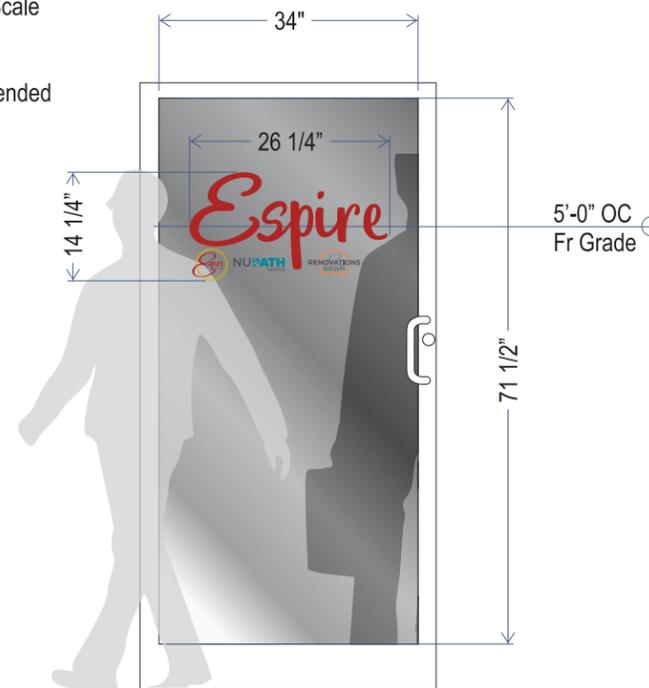
- PMS 7717 C
3M 3630-246 Teal (TL Vinyl Equiv)
- PMS 445 C
3M 3630-69 Duranodic (TL Vinyl Equiv - may need to print it's too dark)
- PMS 110 C
3M 3630-25 Sunflower (TL Vinyl Equiv - as close as we can get before we print it)
- PMS 1805 C
3M 3630-73 Dark Red (TL Vinyl Equiv)
- PMS 445 C
3M 3630-69 Duranodic (TL Vinyl Equiv - may need to print it's too dark)

Espire HOMES

- PMS 110 C
3M 3630-25 Sunflower (TL Vinyl Equiv - as close as we can get before we print it)
- PMS 1805 C
3M 3630-73 Dark Red (TL Vinyl Equiv)
- PMS 445 C
3M 3630-69 Duranodic (TL Vinyl Equiv - may need to print it's too dark)

Vinyl Graphics on Glass Door | Option 1
(1) Req'd 1/2" = 1' - 0" Scale

Existing Surface: Glass
Vinyl: Opaque Stock Colors (Closest Match Recommended if not exact branding colors)



1827 W. GLENDALE AVE. MILWAUKEE, WI 53209
PH: 414.264.5504 FX: 414.264.5564



Project:
Espire Homes

Project Location:
530 Hartbrook Dr.
Hartland, WI 53029

Billing Location:
530 Hartbrook Dr.
Hartland, WI 53029

PRODUCTION RELEASE

Sales Rep: JCB **Date:** 03/20/19
Design: AAE

LED Retro Existing Pylon, Repaint Cab
Replace (4) Poly Faces w/ New Routed
Alum Faces w/ Push-Thru Acrylic

Disclaimer:
THIS IS AN ORIGINAL DESIGN CREATED BY SIGN EFFECTZ. THE SUBMITTED DESIGN PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES CODE YOU AGREE NOT TO COPY PHOTOGRAPH MODIFY OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU WITH ANY OTHER PARTY, NOR WILL YOU PERMIT ANY THIRD PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF SIGN EFFECTZ.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Notes
Need to work details on the smaller logos. "RENOVATIONS GROUP" is the most challenging.

REVISIONS:

Rev	By	Date
Rev A	chg colors to silver and teal/ thicken halo for espire logo	04/05/19
Rev B		
Rev C		
Rev D		
Rev E		
Rev F		

Scale: 1/2" = 1' - 0"
Original Page Size: 11" x 17"

22246134 P_02 R1
INS - PROJ NO. SHEET NO. REV.

2
PRODUCTION PKG NO.

11338
ESTIMATE NO.

Work Order #: 11801

RAINTREE INVESTMENTS LLC
N61W29425 RYBECK RD
HARTLAND WI 53029

DHCH PROPERTIES LLC
10225 W CAPITOL DR
WAUWATOSA WI 53222

P M WALKER PROPERTIES LLC
143 E CAPITOL DR
HARTLAND WI 53029

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



PETITION FOR CONDITIONAL USE

\$150 REVIEW FEE DUE AT TIME OF APPLICATION PLUS \$300 PROFESSIONAL FEE DEPOSIT

Property Owner	
Business Name <u>Biebel's True Value</u>	
Business Owner <u>Susan Biebel</u>	
Address <u>580 Hartbrook Dr</u>	
Contact Person <u>Sue Biebel</u>	Phone <u>262 369 1070</u>
Key No. HAV	Email <u>biebethardware@yahoo.com</u>

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.

State present use of property and basic information on the intended use:

<u>Retail Hardware</u>
<u>Temporary Greenhouse for use in</u>
<u>early spring thru mid summer</u>

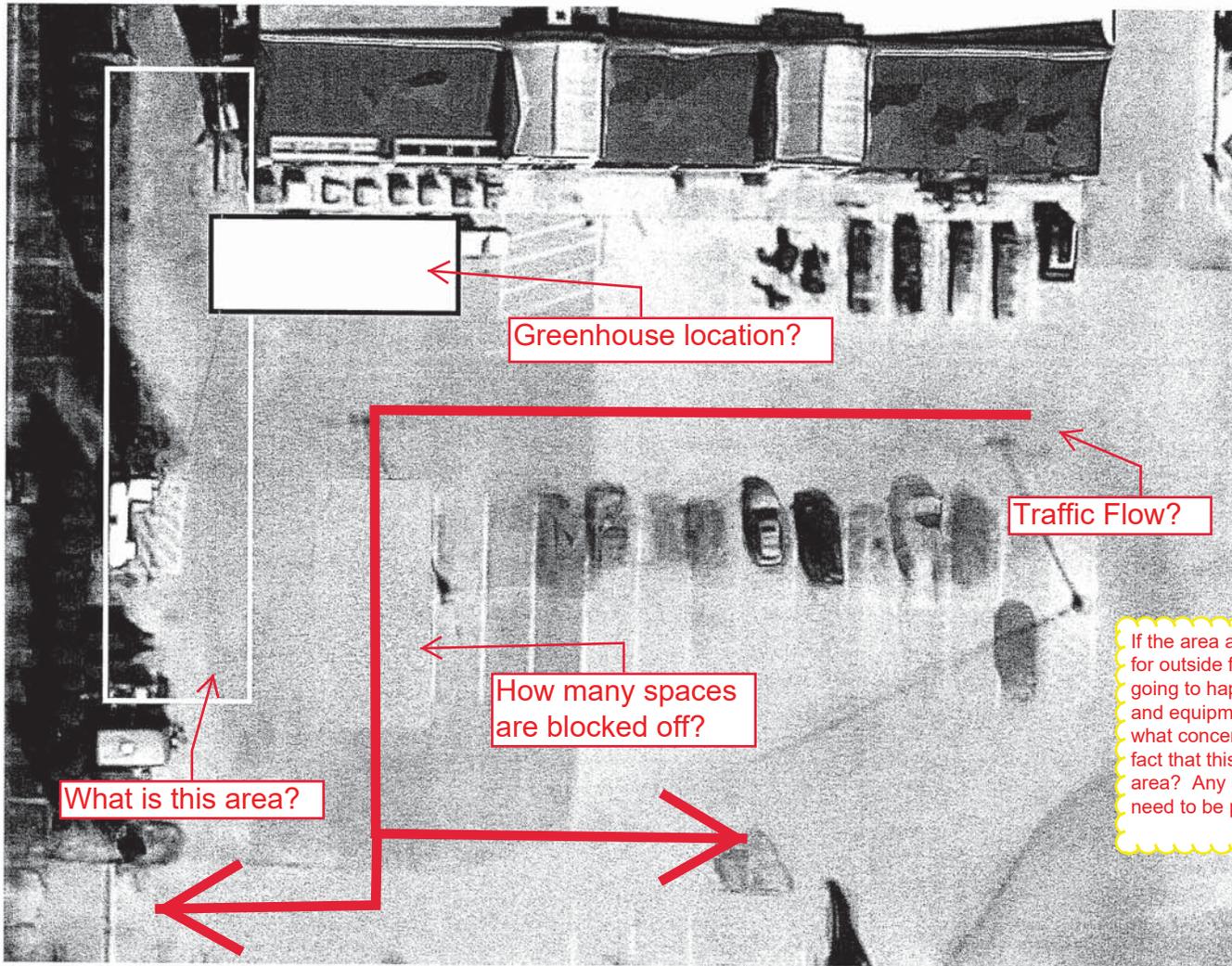
Additional documents and materials must be submitted addressing the requirements described in Article IV of the Hartland Zoning Code regarding Conditional Uses.

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

Petitioner Signature <u>Susan Biebel</u>	
Print Name <u>Susan Biebel</u>	Date <u>2-20-19</u>

OFFICE USE ONLY:

Date Applied:	Date of Meeting:	Return Comments by:
---------------	------------------	---------------------



Greenhouse location?

Traffic Flow?

How many spaces are blocked off?

What is this area?

If the area at the west is the area for outside flowers/plants, what is going to happen to the materials and equipment stored there? Also, what concerns are there about the fact that this is your propane fill area? Any safety measures that need to be put in place?

Rec 3-24-08
HAV 6427997 010

Memorandum of Plan of Operation (Revised to reflect VB actions)



Re: Biebel's/Anding Realty Plan of Operation

Location: Biebel's True Value Hardware, 580 Hartbrook Drive,
Hartland, Wisconsin

Date: February 26, 2008

Introduction

Biebel's Hardware (Tenant), a tenant of Anding Realty (Owner), occupies a building at 580 Hartbrook Drive. The property is zoned B-2, Community Business. As such, retail uses such as hardware stores are permitted in the B-2 Business District.

In recent years, Biebel's Hardware has undertaken expansions of its operation that include significant outdoor storage and/or display of rental equipment. These expansions have resulted in modifications to the operation which have, to date, have remained unauthorized by the Village of Hartland (Village) and violate section 46-78 of the Code of Ordinances (zoning code), which requires an occupancy permit based upon an approved plan of operation. This plan of operation documents the storage and/or display uses which are accommodated or which are intended to be accommodated on the site.

The zoning code clearly intends for the Plan Commission to concern itself with general layout, building plans, ingress, egress, parking, loading and unloading and landscape plans to encourage a business use environment that is compatible with the community character of the Village. Therefore, this memorandum, by virtue of the mutual concurrence herein of the Village of Hartland (Village), Biebel's True Value Hardware (Tenant) and Anding Realty (Owner) shall constitute the approved plan of operation for the site at 580 Hartbrook Drive, Hartland, Wisconsin and shall remain in effect for the property at 580 Hartbrook Drive, Hartland, Wisconsin as long as the premises are occupied by Biebel's Hardware or until amended by the tenant and approved by the Village of Hartland. The plan of operation may be amended or revoked for failure to comply by the Village or by mutual agreement by and between the Owner, Tenant and Village. Failure to comply with this plan of operation may result in revocation of any occupancy permit issued by the Village for the Tenant's occupancy at 580 Hartbrook Drive, Hartland, Wisconsin or appropriate legal proceedings.

- (1) Hours of operation: hours are generally from 7:00 am – 9:00 pm M-F,
Sat and Sun 7:00 am to 6:00 pm, with occasional extended hours.

- (2) Number of full-time and part-time employees on the site during each working shift; tenant will have 6 full and 6 part time employees, during a typical shift. Occasional busy times will require more employees.
- (3) Typical number of customers/clients/visitors on the site each day; typically, 300 to 400 customers will visit the site per day.
- (4) Number of parking spaces anticipated to be occupied by employees, customers, clients, visitors, suppliers and any others on a typical day; typically, 25 to 30 cars are in the lot at one time.
- (5) Nature of items typically delivered to or shipped from the site and the typical methods (i.e. semi truck, truck, van, etc.) and times of shipment to or from the site and location on the site where loading and unloading and parking of shipping vehicles is to occur; deliveries can occur between 6:00 am and 9:00 pm, but typical delivery times are between 8:00 am and 5:00 pm. Approximately 12 to 15 semi trailers and 20 to 25 smaller trucks and vans visit the site each week. Items typically delivered include general hardware merchandise and other items common to the operation of a hardware store.
- (6) Detailed description of any principal or accessory uses, processes or activities that may occur at an unenclosed area of the site; the unenclosed area of the site will be used for parking, for deliveries, for sales, for display of rental equipment, for storage of merchandise, for tent sales, for greenhouse sales, for miscellaneous events and for other uses typical of a hardware store. All uses on the unenclosed area of the site shall be subject to Village of Hartland review and approval by either administrative personnel, the Plan Commission or Village Board as required. There are two fenced in areas that contain most of the outside material storage.
- (7) Detailed description of any equipment, operation, device or process that may emit noise or vibration from the site that is substantially different from the emissions from the site immediately prior to the initiation of this activity or process or operation of this equipment or device; except as noted herein, there will be no changes to the operation of the tenant's business.
- (8) The names and amounts of any noxious or hazardous substances that may be created, stored or used on the site and the locations on the site where such substances will be created, stored, and used; no noxious or hazardous substances will be created on site. The storage and use of substances on site will not change. Substances stored or used on site will include herbicide, insecticide, propane, paint, paint thinner, paint remover, chlorine for pools and other items generally sold at a

hardware store. A propane tank is presently located on site and sits approximately 150 yards from the nearest residence at 504 Sunnyslope Drive.

- (9) The proximity of the proposed use to residential neighborhoods and a detailed description of any use or process that has, or may have, a reasonable potential for disturbing and/or disrupting existing residential and/or non-residential uses; residential neighborhoods are located across the street from this site, but the use will not change and typical uses of the site will not disturb any neighbor.

Conditions of Approval

The following conditions shall be precedent to issuance and maintenance of an occupancy permit required under Section 46-78 of the Code of Ordinances of the Village of Hartland.

- (1) All temporary uses proposed for the site, including but not limited to greenhouse or greenhouse-like sales, shall be submitted to the Village of Hartland for review and approval as conditional uses as required by ordinance.
- (2) Tent sales of duration of no more than 7 days shall be considered temporary uses and subject to administrative review and approval by the Village of Hartland.
- (3) Display of equipment for lease by the tenant shall be limited to no more than 4 items to be located in the area identified as Area 1 on the site plan identified in item (5) below. No more than 2 items for lease by the tenant shall be located in the area identified as Area 2 on the site plan identified in item (5) below.
- (4) Items available for rent shall be cleaned up in the rear of the building on the site. Water resulting from any clean-up activities shall be managed in accordance with any and all applicable laws, ordinances and/or administrative rules.
- (5) Approved items of equipment for lease by the tenant include any of the following, but none other:
 - a. Skid Steer (in Areas 1 or 2)
 - b. Backhoe (in Areas 1 or 2)
 - c. Trencher (in Areas 1 or 2)
 - d. Man lift (in Area 2 only)
 - e. Wood chipper (in Areas 1 or 2)
 - f. Log splitter (in Areas 1 or 2)
 - g. Stump Grinder (in Areas 1 or 2)
 - h. Mini-excavator (in Areas 1 or 2)
 - i. Auger (in Areas 1 or 2)

- (6) All items displayed on site shall be displayed and maintained in a neat, clean, organized and aesthetically appealing fashion. Each item displayed shall occupy a space no larger than one approved and properly marked automobile parking stall.
- (7) Any and all trucks utilized in conjunction with the business shall, when not in use, be parked in remotely approved parking stalls on site.
- (8) Panel or other trucks utilized by the tenant may be parked in display areas for a temporary time while snow removal is occurring on the remainder of the parking lot.
- (9) Off-street parking areas may not be utilized for storage or display of product or material inventory.
- (10) Equipment accessories must be attached to equipment and be fully functional or such accessories shall be considered a separate piece of equipment.
- (11) Multiple pieces of equipment on a single trailer shall be considered separate pieces of equipment.
- (12) No item located in Area 1 shall exceed 12 feet in overall height nor extend horizontally beyond the length of a typical marked parking stall, i.e. 19 feet long.
- (13) No item located in Area 2 shall exceed in height the height of the lowest adjacent building eave line.
- (14) Owner may request to amend the list of approved items of equipment for display in Areas 1 or 2 by submitting a request to the Building/Zoning Inspector for approval. If the Building/Zoning Inspector denies such a request, Owner may appeal said decision to the Zoning Code Board of Appeals.
- (15) In the event of a violation of the approved plan of operation, Owner will receive up to one written notice of violation per year. Additional violations will result in Village issuance of citations to Owner and/or Tenant. Continued or uncorrected violations may result in revocation of the approved plan of operation and/or prosecution including injunctive relief sought through circuit court.
- (16) A cross access easement between 580 Hartbrook Drive and 550 Hartbrook Drive (bowling alley property) shall be maintained and recorded in the form created and attached hereto as Exhibit 2.
- (17) The proposed cross access shall be restored with asphalt and installation of a yellow painted speed bump with appropriate gaps to allow for drainage may be constructed to minimize speeding between the two properties.
- (18) Improvements provided on the site plan, Exhibit 1, shall be completed no later than May 15, 2008, including all proposed landscaping and restoration.
- (19) A berm with landscaped ground cover shall be installed to prevent drainage onto the adjacent property (bowling alley) north of the propane tank. Owner shall maintain all landscape items in a healthy

condition. Owner shall replace any landscape items that die or are deemed unhealthy by the Village with like species and size per approved plans.

(20) The subject property elevation is higher than the property to the west, such that there is a natural tendency for storm water to flow across the property line to the west. Owner shall maintain barriers, etc. (per approved plans) to minimize storm water drainage across the property line. Owner is responsible for clean-up of any mulch, stone, or other materials transported across property lines.

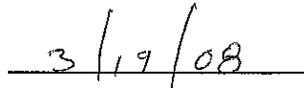
(21) Restoration: Owner shall install appropriate vegetative cover (grass, etc.), per approved plans, to stabilize the site and maintain said cover in perpetuity.

Submitted by:

Date:

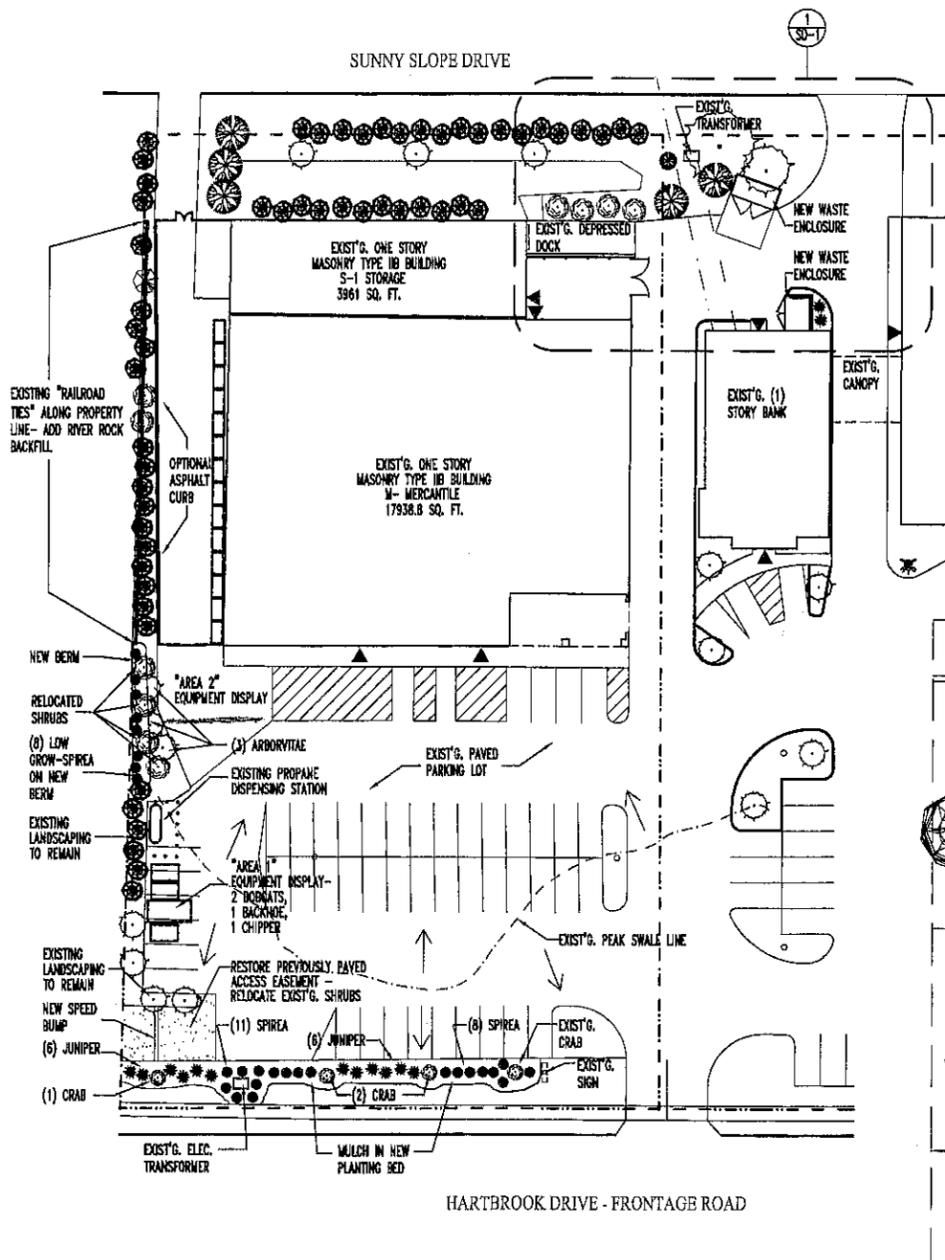


Anding Realty, Owner



Acknowledged and agreed by:

Thomas Biebel, Tenant



SITE PLAN

SCALE: 1" = 30'-0"

COMMON NAME:	QTY.	MINIMUM SIZE:
CRAB APPLE TREE	3	2" - 2 1/2" CALIPER
SEAGREEN JUNIPER	12	18" SPREAD
GOLDFLAME SPIREA	27	24" SPREAD
TECHNEY ARBORVITAE	3	6' - 5' TALL

ALL NEW TREES AND ARBORVITAE TO BE BALLED & BURLAPPED

GENERAL NOTES

ALL WORK SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. VERIFY EXISTING CONDITIONS AND DIMENSIONS AFFECTING THE WORK TO BE PERFORMED - REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. PROCEEDING WITH WORK WILL SIGNIFY ACCEPTANCE OF EXISTING CONDITIONS AND VERIFICATION OF DIMENSIONS THE ARCHITECT IS NOT RESPONSIBLE FOR VERIFICATION OF ANY DIMENSIONS FOR SHOP DRAWINGS OR MATERIALS PURCHASE ORDERS.

GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE CONTRACTORS PERFORMING WORK, INCLUDING ANY WORK PROVIDED BY THE OWNER.

UNLESS OTHERWISE INSTRUCTED BY THE GENERAL CONTRACTOR AND/OR THE OWNER, EACH CONTRACTOR SHALL PERFORM CUTTING AND PATCHING, AS REQUIRED FOR PROPER COMPLETION OF THEIR WORK. PATCHING TO MATCH AS CLOSE AS POSSIBLE, UNLESS OTHERWISE INSTRUCTED. NO MATERIALS CONTAINING ASBESTOS OR ANY OTHER HAZARDOUS SUBSTANCE SHALL BE USED FOR ANY PART OF THIS PROJECT.

GENERAL CONSTRUCTION NOTES:

PROVIDE CARPENTRY, INSULATION, SEALANTS FINISHES, ETC. AS INDICATED ON THE DRAWINGS, AS REQUIRED BY CODE, AND AS NEEDED TO COMPLETE PROPOSED CONSTRUCTION.

ALL MATERIALS, FINISHES AND MISCELLANEOUS DETAILS NOT SPECIFICALLY ADDRESSED IN THESE DRAWINGS SHALL BE DISCUSSED WITH AND APPROVED BY THE OWNER, PRIOR TO INSTALLATION.

ALL NEW WORK, INCLUDING MECHANICAL AND ELECTRICAL CONTROLS, SHALL MEET OR EXCEED ALL APPLICABLE STATE AND FEDERAL ACCESSIBILITY REQUIREMENTS PERTAINING TO THIS BUILDING AND THE PROPOSED WORK.

SITE DEVELOPMENT NOTES

PRESERVE EXIST'G. TREES, SHRUBS, AND OTHER VEGETATION UNLESS OTHERWISE INDICATED. DO NOT PLACE SOIL, PILES OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.

INSTALL ALL EROSION CONTROL MEASURES BEFORE PROCEEDING WITH ANY WORK. (IF REQUIRED)

PROTECT AND MAINTAIN CONDUITS, DRAINS, PIPES, SEWERS, AND WYES WHICH ARE TO REMAIN ON THE PROPERTY, OR WHICH ARE TO REMAIN UNTIL NEW INSTALLATIONS ARE COMPLETE.

URING CONSTRUCTION AND CLEANUP, DO NOT MUMP DEBRIS ON ANY PART OF THE PROPERTY OR ANY UNAUTHORIZED PLACE. DEBRIS MAY NOT BE BURIED OR BURNED ON SITE.

PROVIDE FILTER FABRIC AT EXIST'G. CATCH BASINS TO PREVENT SEDIMENT FROM REACHING THE STORM SEWER SYSTEM. (IF REQUIRED)

ANY SEDIMENT REACHING THE PUBLIC STREET SHALL BE REMOVED BY STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORK DAY.

IF USED, INSPECT AND REPAIR SILT FENCE ONCE A WEEK AND AFTER EVERY 1/2 INCH OF RAIN. REMOVE SEDIMENT IF DEPOSITS REACH HALF THE FENCE HEIGHT.

ASPHALT / CONCRETE PAVING:

SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT MEET EXIST'G. PAVEMENT/WALKS. REVIEW ANY REQUIRED CHANGES WITH THE ARCHITECT PRIOR TO CONSTRUCTION OF WORK.

PAVING CONTRACTOR SHALL PREPARE SURFACE FOR SITE IMPROVEMENTS. PROVIDE CONCRETE AND ASPHALT PAVEMENT AS INDICATED ON THE DRAWINGS, AS SPECIFIED, AND IN ACCORDANCE WITH LOCAL REQUIREMENTS.

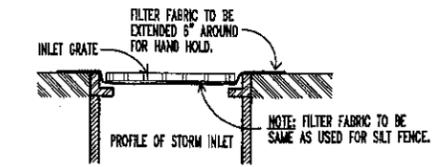
REMOVE LOOSE MATERIAL FOR COMPACTED SUB-BASE SURFACE IMMEDIATELY BEFORE APPLYING TACK COAT. PROOF ROLL PREPARED SUB-BASE SURFACE TO CHECK FOR UNSTABLE AREAS AND AREAS REQUIRING ADDITIONAL COMPACTING. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUB-BASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING. SUB-BASE SHALL CONSIST OF COMPACTED CRUSHED, AGGREGATE BASE - AT LEAST 6 INCHES OF 3/4" TRAFFIC BOND OVER COMPACTED SOIL. (90% MINIMUM COMPACTION).

BITUMINOUS CONCRETE SURFACE COURSE- 1 1/2" TOP LAYER OF 8.5 MM H.M.A. MAX E.O.3 LIQUID ASPHALT PG 58-28 BITUMINOUS CONCRETE BINDER COURSE- 2" LAYER OF 12.5 MM H.M.A. MAX E.O.3

PROVIDE OTHER MATERIALS, NOT SPECIFICALLY DESCRIBED, BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION, AS SELECTED BY THE PAVING CONTRACTOR.

TRAFFIC AND LANE MARKINGS: (IF REQ'D.)

SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST. STRIPES TO 4" WIDE, YELLOW CHLORINATED BASE TRAFFIC LANE MARKING PAINT. FACTORY MIXED, QUICK DRYING, AND NON-SLEEDING. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. APPLY (2) COATS AT MANUFACTURER'S RECOMMENDED RATES.



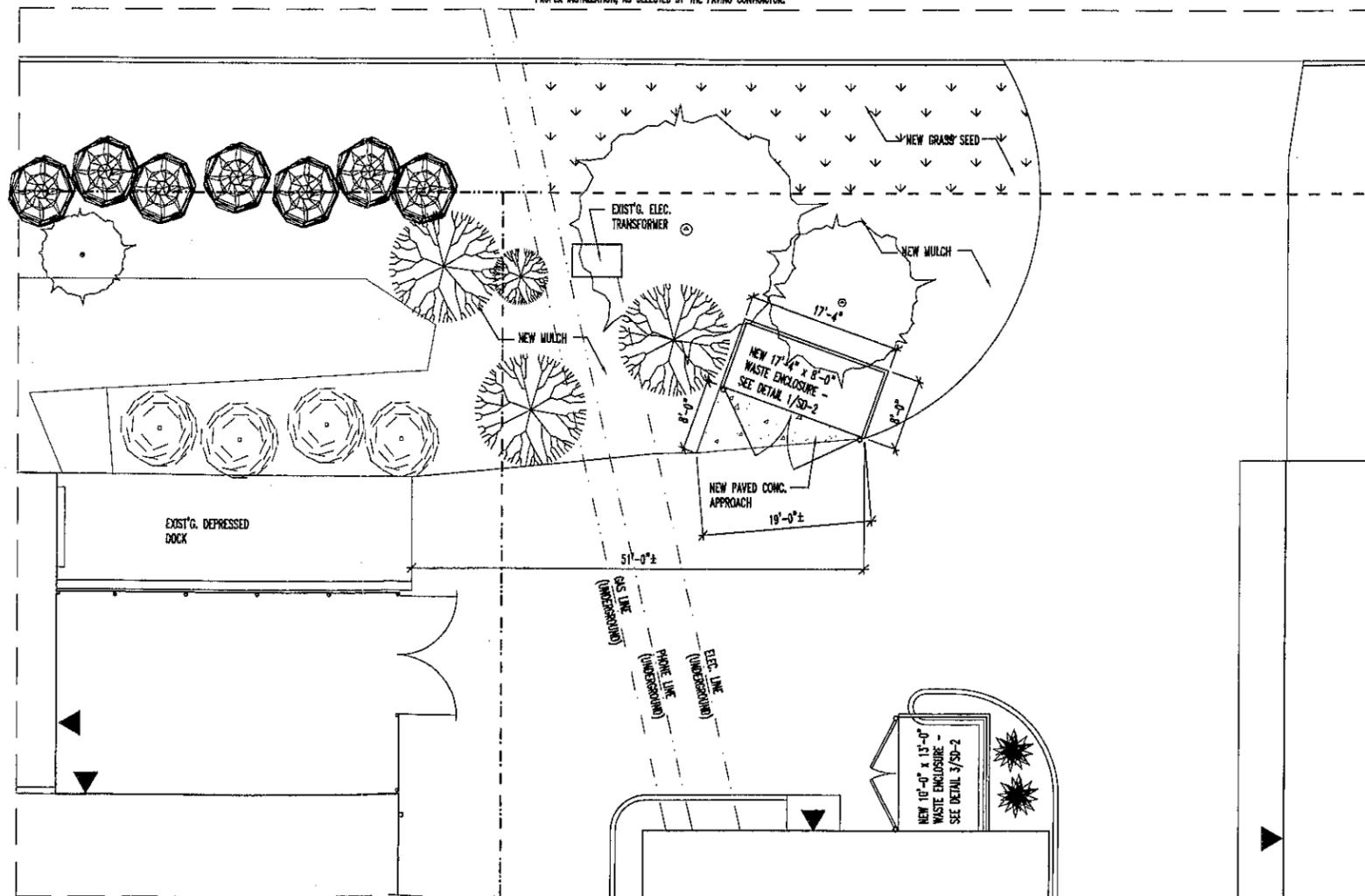
2 INLET INSERT FABRIC
SD-1 NOT TO SCALE INSTALLED AS REQUIRED

MAINTENANCE PLAN
1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY SIGNIFY-PRODUCING RAINFALL, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNATED.

2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES ABOUT 0.5 FT IN DEPTH AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.

NOTE: IF SITE IS LEFT INACTIVE FOR AT LEAST SEVEN (7) DAYS, TEMPORARY STABILIZATION IS REQUIRED FOR ALL DISTURBED AREAS INCLUDING TOPSOIL. FULL AREA.

3. ALL SEEDING AREAS WILL BE FERTILIZED, RESEEDING AS NECESSARY, AND MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

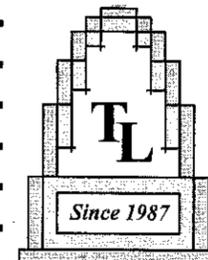


1 ENLARGED SITE PLAN

SD-1 SCALE: 1/8" = 1'-0"

Progress Dates

CD	12/13/07	PS
CD	01/14/08	PS
REV	02/15/08	TM



TL Finke & Associates
An Architectural Service Corporation

6901B S. 20th Street
Oak Creek, Wisconsin 53154

(414) 856-1900
(414) 856-1901 fax
www.tlfinke.com

Project Type

New Access Drive & Dumpster Enclosures

Project Name

Biebel's Hardware

Location

580 Hartbrook Drive
Hartland, WI 53029

CONTACT

Tom Piacentine
ICS, Inc.
12660 W. Capitol Drive
Brookfield, WI 53005
(262) 790-1911
(262) 790-1964 FAX

Project Start Date

09/27/06 DNK

Job Number

06536

Sheet Number

SD-1

"EXHIBIT 1"

	<u>CONDITIONAL USE PERMIT</u> [Biebel’s True Value Hardware] Document Title
Document Number	

THIS CONDITIONAL USE PERMIT is hereby granted this 22nd day of April, 2019, by the Village of Hartland (hereinafter Village) to Biebel’s True Value Hardware (hereinafter “Grantee”) for the operation of **Temporary Flower Stand** at the property located at the parking lot area at 580 Hartbrook Drive.

RECITALS

WHEREAS, Grantee has applied for a conditional use permit (the “CUP”) pursuant to Section 46-847 of the Village of Hartland Code of Ordinances for the operation of a temporary greenhouse at 580 Hartbrook Drive, Hartland, Wisconsin, (the “Property”) more specifically described as:

[HAV 0427.997.011] OWNER:

TMPN HARTLAND LLC
 11518 N PORT WASHINGTON RD STE 103
 MEQUON WI 53092

Recording Area
Name and Return Address Village of Hartland 210 Cottonwood Ave. Hartland, WI 53029
Parcel Identification Number HAV 0427.997.011

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

WHEREAS, Section 46-469(8) of the Village of Hartland Code of Ordinances provides that temporary use in the B-2 District is a conditional use; and

WHEREAS, Applicant has submitted all information as required under Section 46-847 of the Village of Hartland Code of Ordinances and a Site Plan of Operation which is attached hereto and incorporated herein; and

WHEREAS, the Village Plan Commission reviewed the subject CUP application and Plan of Operation and held a Public Hearing on April 15, 2019 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: the temporary flower greenhouse may be installed during the month of April and must be disassembled by the

end of August each year during the 5 year period of time for this Conditional Use Permit which expires on March 25, 2024; and

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

NOW THEREFORE, the Village Board of Trustees hereby approves the issuance of this conditional use permit to operate a temporary flower greenhouse, for the operation of flower sales, 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 Biebel's True Value Hardware Store.
2. The business activities permitted hereunder are limited to the retail sale of flowers.
3. All business activities conducted on the Property shall conform to this CUP and the approved Site Plan of Operation and the Village of Hartland Code of Ordinances. The approved Site Plan of Operation is attached hereto and incorporated herein.
4. The Temporary Flower Stand is conditionally authorized to operate as follows:
 - Dates of Operation: April 1, - August 31 of each year
 - Hours of Operation: Same hours as the main store as they may change from time to time.
 - Size of tent or temporary structure not to exceed 42' x 20'
 - Clean-up of site must occur not later than August 31 of each year
5. Changes subsequent to the initial issuance of this CUP shall require an amendment to this CUP.
6. This CUP shall terminate upon the occurrence of any of the following:
 - a. Upon Grantee failing to conduct business at the Property in substantial conformity with this CUP or the approved Plan of Operation; or
 - b. Upon the cessation of the operations permitted under this CUP.
7. Notwithstanding the forgoing, this CUP shall expire on March 25, 2024

This conditional use permit is hereby issued this 22nd day of April 2019 subject to the conditions provided herein.

VILLAGE OF HARTLAND

Jeffrey Pfannerstill, Village President

[VILLAGE SEAL]

ATTEST:

Darlene Igl, MMC/WCPC, Village Clerk

488 SUNNYSLOPE LLC
19125 ALTA VISTA DR
BROOKFIELD WI 53045

504 SUNNYSLOPE LLC
19125 ALTA VISTA DR
BROOKFIELD WI 53045

ANDREW D LEMKE
619 BELSHIRE DR
HARTLAND WI 53029-1801

CHRISTOPHER R KLAWITTER AND
ROBERT M KLAWITTER
618 BELSHIRE DR
HARTLAND WI 53029-1802

CYNTHIA L CORRIGAN
612 BELSHIRE DR
HARTLAND WI 53029

DAVID L VODNIK
604 BELSHIRE DR
HARTLAND WI 53029

EUGENE H & MARGARET A GOSLINE
LIVING TRUST
563 GREENWAY TER
HARTLAND WI 53029

JACOB SCHNEIDER
613 GREENWAY TER
HARTLAND WI 53029

JEFFREY KRONEBERG AND CINDI
KRONEBERG
593 GREENWAY TER
HARTLAND WI 53029

JOAN T DALEY
357 COTTONWOOD AVE APT 120
HARTLAND WI 53029-2025

JORDAN T WARD
540 RAE DR
HARTLAND WI 53029-1404

MARK RIESINGER AND KARLA
RIESINGER
657 GREENWAY TER
HARTLAND WI 53029

P M WALKER PROPERTIES LLC
143 E CAPITOL DR
HARTLAND WI 53029

PAUL D BIANCUZZO TRUST
632 BELSHIRE DR
HARTLAND WI 53029

PETER JOHNSON AND PATRICIA
JOHNSON
583 GREENWAY TER
HARTLAND WI 53029

PINE & WHITNALL LLP
6980 INDUSTRIAL LOOP PO BOX 196
GREENDALE WI 53129

RAINTREE INVESTMENTS LLC
N61W29425 RYBECK RD
HARTLAND WI 53029

ROSS A & KARLA A BLANK REVOCABLE
LIVING TRUST
611 BELSHIRE DR
HARTLAND WI 53029

ST CHARLES CONGREGATION
313 CIRCLE DR
HARTLAND WI 53029

STEVE MORTENSEN AND LYNN
MORTENSEN
603 GREENWAY TER
HARTLAND WI 53029

STEVEN J KEYMAR AND KATHLEEN A
KEYMAR
643 GREENWAY TER
HARTLAND WI 53029

TABETHA A MALECKI AND MARK
MALECKI
704 BELSHIRE DR
HARTLAND WI 53029

THOMAS DIERBECK AND ROBERTA
DIERBECK
573 GREENWAY TER
HARTLAND WI 53029

TMPN HARTLAND LLC AND HARTLAND
PLAZA LLC
11518 N PORT WASHINGTON RD
MEQUON WI 53092-3443

VERONICA M MYERS TRUST
603 BELSHIRE DR
HARTLAND WI 53029

WAUKESHA STATE BANK
151 E SAINT PAUL AVE
WAUKESHA WI 53188-3701

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

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

A:30



VILLAGE OF HARTLAND PETITION FOR:



REZONING

ZONING CODE AMENDMENT

(REQUIRES 2 PLAN COMMISSION MEETINGS AND MAY INCLUDE UP TO 3 VILLAGE BOARD MEETINGS. DURING ONE OF THE VILLAGE BOARD MEETINGS A PUBLIC HEARING SHALL BE HELD)

FEE: \$400.00 + \$200 Professional Fee Deposit

Date Filed: <u>2-1-2019</u>	Fee Paid:
	Receipt No.

- Name: Donna M. Kultz
 Address of Owner/Agent: 345 Cottonwood Ave., Hartland
(mailing is P.O. Box 505, Hartland)
 Phone Number of Owner/Agent: 262-490-2970
 FAX No. na E-mail donna.kultz@gmail.com
- State zoning change desired. (Example: From RS-1 (Single Family) to B-1 (Neighborhood Business))
From: Commercial to: RS1 Residential Sgl. family
- Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").
- State present use of property and intended use. Currently commercial, intended use is residential, single family
- State present language change code section and proposed language (use additional paper if necessary).
commercial, proposed is residential



Signature of Petitioner

P.O. Box 505, Hartland

Address

262 490-2970

Phone

NOTE:

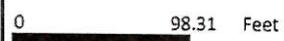
- a. Upon receipt of the petition of rezoning or zoning amendment change, the Plan Commission shall consider the request after the second meeting and make a recommendation to the Village Board. If the Village Board, upon reviewing the Plan Commission's recommendation, determines the request to have merit, it may order publication for a public hearing. After the public hearing held by the Village Board, it will take any action deemed necessary.
- b. Include a Plat Map in triplicate, drawn to a scale of not less than 100 ft. to the inch, showing the land in question, its location, the length and direction of each boundary thereof, the location of existing buildings and uses of same on such lands. Also, show the proposed building and the plat plans and indicate setbacks and offsets from the lot line. Parking area should also be shown.
- c. Ask for a copy of the Village Ordinance relating to zoning changes.
- d. Include fee payable to **The Village of Hartland**
\$400 for Rezoning + \$200 Professional Fee Deposit
- e. Mail or deliver request, in triplicate, to:

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



Legend

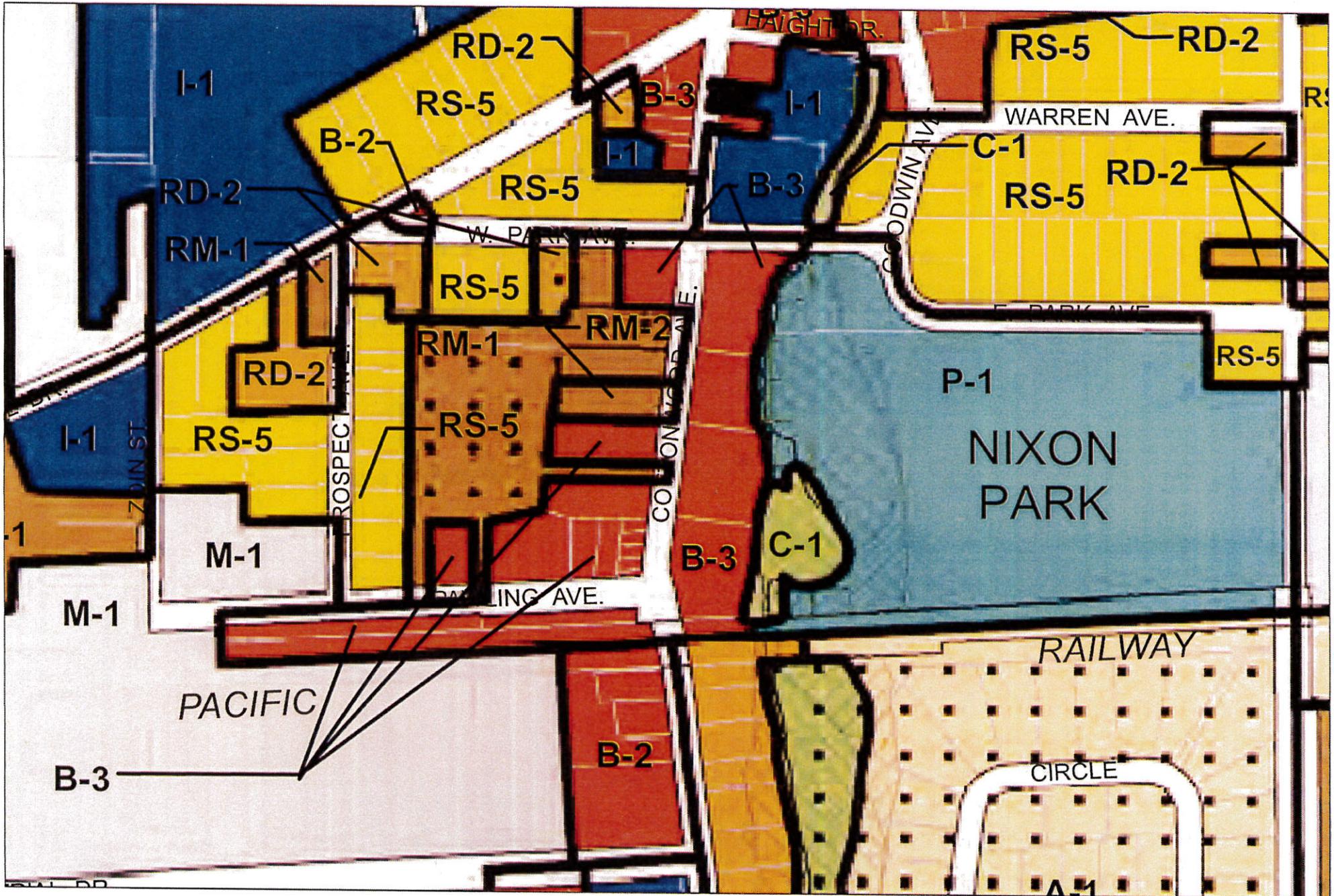
- Parcels
- Retired Parcels
- Municipal Boundary_2K
- FacilitySites_2K_Labels
- Lots_2K
 - Lot
 - Outlot
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K
 - <all other values>
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
- Road Centerlines_2K
- Railroad_2K
- TaxParcel_2K
- Waterbodies_2K_Labels
- Waterlines_2K_Labels
- Municipal Boundary_5K
- FacilitySites_5K_Labels
- Waterbodies_5K_Labels
- Waterlines_5K_Labels
- Railroad_5K
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- TaxParcel_5K



The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:

Printed: 1/31/2019



ANDREW J FALLON AND KYLE M MILLER
230 PAWLING AVE
HARTLAND WI 53029-2013

HARTLAND STATION LLC
249 PAWLING AVE
HARTLAND WI 53029-2052

CARL B HAROLDSON AND MARILYN K
HAROLDSON
W292N6299 DORN RD
HARTLAND WI 53029-9500

NAOMI N SOPKO
213 W CAPITOL DR
HARTLAND WI 53029-2049

JRT INVESTMENTS LLC
W354N5095 ROAD T
OCONOMOWOC WI 53066

NANCY DAY AND MILO DAY
206 W PARK AVE
HARTLAND WI 53029-2021

ELIZABETH M TOBOLT
W313N9173 HOFF RD
HARTLAND WI 53029

ROBERT J & SUSAN L KOSANKE 2007
LIVING TRUST
237 W PARK AVE
HARTLAND WI 53029

THOMAS H DALY
247 W PARK AVE
HARTLAND WI 53029-2020

SHAWN M HOPPE
320 PROSPECT AVE
HARTLAND WI 53029-2023

ROBERT F KALKE JR
370 PROSPECT AVE
HARTLAND WI 53029

SARAH J SAUER
360 PROSPECT AVE
HARTLAND WI 53029

RONALD JAEGER AND ANN JAEGER
430 INDUSTRIAL DR
HARTLAND WI 53029

DANIEL R SMITH JR
248 PAWLING AVE
HARTLAND WI 53029

492 PARTNERS LLC
492 RIVERSIDE DR
PRINCETON NJ 08540-5421

MICHAEL J HORVATH
205 W PARK AVE
HARTLAND WI 53029

KELLY NORDBY
221 COTTONWOOD AVE
HARTLAND WI 53029

HJH 211 LLC
211 COTTONWOOD AVE
HARTLAND WI 53029-2016

DAVID JAMBRETZ AND SUSAN
JAMBRETZ
338 PROSPECT AVE
HARTLAND WI 53029

ANDREW J SALOMONE
337 PROSPECT AVE
HARTLAND WI 53029-2022

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

LEROY HUNDLEY
W289S2547 COUNTY ROAD DT
WAUKESHA WI 53188-9210

HOGGERS PUB PROPERTIES LLC
335 COTTONWOOD AVE
HARTLAND WI 53029-2010

SILVER OAK PROPERTIES LLC
352 COTTONWOOD AVE
HARTLAND WI 53029-2011

CYNTHIA M BROWN
243 W CAPITOL DR
HARTLAND WI 53029

JOSEPH D FLANIGAN AND KAREN L
FLANIGAN
214 W PARK AVE
HARTLAND WI 53029-2021

EDWIN & ANNETTE MILLER TRUST
354 PROSPECT AVE
HARTLAND WI 53029

HARMANN RENTALS LLC
W320N9189 HIGHWAY 83
HARTLAND WI 53029-9737

MAC HOLDINGS LLC
PO BOX 602
HARTLAND WI 53029

TIMOTHY E MUELLER
330 PROSPECT AVE
HARTLAND WI 53029-2023

MATTHEW J STRUVE AND KAZUKI
STRUVE
227 W CAPITOL DR
HARTLAND WI 53029-2027

JERRY L & NANCY L NUTTER 2006
LIVING TRUST
207 W CAPITOL DR
HARTLAND WI 53029

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

PAMELA FILO
344 PROSPECT AVE
HARTLAND WI 53029

CHARLES KUHTZ III AND DONNA KUHTZ
PO BOX 505
HARTLAND WI 53029-0505

DAVID PEERS AND ERICA D PEERS
345 PROSPECT AVE
HARTLAND WI 53029-2022

ELMORE MACHINERY CORP
403 EAST AVE
EAGLE WI 53119-2109

K&A HOME INVESTMENTS INC
230 PAWLING AVE
HARTLAND WI 53029-2013

NICHOLAS AND KATELYN GOMEZ
221 W PARK AVE
HARTLAND WI 53029-2020

RONALD JAEGER AND ANN JAEGER
430 INDUSTRIAL DR
HARTLAND WI 53029-2329

DANIEL FEISTHAMMEL
PO BOX 242
HARTLAND WI 53029

FREDERICK F AND MARY J OTT 2011
LIVING TRUST
229 W PARK AVE
HARTLAND WI 53029-2020

LINDA J LAVALLEY
335 COTTONWOOD AVE
HARTLAND WI 53029

KUSCH INVESTMENTS LLC
N65W30981 BEAVER LAKE RD
HARTLAND WI 53029-9799

SUSAN K STERNKOPF
404 COTTONWOOD AVE
HARTLAND WI 53029

PARK IT REAL ESTATE INVESTING LLC
N78W29196 FLYNN RD
HARTLAND WI 53029-9551

STEPHEN SECOSH
213 W PARK AVE
HARTLAND WI 53029

JACK DAHLKE PROPERTIES LLC
336 COTTONWOOD AVE
HARTLAND WI 53029

BARK RIVER PROPERTIES
1285 SUNNYRIDGE RD
PEWAUKEE WI 53072-3817

THOMAS CANTRELL AND DIONNE
CANTRELL
359 PROSPECT AVE
HARTLAND WI 53029-2022

DAVID CATANIA AND JEAN CATANIA
328 PROSPECT AVE
HARTLAND WI 53029-2023

GUY S JENSON & MARIJEAN JENSON
2014 LIVING TRUST
N45W28965 E CAPITOL DR
HARTLAND WI 53029-2249

MICHELE H WARD AND MICHELE H
ANDRAE
256 W CAPITOL DR
HARTLAND WI 53029