JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, OCTOBER 19, 2020
7:00 PM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Roll Call

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three minute time period per person, with time extensions per the Chairman's discretion.

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of the September 21, 2020 meeting.

2. Architectural Board review and consideration of an application for construction of a detached garage on the Hansen property, 736 Coventry Lane.

3. Architectural Board review and consideration of single family homes for the Paradise Trails development.

4. The Hartland Plan Commission will conduct a review of a proposed Multifamily PUD development ("Project") whose approve and rezoning is being sought by an entity, now known as Lightning Development LLC, to be located north of STH 16, east of Campus Drive and Lake Country Lutheran High School and south of the east-west road to be constructed for the Paradise Trails Condominium development, but not connected to Willow Drive. The Plan Commission will examine:
   a. Proposed plans for six buildings containing 50 apartments with attached and detached garages;
   b. Proposed plans for Amenities for the Project;
   c. Proposed Planned Unit Development (PUD) Agreement for the Project;
   d. Proposed rezoning to RM-1 in conjunction with a PUD Agreement for the Project;
   e. Proposed Security to assure the completion of limited public improvements and private utilities of the Project.

   If the Plan Commission is satisfied that the level of detail presented meets the requirements of Hartland Village Ordinances sec. 46-808, it may act to refer this Project to the Village Board for the scheduling of a Public Hearing pursuant to Hartland Village Ordinances sec.46-40.

5. Discussion and consideration of a conceptual site plan for the Sandhill East Multi-Family development (Siepmann Realty Corporation) located east of CTH KE and north of CTH K.

6. Discussion and consideration of a proposed land division of the Hammer property, HAV 0428 959 002, into 6 parcels.

7. Discussion and consideration of a Petition for Direct Annexation for Arrowhead Union High School (South Campus, North Campus and the former Vilter Farm).

8. 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.

9. Adjourn.

Tim Rhode, 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.

Individuals attending public meetings in person will be required to **maintain appropriate social distancing**, (i.e., maintain a 6-foot distance) and be **free of symptoms** related to COVID-19.

To participate in the Village of Hartland "Zoom" meeting with video,
https://us02web.zoom.us/j/83366925246?pwd=MTlXUUxHR2lHbTJic251dVR0UVl6QT09

To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799. The Meeting ID is 833 6692 5246 and the passcode is 610857.

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, SEPTEMBER 21, 2020
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Jeff Pfannerstill, James Schneeberger, Tim Hallquist, Ann Wallschlager. And Jeff Bierman. David de Courcy-Bower and Dino Xykis attended via Zoom.
Others Present: Administrator Rhode, Ryan Amtmann, Attorney De La Mora, Building Inspector Hussinger and Deputy Clerk Bushey.
Call to Order- 7:00 pm

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of August 17, 2020.

Motion (Wallschlager/Schneeberger) to approve the minutes for the meeting on August 17, 2020, with correction of Jeff Pfannerstill not being present, motion to appoint Hallquist as Chairman for the meeting along with corrections on carried votes amount.
Carried (7-0).

2. Architectural Board review and consideration of an application for a pavilion on the Neuens property, 668 Greenway Terrace.
Mr. Neuens said the accessory structure will be used for entertainment and it will have a non-vented fireplace. He said he asked his neighbors and they are ok with it, so he is here requesting a building permit. Schneeberger asked where it vents if it is non-vented, and Neuens said it vents out the front.

Motion (Hallquist/Schneeberger) to approve the application for a pavilion on the Neuens property at 668 Greenway Terrace. Carried (7-0).

3. Architectural Board and Plan Commission review and consideration of plans for sign replacement for Superior Storage, 470 E. Industrial Drive.
A representative from Appleton Sign Co. was present and said they are proposing to replace the sign. Hussinger asked if the existing signs is illuminated and he said no it is not. Schneeberger asked if the new one will be illuminated, and he said yes. deCourcy-Bower said it looks consistent with the others in the area.

Motion (Hallquist/Schneeberger) to approve the request for a sign replacement for Superior Storage, 470 E. Industrial Drive. Carried (7-0).

4. Architectural Board review and consideration of plans for the installation of an overhead door for MSI General, 651 Industrial Court-

Ken Krahe from MSI General was present and said they have a tenant that would like to store a larger item and thus the need for the overhead door. Pfannerstill said this type of thing doesn't usually come to the Architectural Board for approval and Hussinger said no, but he brought it here since the overhead door will be forward facing.

Motion (Hallquist/Schneeberger) to approve the application for the installation of an overhead door for MSI General, 651 Industrial Court. Carried (7-0).

5. Architectural Board review and consideration of plans for an exterior renovation for Dr. Richard Bailey, 557 Cottonwood Ave-

The petitioner removed this item from the agenda.

6. Items related to the proposed Planned Unit Development for Hartland East Apartments located on Campus Drive east of Lake Country Lutheran.

a. Plan Commission review and consideration of the general development plan.

b. Plan Commission review and consideration of petition for rezoning the property.

Jessica Timmer from Rinka, Kyle Hanson from Lake Country Lutheran and Ryan Mattison from Catalyst were present to present the redesign. They stated they had increased the parking count and addressed the screening concern. They also said they had worked with Administrator Rhode and Ryan Amtmann on the issues brought up at last month's meeting. Administrator Rhode said Ryan Amtmann had produced a several page memo and had shared it with Rinka.

Amtmann went over his memo with the primary concerns being future development of southerly lot 3, traffic study, parking, scenic road cul-de-sac, multi-family intersection, campus drive cross walk, landscaping, trail materials and additional plan comments.

Regarding future development in the southerly lot 3, if the multi-family is approved with the traffic assumptions of 15,000 sq. ft general office commercial approval should be made with understanding they are limiting potential for higher density development without additional traffic study and additional road/intersection expansion costs. He also said staff would like input from Lake Country Lutheran if there will ever be a convenience store considered on this lot.

Regarding parking, the proposed parking is 18 spaces short and staff asked them to show where the missing 18 could be, because they are proposing 319 and the code requires 337. The applicant is asking for 2.13 stalls and is asking things to be relaxed on the 18 missing stalls. Wallschlager asked if they already it why not put it in the plan now. It was stated they will address questions after Amtmann finishing going over his memo.

Amtmann said regarding the cul-de-sac they reviewed alternatives to promote directional travel, there is a desire for raised medium and there will not be landscaping due to snowplowing need.

It was stated a crosswalk should be provide and the most feasible place is on the north side of the multi-family development.

The landscape plan meets the goal to screen headlights, southerly condo unit near cul-de-sac will need landscape screening due to headlight position.
With regards to Trail materials, to be consistent with Paradise Trails, it should be natural tall grass for the public path, public path is to be asphalt for the westerly section near the multi-family entrance to Campus Drive and winter snow clearing is required only on the paved portions.
Amtmann finished going over the memo and it was asked if the Plan Commissioners had any questions. Wallschlager asked about the missing 18 stalls. Kyle said they feel 319 is enough and they want to maintain green space. Wallschlager asked how many handicap spots there were, and Kyle said at least what is required by the code. Wallschlager said so you are not adding the 18 stalls in now? And Kyle said correct, but they are willing to add the spaces in the future. Wallschlager said she thinks if there is room there now, it should be added. Wallschlager commented on the ordinance requirement.
Xykis asked what was Wallschlager meaning on asking for the spaces now and she replied because if it is there and the ordinance requires it, why not put it in now. deCourcy-Bower also commented on the parking.
Xykis made a motion to approve as proposed and if more spaces are needed in the future they be added. No one seconded the motion, so the motion failed.
deCourcy-Bower said the future development of lot 3 shows commercial, he said he liked the raised berm and he is fine with the parking spaces being 18 short and it possibly added later.
The question regarding the density of like a convenience store addressed and it was stated they are not interested in that all but they would consider a deed restriction.
deCourcy-Bower commented on the need for connectivity and would like to confirm to not connect to the north. There was also brief discussion on the path, Amtmann stated the path would go to the end of Paradise Trails.
Hallquist said he is fine with everything along with the parking in the PUD for future.
Bierman commented on the distance between garage doors and buildings, said that leaves 18 feet and a pickup is 19 feet. Ms. Timmer commented that some are deeper than others and garage is recessed and that trucks are the exception.
Bierman said he would like to see where the additional stalls will be and it should be in the PUD.
Schneeberger commented he would also like to see parking right now & what would trigger the future parking, Rhode commented they can find the trigger.
Schneeberger said they knew coming in the required parking and now they want it reduced.
Pfannerstill said he thinks the project looks good. He went on to say regarding the parking, the Village has had issues in the past. He said the parking spots should be done and would like to see the spots in the PUD.
Wallschlager asked what the depth of the garages are and it was stated 23 feet.
Rhode said the logistics need to be worked through. He said the goal tonight was to get the site plan conditionally approved except the parking seems to be the issue.
Bierman commented that the ordinance should be followed.
Rhode said they are trying to clear things of the table, and while the site plan and landscaping are ok, the parking is the big issue. Pfannerstill commented is seems like everyone is ok with the plan except for the parking.

Kyle said most of the tenants will have 1 vehicle, but they will support the decision of the Plan Commission. Wallschlager said she disagreed with him; she said a lot of 1-bedroom apartments have 2 cars because they are rented by couples.
Mr. Figurski from 652 Greenway Terrace asked if the road would be connecting to Willow Drive. Pfannerstill replied no, he said there will be a walking trail and emergency vehicle access. Mr. Figurski commented on the trail and asked where guests are supposed to park. He pointed out the petitioners are referencing other projects, but he said they are older ones in the Village and people did not need a lot of parking space back then.
Pfannerstill said the Plan Commission would like to see on paper where the parking will be vs just saying you will add it later. No action taken.

8:25 – Recess
8:29- Back in session

7. Presentation of request of Annexation of Arrowhead High School and adjacent farmland for Presentation only. No action to be taken by the Plan Commission at this meeting.

Bob Rosch President of the School Board and Laura Myrah the superintendent of Arrowhead was present and said they had already presented what they are proposing to the Village Board regarding annexing the property into Hartland. He gave a brief timeline of when the 3 properties were first purchased and developed. The original property was acquired in 1954, the 2nd property was purchased in 1966 which is the North Campus and in 2000 a 42-acre farm was purchased. They are asking to annex all the properties into Hartland. They feel the land would be better developed in Hartland.
He said when Four Winds was built and the water line was put in, Arrowhead and Hartland split the cost. He said Hartland has supplied sewer and water since 1956 and Arrowhead has a Hartland address and mailing address. He went on to say the goal is to complete annexation by the end of the year. He said Hartland would have control of what goes in the 42 acres and it would also be tax revenue. He said there is an agreement on Campus Drive to connect to K and split the cost. It would be a Hartland road, and the cost of repair would be split between Hartland and Arrowhead.
Pfannerstill pointed out that if annexation occurred that any development would need to come before the Plan Commission.
Xykis asked what the cost would be to the taxpayers stating he is in favor of it, but also looking to protect our best interest. Pfannerstill said his question is noted and that will be discussed at another time.
deCourcy-Bower said it makes good sense the connection to Campus Drive. He said on Campus Drive there is a trail and he highly recommends putting in something to get people from A to B.

8. Announcements-

There were none.

9. Adjournment-

Motion (Bierman/Wallschlager) to adjourn. Adjourned at 8:45 pm.

Respectfully submitted by
Recording Secretary,

Deidre Bushéy, Deputy Clerk

Village of Hartland

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

Job Address	736 Coventry Ln. Hartland, WI 53029				
Lot 10	Block 9	Subdivision Hartridge		Key No. HAV	
Owner Steve & Lisa Hansen				Phone 414-530-3530	
Address 736 Coventry Ln.		City Hartland		State WI	Zip 53029
Contractor		Phone	FAX	E-Mail Address	
Address		City		State	Zip

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

The DEADLINE for filing is 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.

One & Two Family

- ☐ Four (4) bound sets of construction plans and application material and one (1) electronic copy of all submittals. One set of plans must be stamped "approved by the developer" if required.
- ☐ These plans may be reused to apply for the building permit. Building elevations are all that is necessary to obtain Architectural Board approval. Although it is recommended that complete construction plans along with other building permit application material be submitted in order to begin the permit process as soon as possible after the meeting.
- ☐ Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.
- ☐ Four (4) site plans. These site plans must be detailed and dimensioned and may also be reused to apply for the building permit. One set of site plans must be stamped "approved by the developer" (if applicable).
- ☐ Three (3) plats of survey are required for new dwellings at the time of building 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. _____

16'x8' GARAGE DOOR TO MATCH HOUSE

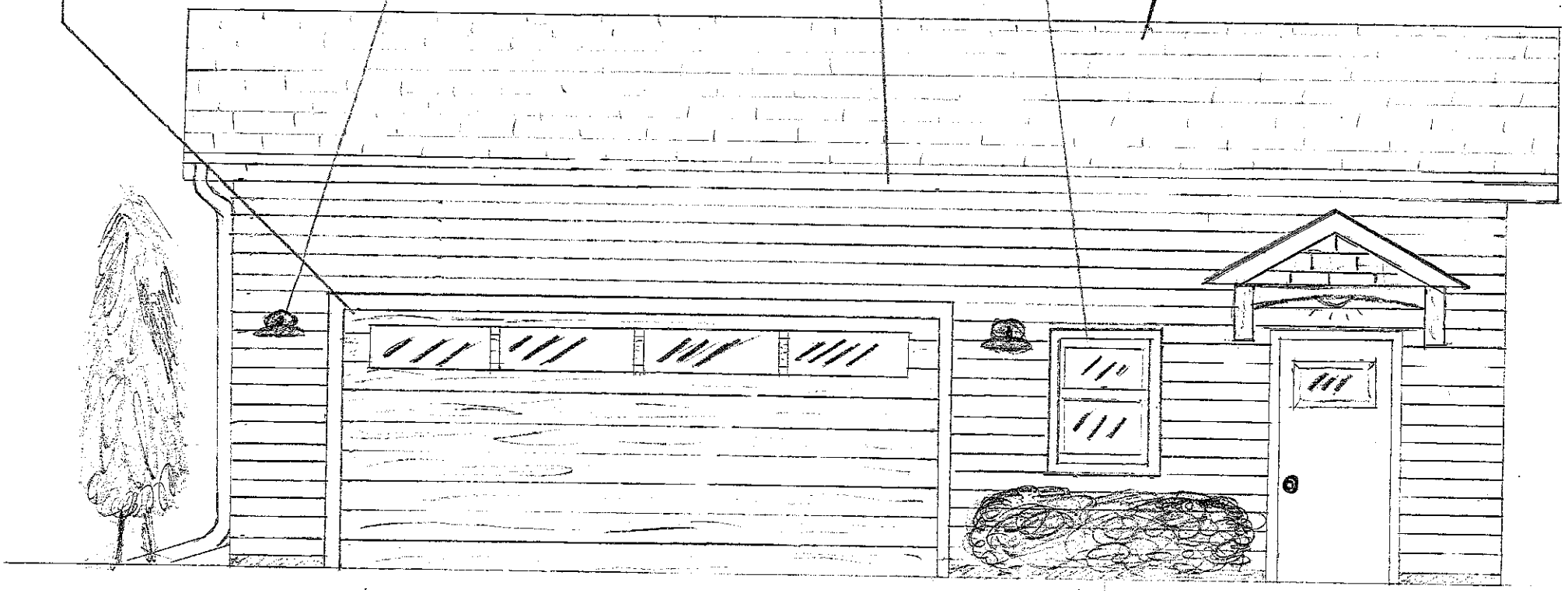
LP SIDING TO MATCH HOUSE & COLOR

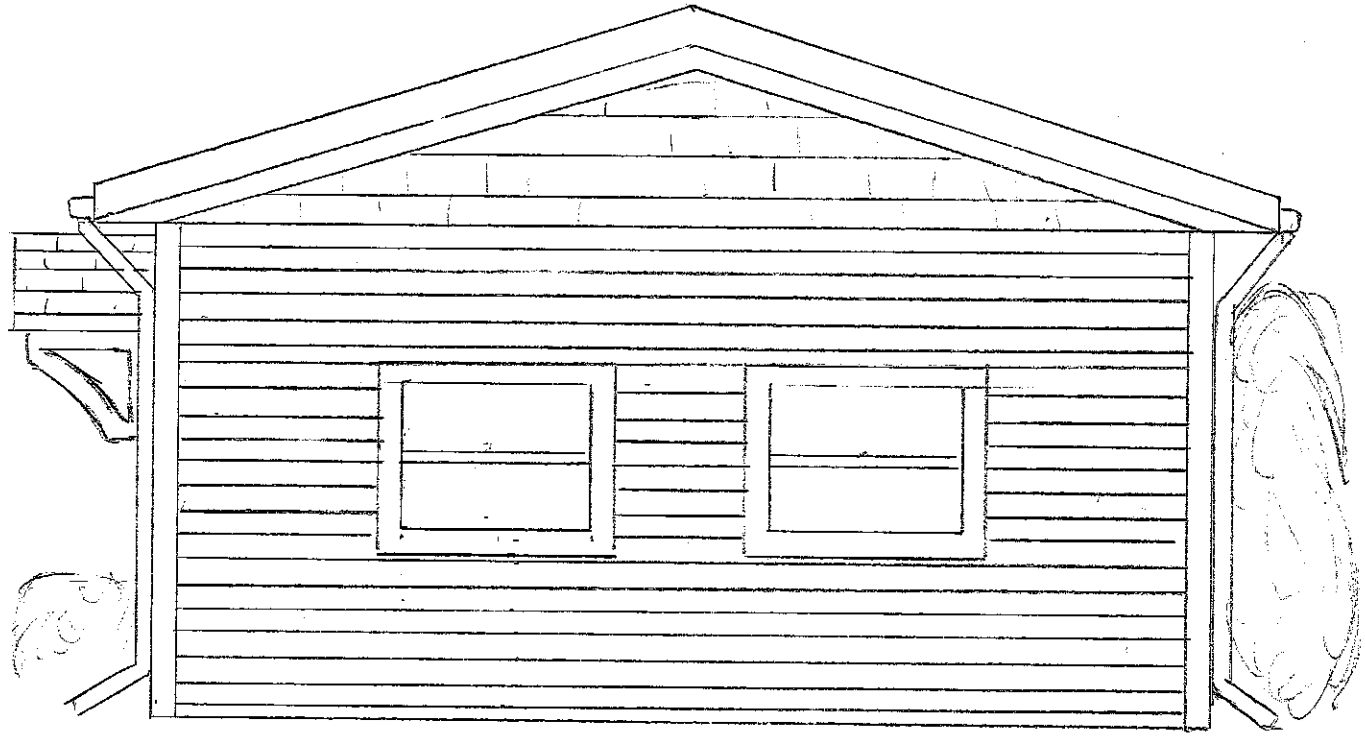
MARVIN INTEGRITY WINDOWS
TO MATCH HOUSE

FRONT SIDE ELEVATION
SCALE 1/4" = 1'-0"

3TAB SHINGLES TO MATCH HOUSE

LIGHTING TO MATCH HOUSE



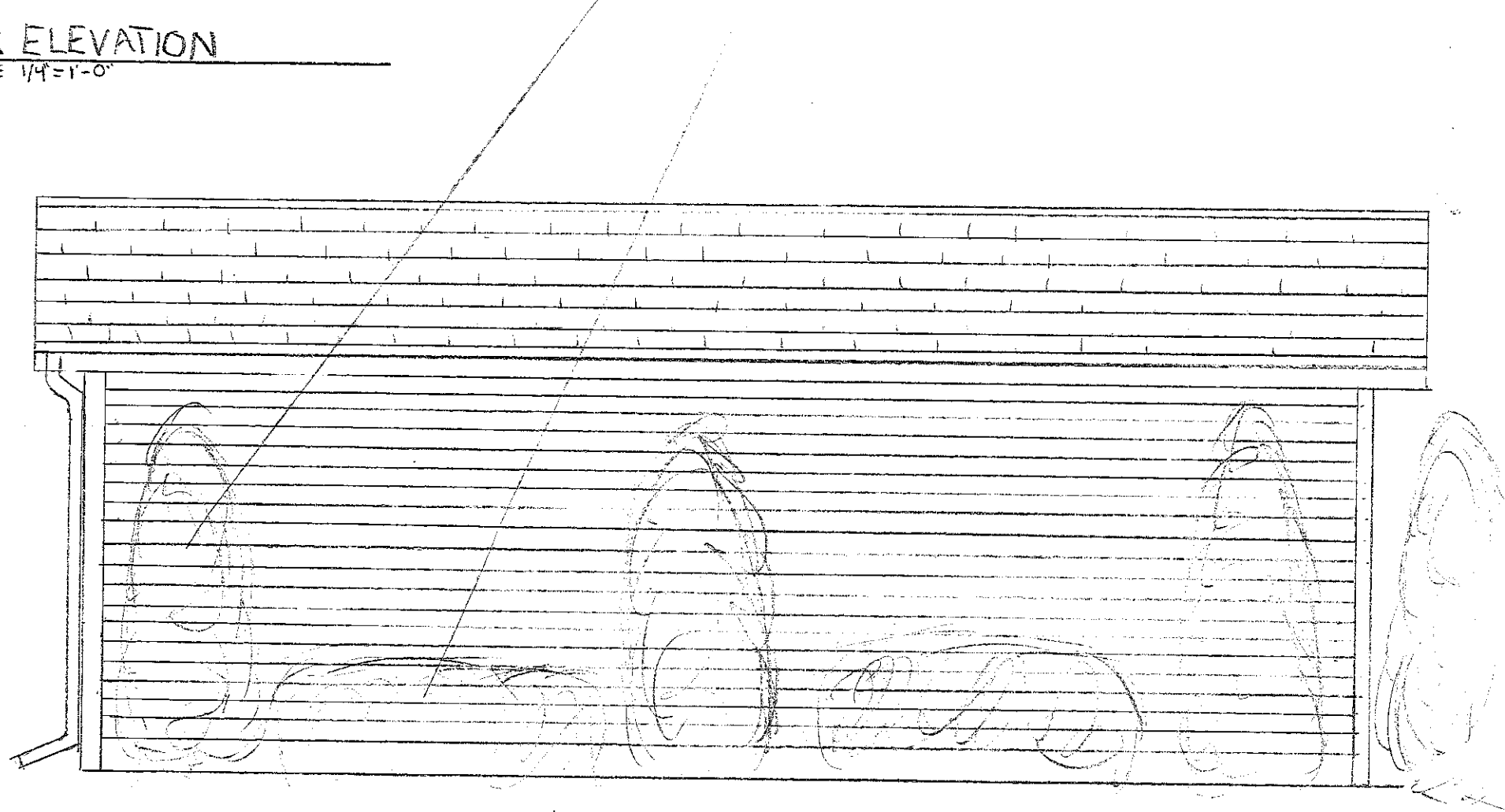


RIGHT SIDE

SCALE 1/4" = 1'-0"

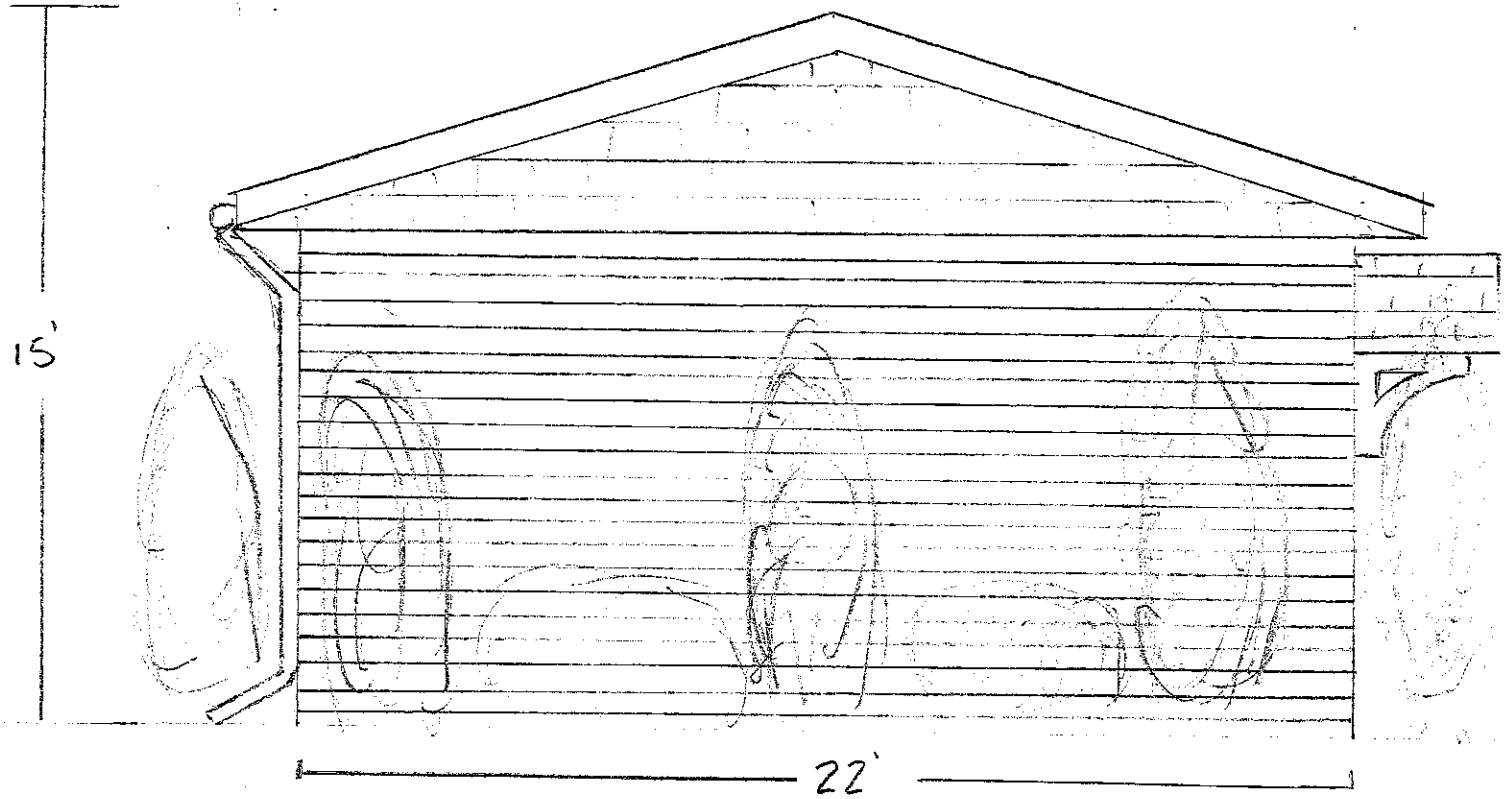
ARBORVITAES OR BOXWOOD SHRUBS

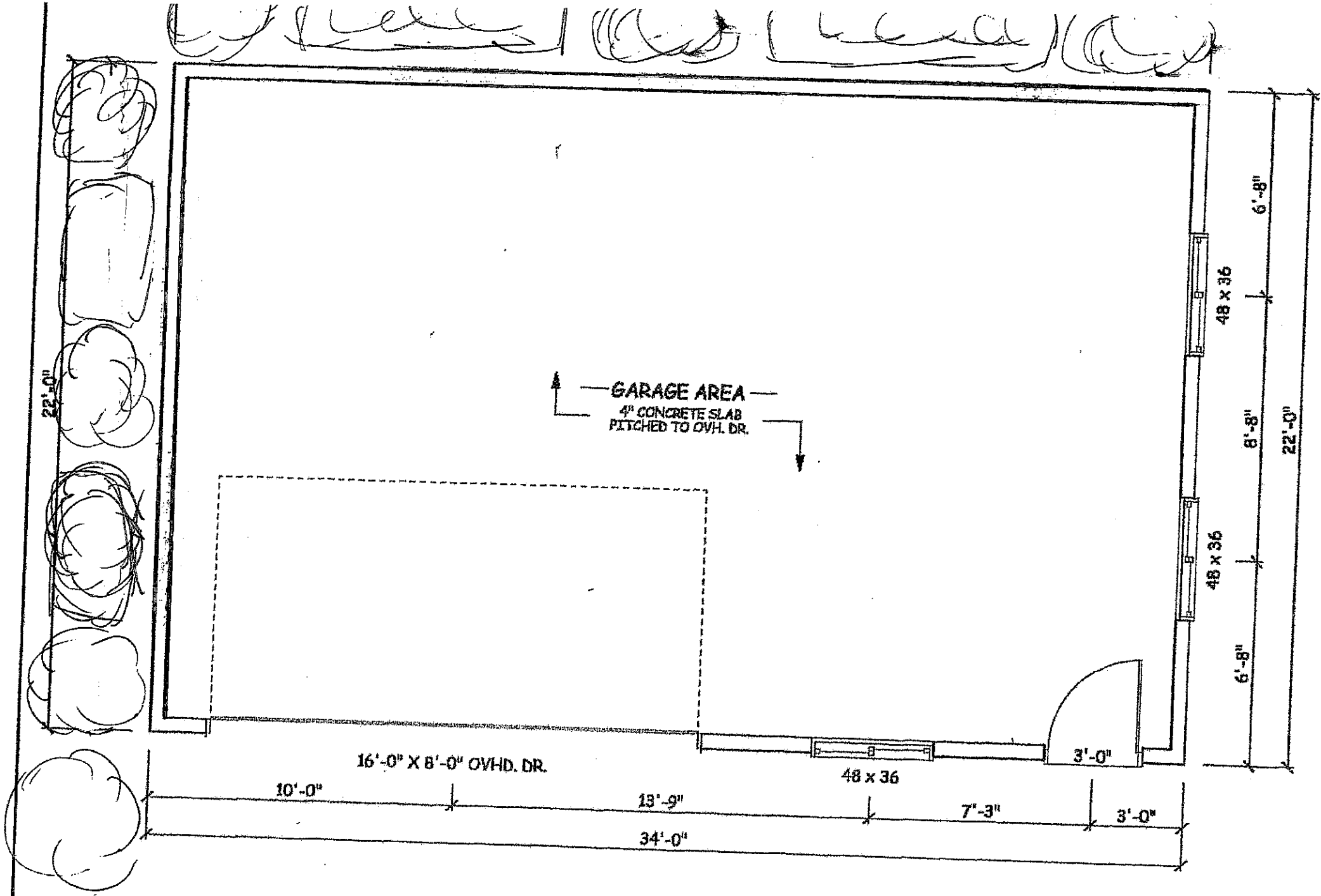
REAR ELEVATION
SCALE 1/4"=1'-0"



LEFT SIDE

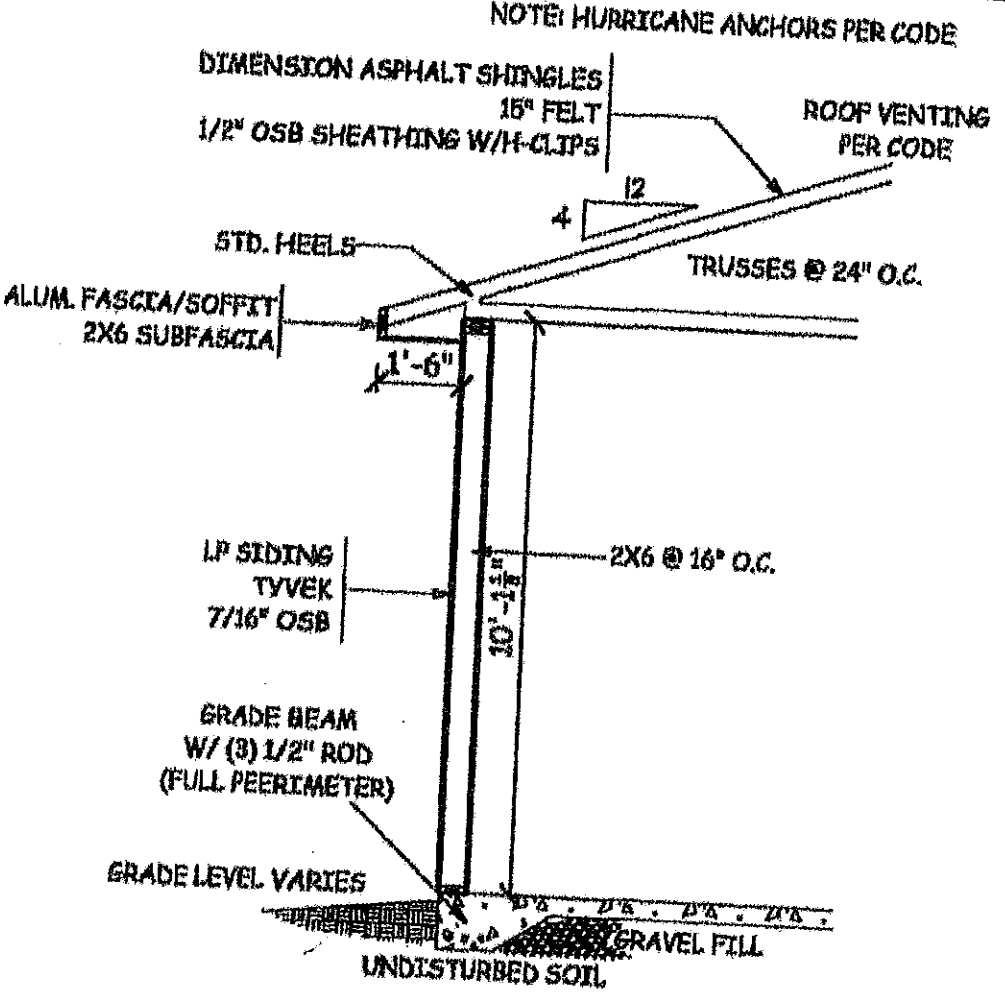
SCALE 1/4" = 1'-0"





FIRST FLOOR PLAN

10'-1 1/8" WALL HGT.
746 sq ft.



WALL DETAIL

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

PLAT OF SURVEY

BEING ALL OF LOT 10, BLOCK 9 OF HARTRIDGE ADDITION NO. 2, LOCATED IN THE SW 1/4 AND SE 1/4 OF SECTION 2, T.7N., R.18E., VILLAGE OF HARTLAND, WAUKESHA COUNTY, WI.

SURVEYOR

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

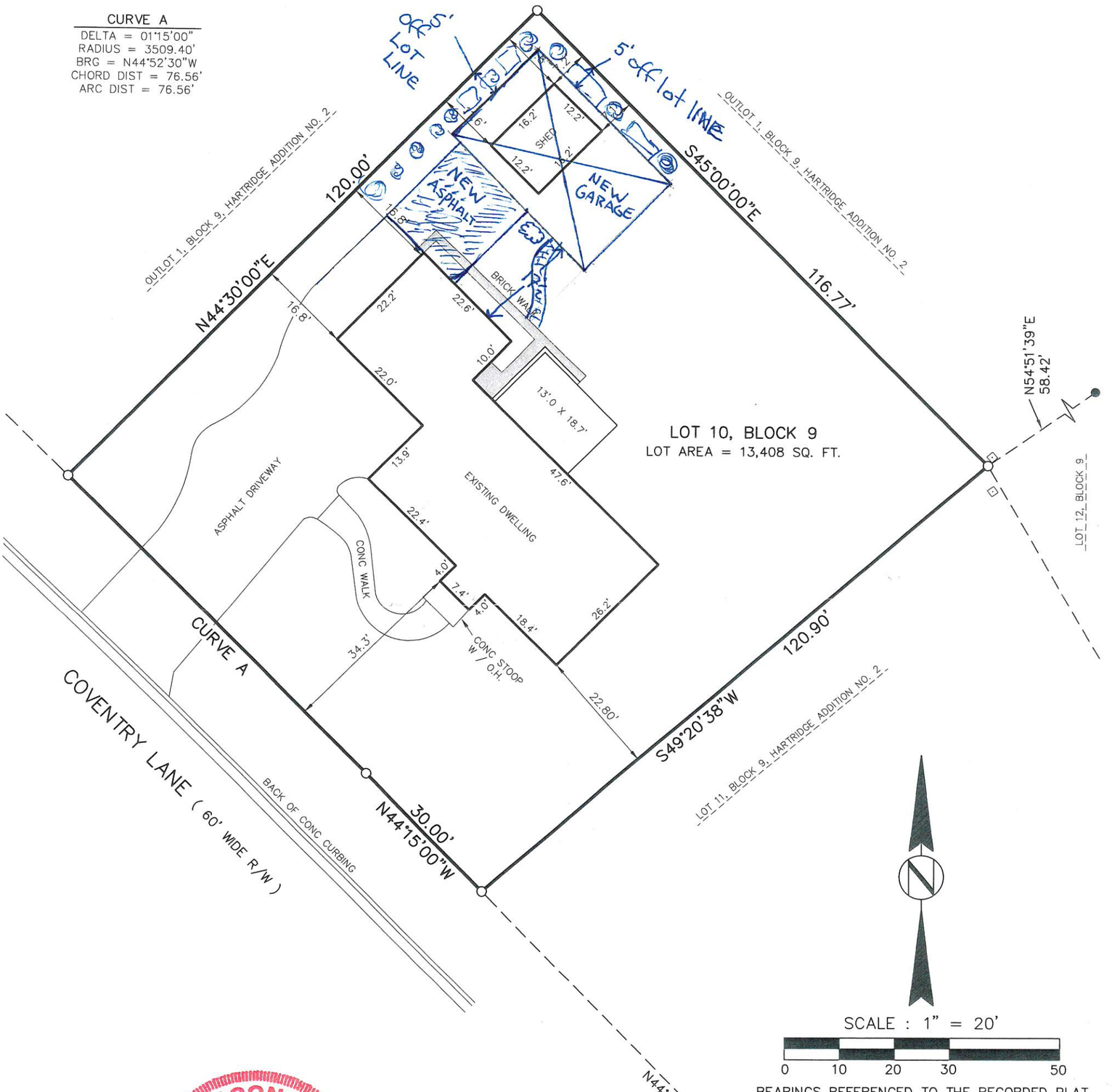
SURVEY FOR

STEVE AND LISA HANSEN
736 COVENTRY LANE
HARTLAND, WI. 53029

LEGEND

- ◉ – 2" DIA. IRON PIPE FOUND
- ● – 1.25" DIA. IRON PIPE FOUND
- ○ – 3/4" DIA. IRON REBAR SET, 18" LONG, WT. = 1.5 LBS/ LIN. FT
- ⊡ – UTILITY BOX

CURVE A
DELTA = 01°15'00"
RADIUS = 3509.40'
BRG = N44°52'30"W
CHORD DIST = 76.56'
ARC DIST = 76.56'



SCALE : 1" = 20'

0 10 20 30 50

BEARINGS REFERENCED TO THE RECORDED PLAT

WISCONSIN
MARK A. POWERS
S-1701
OCONOMOWOC, WI
LAND SURVEYOR

Mark A. P
April 3, 2020

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT 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, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE 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.

PROJECT NO. 20-3348

BRYAN R DALTON AND KATELYN R DALTON
732 COVENTRY LN
HARTLAND WI 53029-2610

CHARLES AND CHRISTINE HANSEN
737 COVENTRY LN
HARTLAND WI 53029

CHRISTOPHER FARIS AND CINDY FARIS
765 WEXFORD WAY
HARTLAND WI 53029

COLETTE DORIS RICK
727 CAMERON CIR
HARTLAND WI 53029-2509

DANIEL E MAURER
810 E IMPERIAL DR
HARTLAND WI 53029-2620

DAVID MARLOW AND ALICIA MARLOW
797 WINDSOR CIR
HARTLAND WI 53029

DEBORAH A COX
735 CAMERON CIR
HARTLAND WI 53029-2509

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

EDWARD & JOANNE WEBSTER
832 E IMPERIAL DR
HARTLAND WI 53029

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

ERIC A RAHMEL
788 E IMPERIAL DR
HARTLAND WI 53029

GERARD LUNOW
757 CAMBRIDGE CT
HARTLAND WI 53029

HARTRIDGE HOMEOWNERS ASSOCIATION INC & LOT OWNERS OF HARTRIDGE ADDITION NO 2
PO BOX 182
HARTLAND WI 53029-0182

THOMAS LAMP AND GAIL LAMP
729 COVENTRY LN
HARTLAND WI 53029

IMPERIAL LLC
W325N6872 NORTH LAKE DR
HARTLAND WI 53029-8510

JAKUB ARENDARCZYK
787 E IMPERIAL DR
HARTLAND WI 53029-2646

JOHN M CONDON AND HEATHER B MICHALAK-CONDON
780 E IMPERIAL DR
HARTLAND WI 53029-2647

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

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

KIMM S ROBINSON AND KATHLEEN ROBINSON
740 COVENTRY LN
HARTLAND WI 53029-2610

MARIE A GALEWSKI
798 WINDSOR CIR
HARTLAND WI 53029

MARK & MALLORY DUFEK
753 CAMBRIDGE CT
HARTLAND WI 53029-2508

MAX & MEGAN STEPHENSON
728 COVENTRY LN
HARTLAND WI 53029-2610

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

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

RICHARD MISKO AND SUE MISKO
733 COVENTRY LN
HARTLAND WI 53029

RICHARD SCHNITTKE AND KIMBERLY SCHNITTKE
724 COVENTRY LN
HARTLAND WI 53029

SCOTT R POPELKA AND LISA K POPELKA
736 CAMERON CIR
HARTLAND WI 53029-2509

STEPHEN C & MARY JANE SCHILLING
S47W33570 FOX HOLLOW DR
DOUSMAN WI 53118-9742

STEVEN L HANSEN AND LISA J HANSEN
736 COVENTRY LN
HARTLAND WI 53029-2610

VERNON & AUDREY DEBORD
773 WEXFORD WAY
HARTLAND WI 53029-2553

Village of Hartland

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

Job Address	Campus Drive & Scenic Road				
Lot	Block	Subdivision	Paradise Trails Condominium	Key No. HAV	Part of 0423981
Owner	Paradise Trails LLC			Phone	262-542-9200
Address	N27W24025 Paul Ct. Suite 100	City	Pewaukee	State WI	Zip 53072
Contractor	Harbor Homes	Phone	262-232-8520 FAX	E-Mail Address	cgerth@harborhomeswi.com
Address	N27W24025 Paul Ct, Suite 200	City	Pewaukee	State WI	Zip 53072

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Date Applied: 9-28-20 Date of Meeting: 10-19-20 Item No. _____



1 FRONT VIEW - ELEVATION 1
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

TWO STORY A

CLIENT NAME
PROJECT ADDRESS

HARBOR HOMES
N27 W24025 PAUL COURT | PEWAUKEE, WI 53072
COPYRIGHT 2018 HARBOR HOMES INC. ALL RIGHTS RESERVED

SHEET NAME
ELEVATIONS - ELEVATION-1

DATE	DRAWN BY
09.17.2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
A-4.00





1 FRONT VIEW - ELEVATION 2
1/8" = 1'-0"



4 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



2 RIGHT VIEW
1/16" = 1'-0"

TWO STORY A

CLIENT NAME
PROJECT ADDRESS

HARBOR HOMES

N27 W24025 PAUL COURT | PEWAUKEE, WI 53072

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SHEET NAME
ELEVATIONS - ELEVATION-2

DATE	DRAWN BY
09.17.2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
A-4.10





1 FRONT VIEW - ELEVATION 3
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

HARBOR HOMES

N27 W24025 PAUL COURT | PEWAUKEE, WI 53072

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TWO STORY A

CLIENT NAME
PROJECT ADDRESS

SHEET NAME
ELEVATIONS - ELEVATION-3

DATE	DRAWN BY
09.17.2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
A-4.20





FRONT VIEW - OPT. 2.5 GARAGE - ELEVATION 1,2 & 3 - ELEVATION 1 SHOWN

1 1/8" = 1'-0"



REAR VIEW - OPT. 2.5 GARAGE - ELEVATION 1,2 & 3 - ELEVATION 1 SHOWN

2 1/16" = 1'-0"



RIGHT VIEW - OPT. 2.5 GARAGE - ELEVATION 1,2 & 3 - ELEVATION 1 SHOWN

3 1/16" = 1'-0"

HARBOR HOMES

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TWO STORY A

CLIENT NAME

PROJECT ADDRESS

SHEET NAME

ELEVATIONS - OPT. 2.5 GARAGE

DATE	DRAWN BY
09.17.2020	Author

JOB NUMBER

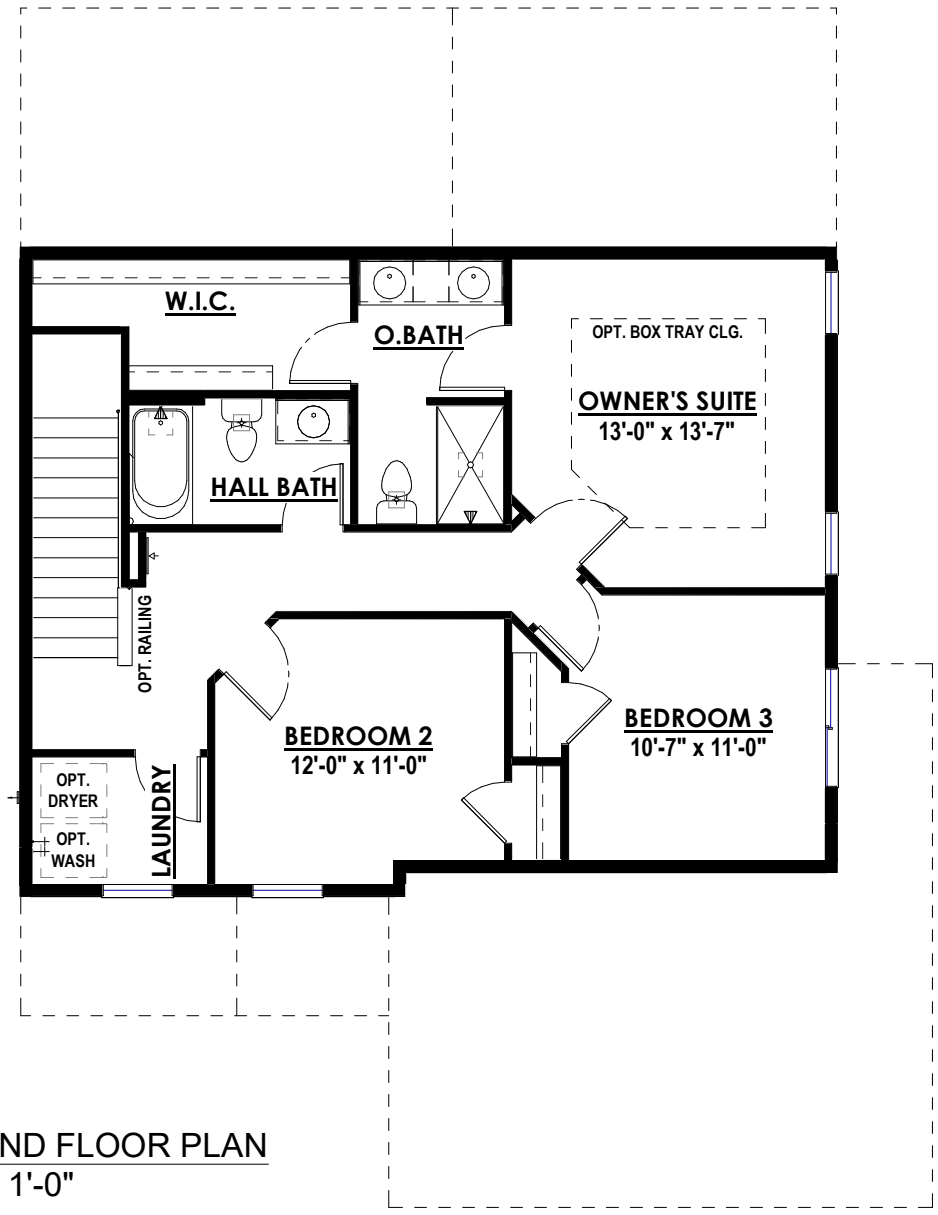
Project Number

SHEET NUMBER

A-4.30

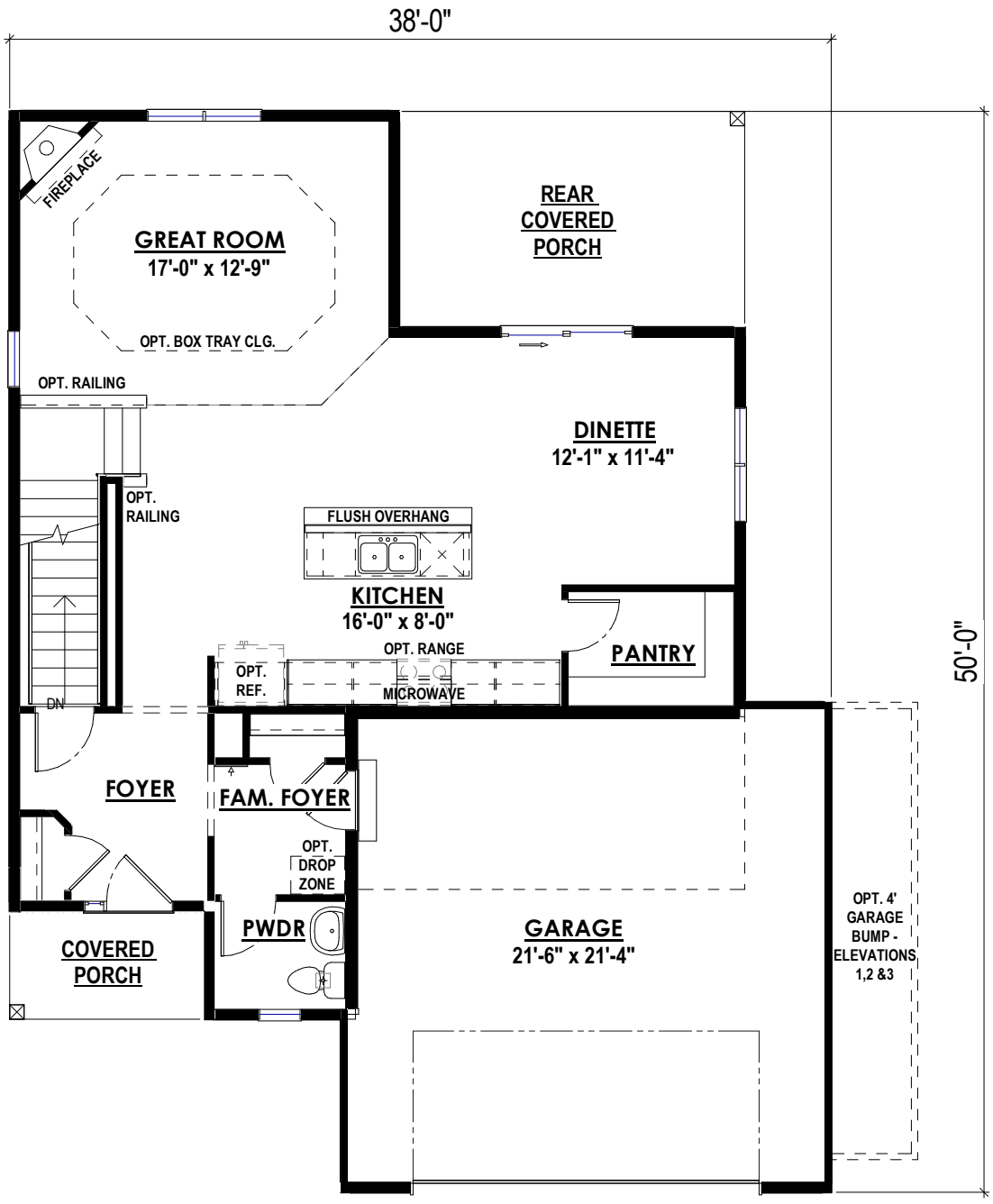
TWO STORY A

(1871 S.F.)

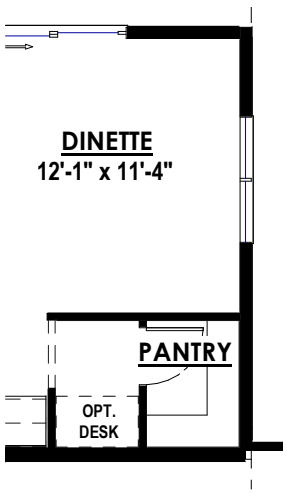


2 SECOND FLOOR PLAN
1/8" = 1'-0"

AREA SCHEDULE	
Livable Area	
First Floor Livable	971 SF
Second Floor Livable	900 SF
	1871 SF
Non Livable Area	
Front Porch	45 SF
Garage	492 SF
Rear Porch	160 SF
Unfinished Basement	868 SF
	1565 SF



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



3 OPT. POCKET OFFICE
1/8" = 1'-0"

C-1

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1 FRONT VIEW - ELEVATION 1
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

TWO STORY B

CLIENT NAME

PROJECT ADDRESS

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SHEET NAME

ELEVATIONS - ELEVATION-1

DATE	DRAWN BY
09.17.2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
A-4.00





1 FRONT VIEW - ELEVATION 2
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

TWO STORY B

CLIENT NAME
PROJECT ADDRESS

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SHEET NAME
ELEVATIONS - ELEVATION-2

DATE	DRAWN BY
09.17.2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
A-4.10





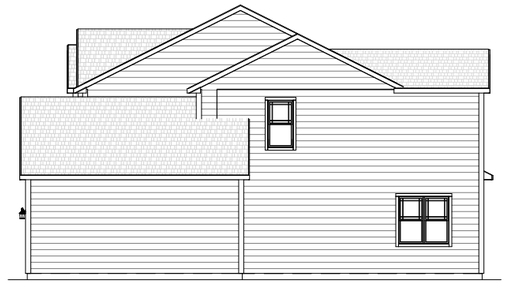
1 FRONT VIEW - ELEVATION 3
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

TWO STORY B

CLIENT NAME
PROJECT ADDRESS

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SHEET NAME
ELEVATIONS - ELEVATION-3

DATE	DRAWN BY
09.17.2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
A-4.20





FRONT VIEW - OPT. 2.5 GARAGE -
ELEVATION 1,2, & 3 - ELEVATION 3 SHOWN
1 1/8" = 1'-0"



REAR VIEW - OPT. 2.5 GARAGE -
ELEVATION 1,2, & 3 - ELEVATION 3 SHOWN
2 1/16" = 1'-0"



RIGHT VIEW - OPT. 2.5 GARAGE -
ELEVATION 1,2, & 3 - ELEVATION 3 SHOWN
3 1/16" = 1'-0"

TWO STORY B

CLIENT NAME

PROJECT ADDRESS

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SHEET NAME

ELEVATIONS - OPT. 2.5 GARAGE

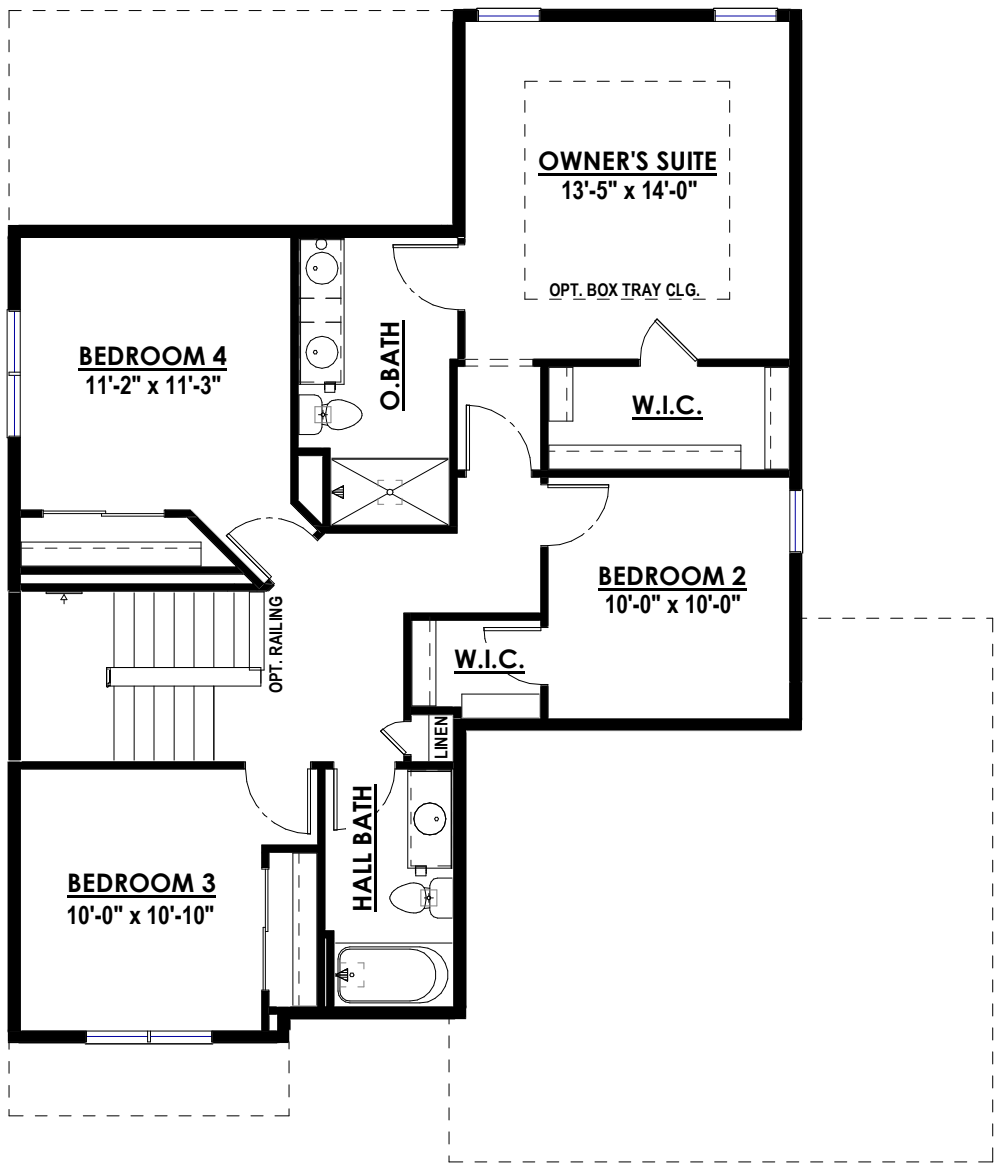
DATE	DRAWN BY
09.17.2020	Author

JOB NUMBER
Project Number

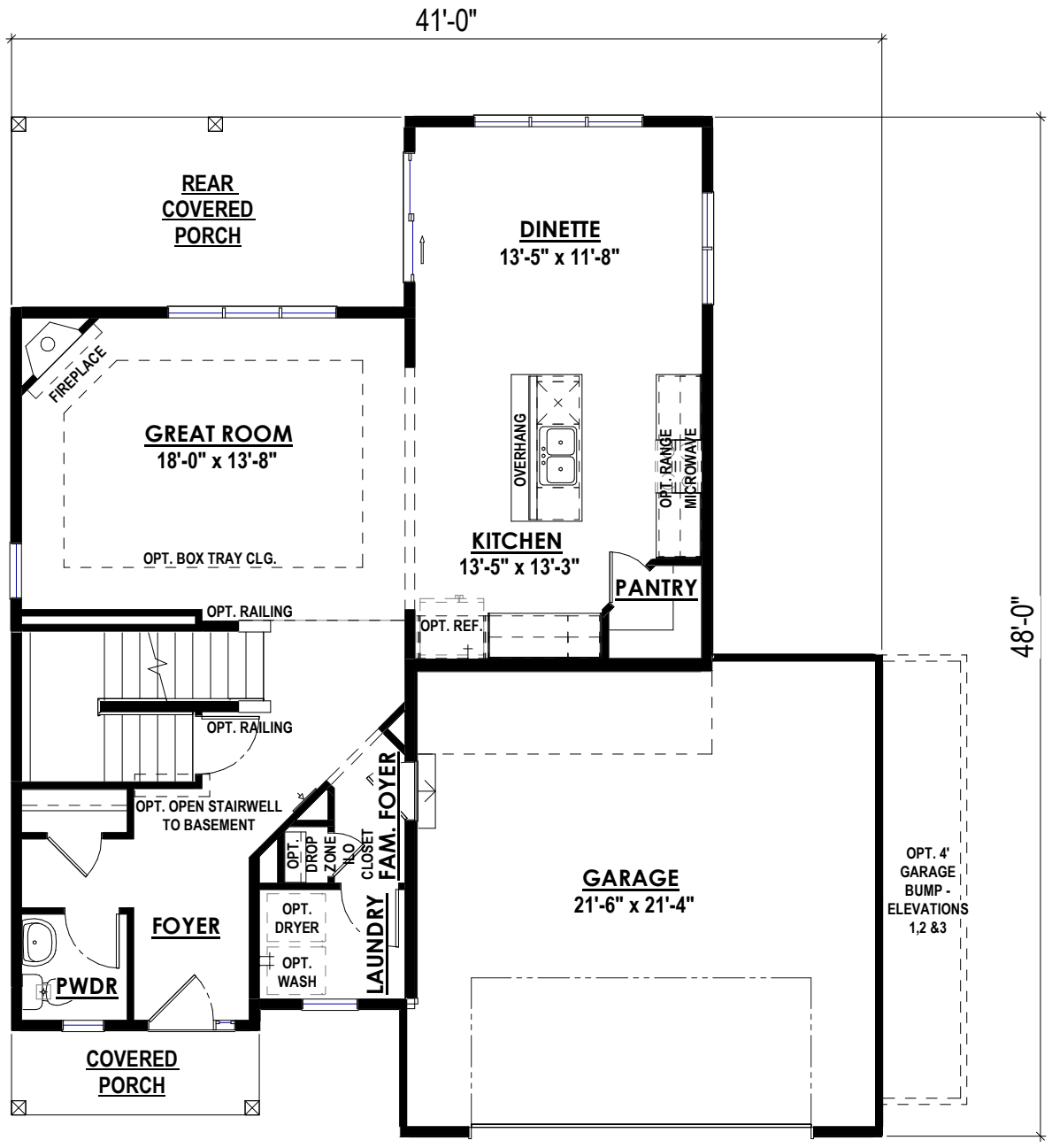
SHEET NUMBER
A-4.30

TWO STORY B

(2070 S.F.)



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



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

AREA SCHEDULE	
Livable Area	
First Floor Livable	1007 SF
Second Floor Livable	1063 SF
	2070 SF
Non Livable Area	
Front Porch	47 SF
Garage	493 SF
Rear Porch	167 SF
Unfinished Basement	910 SF
	1616 SF

C-1

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1 FRONT VIEW - ELEVATION 1
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

TWO STORY C

CLIENT NAME
PROJECT ADDRESS

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SHEET NAME
ELEVATIONS - ELEVATION - 1

DATE	DRAWN BY
09.17.2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
A-4.00





1 FRONT VIEW - ELEVATION 2
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

TWO STORY C

CLIENT NAME
PROJECT ADDRESS

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SHEET NAME
ELEVATIONS - ELEVATION - 2

DATE	DRAWN BY
09.17.2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
A-4.10





1 FRONT VIEW - ELEVATION 3
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

TWO STORY C

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PROJECT ADDRESS

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SHEET NAME
ELEVATIONS - ELEVATION - 3

DATE 09.17.2020
DRAWN BY Author

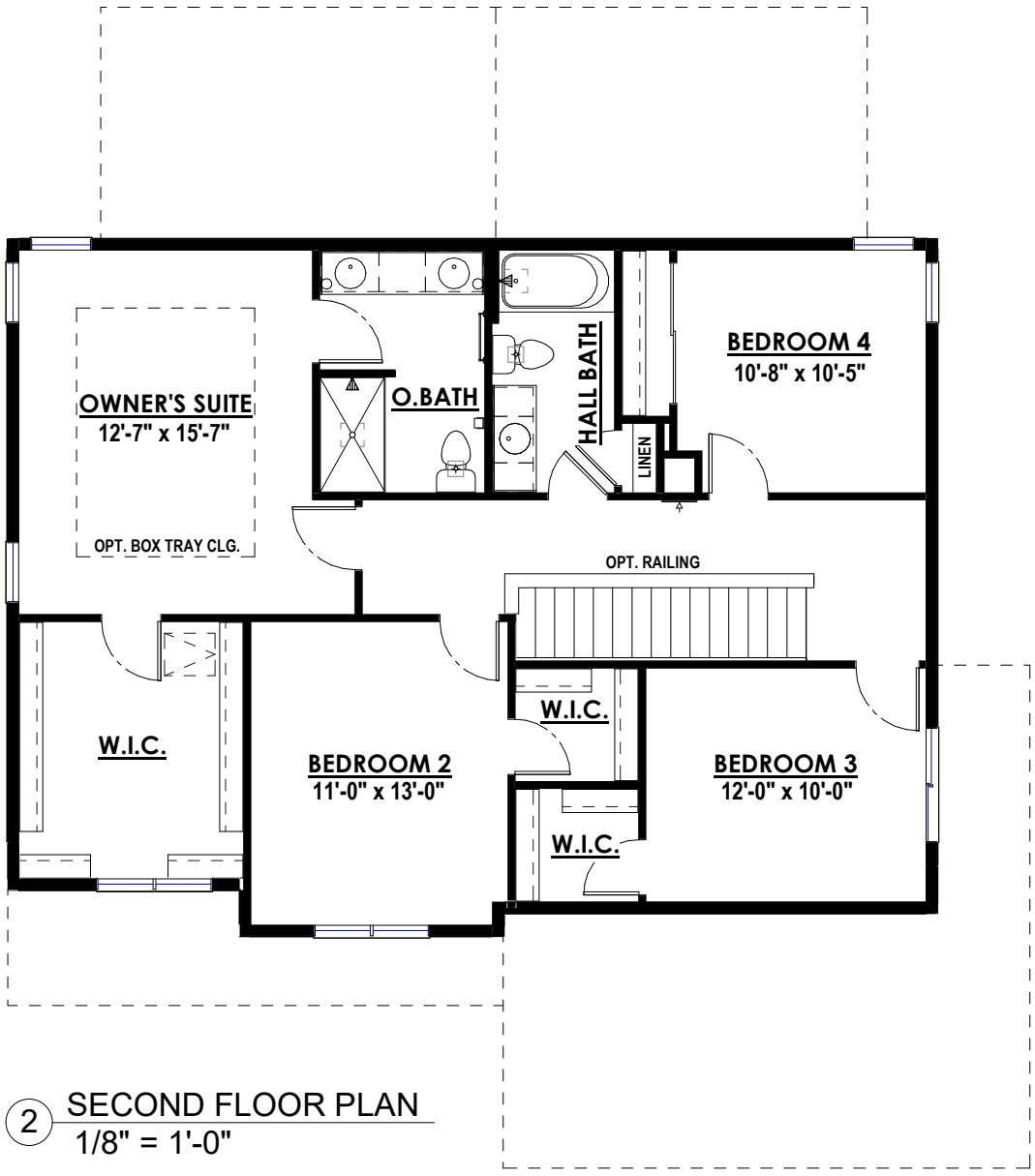
JOB NUMBER
Project Number

SHEET NUMBER
A-4.20



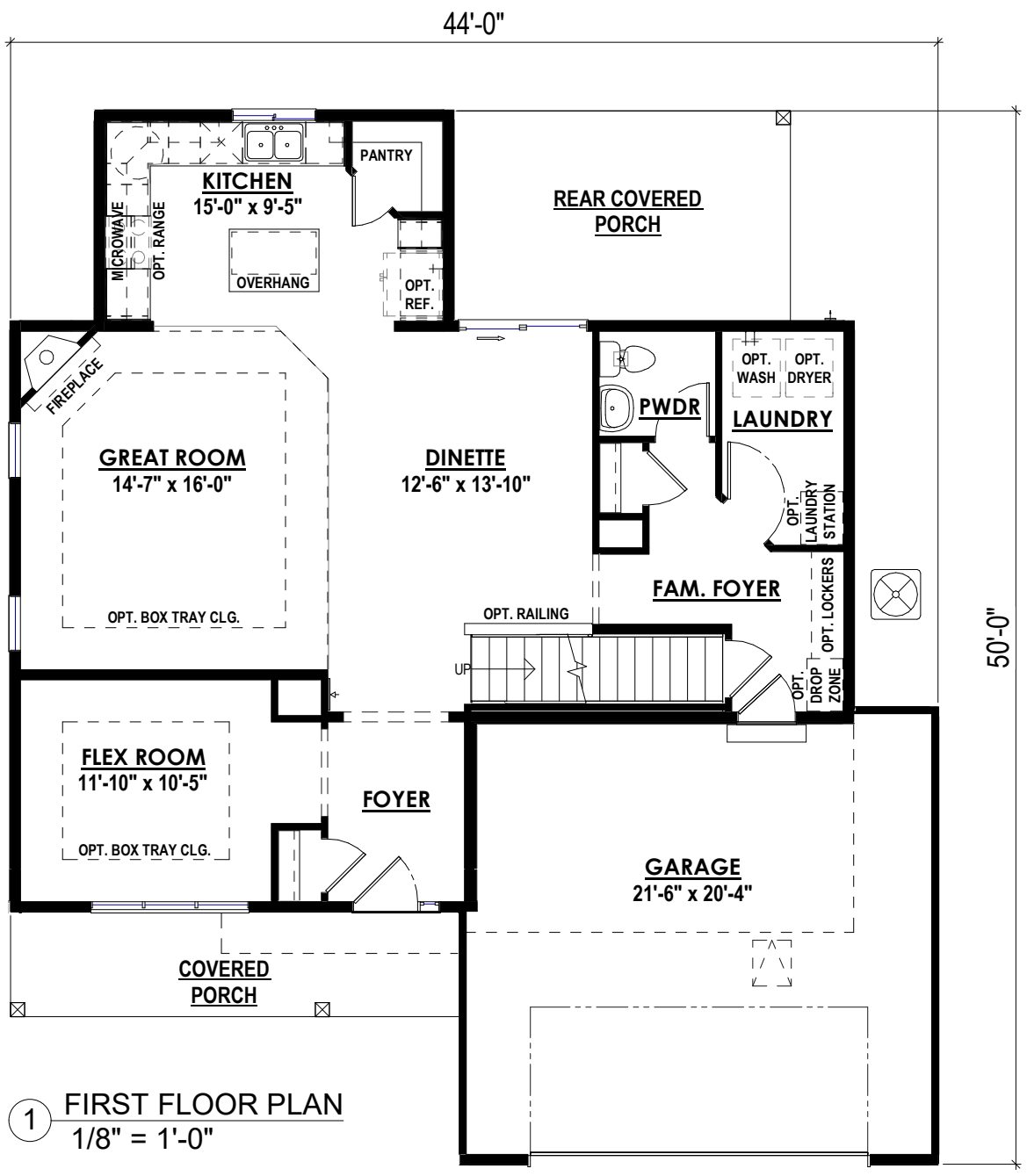
TWO STORY C

(2289 S.F.)



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

AREA SCHEDULE	
Livable Area	
First Floor Livable	1128 SF
Second Floor Livable	1161 SF
	2289 SF
Non Livable Area	
Front Porch	107 SF
Garage	473 SF
Rear Porch	160 SF
Unfinished Basement	1024 SF
	1763 SF



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

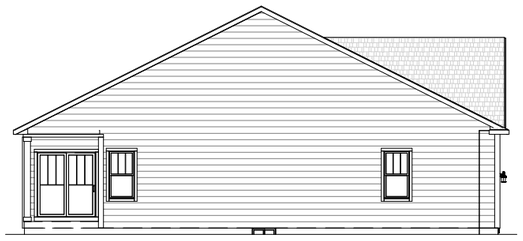
C-1

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1 FRONT VIEW - ELEVATION 1
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

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RANCH A

CLIENT NAME

PROJECT ADDRESS

SHEET NAME

ELEVATIONS - ELEVATION-1

DATE	DRAWN BY
03/05/2020	Author

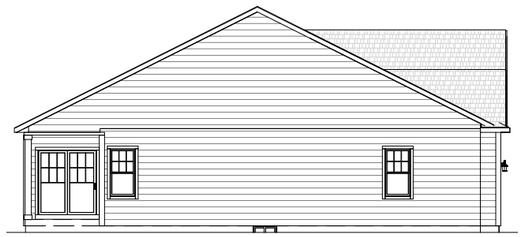
JOB NUMBER
Project Number

SHEET NUMBER
A-4.00





1 FRONT VIEW - ELEVATION 2
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

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RANCH A

CLIENT NAME
PROJECT ADDRESS

SHEET NAME
ELEVATIONS - ELEVATION - 2

DATE	DRAWN BY
03/05/2020	Author

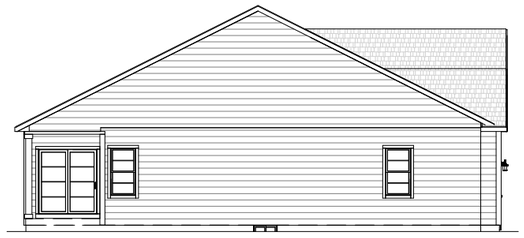
JOB NUMBER
Project Number

SHEET NUMBER
A-4.10





1 FRONT VIEW - ELEVATION 3
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

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RANCH A

CLIENT NAME
PROJECT ADDRESS

SHEET NAME
ELEVATIONS - ELEVATION - 3

DATE	DRAWN BY
03/05/2020	Author

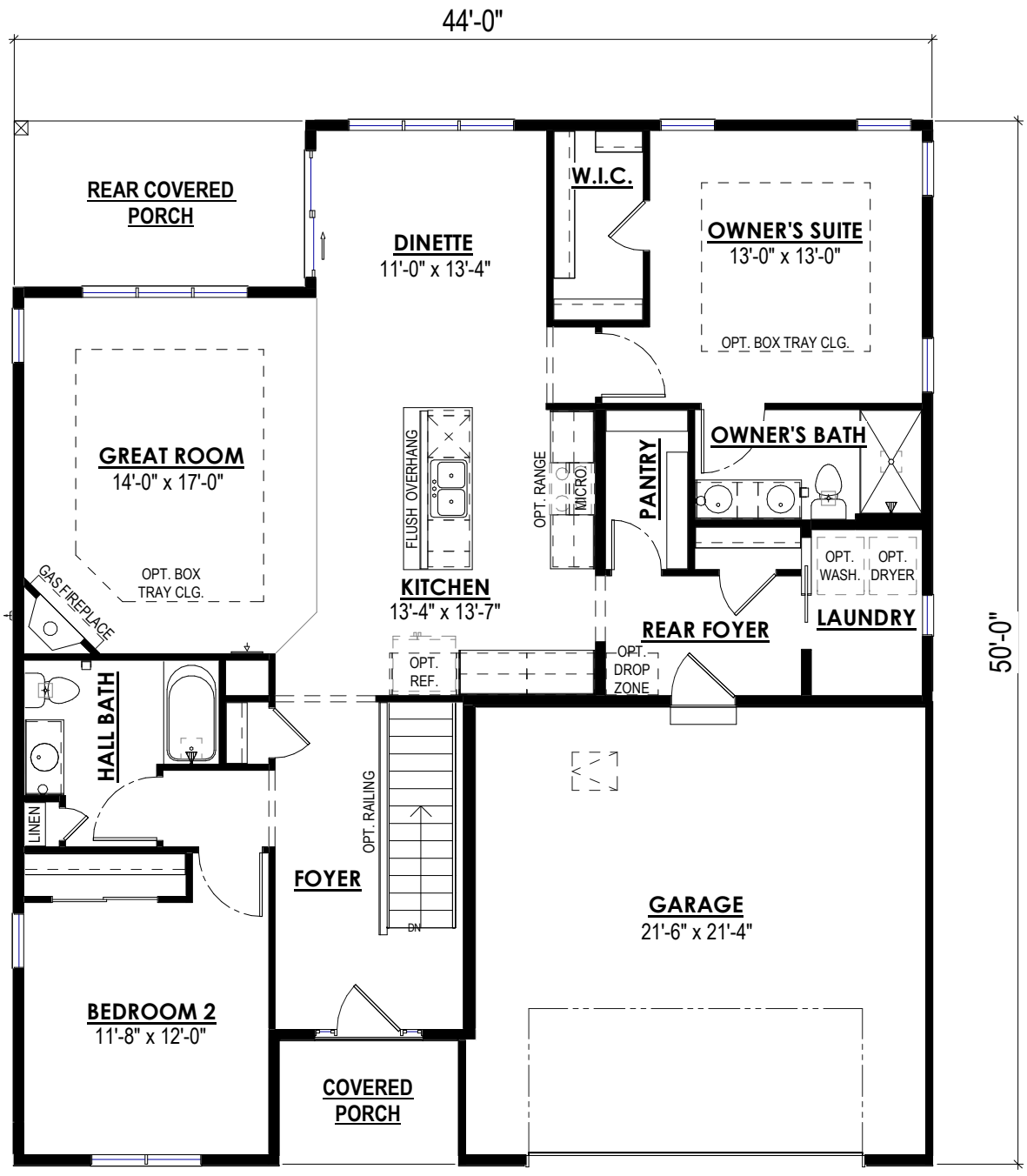
JOB NUMBER
Project Number

SHEET NUMBER
A-4.20



RANCH A

(1548 S.F.)



1 / CA-1 **FIRST FLOOR PLAN**

1/8" = 1'-0"

AREA SCHEDULE

Livable Area	
First Floor Livable	1548 SF
	1548 SF
Non Livable Area	
Front Porch	52 SF
Garage	488 SF
Rear Porch	112 SF
Unfinished Basement	1425 SF
	2077 SF

CA-1

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1 FRONT VIEW - ELEVATION 1
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

RANCH A W/ LOFT

CLIENT NAME
PROJECT ADDRESS

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SHEET NAME
ELEVATIONS - ELEVATION 1

DATE	DRAWN BY
09.17.2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
A-4.00





1 FRONT VIEW - ELEVATION 2
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

RANCH A W/ LOFT

CLIENT NAME
PROJECT ADDRESS

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SHEET NAME
ELEVATIONS - ELEVATION 2

DATE	DRAWN BY
09.17.2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
A-4.10





1 FRONT VIEW - ELEVATION 3
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

RANCH A W/ LOFT

CLIENT NAME
PROJECT ADDRESS

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SHEET NAME
ELEVATIONS - ELEVATION 3

DATE	DRAWN BY
09.17.2020	Author

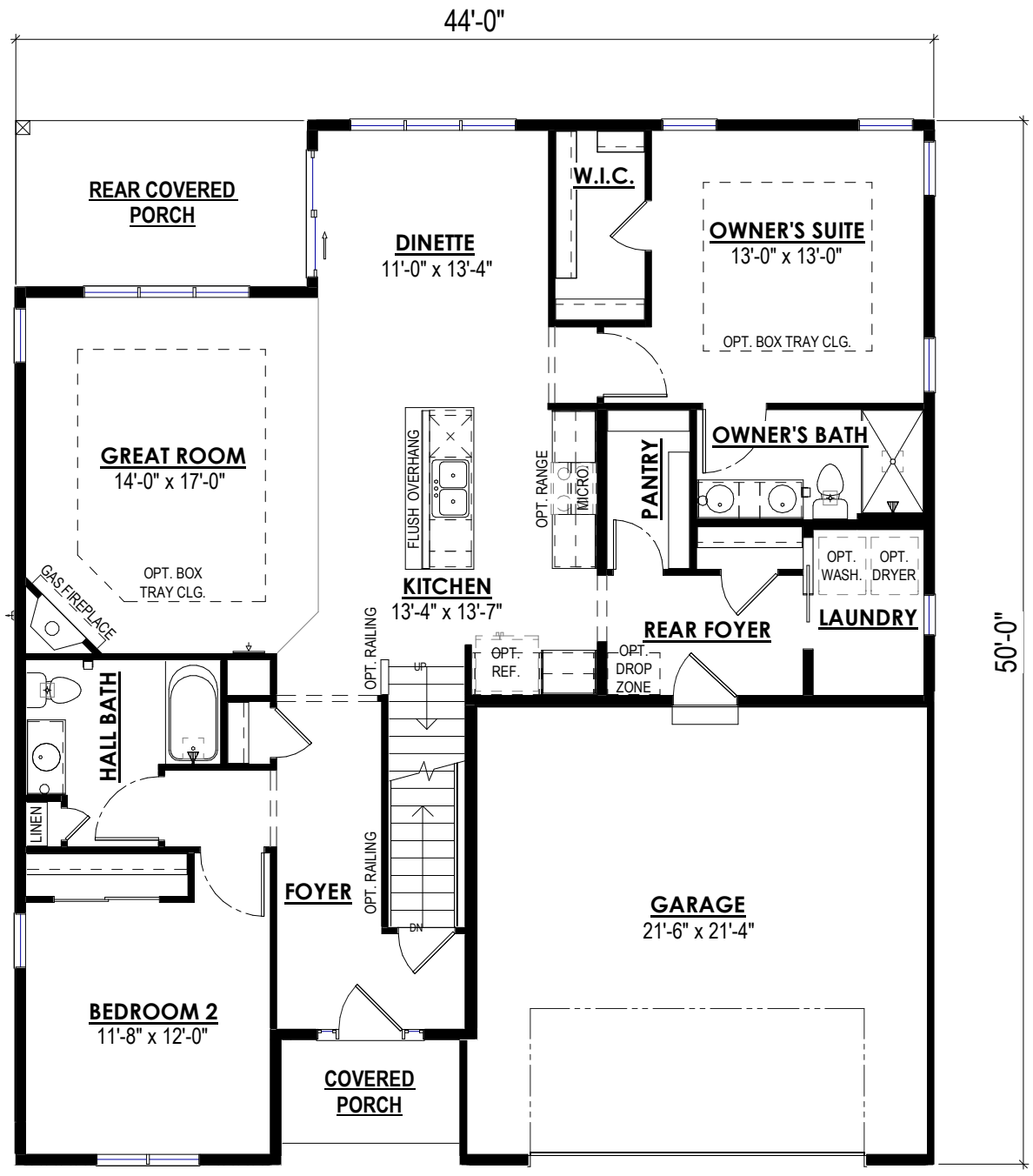
JOB NUMBER
Project Number

SHEET NUMBER
A-4.20



RANCH A W/ LOFT

(2011 S.F.)

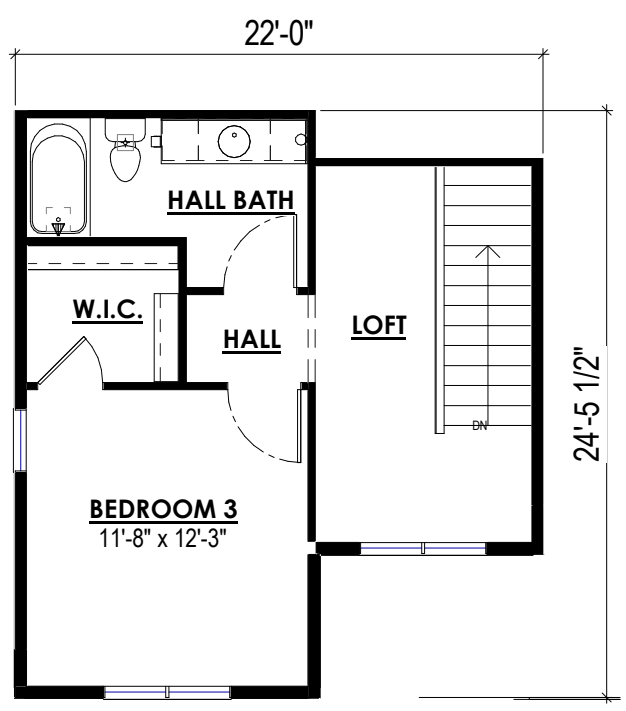


1 CA-1 **FIRST FLOOR PLAN**

1/8" = 1'-0"

AREA SCHEDULE

Livable Area	
First Floor Livable	1548 SF
Second Floor Livable	463 SF
	2011 SF
Non Livable Area	
Front Porch	43 SF
Garage	488 SF
Rear Porch	112 SF
Unfinished Basement	1424 SF
	2067 SF



2 CA-1 **SECOND FLOOR PLAN**

1/8" = 1'-0"



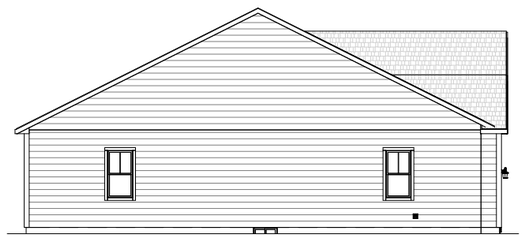
CA-1

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1 FRONT VIEW - ELEVATION 1
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

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RANCH B

CLIENT NAME
PROJECT ADDRESS

SHEET NAME
ELEVATIONS - ELEVATION - 1

DATE	DRAWN BY
09.17.2020	Author

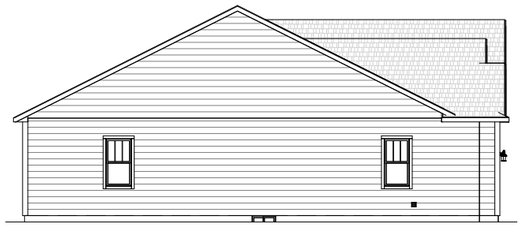
JOB NUMBER
Project Number

SHEET NUMBER
A-4.00





1 FRONT VIEW - ELEVATION 2
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

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RANCH B

CLIENT NAME
PROJECT ADDRESS

SHEET NAME
ELEVATIONS - ELEVATION - 2

DATE	DRAWN BY
09.17.2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
A-4.10





1 FRONT VIEW - ELEVATION 3
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

RANCH B

CLIENT NAME
PROJECT ADDRESS

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SHEET NAME
ELEVATIONS - ELEVATION - 3

DATE	DRAWN BY
09.17.2020	Author

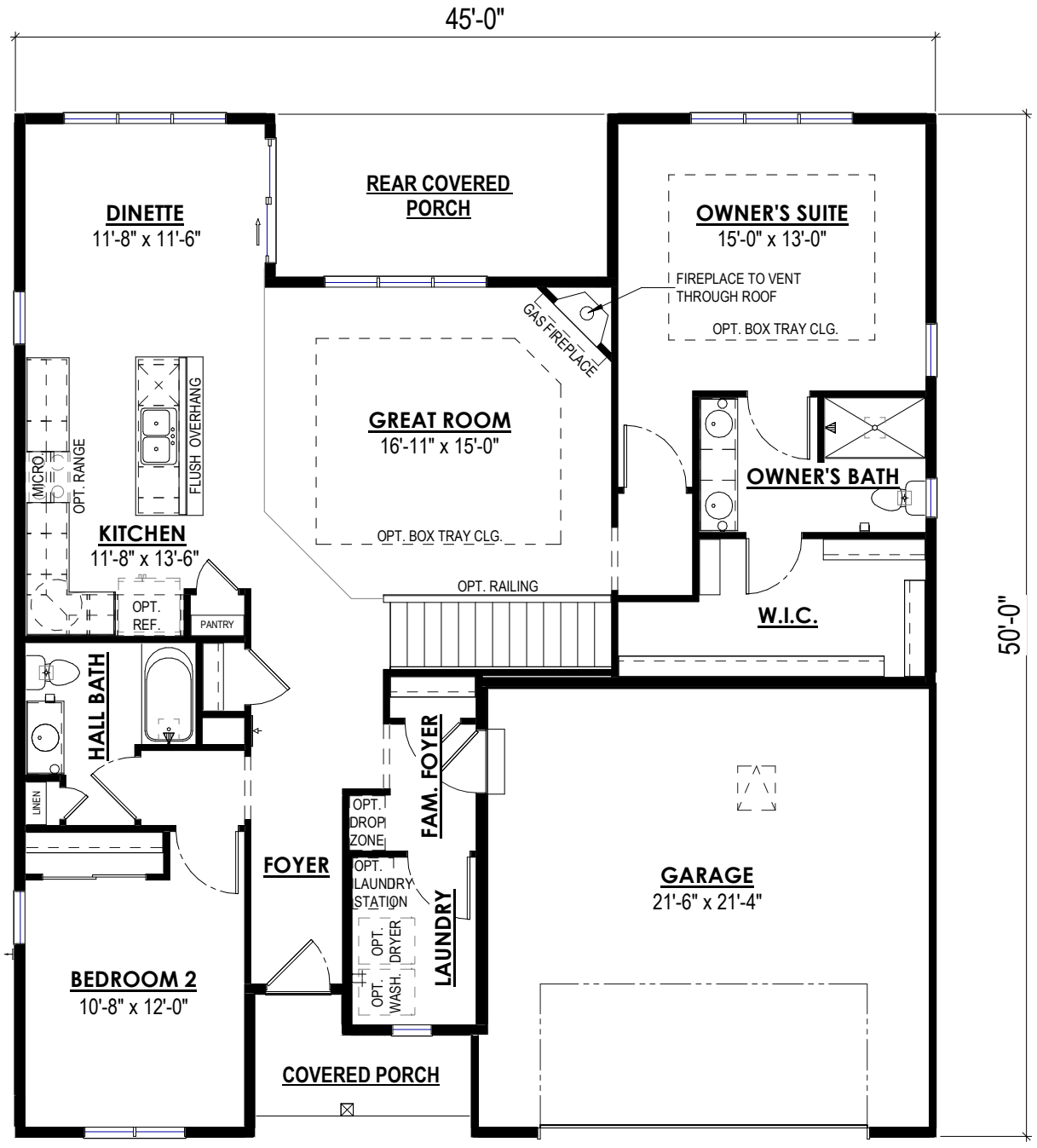
JOB NUMBER
Project Number

SHEET NUMBER
A-4.20



RANCH B

(1570 S.F.)



1 CA-1 **FIRST FLOOR PLAN**

1/8" = 1'-0"

AREA SCHEDULE

Livable Area	
First Floor Livable	1570 SF
	1570 SF
Non Livable Area	
Front Porch	51 SF
Garage	487 SF
Rear Porch	131 SF
Unfinished Basement	1432 SF
	2101 SF

CA-1

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1 FRONT VIEW - ELEVATION 1
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

RANCH B W/ LOFT

CLIENT NAME
PROJECT ADDRESS

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SHEET NAME
ELEVATIONS - ELEVATION - 1

DATE	DRAWN BY
03/05/2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
A-4.00





1 FRONT VIEW - ELEVATION 2
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

RANCH B W/ LOFT

CLIENT NAME
PROJECT ADDRESS

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SHEET NAME
ELEVATIONS - ELEVATION 2

DATE	DRAWN BY
03/05/2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
A-4.10





1 FRONT VIEW - ELEVATION 3
1/8" = 1'-0"



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

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RANCH B W/ LOFT

CLIENT NAME
PROJECT ADDRESS

SHEET NAME
ELEVATIONS - ELEVATION 3

DATE	DRAWN BY
03/05/2020	Author

JOB NUMBER
Project Number

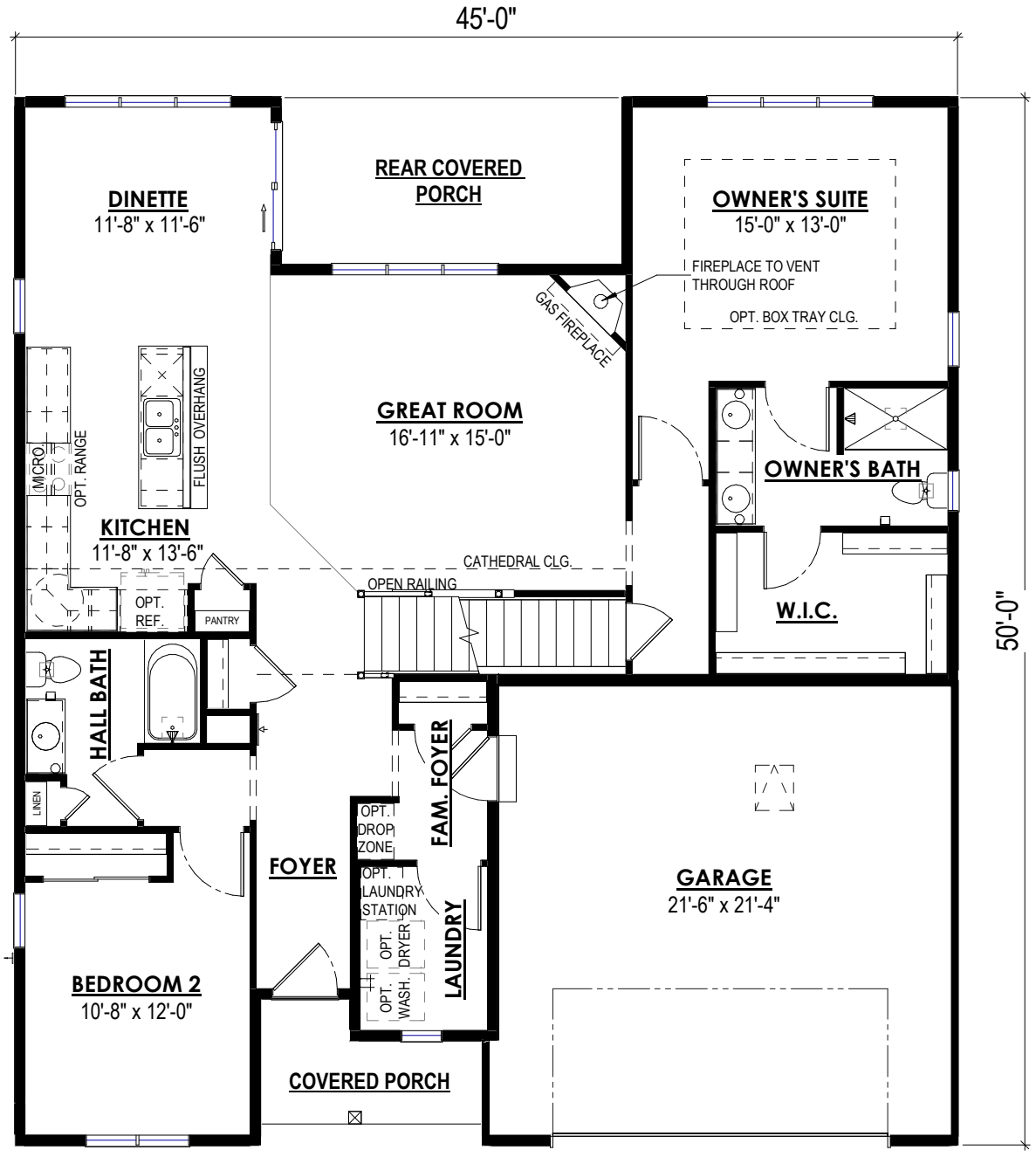
SHEET NUMBER
A-4.20



RANCH B W/ LOFT

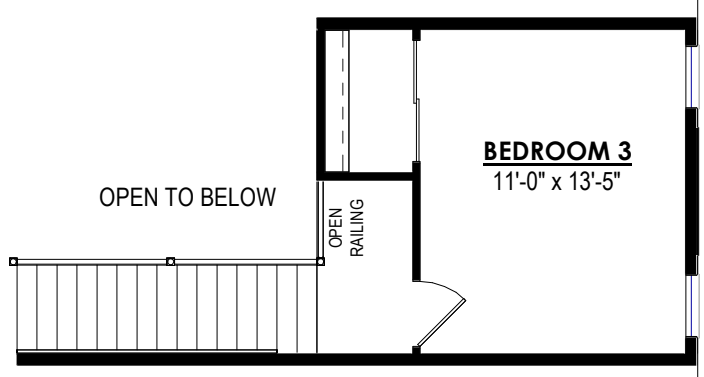
(1851 S.F.)

AREA SCHEDULE	
Livable Area	
First Floor Livable	1570 SF
Second Floor Livable	281 SF
	1851 SF
Non Livable Area	
Front Porch	51 SF
Garage	487 SF
Rear Porch	131 SF
Unfinished Basement	1432 SF
	2101 SF



FIRST FLOOR PLAN

SECOND FLOOR LOFT



SECOND FLOOR BEDROOM LOFT OPTION

CA-1

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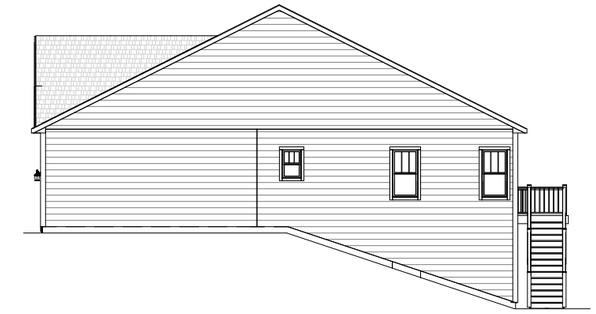
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2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

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CLIENT NAME

PROJECT ADDRESS

SHEET NAME

ELEVATIONS - WALKOUT EXPOSURE

DATE	DRAWN BY
03/05/2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
A-4.00



2 LEFT VIEW
1/16" = 1'-0"



3 REAR VIEW
1/16" = 1'-0"



4 RIGHT VIEW
1/16" = 1'-0"

HARBOR HOMES

N27 W24025 PAUL COURT | PEWAUKEE, WI 53072

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CLIENT NAME
PROJECT ADDRESS

SHEET NAME
ELEVATIONS - LOOKOUT EXPOSURE

DATE	DRAWN BY
09.17.2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
A-4.00

Harbor Homes
Exterior Color Selection Vinyl Packages



Option 1

Siding: Pebblestone Clay
Shake Accents: Pebblestone Clay or Desert Sand
Vertical Accents: Desert Sand
Metal Trim: Linen
Hardboard Trim: Linen
Shutters: Mastic Spanish Moss
Windows: White
Shingles: Weathered Wood
Front Door: Paint SW2846 Roycroft Bronze Green
SW7048 Urbane Bronze (if no shutters)
Garage Door: White
Stone: ProLine Niagara Weatheredge



Option 2

Siding: Harbor Gray
Shake Accents: Silver Gray or Victorian Gray
Vertical Accents: Victorian Gray
Metal Trim: White
Hardboard Trim: White
Shutters: Mastic Black
Windows: White
Shingles: Pewter Gray
Front Door: Paint SW6258 Tricorn Black or
SW7584 Red Theater
Garage Door: White
Stone: ProLine Buckingham Limestone



Option 3

Siding: Scottish Thistle
Shake Accents: Scottish Thistle or Quiet Willow
Vertical Accents: Scottish Thistle or Quiet WIllow
Metal Trim: Linen
Hardboard Trim: Linen
Shutters: Mastic Peppercorn
Windows: White
Shingles: Weathered Wood
Front Door: Paint SW6989 Domino or SW7048 Urbane Bronze (if no shutters)
Garage Door: White
Stone: ProLine Winona Weatheredge



Option 4

Siding: Victorian Grey
Shake Accents: Harbor Gray
Vertical Accents: Harbor Gray
Metal Trim: White
Hardboard Trim: White
Shutters: Mastic Peppercorn
Windows: White
Shingles: Pewter Gray
Front Door: Paint SW6989 Domino
Garage Door: White
Stone: ProLine Cambridge Castle Rock



Option 5

Siding: Desert Sand
Shake Accents: Desert Sand or Woodland Retreat
Vertical Accents: Desert Sand
Metal Trim: Linen
Hardboard Trim: Linen
Shutters: Brown
Windows: White
Shingles: Weathered Wood
Front Door: Paint SW7048 Urbane Bronze
Garage Door: White
Stone: ProLine Winona Weatheredge



Option 6

Siding: Victorian Grey
Shake Accents: Natural Slate
Vertical Accents: Victorian Gray or Natural Slate
Metal Trim: White
Hardboard Trim: White
Shutters: Gray
Windows: White
Shingles: Pewter Gray
Front Door: Paint SW2848 Roycroft Pewter
Garage Door: White
Stone: ProLine Cambridge Castle Rock **OR**
Oxford Castlerock (Gray)



Option 7 – Upgraded Vinyl Color

Siding: Rugged Canyon
Shake Accents: Rugged Canyon or Desert Sand
Vertical Accents: Rugged Canyon
Metal Trim: Linen
Hardboard Trim: Linen
Shutters: Mastic Peppercorn
Windows: White
Shingles: Weathered Wood
Front Door: SW6989 Domino
Garage Door: White
Stone: ProLine Niagara Weatheredge



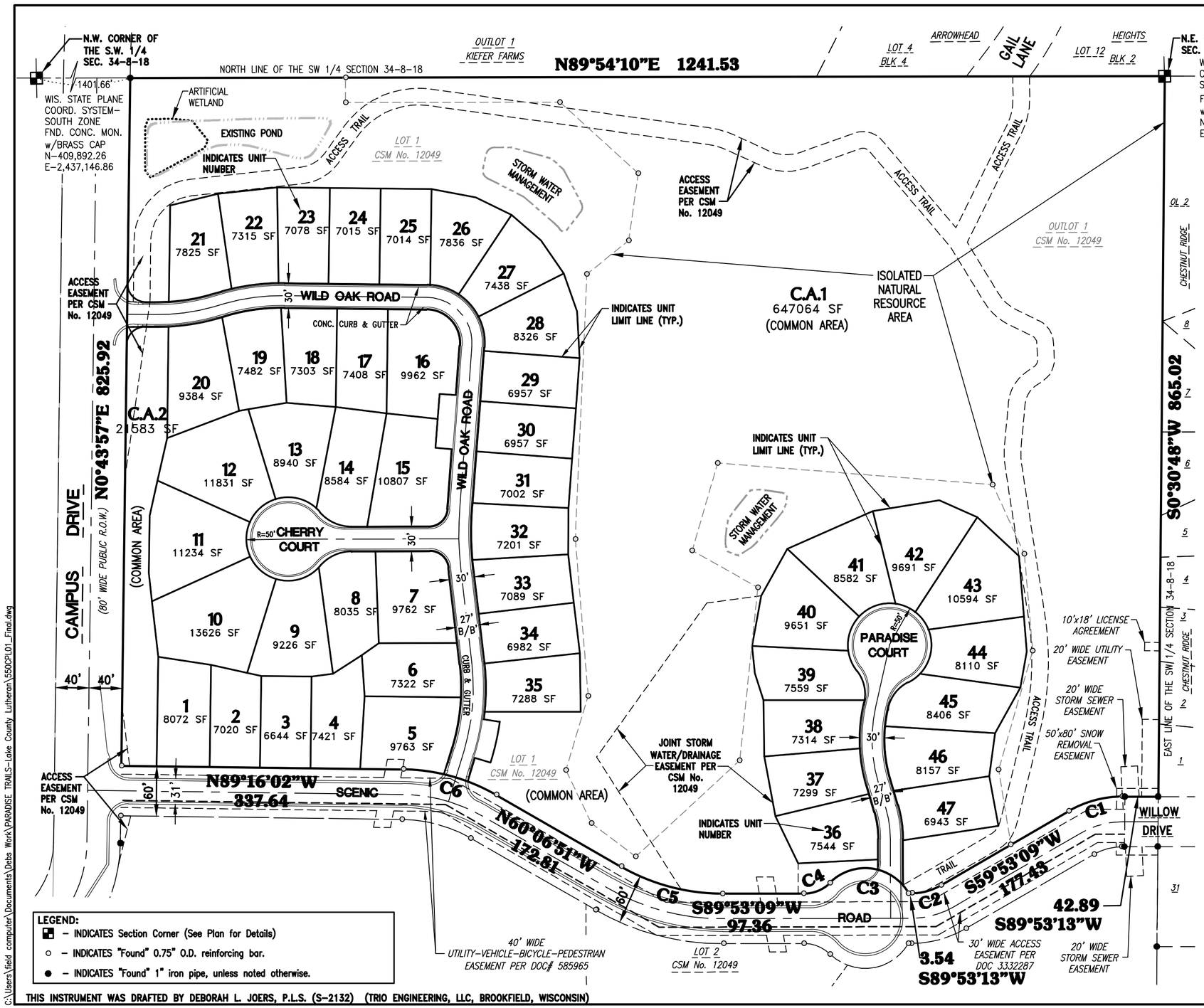
Option 8 – Upgraded Vinyl Color

Siding: Deep Granite
Shake Accents: Deep Granite or Victorian Gray
Vertical Accents: Deep Granite
Metal Trim: White
Hardboard Trim: White
Shutters: Mastic Black
Windows: White
Shingles: Pewter Gray
Front Door: Paint SW7584 Red Theater or SW6258 Tricorn Black
Garage Door: White
Stone: ProLine Oxford Castlerock

A la Carte Options

Haas 600 Series Garage Door: American Walnut
Gel Stain for Front Door: Cordovan Brown or Black Walnut
Garage Service Doors: Paint to Match whatever hardboard trim is selected (Mastic White, Mastic Linen or Mastic Cameo)

CONDOMINIUM PLAT OF
PARADISE TRAILS CONDOMINIUM
VILLAGE OF HARTLAND
WAUKESHA COUNTY, WISCONSIN
(Single Family Condominium)



LEGEND:
- ■ – INDICATES Section Corner (See Plan for Details)
- ○ – INDICATES "Found" 0.75" O.D. reinforcing bar.
- ● – INDICATES "Found" 1" iron pipe, unless noted otherwise.

THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, P.L.S. (S-2132) (TRIO ENGINEERING, LLC, BROOKFIELD, WISCONSIN)

NORTH
GRAPHIC SCALE: 1"=100'
0 100 200

DECLARANT:
PARADISE TRAILS, LLC
N27W24075 PAUL CT., SUITE 100
PEWAUKEE, WI 53027
PHONE: (262) 542-9200

SETBACK TABLE

-15' BUILDING to BUILDING
-25' from BACK of CURB
-25' FRONT setback from a Public Road right-of-way
-10' from INRA
(Isolated Natural Resource Area)
-20' from PROPERTY BOUNDARY

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

NOTES:
- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE NORTH LINE OF THE S.W. 1/4 OF SECTION 34, TOWN 8 NORTH, RANGE 18 EAST, BEARS N89°54'10"E.
- ALL PORTIONS OF THE PROPERTY THAT ARE NOT SPECIFIED AS LIMITED COMMON ELEMENTS OR AS A UNIT SHALL BE CONSIDERED A COMMON ELEMENT.

LEGAL DESCRIPTION:

Lot 1 and Outlot 1 of Certified Survey Map No. 12049, recorded on August 13, 2020 in Certified Survey Maps 122 Pages 315 to 328 inclusive, at the Waukesha County Register of Deeds office as Document No. 4501088, located in part of the Northeast 1/4 of the Southwest 1/4 of Section 34, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, DEBORAH L. JOERS, do hereby certify that I have surveyed the above described property and this survey is an accurate representation of the exterior boundary lines and the location of the units and improvements constructed or to be constructed upon the property.

This Condominium Plat is a correct representation of "PARADISE TRAILS CONDOMINIUM" and the identification and location of each unit and the common elements of the Condominium can be determined from this Plat. The common elements are defined to be all of the condominium property except the individual units described in the Plat and the Declaration.

Dated this 10th day of SEPTEMBER, 2020.

WISCONSIN DEBORAH L. JOERS S-2132 HARTFORD, WI LAND SURVEYOR

Deborah L. Joers, P.L.S.
Professional Land Surveyor S-2132

DATE: 9/10/20 PAGE 1 OF 3

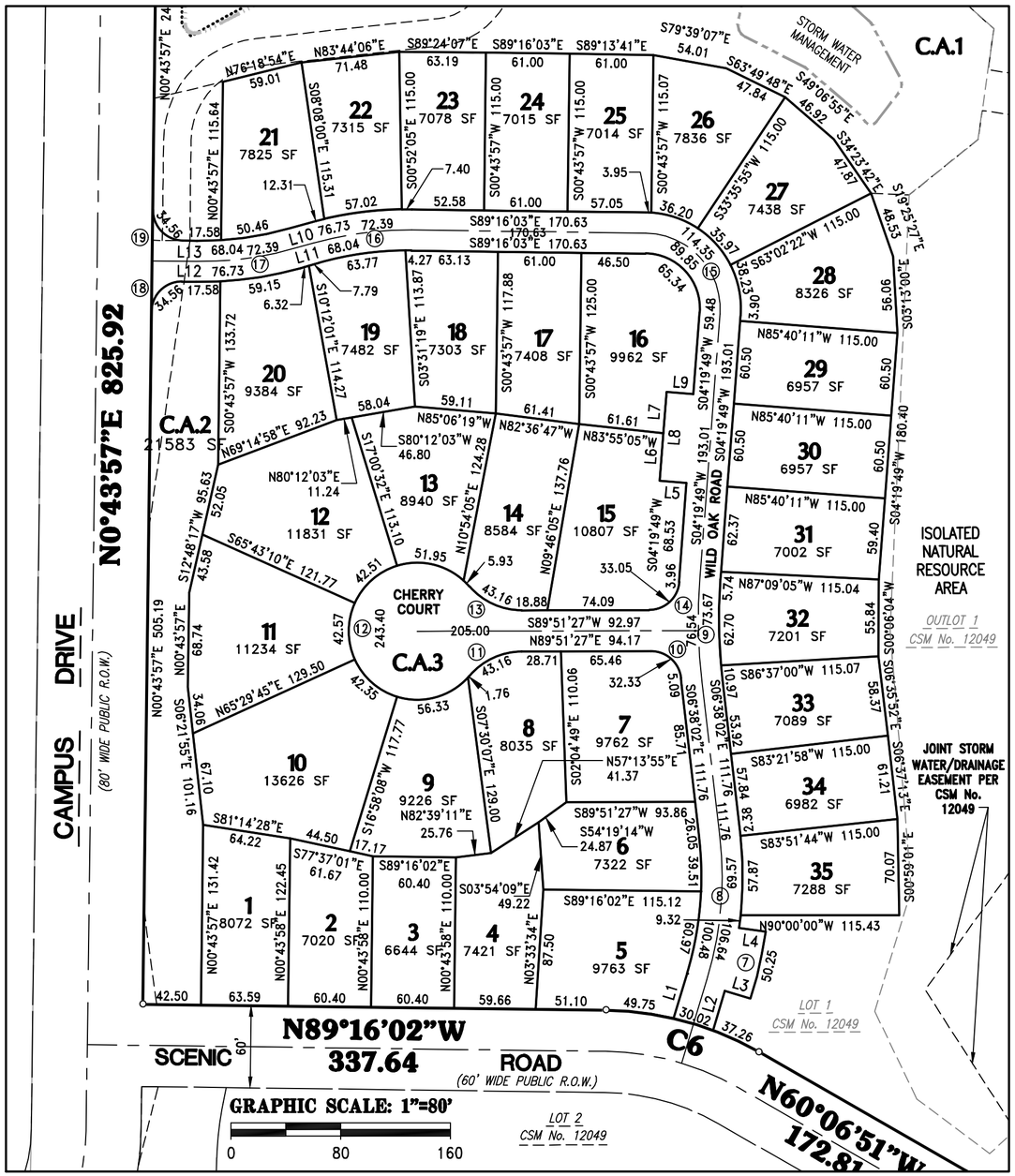
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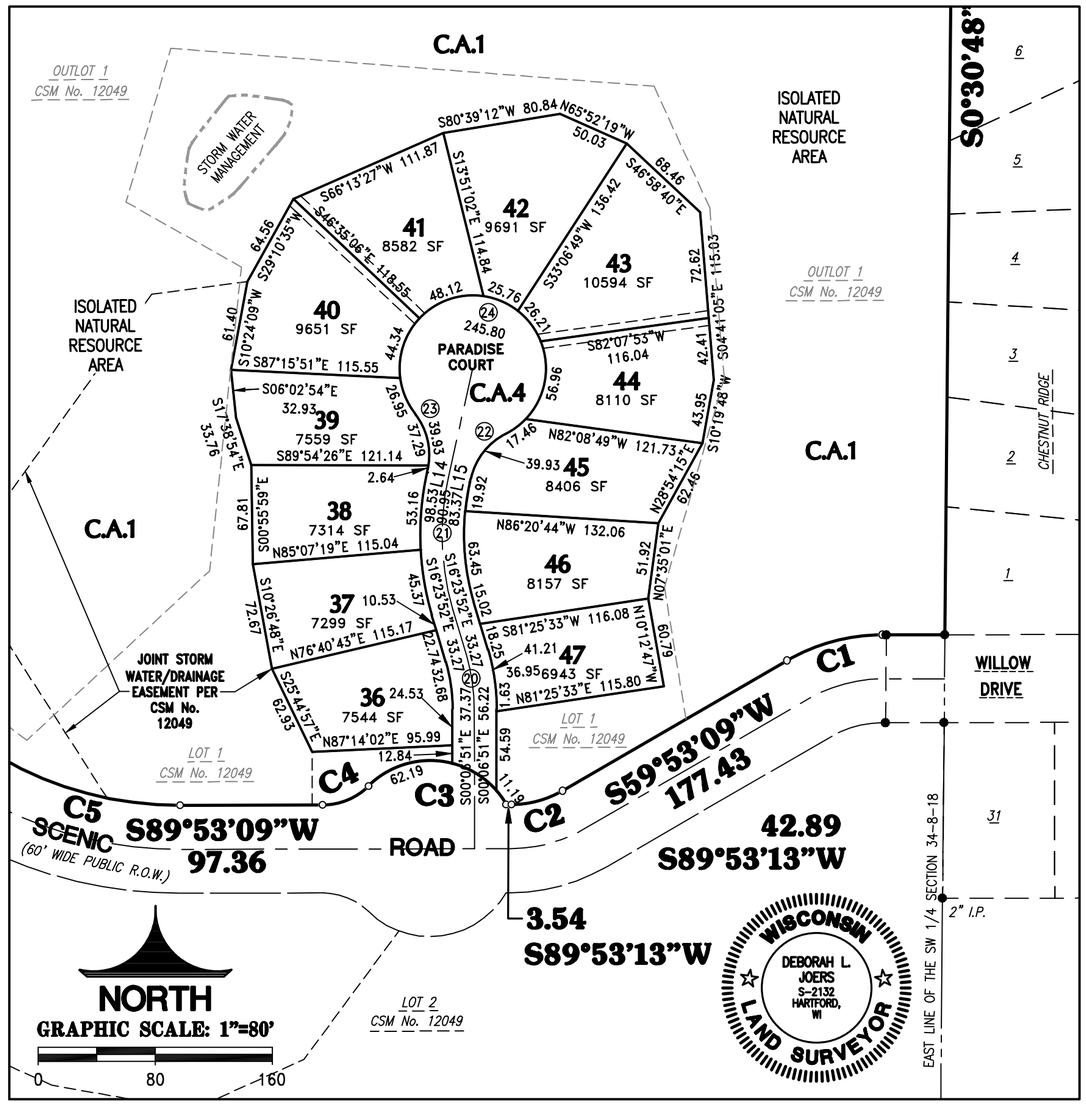
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Development Notes: Common Area (C.A.)

- This development will be served by a combination of public and private water and sewer.
- C.A. #1 - Storm Water Management, Access Easement, Joint Storm Water/Drainage Easement, INRA & Open Space - Common Element
- C.A. #2 - Open Space, Vision Corner & Access Easement - Common Element
- C.A. #3 - Private Road & cul-de-sac - Common Element
- C.A. #4 - Private Road & cul-de-sac - Common Element

CONDOMINIUM PLAT OF
PARADISE TRAILS CONDOMINIUM
VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN
(Single Family Condominium)





THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, P.L.S. (S-2132) (TRIO ENGINEERING, LLC, BROOKFIELD, WISCONSIN)

DATE: 9/10/20

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CONDOMINIUM PLAT OF
PARADISE TRAILS CONDOMINIUM
VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN
(Single Family Condominium)

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	BOUNDARY	130.00	30°00'04"	68.07	67.30	S74°53'11"W	S89°53'13"W	S59°53'09"W
2	BOUNDARY	70.00	30°00'00"	36.65	36.23	S74°53'09"W	N89°53'09"E	N59°53'09"E
3	BOUNDARY	60.00	104°24'55"	109.34	94.83	N82°19'18.5"W	N30°06'51"W	S45°28'14"W
	C.A. 1 (WEST)	60.00	59°23'11"	62.19	59.44	S75°09'49.5"W	N75°08'35"W	S45°28'14"W
	C.A. 1 (EAST)	60.00	10°40'57"	11.19	11.17	N35°27'19.5"W	N30°06'51"W	N40°47'48"W
4	BOUNDARY	45.00	44°24'55"	34.88	34.02	S67°40'41.5"W	N89°53'09"E	N45°28'14"E
5	BOUNDARY	245.00	30°00'00"	128.28	126.82	N75°06'51"W	S60°06'51"E	N89°53'09"E
6	BOUNDARY	230.00	29°09'11"	117.03	115.77	N74°41'26.5"W	N60°06'51"W	N89°16'02"W
	S. CENTERLINE	200.00	29°09'11"	101.76	100.67	N74°41'26.5"W	N60°06'51"W	N89°16'02"W
	N. R.O.W.–LOT 5	230.00	12°23'37"	49.75	49.65	N83°04'13.5"W	N76°52'25"W	N89°16'02"W
	N. R.O.W.–C.A. 1	230.00	9°16'51"	37.26	37.22	N64°45'16.5"W	N60°06'51"W	N69°23'42"W
7	C.A. 1	294.41	9°46'42"	50.25	50.18	N12°43'49"E	N17°37'10"E	N07°50'28"E
8	CENTERLINE	260.00	23°29'59"	106.64	105.89	N05°06'57.5"E	N16°51'57"E	N06°38'02"W
	E. R.O.W.	275.00	14°29'42"	69.57	69.39	N00°36'49"E	N07°51'40"E	N06°38'02"W
	C.A. 1	275.00	1°56'28"	9.32	9.32	N06°53'26"E	N07°51'40"E	N05°55'12"E
	LOT 35	275.00	12°03'28"	57.87	57.77	N00°06'32"W	N05°55'12"E	N06°08'16"W
	LOT 34	275.00	0°29'46"	2.38	2.38	N06°23'09"W	N06°08'16"W	N06°38'02"W
	W. R.O.W.	245.00	23°29'59"	100.48	99.78	N05°06'57.5"E	N16°51'57"E	N06°38'02"W
	LOT 5	245.00	14°15'31"	60.97	60.81	N09°44'10.5"E	N16°51'56"E	N02°36'25"E
	LOT 6	245.00	9°14'27"	39.51	39.47	N02°00'48.5"W	N02°36'25"E	N06°38'02"W
9	CENTERLINE	400.00	10°57'51"	76.54	76.43	S01°09'06.5"E	S04°19'49"W	S06°38'02"E
	W. R.O.W.	385.00	10°57'51"	73.67	73.56	S01°09'06.5"E	S04°19'49"W	S06°38'02"E
	LOT 33	385.00	1°38'02"	10.98	10.98	S05°49'01"E	S05°00'00"E	S06°38'02"E
	LOT 32	385.00	9°19'49"	62.69	62.63	S00°20'05.5"E	S04°19'49"W	S05°00'00"E
	LOT 7	415.00	0°42'09"	5.09	5.09	S06°16'57.5"E	S05°55'53"E	S06°38'02"E
	LOT 15	415.00	0°32'48"	3.96	3.96	S04°03'25"W	S04°19'49"W	S03°47'01"W
10	LOT 7	22.00	84°12'40"	32.33	29.50	N48°02'13"W	N05°55'53"W	S89°51'27"W
11	LOT 8	50.00	49°27'30"	43.16	41.83	S65°07'42"W	S89°51'27"W	S40°23'57"W
12	CUL–DE–SAC	50.00	278°55'00"	243.40	65.00	S00°08'33"E	N40°41'03"W	N40°23'57"E
	LOT 8	50.00	2°01'10"	1.76	1.76	N41°24'32"E	N42°25'07"E	N40°23'57"E
	LOT 9	50.00	64°33'01"	56.33	53.40	N74°41'37.5"E	S73°01'52"E	N42°25'07"E
	LOT 10	50.00	48°31'37"	42.35	41.09	S48°46'03.5"E	S24°30'15"E	S73°01'52"E
	LOT 11	50.00	48°47'05"	42.57	41.30	S00°06'42.5"E	S24°16'50"W	S24°30'15"E
	LOT 12	50.00	48°42'38"	42.51	41.24	S48°38'09"W	S72°59'28"W	S24°16'50"W
	LOT 34	50.00	59°31'59"	51.95	49.65	N77°14'32.5"W	N47°28'33"W	S72°59'28"W

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
	LOT 14	50.00	6°47'30"	5.93	5.92	N44°04'48"W	N40°41'03"W	N47°28'33"W
13	LOT 14	50.00	49°27'30"	43.16	41.83	S65°24'48"E	S40°41'03"E	N89°51'27"E
14	N. R.O.W.	22.00	86°04'26"	33.05	30.03	N46°49'14"E	N89°51'27"E	N03°47'01"E
15	CENTERLINE	55.00	93°35'52"	89.85	80.19	N42°28'07"W	N04°19'49"E	N89°16'03"W
	N. R.O.W.	70.00	93°35'52"	114.35	102.05	N42°28'07"W	N04°19'49"E	N89°16'03"W
	LOT 28	70.00	31°17'27"	38.23	37.76	N11°18'54.5"W	N04°19'49"E	N26°57'38"W
	LOT 27	70.00	29°26'27"	35.97	35.57	N41°40'51.5"W	N26°57'38"W	N56°24'05"W
	LOT 26	70.00	29°38'06"	36.20	35.80	N71°13'08"W	N56°24'05"W	N86°02'11"W
	LOT 25	70.00	3°13'52"	3.95	3.95	N87°39'07"W	N86°02'11"W	N89°16'03"W
	LOT 16	40.00	93°35'52"	65.34	58.32	N42°28'07"W	N04°19'49"E	N89°16'03"W
16	CENTERLINE	250.00	16°35'23"	72.39	72.13	S82°26'15.5"W	N89°16'03"W	S74°08'34"W
	N. R.O.W.	265.00	16°35'23"	76.73	76.46	S82°26'15.5"W	N89°16'03"W	S74°08'34"W
	LOT 23	265.00	1°36'02"	7.40	7.40	S89°55'56"W	N89°16'03"W	S89°07'55"W
	LOT 22	265.00	12°19'43"	57.02	56.91	S82°58'03.5"W	S89°07'55"W	S76°48'12"W
	LOT 21	265.00	2°39'38"	12.31	12.30	S75°28'23"W	S76°48'12"W	S74°08'34"W
	S. R.O.W.	235.00	16°35'23"	68.04	67.81	S82°26'15.5"W	N89°16'03"W	S74°08'34"W
	LOT 18	235.00	1°02'31"	4.27	4.27	N89°47'18.5"W	N89°16'03"W	S89°41'26"W
	LOT 19	235.00	15°32'52"	63.77	63.57	S81°55'00"W	S89°41'26"W	S74°08'34"W
17	CENTERLINE	250.00	16°35'23"	72.39	72.13	N82°26'15.5"E	S89°16'03"E	N74°08'34"E
	N. R.O.W.	235.00	16°35'23"	68.04	67.81	N82°26'15.5"E	S89°16'03"E	N74°08'34"E
	LOT 21	235.00	12°18'08"	50.46	50.36	N80°17'38"E	N86°26'42"E	N74°08'34"E
	C.A. 1 (N. R.O.W.)	235.00	4°17'15"	17.58	17.58	N88°35'19.5"E	S89°16'03"E	N86°26'42"E
	S. R.O.W.	265.00	16°35'23"	76.73	76.46	N82°26'15.5"E	S89°16'03"E	N74°08'34"E
	LOT 20	265.00	12°47'18"	59.15	59.02	N80°32'13"E	N86°55'52"E	N74°08'34"E
	C.A. 2 (S. R.O.W.)	265.00	3°48'05"	17.58	17.58	N88°49'54.5"E	S89°16'03"E	N86°55'52"E
18	C.A. 2 (S. R.O.W.)	22.00	90°00'00"	34.56	31.11	S45°43'57"W	N89°16'03"W	S00°43'57"W
19	C.A. 1 (N. R.O.W.)	22.00	90°00'00"	34.56	31.11	S44°16'03"E	S00°43'57"W	S89°16'03"E
20	CENTERLINE	130.00	16°17'01"	36.95	36.82	N08°15'21.5"W	N00°06'51"W	N16°23'52"W
	LOT 47	145.00	16°17'01"	41.21	41.07	N08°15'21.5"W	N00°06'51"W	N16°23'52"W
	LOT 36	115.00	16°17'01"	32.68	32.57	N08°15'21.5"W	N00°06'51"W	N16°23'52"W
21	CENTERLINE	180.00	28°56'57"	90.95	89.98	S01°55'23.5"E	S12°33'05"W	S16°23'52"E
	E. R.O.W.	165.00	28°56'57"	83.37	82.48	S01°55'23.5"E	S12°33'05"W	S16°23'52"E
	LOT 46	165.00	22°01'57"	63.45	63.06	S05°22'53.5"E	S05°38'05"W	S16°23'52"E
	LOT 45	165.00	6°54'59"	19.92	19.91	S09°05'34.5"W	S12°33'04"W	S05°38'05"W
	W. R.O.W.	195.00	28°56'57"	98.53	97.48	S01°55'23.5"E	S12°33'05"W	S16°23'52"E

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
	LOT 37	195.00	13°19'47"	45.37	45.26	S09°43'58.5"E	S03°04'05"E	S16°23'52"E
	LOT 38	195.00	15°37'09"	53.16	52.99	S04°44'29.5"W	S12°33'04"W	S03°04'05"E
22	LOT 45	45.00	50°49'54"	39.93	38.63	S37°58'02"W	S63°22'59"W	S12°33'05"W
23	W. R.O.W.	45.00	50°49'55"	39.93	38.63	N12°51'52.5"W	N12°33'05"E	N38°16'50"W
	LOT 38	45.00	3°21'39"	2.64	2.64	N10°52'15.5"E	N12°33'05"E	N09°11'26"E
	LOT 39	45.00	47°28'16"	37.29	36.23	N14°32'42"W	N09°11'26"E	N38°16'50"W
24	CUL–DE–SAC	50.00	281°39'49"	245.80	63.16	N77°26'55.5"W	N63°22'59"E	S38°16'50"E
	LOT 39	50.00	30°52'51"	26.95	26.62	S22°50'24.5"E	S07°23'59"E	S38°16'50"E
	LOT 40	50.00	50°48'53"	44.34	42.91	S18°00'27.5"W	S43°24'54"W	S07°23'59"E
	LOT 41	50.00	55°08'14"	48.12	46.28	S70°59'01"W	N81°26'52"W	S43°24'54"W
	LOT 42	50.00	29°31'29"	25.76	25.48	N66°41'07.5"W	N51°55'23"W	N81°26'52"W
	LOT 43	50.00	30°01'47"	26.21	25.91	N36°54'29.5"W	N21°53'36"W	N51°55'23"W
	LOT 44	50.00	65°16'22"	56.96	53.93	N10°44'35"E	N43°22'46"E	N21°53'36"W
	LOT 45	50.00	20°00'13"	17.46	17.37	N53°22'52.5"E	N63°22'59"E	N43°22'46"E

LINE TABLE:

Line #	BEARING	LENGTH
L1	N16°51'56"E	34.02'
L2	N16°51'56"E	30.01'
L3	S73°05'45"E	19.50'
L4	N81°56'32"W	19.50'
L5	N85°40'11"W	19.50'
L6	S4°19'49"W	34.84'
L7	S4°19'49"W	30.16'
L8	N4°19'49"E	65.00'
L9	S85°40'11"E	19.50'
L10	N74°08'34"E	14.11'
L11	N74°08'34"E	14.11'
L12	S89°16'03"E	10.43'
L13	S89°16'03"E	10.43'
L14	S12°33'05"W	2.48'
L15	S12°33'05"W	2.48'

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

WISCONSIN
DEBORAH L JOERS
S-2132
HARTFORD, WI
LAND SURVEYOR

THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, P.L.S. (S–2132) (TRIO ENGINEERING, LLC, BROOKFIELD, WISCONSIN)

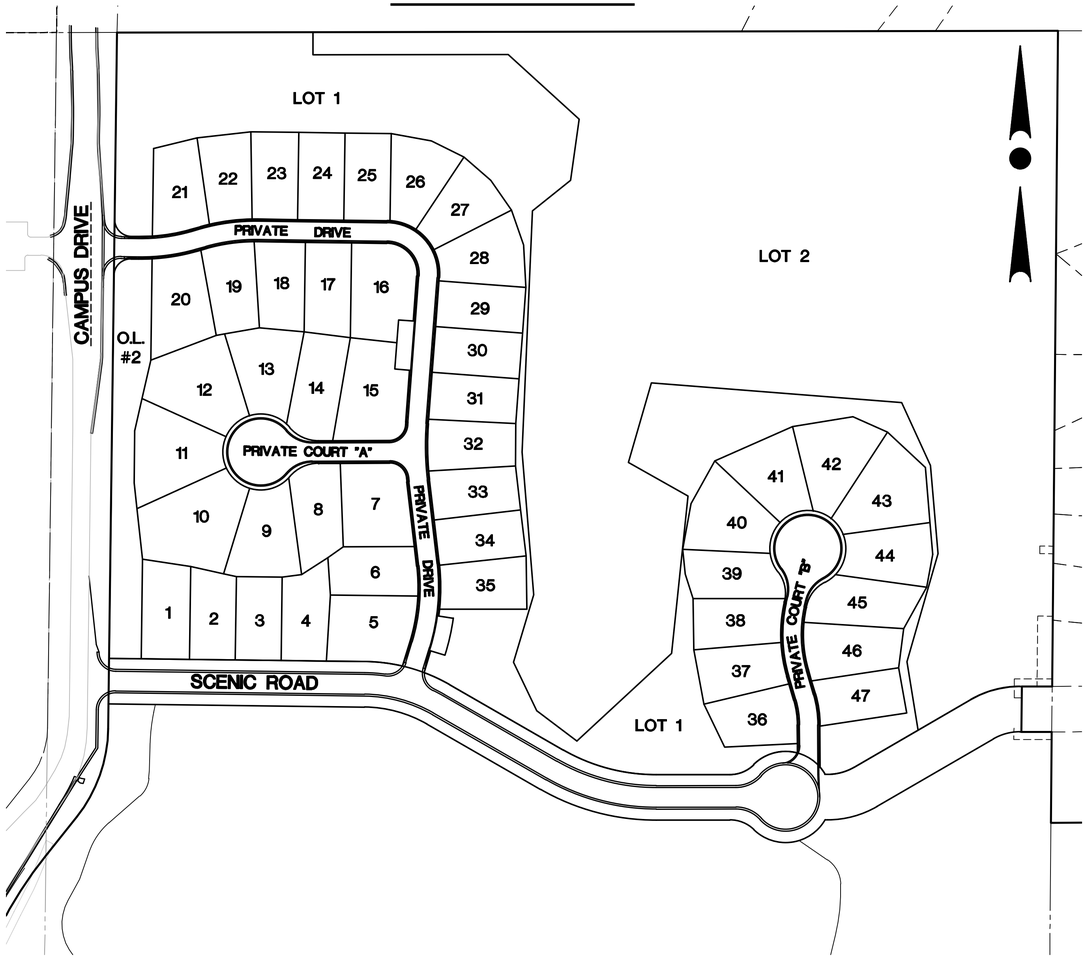
DATE: 9/10/20

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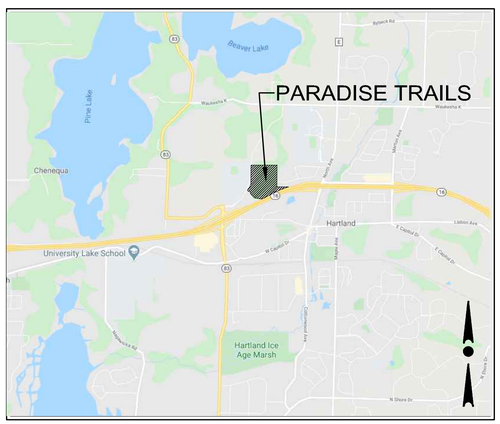
PARADISE TRAILS

SITE DEVELOPMENT PLANS
VILLAGE OF HARTLAND, WISCONSIN

EXHIBIT B



SITE PLAN
SCALE: 1" = 100'



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

- STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
- THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
- WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
- WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
- VILLAGE OF HARTLAND STANDARDS & REQUIREMENTS FOR DEVELOPMENT, LATEST EDITION.

THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.

THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.

THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY

EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.

PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.

ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.

ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.

THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS AS REQUIRED BY MUNICIPAL ORDINANCE.

DEVELOPER:
NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

SHEET INDEX

CIVIL

T1	–	COVER SHEET
C0.10	–	EXISTING SITE PLAN
C0.20	–	PROPOSED SITE PLAN
C1.00	–	OVERALL GRADING & DRAINAGE PLAN
C1.01–C1.04	–	GRADING & DRAINAGE PLANS
C1.05–C1.07	–	POND DETAIL PLANS
C1.08	–	PHASE 1 LIMITS PLAN
C2.00	–	EROSION CONTROL PLAN
C3.00	–	SANITARY SEWER & WATER MAIN SYSTEM PLAN
C3.01–C3.04	–	SANITARY SEWER AND WATER MAIN PLAN & PROFILE
C4.00	–	STORM SEWER SYSTEM PLAN
C4.01–C4.03	–	ROADWAY AND STORM SEWER PLAN & PROFILE
C4.04–C4.05	–	STORM SEWER PLAN & PROFILE
C5.00–C5.01	–	INTERSECTION DETAIL
C5.02	–	SIGNAGE & PAVEMENT MARKING PLAN
C6.00–C6.03	–	CONSTRUCTION NOTES & DETAILS
L1.00	–	LANDSCAPE PLAN

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

WISCONSIN
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING
4100 N. CALHOUN ROAD
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: Info@trioeng.com

PROJECT: PARADISE TRAILS
VILLAGE OF HARTLAND, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
07/02/20	PRELIMINARY SUBMITTAL
07/31/20	PER VILLAGE REVIEW
08/14/20	INTERIM GRADING PLAN
08/20/20	BID SET
08/26/20	PER VILLAGE REVIEW

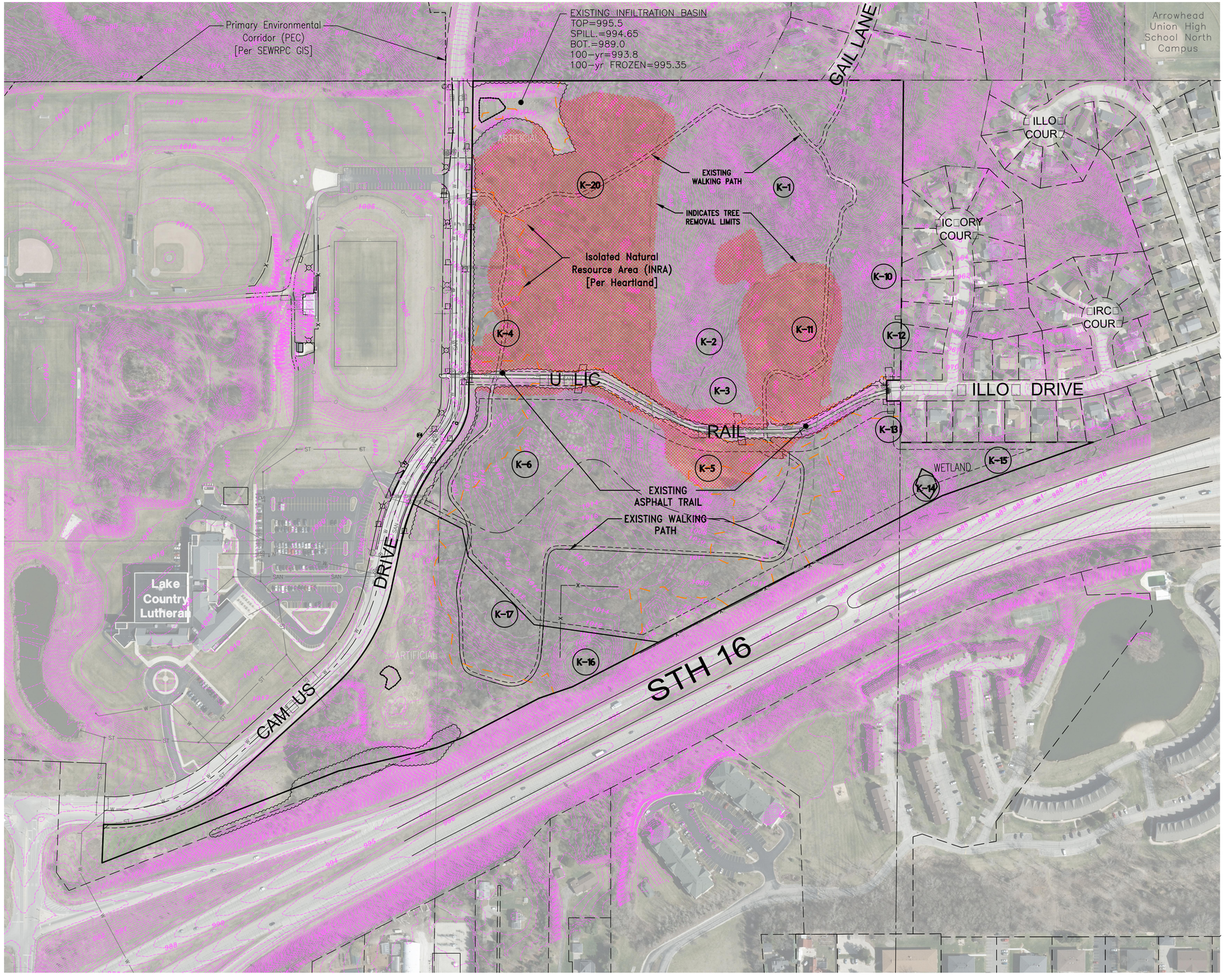
DATE:
AUGUST 26, 2020

JOB NUMBER:
19023-953

DESCRIPTION:
COVER SHEET

SHEET
T1

H:\C900\953\19023-01\CONSTRUCTION PLANS\LCL NORTH\CIVIL_LCL NORTH_COVER & DETAILS-22X34.DWG



		Storm Event	Existing
Kettle 1	Spillway-975 Bottom-944	100-yr	951.74
		100-yr x2	963.24
		FROZEN	*963.76*
Kettle 2	Spillway-973.7 Bottom-966	100-yr	972.48
		100-yr x2	975.00
		FROZEN	*975.06*
Kettle 3	Spillway-976 Bottom-972	100-yr	976.16
		100-yr x2	976.41
		FROZEN	*976.48*
Kettle 4	Spillway-1008.5 Bottom-1007	100-yr	1007.92
		100-yr x2	1008.58
		FROZEN	*1008.61*
Kettle 5	Spillway-985.1 Bottom-982.5	100-yr	983.45
		100-yr x2	984.35
		FROZEN	*984.88*
Kettle 6	Spillway-1012.7 Bottom-1011	100-yr	1011.81
		100-yr x2	1012.81
		FROZEN	*1012.90*
Kettle 10	Spillway-964.5 Bottom-953	100-yr	957.85
		100-yr x2	964.56
		FROZEN	*964.60*
Kettle 11	Spillway-980.5 Bottom-979	100-yr	980.31
		100-yr x2	980.65
		FROZEN	*980.69*
Kettle 12	Spillway-963 Bottom-956	100-yr	959.25
		100-yr x2	964.56
		FROZEN	*964.60*
Kettle 13	Spillway-966 Bottom-959.4	100-yr	959.88
		100-yr x2	964.56
		FROZEN	*964.60*
Kettle 14	Spillway-961.3 Bottom-955	100-yr	961.28
		100-yr x2	964.56
		FROZEN	*964.60*
Kettle 15	Spillway-972.5 Bottom-970	100-yr	971.90
		100-yr x2	972.71
		FROZEN	*972.67*
Kettle 16	Spillway-1007 Bottom-1005	100-yr	1007.01
		100-yr x2	1007.42
		FROZEN	*1007.52*
Kettle 17	Spillway-1012 Bottom-1011	100-yr	1012.09
		100-yr x2	1012.35
		FROZEN	*1012.43*
Kettle 20	Spillway-995.5 Bottom-992	100-yr	993.27
		100-yr x2	994.95
		FROZEN	*995.02*

ISOLATED NATURAL RESOURCE AREA NOTE:

Isolated Natural Resource Area boundary shown (in orange) hereon was delineated by Heartland Ecological Group Inc. in February 2020.

HORIZONTAL DATUM PLANE:

ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE NORTH LINE OF THE S.W. 1/4 OF SECTION 34, TOWN 8 NORTH, RANGE 18 EAST, BEARS N89°54'10"E.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Goedetic Vertical Datum of 1929 via a ground survey by Trio Engineering, LLC. and Waukesha County GIS topographic data.

0 75 150 300

Scale: 1" = 150' (22"X34")

Scale: 1" = 300' (11"X17")

WISCONSIN
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING
4100 N. CALHOUN ROAD
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
PARADISE TRAILS
VILLAGE OF HARTLAND, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
07/02/20	PRELIMINARY SUBMITTAL
07/31/20	PER VILLAGE REVIEW
08/14/20	INTERIM GRADING PLAN
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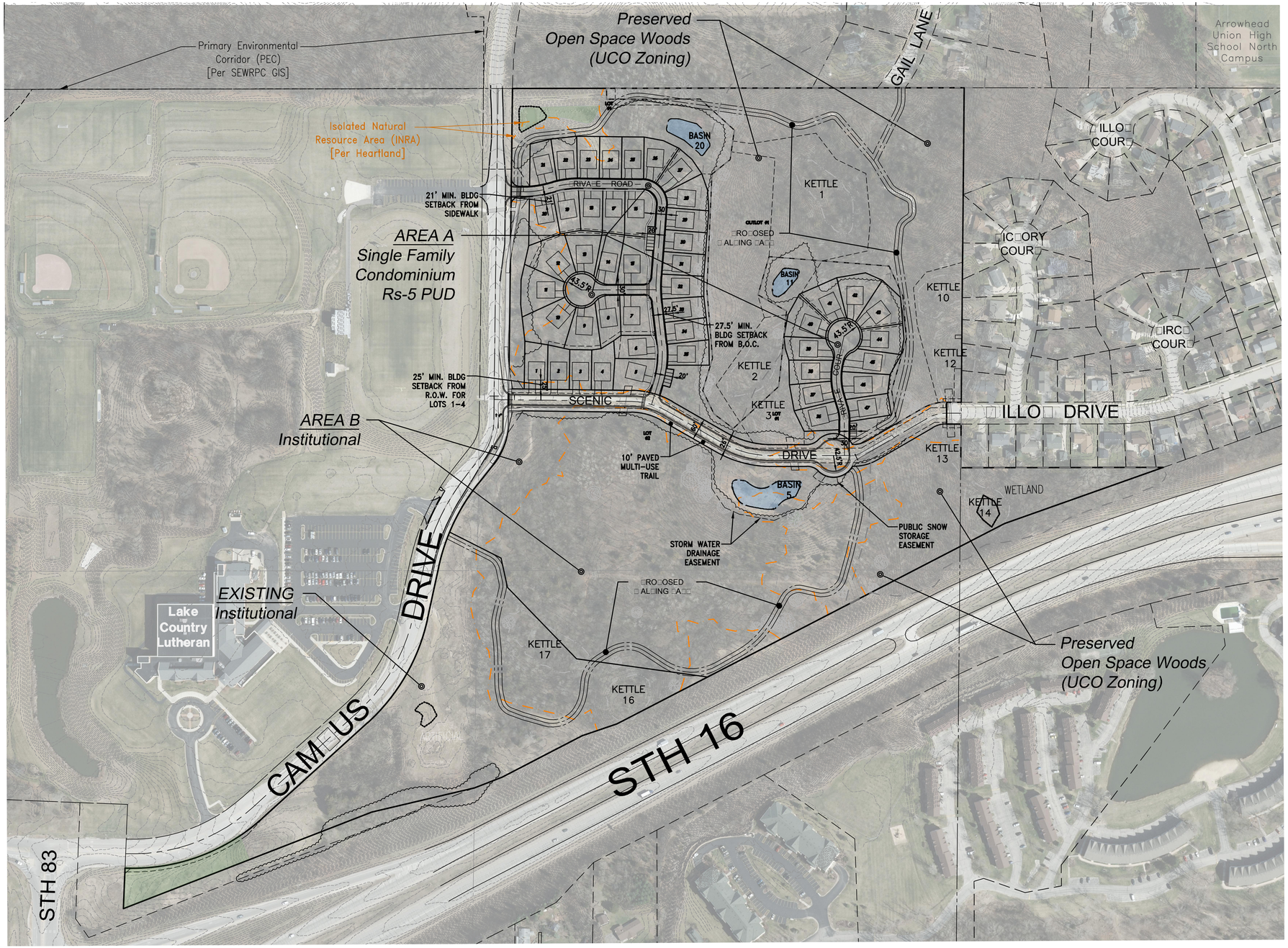
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DESCRIPTION:
EXISTING SITE PLAN

SHEET
C0.10

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0 75 150 300

Scale: 1" = 150' (22"X34")

Scale: 1" = 300' (11"X17")

DEVELOPMENT SUMMARY

Total Area		
Area A - RS-5 (PUD)	=	27.435 acres
Area B - Institutional	=	16.968 acres
Existing Institutional I-1	=	8.910 acres
Total Area	=	53.313 acres

Proposed UCO (Isolated Natural Resource Area)		
Area A - UCO	=	11.018 acres
Area B - UCO	=	4.246 acres
Proposed UCO Area	=	15.264 acres

AREA A Development Summary

- Total Area:	27.435 acres
- Public Road Dedication	-1.746 acres
- UCO Area:	- 11.018 acres
- Net Area:	14.671 acres

- Proposed Zoning: RS-5 PUD
  "Clustered Conservancy Community"
- 47 - Single Family Condominiums
- Net Density = 47 / 14.671 = 3.20 units/acre

AREA B Development Summary

- Total Area:	16.968 acres
- UCO Area:	- 4.246 acres
- Net Area:	12.722 acres

- Existing Zoning: I-1
  "Institutional"

ISOLATED NATURAL RESOURCE AREA NOTE:

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N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
4100 N CALHOUN ROAD, SUITE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

WISCONSIN
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DATE:
AUGUST 26, 2020

JOB NUMBER:
19023-953

DESCRIPTION:
OVERALL PROPOSED SITE PLAN

SHEET
C0.20

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ALAN G STANWICK 2008 LIVING TRUST
W305N5205 GAIL LN
HARTLAND WI 53029

ALLEN KOGLIN AND PATRICIA KOGLIN
231 WILLOW DR
HARTLAND WI 53029

ALLEN M AND ROBIN R WEISS
REVOCABLE TRUST
273 WILLOW DR
HARTLAND WI 53029-1324

BRUCE SINOTTE AND KATHLEEN SINOTTE
302 WILLOW DR
HARTLAND WI 53029-1316

DANIEL FOGLE AND KATHLEEN FOGLE
292 HICKORY CT
HARTLAND WI 53029

DANIEL QUIGLEY AND PATRICIA QUIGLEY
255 WILLOW DR
HARTLAND WI 53029

DAVID BAHR AND JANET BAHR
261 WILLOW DR
HARTLAND WI 53029

DAVID E COX AND CHRISTINE M COX
297 WILLOW DR
HARTLAND WI 53029

DAVID ROESSLER AND JEAN ROESSLER
243 WILLOW DR
HARTLAND WI 53029

DENNIS A & DARLENE F SISKO
REVOCABLE LIVING TRUST
296 HICKORY CT
HARTLAND WI 53029

GABRIELA VAZQUES AND JESUS GARCIA
272 HICKORY CT
HARTLAND WI 53029-1306

GRAFTON MANOR 5 LLC
PO BOX 512
HARTLAND WI 53029-0512

GREGORY F FAAS AND REBEKAH J FAAS
285 WILLOW DR
HARTLAND WI 53029-1324

JACOB M CATAROZZOLI AND DANIELLE L
CATAROZZOLI
284 HICKORY CT
HARTLAND WI 53029-1306

JACOB W BOLYARD AND KATELYN A
KOTAJARVI
264 BIRCH CT
HARTLAND WI 53029-1320

JAMES STRECHER AND LISA STRECHER
267 WILLOW DR
HARTLAND WI 53029

JAMES TERONDE AND TERESA TERONDE
W304N5293 EVELYN CT
HARTLAND WI 53029

JEFFREY C SAATKAMP
280 HICKORY CT
HARTLAND WI 53029-1306

JOHN GRUBA AND BETSY GRUBA
214 WILLOW CT
HARTLAND WI 53029

JOHN MALONEY AND CHERYL MALONEY
290 HICKORY CT
HARTLAND WI 53029

KAREN E LAWLOR
216 WILLOW CT
HARTLAND WI 53029

KIEFER FARMS LLC
PO BOX 180621
DELAFIELD WI 53018-0621

TINA M BARSCH
288 HICKORY CT
HARTLAND WI 53029

WILLIAM E KOEHN JR
274 HICKORY CT
HARTLAND WI 53029-1306

THOMAS PETRI AND DARLENE PETRI
286 HICKORY CT
HARTLAND WI 53029

KURT D ASHBRENNER
220 WILLOW CT
HARTLAND WI 53029

LISA M WEATHERBEE
266 WILLOW DR
HARTLAND WI 53029-1325

SURVIVOR'S TRUST
W307N5276 ANDERSON RD
HARTLAND WI 53029-1032

LUTHERAN HIGH SCHOOL ASSOCIATION
OF GREATER MILW
10427 W LINCOLN AVE STE 1300
MILWAUKEE WI 53227-1263

STACEY A BITTMAN
W305N5200 GAIL LN
HARTLAND WI 53029

MARGARET BURRUS TRUST DATED AUGUST 9 2006
300 HICKORY CT
HARTLAND WI 53029

MARK J GIMLA AND FRANCINE J DEMLER-GIMLA
W305N5220 GAIL LN
HARTLAND WI 53029

MATTHEW DALE DANIEL AND LYNN CHERYL HARTZEL
400 E CAPITOL DR
HARTLAND WI 53029-2202

MELANIE M KRAAK
291 WILLOW DR
HARTLAND WI 53029

MICHAEL A ZUNIGA AND MELISSA A ZUNIGA
249 WILLOW DR
HARTLAND WI 53029-1324

MILWAUKEE INVESTMENTS VIII LLC
2626 DELMAR PL
FORT LAUDERDALE FL 33301-1576

NICOLE R KULAS
282 HICKORY ST
HARTLAND WI 53029

PATRICK HENZE AND MARY HENZE
W305N5235 GAIL LN
HARTLAND WI 53029

PATRICK J BALISTRERI AND DONNA W BALISTRERI
W305N5240 GAIL LN
HARTLAND WI 53029-1025

QI 13 LLC
1600 PARAMOUNT DR
WAUKESHA WI 53186-3965

RIC J PANELLA AND DANA A NEARY PANELLA
298 HICKORY CT
HARTLAND WI 53029

RICKY A WINTER AND SANDRA D RICHTER
279 WILLOW DR
HARTLAND WI 53029

ROBERT D LITTLE
278 HICKORY CT
HARTLAND WI 53029

ROBERT FREIBOTH AND KATHLEEN FREIBOTH
276 HICKORY CT
HARTLAND WI 53029

RONALD CHOLIP AND LISA MARIE CHOLIP
270 WILLOW DR
HARTLAND WI 53029

SCOTT HOSEID AND MARY HOSEID
294 HICKORY CT
HARTLAND WI 53029-1306

SHAWN A MORTENSEN
218 WILLOW CT
HARTLAND WI 53029-1312

STATE OF WISCONSIN & DEPT. OF TRANSPORTATION
PO BOX 798
WAUKESHA, WI 53187-0798

Village of Hartland
Administration
210 Cottonwood Ave, Hartland, WI 53029
www.villageofhartland.com

Committee: **Plan Commission**	**Date:** 10-13-2020
Plan Commission Item Number: 5	**Date:** 10-19-2020
Submitted By: Tim Rhode, Village Administrator	

Subject:

Discussion and consideration of a conceptual site plan for the Sandhill East Muli-Family development from Siepmann Reassty Corporation Located east of CTH KE and north of CTH K.

Details:

The Village received a concept plan from Siepmann Realty Corporation, which includes 33 two-family and 11 double duplexes (four families) architecturally controlled condominium units. The total density would be 110 units on 62.31 acres of land. The development would be private utilities and private roads. The Siepmann development team met with Village officials staff about one year ago for feedback on development options on this site, which they own. Village feedback was looking for more density in comparison to the Windrush development to the south, but something that would complement the area based on the Windrush and Neumanns new development.

This product is newer in the SE Wisconsin market place. Similar developments in Oconomowoc are online for reference.

Village Staff has requested confirmation from Village Engineer as to the water/sewer infrastructure to confirm compacity limits. In 2005 the Village had a water/sewer infrastructure prediction model designed based on future development in the NE section of the Village. With several developments coming online vs. 2005 projections, the Village should better understand if we have any capacity issues. This information will not be ready for the October Plan Commission meeting but should be ready for the November Plan Commission meeting. The staff does not see any issues for capacity with this proposed concept. Still, the Village should understand what, if any, impact our capacity issues have for other developable sites in the NE section of the Village.

Financial Remarks: N/A for Plan Commission Meeting

Options & Alternatives:

This is a concept plan presentation. Many options for more/less density could be considered on this flat 62-acre parcel. However, the owner and developer would like the Plan Commission to provide feedback for this plan.

Executive Recommendation:

Based on the Village Attorneys recommendation, staff is strongly recommending the item is tabled/postponed to a future meeting.

Village of Hartland

APPLICATION FOR PLAN COMMISSION

■ *$300 REVIEW FEE DUE AT TIME OF APPLICATION*

Project Description: To Build 110 Architecturally Controlled Condominiums on 62.0 Acres			
Proposed Use: 110 Condominium Units (33 Duplex/11 Four-Plex)		No. of Employees: —	
Project Location: North East Corner of Winkleman Road & Lisbon Road			
Project Name: Sandhill Condominiums			
Owner: Longmeadow Development, LLC	Phone: 262-650-9700 (Jim Siepmann)		
Address: W240N1221 Pewaukee Road	City: Waukesha	State: WI	Zip: 53188
Engineer/Architect: Kings Way Homes	Phone: 262-797-3636	FAX: —	
Address: 700 Pilgrim Way, Suite 100	City: Elm Grove	State: WI	Zip: 53122
Contact Person: Craig Caliendo	Phone: 262-797-3636	FAX	E-mail: ccallendo@kingswayhomes.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 application materials and one (1) electronic copy of all materials must be submitted.

Applications that include site plans must depict 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.

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

Date Applied: 10-8-20	Date of Meeting:	Return Comments by:

Rcpt 218867

Siepmann
REALTY CORPORATION

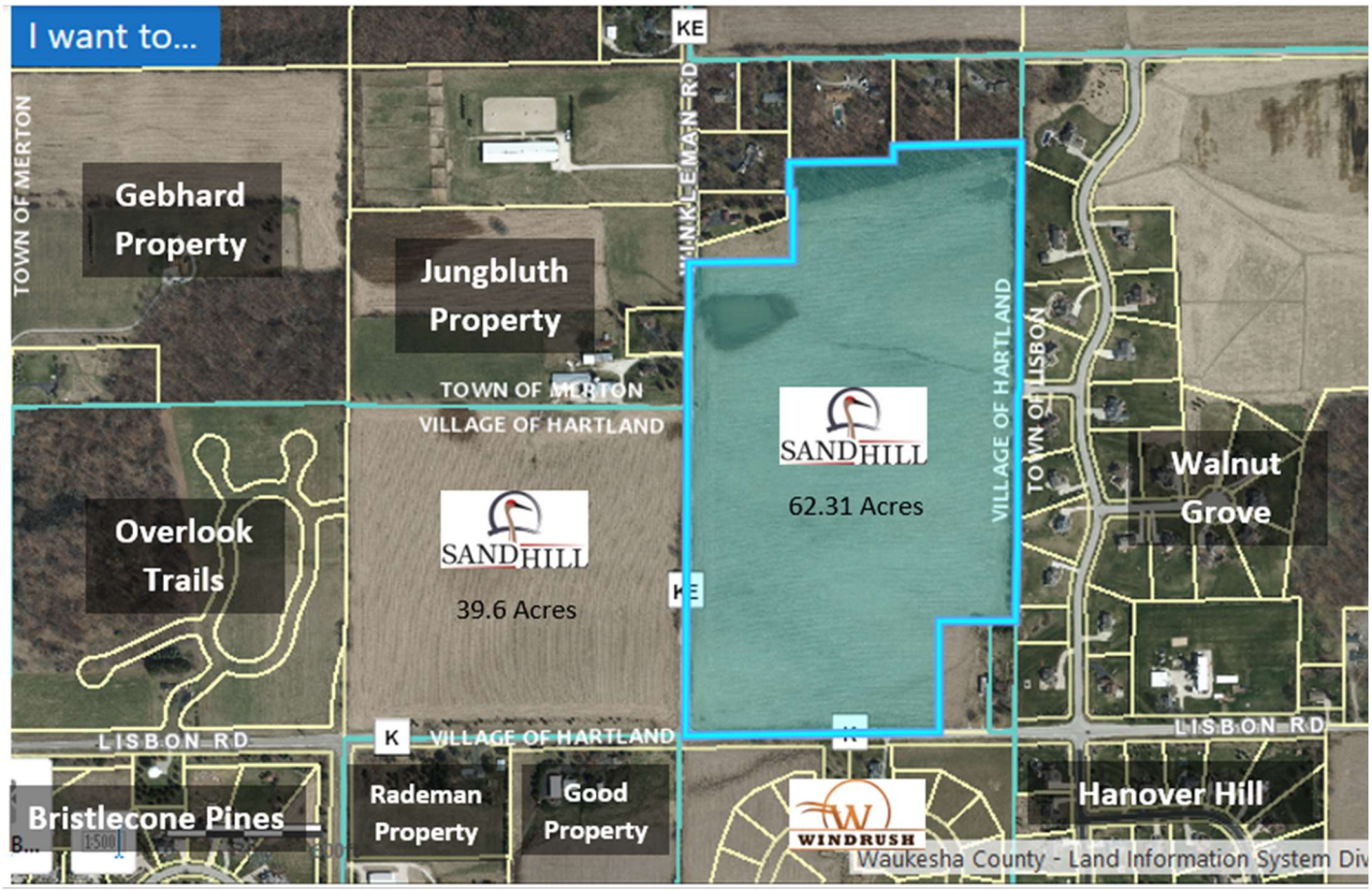
DEVELOPMENT PROPOSAL

SANDHILL
VILLAGE OF HARTLAND

October 19, 2020



LOCATION MAP

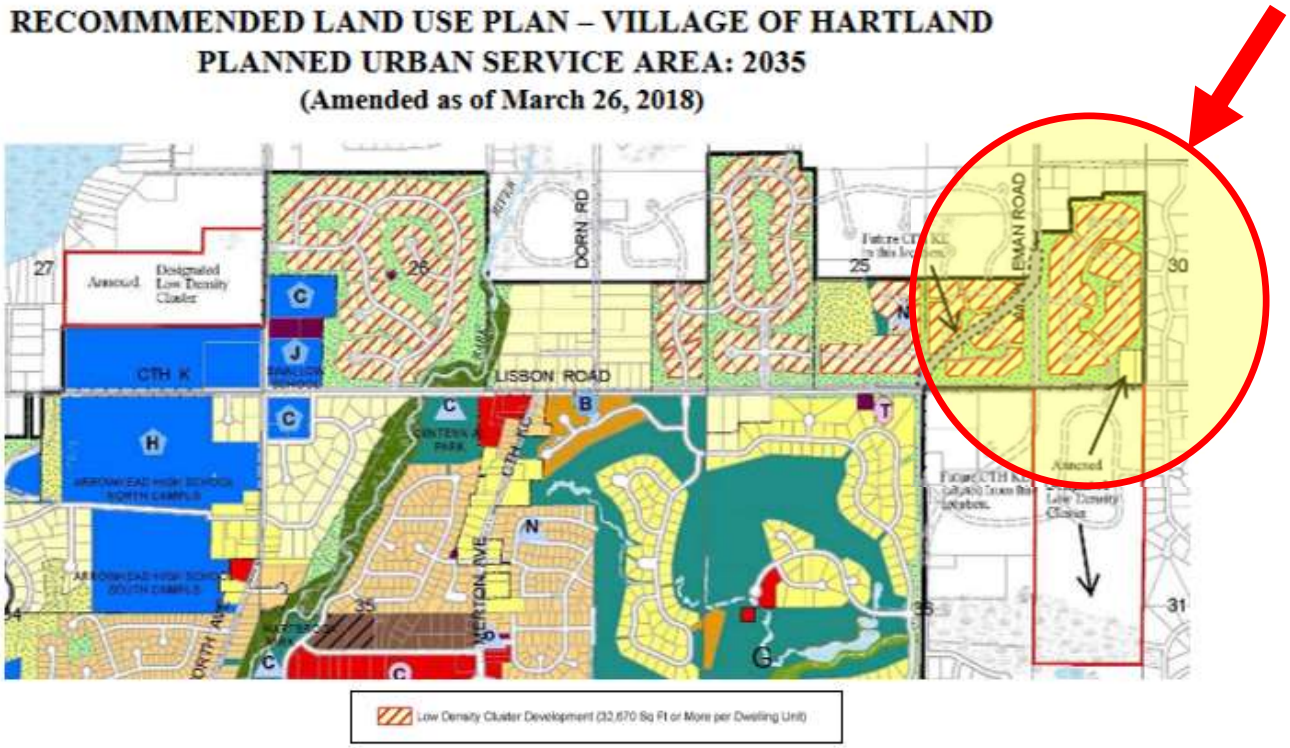


OFFICE: W240 N1221 PEWAUKEE ROAD, WAUKESHA, WI 53188 | PHONE: 262.650.9700 | SIEPMANNREALTY.COM

VILLAGE OF HARTLAND LAND USE PLAN

Map 9-6

RECOMMENDED LAND USE PLAN – VILLAGE OF HARTLAND
PLANNED URBAN SERVICE AREA: 2035
(Amended as of March 26, 2018)



PROPOSED DEVELOPMENT OF SANDHILL

LOCATION

- East of Winkleman Road (CTH KE) and North of Lisbon Road (CTH K)

SITE AREA

- 62.31 Acres

EXISTING ZONING

- RS-1 Single Family

PROPOSED ZONING

- To be determined

PROPOSED DENSITY

- 110 Dwelling Units (0.57 acres/unit)

PROPOSAL

- It is envisioned that this will be a community of 33 two-family and 11 Double Duplexes (four-family) architecturally controlled condominium units (110 total units) surrounded by attractively landscaped natural, permanent open space and common amenities such as gathering areas, paved recreation trails and sports facilities.
- The development will be constructed in multiple phases.
- The condominiums will be built by Kings Way Homes.

STREETS

- Street pattern is the same as the single-family design that was previously submitted to the Village.
- The streets will be privately owned and maintained by the condominium association.
- No connection to the East (Walnut Grove Subdivision) because of proposed private streets.

UTILITIES

- Sandhill will be served with Sanitary Sewer and Municipal Water (currently built to property line).
- Electric, Natural Gas, Cable TV & Telephone services will be extended to each unit.

CONDOMINIUM ASSOCIATION

- The Sandhill Condominium Association will be incorporated to maintain the common areas, streets, utilities, and amenities.
- Each condominium owner will be responsible for paying association dues for the maintenance of the common elements of Sandhill including stormwater facilities, streets, snow clearing, lawn, garden & entryway maintenance.

CONCEPTUAL LAYOUT



CONDOMINIUM SPECIFICATIONS

2-Family Buildings Proposed Starting Prices $450,000 per Unit

- Ranch style 1,570-1,930 Sq. Ft. Units
- 2 Bedroom
- 2 Bathroom
- 2 or 3 car Garages
- Optional Lower Level Finish
- Turned Garages so Building's look like Single Family Homes

Double Duplexes (4-Family Buildings) Proposed Starting Prices $400,000 per Unit

- Ranch Style 2,048 Sq. Ft. Units
- 2 Bedroom
- 2-1/2 Bathroom
- 2 car Garages
- Optional Lower Level Finish

Construction

- Each unit exterior will be constructed of high-quality materials and dimensional shingles.

Parking

- Each unit will have a two/three car attached garage and two parking spots in front of each garage for guests.

2-FAMILY ELEVATIONS & FLOORPLANS

The Castillian

1,760 SF



The Dartmoor

1,834 SF



The Estonian

1,930 SF



The Breton

1,570 SF





The Castillian

2-Family



The Dartmoor

2-Family



The Estonian

2-Family



The Brenton

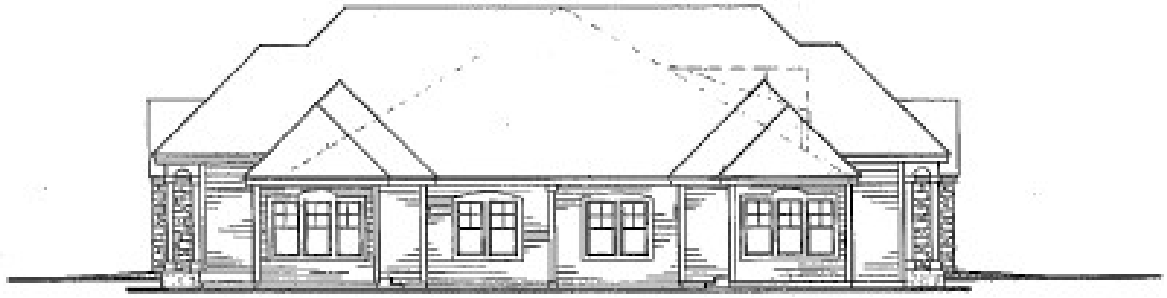
2-Family



The Brenton

2-Family

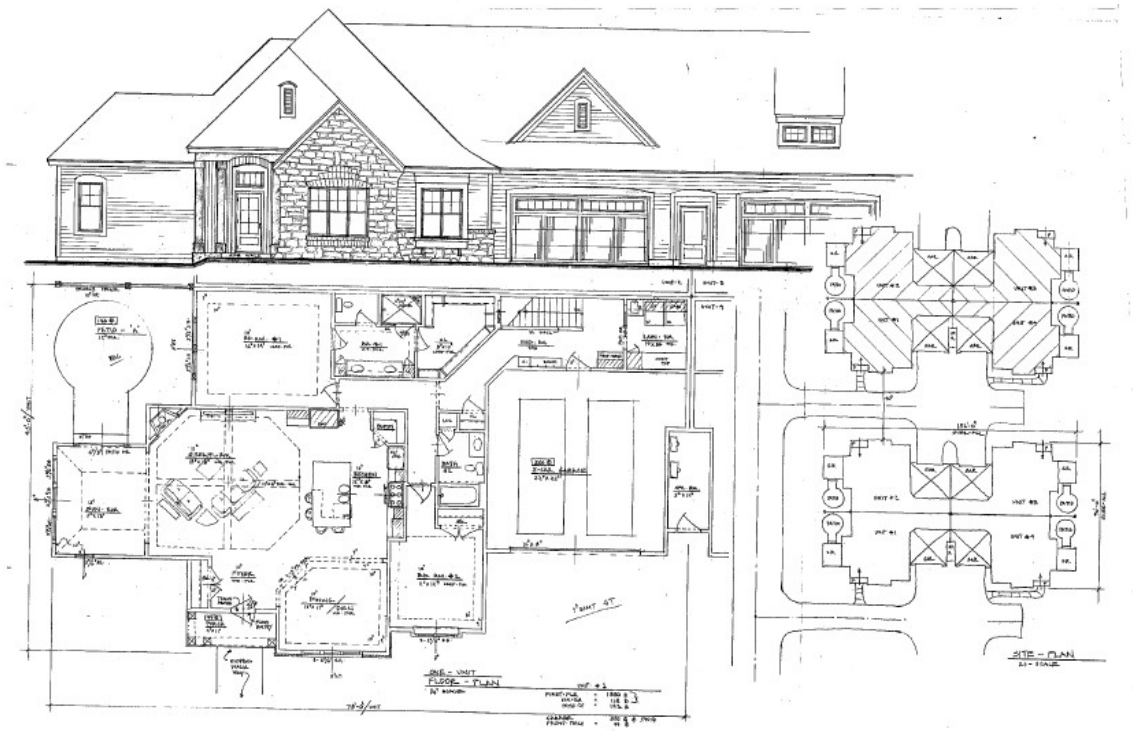
DOUBLE DUPLEX (4-FAMILY) ELEVATIONS & FLOORPLANS



RIGHT & LEFT - ELEVATIONS



FRONT & REAR - ELEVATIONS



four 2-FAMILY ELEVATIONS

OFFICE: W240 N1221 PEWAUKEE ROAD, WAUKESHA, WI 53188 | PHONE: 262.650.9700 | SIEPMANNREALTY.COM

ADAM ALAN KRENKE AND RACHAL DAWN KRENKE
1676 WHISTLING HILL CIR
HARTLAND WI 53029-2007

ANDREW RAYMOND HALVORSON AND KIMBERLY ANN HALVORSON
N56W28002 COUNTY RD K
SUSSEX WI 53089-4522

ANTHONY EMANUELE AND CARIE EMANUELE
W279N5583 HANOVER HILL RD
LISBON WI 53089

ANTHONY W FERRO AND JENNIFER L FERRO
W279N5637 WALNUT GROVE DR
LISBON WI 53089-3348

BRIAN D FREEBURG
1608 WHISTLING HILL CIR
HARTLAND WI 53029-2007

CAROL M JUNGBLUTH
W282N5938 WINKLEMAN RD
HARTLAND WI 53029-9105

CAROL M JUNGBLUTH AND JUNGBLUTH FARMS LLC
W282N5811 WINKLEMAN RD
HARTLAND WI 53029-9105

CHAD BULEN AND ANDREA BULEN
N59W28069 AINSWORTH RD
SUSSEX WI 53089

CLIFFORD FAIRBANKS AND MARY FAIRBANKS
W282N6017 WINKLEMAN RD
HARTLAND WI 53029

DANIEL BODENDORFER AND ROCHELLE BODENDORFER
N55W27926 HANOVER HILL RD
LISBON WI 53089

DANIEL J EGGERS AND JACQUELYN G KRUEGER
N57W27908 WALNUT GROVE CT
LISBON WI 53089-3357

DANIEL R KAYE AND KELEEN M KAYE
1675 WHISTLING HILL CIR
HARTLAND WI 53029-2012

DARYL PRUSOW AND JENNIFER PRUSOW
1689 WHISTLING HILL CIR
HARTLAND WI 53029-2012

DAVID HENDRICKS AND JACQUELINE HENDRICKS
W279N5891 WALNUT GROVE DR
LISBON WI 53089

DAVID POND AND ELIZABETH POND
W279N5723 WALNUT GROVE DR
LISBON WI 53089-3353

DENNIS P CONDON AND PAMELA A CONDON
N56W27846 COUNTY RD K
LISBON WI 53089-4518

DENNIS TARNOWSKI AND DENISE TARNOWSKI
W279N5828 WALNUT GROVE DR
LISBON WI 53089

DEREK S SERNA AND STEPHANIE P SERNA
1683 WHISTLING HILL CIR
HARTLAND WI 53029-2012

DONALD KNICKER AND NICOLE KNICKER
W279N5660 WALNUT GROVE DR
LISBON WI 53089

DOUGLAS C REISER AND LIUDMILA REISER
W279N5555 HANOVER HILL RD
LISBON WI 53089-4530

ERIC B HARJU AND REBECCA S HARJU
W279N5852 WALNUT GROVE DR
LISBON WI 53089

FREDERIC FERNANDEZ AND LESLIE FERNANDEZ
N57W27879 WALNUT GROVE CT
LISBON WI 53089

GOOD 2008 JOINT TRUST
N55W28311 CTY K
HARTLAND WI 53029

GREG PLOCH AND ANN PLOCH
N57W27882 WALNUT GROVE CT
LISBON WI 53089

HAROLD SCHNEIDER AND LINDA SCHNEIDER
W279N5531 HANOVER HILL RD
LISBON WI 53089

HENRY SNOPEK AND SHAYLA SNOPEK
N59W28225 AINSWORTH RD
SUSSEX WI 53089-3346

JASON J DOLLAK AND SUSAN M DOLLAK
1609 WHISTLING HILL CIR
HARTLAND WI 53029-2012

JEFF R JENSEN AND TAMMY T JENSEN
1604 WHISTLING HILL CIR
HARTLAND WI 53029-2007

JEFFREY E FRITZ AND GINA M FRITZ
W279N5851 WALNUT GROVE DR
LISBON WI 53089

JUNGBLUTH FARMS LLC
W282N5799 WINKLEMAN RD
HARTLAND WI 53029-9105

KEVIN S PRADARELLI AND ADRIANNE PRADARELLI
N58W27982 TERI LN
LISBON WI 53089

LONGMEADOW DEVELOPMENT LLC
W240N1221 PEWAUKEE RD
WAUKESHA WI 53188

LONGMEADOW DEVELOPMENT LLC
W240N1221 PEWAUKEE RD
WAUKESHA WI 53188

LONGMEADOW DEVELOPMENT LLC
W240N1221 PEWAUKEE RD
WAUKESHA WI 53188

LUCAS GOWDY AND INGRID GOWDY
W279N5886 WALNUT GROVE DR
LISBON WI 53089

MARK G MILLER AND CARYN E MILLER
W5122 COUNTY ROAD CW
WATERTOWN WI 53098-4816

MARK R HECKENKAMP
W279N5685 WALNUT GROVE DR
LISBON WI 53089

MARK & LINDAY SPIELMAN
W279N5630 WALNUT GROVE DR
LISBON WI 53089-3348

MICHAEL BRANDT AND HEIDI BRANDT
N59W28135 AINSWORTH RD
SUSSEX WI 53089

MICHAEL L HALL AND DONNA M HALL
N59W28021 AINSWORTH RD
SUSSEX WI 53089

NATASHIA JAMBREK AND GREG MONFRE
1614 WHISTLING HILL CIR
HARTLAND WI 53029-2007

PHILLIPS REVOCABLE MARITAL TRUST
W279N5959 WALNUT GROVE DR
LISBON WI 53089-4538

RADEK J KADLCEK AND KATIE J MIRR-KADLCEK
W279N5790 WALNUT GROVE DR
LISBON WI 53089-3352

RICHARD AND JANE VANOURKERK
N57W27907 WALNUT GROVE CT
LISBON WI 53089

ROSE A JUNGBLUTH
N59W28179 AINSWORTH RD
SUSSEX WI 53089-3325

RYAN KRENN AND AMY KRENN
W279N5753 WALNUT GROVE DR
LISBON WI 53089

SHANE & JESSICA MORRISON
1610 WHISTLING HILL CIR
HARTLAND WI 53029-2007

SHEILA M PAQUET AND DAVID N PAQUET
1690 WHISTLING HILL CIR
HARTLAND WI 53029-2007

TRI-QUIST INC
8546 E COUNTRY CLUB TRAILS
SCOTTSDALE AZ 85255-4282

SUNRISE DEVELOPMENT LLC
W240N1221 PEWAUKEE RD
WAUKESHA WI 53188-1659

SUNRISE DEVELOPMENT LLC
W240N1221 PEWAUKEE RD
WAUKESHA WI 53188-1659

-

WESSLEY TRUST
N57W27977 TERI LN
L ISBON WI 53089

THOMAS & JEAN HARBECK TRUST
W282N5948 WINKLEMAN RD
HARTLAND WI 53029

TRI-QUIST INC
8546 E COUNTRY CLUB TRL
SCOTTSDALE AZ 85331-4282

Village of Hartland
Administration
210 Cottonwood Ave, Hartland, WI 53029
www.villageofhartland.com

Committee: Plan Commission	**Date:** 10-13-2020
Plan Commission Item Number: 6	**Date:** 10-19-2020
Submitted By: Tim Rhode, Village Administrator	

Subject:

Discussion and consideration of a proposed land division of the Hammer Property, HAV 0428 959-002, into 4 Parcels.

Details:

The Village received an application for a land division of the Hammer Property by Craig Eisenhut on 10-13-2020. The applicant and the Village Building Inspector discussed options. As of this memo, the applicant is looking at the proposed site plan with four lots. The proposed site plan does not meet the Village Code for RS-1, which requires a minimum lot width of 110 feet along a Village Road. However, the current designed site plan has a "hammerhead" road configurations. If the applicant adjusted the hammerheads to cul-de-sac that would reduce the 110-foot requirement to 40 feet.

Financial Remarks: N/A for Plan Commission Meeting

Options & Alternatives:

The property has several options and configurations that might work. The Current site plan of 4 lots has some minor issues that could be addressed if the Plan Commission favored this design.

Other options would include looking at more density or less density. More density could be accomplished by acquiring other land and/or connecting other vacant parcels in the area. On the contrary, less density could also be an option of two lots or three lots.

The topography is an issue on the land. Staff would strongly suggest visiting the site or the Village GIS system to review the challenges that the topography plays into this development.

Executive Recommendation:

Staff recommends reviewing and discussing the proposed site plan for the Hammer property.

VILLAGE OF HARTLAND
PETITION FOR LAND DIVISION:

☐ **EXTRATERRITORIAL PLAT REVIEW - $100**

☐ **CSM (Certified Survey Map) + *$300 Professional Fee Deposit***
or
☒ **PRELIMINARY PLAT REVIEW + *$1,000 Professional Fee Deposit***

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

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

☐ **FINAL PLAT REVIEW**

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

Date: 10/13/2020	Fee Paid: $150.00
Date Filed:	Receipt No.: 219059

1. Name: Craig Eisenhut

   Address of Owner/Agent: 201 North Ave Hartland

   Phone Number of Owner/Agent: (262) 719-6650

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

3. State present use of property and intended use.
   R S-1 Vacant Land. Would like to split into 4 lots

Signature of Petitioner

201 North Ave Hartland WI 53029
Address

(262) 719-6650
Phone

ZONING DISTRICT SUMMARY

SINGLE-FAMILY RESIDENCE RS-1

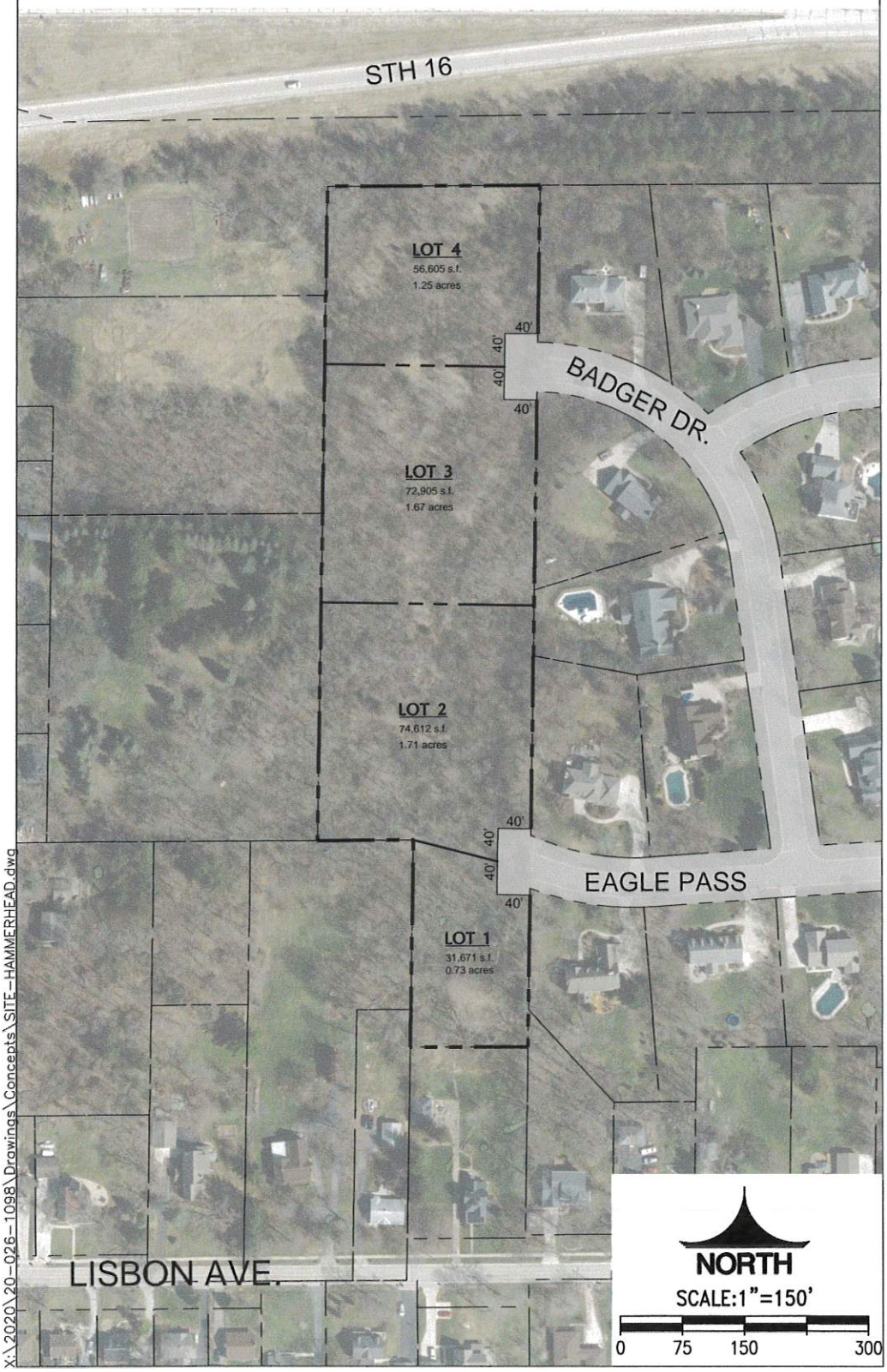
Lot Area =	2,200 s.f. min.
Lot Width =	110 feet min.
Side Setback =	20'
Front Setback =	40'
Rear =	35'

HARTLAND EXHIBIT

Village of Hartland, WI

TRIO

4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com



X:\2020\20-026-1098\Drawings\Concepts\SITE-HAMMERHEAD.dwg

AARON F KUPHALL AND KELLEY J KUPHALL
318 MERTON AVE
HARTLAND WI 53029

ALEX M AND MICHELLE W EBBEN LIVING TRUST
100 E WISCONSIN AVE STE 3300
MILWAUKEE WI 53202-4124

ALEXANDER J CHANDLER AND LAURA L CHANDLER
1100 LISBON AVE
HARTLAND WI 53029-2232

ANDREW KONOPKA AND BRANDICE KONOPKA
1161 EAGLE PASS
HARTLAND WI 53029

ANGELA CORNELL AND CHRISTOPHER CORNELL
1075 CREEKSIDE DR UNIT 110
OCONOMOWOC WI 53066-8819

ASHLEY L HOLT
1131 EAGLE PASS
HARTLAND WI 53029-1838

BENJAMIN WEINZ AND JESSICA WEINZ
1006 E CAPITOL DR
HARTLAND WI 53029

BRIAN HALVERSON AND ANITA HALVERSON
1000 LISBON AVE
HARTLAND WI 53029

BRIAN S RIGGS AND TINA M RIGGS
126 MERTON AVE
HARTLAND WI 53029

BRUCE A AND TARI A NEUMANN REVOCABLE
N48W29240 COUNTY RD JK
HARTLAND WI 53029-2264

BRYAN LUFTER AND JACQUELINE LUFTER
405 HILL N DALE CIR
HARTLAND WI 53029

CAROLYN BIRCH
1250 SHELLY LN
HARTLAND WI 53029-1800

CASTING IRON 1038-1040 E CAPITOL DRIVE LLC
PO BOX 175
LAKE MILLS WI 53551-0175

CATHY M SCHNEPPER
308 MERTON AVE
HARTLAND WI 53029

CHEE S TAN AND JIAN TAN
1101 LISBON AVE
HARTLAND WI 53029-2231

CHRISTOPHER J ERTL AND KRISTA L ERTL
1260 SHELLY LN
HARTLAND WI 53029-1800

DANIEL J DRISCOLL AND SUSAN L JASKE
221 CRYSTAL DR
HARTLAND WI 53029

DANIEL KIMMEL AND SHARON KIMMEL
1034 LISBON AVE
HARTLAND WI 53029

DAVID A INGLISH AND MARY E INGLISH
N63W29361 WALLSCHLAGER WAY
HARTLAND WI 53029-9434

DAVID FELDMANN AND LINDA FELDMANN
1125 LISBON AVE
HARTLAND WI 53029

DAVID J BATZNER III AND JENNIFER E BATZNER
1036 E CAPITOL DR
HARTLAND WI 53029-2214

DAVID VANTHIEL AND KATHLEEN VANTHIEL
1221 EAGLE PASS
HARTLAND WI 53029

DEWEY L HEMBA
423 HILL N DALE CIR
HARTLAND WI 53029

DRAKE KREMIN
918 LISBON AVE
HARTLAND WI 53029-2228

EVELYN M ADAMS 2016 LIVING TRUST
435 HILL N DALE CIR
HARTLAND WI 53029-1502

GARY STROMBECK AND DAWN STROMBECK
305 BADGER DR
HARTLAND WI 53029

GEORGE BUCKLEY AND KAREN BUCKLEY
238 MERTON AVE
HARTLAND WI 53029

GEORGE BUCKLEY AND KAREN BUCKLEY
238 MERTON AVE
HARTLAND WI 53029

GRAUEL LIVING TRUST
100 E SUNSET DR STE 2
WAUKESHA WI 53189-2141

GREGORY SANDEN AND KRISTIN SANDEN
1014 LISBON AVE
HARTLAND WI 53029

GREGORY SANDEN AND KRISTIN SANDEN
1014 LISBON AVE
HARTLAND WI 53029

JAMES T SCHWIND
1209 LISBON AVE
HARTLAND WI 53029

JEAN A DONOVAN
1124 LISBON AVE
HARTLAND WI 53029

JEFFREY A ZEMAN AND VICKIE L OTTO
225 BADGER DR
HARTLAND WI 53029

JEFFREY G OTT AND NANCY J OTT
265 BADGER DR
HARTLAND WI 53029

J
EFFREY J BIERMAN
1222 LISBON AVE
HARTLAND WI 53029-2234

JEFFREY J KOERNER AND KAREN J KOERNER
427 HILL N DALE CIR
HARTLAND WI 53029-1502

JEFFREY L PFANNERSTILL
1140 E CAPITOL DR
HARTLAND WI 53029-2216

JEFFREY RADAKOVICH AND KATHLEEN RADAKOVICH
1261 SHELLY LN
HARTLAND WI 53029-9161

JEFFREY W JORDAN AND CONSTANCE G JORDAN 2016
924 LISBON AVE
HARTLAND WI 53029-2228

JENSEN REVOCABLE TRUST
210 MERTON AVE
HARTLAND WI 53029

JOHN LESCH AND CANDACE LESCH
220 BADGER DR
HARTLAND WI 53029

JOHN RYAN AND TRISTA RYAN
1001 LISBON AVE
HARTLAND WI 53029

JOHN T & JANET KNODL JOINT REVOCABLE TRUST
112 TERRACE LN
HARTLAND WI 53029

KATHLEEN VANARK
216B MERTON AVE
HARTLAND WI 53029

KELVIN MAAHS AND JANE MAAHS
338 MERTON AVE
HARTLAND WI 53029

KENNETH W MAUTZ AND DIANE K MAUTZ FAMILY TRUST
1124 E CAPITOL DR
HARTLAND WI 53029-2216

KEVIN GORALSKI AND LAURA GORALSKI
1245 EAGLE PASS
HARTLAND WI 53029

LAURNA L SCHLIEPP
1104 E CAPITOL DR
HARTLAND WI 53029

LINDA J SCHMITZ
443 FAIRVIEW CT
HARTLAND WI 53029-1501

LORETTA M GRAMBOW
117 TERRACE LN
HARTLAND WI 53029

MARCIA MORIARTY
2432 N 89TH ST
WAUWATOSA WI 53226

MARGIT PROPERTIES LLC
580 INDUSTRIAL DR
HARTLAND WI 53029

MARK BARRACK AND JOYCE BARRACK
445 FAIRVIEW CT
HARTLAND WI 53029

MARK J HOLZBAUER AND KATHLEEN M SHEAHAN
250 BADGER DR
HARTLAND WI 53029

MARK T LILLESAND LIVING TRUST
1210 SHELLY LN
HARTLAND WI 53029-1800

MATTHEW CHRISTOPHER MILLER
419 HILL N DALE CIR
HARTLAND WI 53029-1502

MATTHEW R EVERTS
1021 LISBON AVE
HARTLAND WI 53029

MAUREEN L LAWLER-LOBOTZKE AND KENNETH J LOBOTZKE
125 TERRACE LN
HARTLAND WI 53029-2241

MICHAEL DIGIACOMO AND MARY DIGIACOMO
1130 EAGLE PASS
HARTLAND WI 53029

MICHAEL J EAVES AND KENDRA S EAVES
230 MERTON AVE
HARTLAND WI 53029-1813

MICHAEL J RATTLE AND SUSAN J RATTLE JOINT
1013 LISBON AVE
HARTLAND WI 53029-2229

MICHAEL LEACH AND JUDITH LEACH
206 MERTON AVE
HARTLAND WI 53029

NANCY M OLSON
W284N4226 NORTH SHORE DR
PEWAUKEE WI 53072-2117

PATRICIA A OSTERLING AND DOROTHY ALLEN
1135 LISBON AVE
HARTLAND WI 53029

PATRICIA HAMMER REVOCABLE LIVING TRUST
960 GOLDEN MEADOW GLN
BROOKFIELD WI 53045-4614

PATRICIA HAMMER REVOCABLE LIVING TRUST AND BENJAMIN RODRIGUEZ
960 GOLDEN MEADOW GLN
BROOKFIELD WI 53045-4614

RANDALL B HOFFER AND KAREN A HOFFER
914 LISBON AVE
HARTLAND WI 53029

RICHARD D EDDY AND JESSICA J EDDY
200 MERTON AVE
HARTLAND WI 53029-1813

ROBERT N BERES AND AMANDA BERES
415 HILL N DALE CIR
HARTLAND WI 53029-1502

SANDY A CORRIGAN
1007 LISBON AVE
HARTLAND WI 53029-2229

SANDY A CORRIGAN
1007 LISBON AVE
HARTLAND WI 53029-2229

SARAMARIE BURCLAW
330 BADGER DR
HARTLAND WI 53029-1844

SPENCER BROWN
1018 E CAPITOL DR
HARTLAND WI 53029-2214

SUSAN FLOR AND DANIEL FLOR
36543 NORMANDALE DR
OCONOMOWOC WI 53066-9458

TANYA VONRUEDEN
929 LISBON AVE
HARTLAND WI 53029

THE LEGEND AT BRISTLECONE PINES LLC
1 LEGEND WAY
WALES WI 53183

THOM SAFFRON AND IMELDA SAFFRON
1132 E CAPITOL DR
HARTLAND WI 53029

TIMOTHY CULHANE AND REBECCA CULHANE
134 MERTON AVE
HARTLAND WI 53029

TIMOTHY M STEFFEN AND NICOLE A STEFFEN
231 CRYSTAL DR
HARTLAND WI 53029

TONY R PINK AND SUSAN M PINK
1230 SHELLY LN
HARTLAND WI 53029

WALTER ZAWADZKI AND JACKIE ZAWADZKI
1229 LISBON AVE
HARTLAND WI 53029



Village of Hartland GIS

DISCLAIMER:

<u>This map is not a survey of the actual boundary of any property this map depicts.</u>

The Village of Hartland does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

Village of Hartland
210 Cottonwood Ave
Hartland, WI 53029
262-367-2714

SCALE: 1 = 167'

Print Date: 10/14/2020

Village of Hartland
Administration
210 Cottonwood Ave, Hartland, WI 53029
www.villageofhartland.com

Committee: **Plan Commission**	**Date:** 10-13-2020
Plan Commission Item Number: 7	**Date:** 10-19-2020
Submitted By: Tim Rhode, Village Administrator	

Subject:
Discussion and consideration of a petition for direct annexation from the Town of Merton to the Village of Hartland for Arrowhead Union High School South Campus, North Campus, and Former Vilter Farms.

Details:

Arrowhead High school is requesting a direct annexation from the Town of Merton to the Village of Hartland. The annexation process requires the Plan Commission to review the request and evaluate several factors, one of which is the future zoning of the parcels requesting annexation. This request was reviewed and forwarded from the Village Board on September 14, however, our Village Code requires that notice is sent to any property within 600 ft of the property line. The staff mailed the proper notice to the residents on October 9, 2020.

Village Attorney Hector de la Mora recommends the Plan Commission table/postpone this item at this time.

Representatives from Arrowhead Highschool have been made aware of the Village Attorneys request.

Financial Remarks: N/A for Plan Commission Meeting

Options & Alternatives:
Sec. 46-152. – Plan Commission Duties
Sec. 46-153. - Referrals.
(2) All annexations or incorporations to the Village
Sec. 46-176 – Established; enumeration; boundaries; vacation;
(d) *Annexations* to or consolidations with the village subsequent to the effective date of the ordinance from which this chapter is derived shall be placed in the A-1 agricultural/holding district, unless the *annexation* ordinance temporarily places the land in another district. Within one year, the plan commission shall evaluate and recommend a permanent classification to the village board. *Annexations* or consolidations containing floodplain shall be placed in the following districts:
(1)All floodways and unnumbered A Zones shall be placed in the FWO floodway overlay district.
(2)All other floodplains shall be placed in the FFO floodplain fringe overlay district.

Executive Recommendation:

Based on the Village Attorneys recommendation, staff is strongly recommending the item is tabled/postponed to a future meeting.

PETITION FOR DIRECT ANNEXATION PURSUANT TO WISCONSIN STATUTE 66.0217

The Arrowhead Union High School District and Board of Education as owners of all of the real property in the territory identified as the "Arrowhead High School South Campus, North Campus, and the former Vilter Farm" (full legal description is set forth below in legal description of the property, Section II and the scale map attached hereto as Appendix 1) and the electors residing in the territory identified as "the former Vilter Farm" (full legal description is set forth below in legal description of the property, Section II and the scale map attached hereto as Appendix 1) hereby respectfully petition the Village Board of the Village of Hartland to transfer the below identified territory in Section II from the Town of Merton to the Village of Hartland. The petition is being filed as a petition for the direct annexation by unanimous approval as set forth in Wisconsin Statute 66.0217. The territory identified below in Section II of the petition is presently in the Town of Merton.

I. Purpose of Petition

The purpose of this petition is to seek the approval from the Village of Hartland to enact an ordinance to transfer the real property in the territory identified as Section II of the petition and the scale map attached hereto as Appendix 1 from the Town of Merton to the Village of Hartland.

II. Legal Description of the of Territory Proposed to be Annexed

The legal description of the territory proposed to be annexed is a follows:

Parcel 1:
All that part of the North 1/2 of the Northeast 1/4 of Section 34, Township 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin bounded and described as follows, to-wit:
Beginning at the North Quarter corner of said Section 34, and running thence South 1°3'30" West along the West line of said Northeast 1/4 1322.65 feet to a point in the North line of Arrowhead Heights; thence South 89°47'15" East along said North line 193.08 feet to a point in the North line of Arrowhead Drive; thence 101.02 feet along a curve on said North line (the chord of which bears North 84°31'19" East 100.85) to a point; thence continuing along said North line South 89°47'15" East 1439.11 feet to a point; thence South 1°44' West along the East line of said Arrowhead Drive 10.00 feet to a point in the South line of said North 1/2; thence South 89°47'15" East along said South line 378.66 feet to a point: thence North 1°11'30" East 150.00 feet to a point; thence South 89°47'30" East 217.80 feet to a point in the centerline of County Trunk Highway "E" and the East line of said Northeast 1/4; thence North 01°11' East along said East line and said centerline 571.72 feet to a point; thence North 89°46' West 600.00 to a point; thence North 01°11'30" East 600.00 feet to a point in the centerline of County Trunk Highway ""K" and in the North line of said Northeast 1/4; thence North 89°46' West along said North line and centerline 2050.61 feet to the point of beginning, including the East 33.00 feet and the North 33.00 feet which are reserved for highway purposes. EXCEPTING Therefrom the lands contained in conveyance to The Village of Hartland in Document No. 3668351.

Parcel 2:
All that part of the South 1/2 of Northeast 1/4 of Section 34, Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin, described as follows: Commencing at a point on the East and West quarter section line, distant East 641.7 feet from the center of the said section; and thence continuing East on said line 1494.86 feet; thence North 21°19'20" East on Easterly line of lands described in Volume 326 of Deeds on page 63 as Document #250640: thence North 21°19'20" East on said line 266.7 feet to the South line of a certain 3.2 acre tract: thence North 89°53.5' West on said line 62 feet; thence North 0°27'West on West line of said 3.2 acre tract 328.0 feet: thence on North line of the said tract North 89°48' East 117.70 feet: thence on West line

of the said tract North 3°23'40" East 170.4- feet to the North line of the aforesaid lands described in said Document #250640; thence North 89°41' West on said line 237.0 feet thence North 1°44' East on the East line of the aforesaid lands 655.0 feet to the 1/16th line of the said quarter section; thence North 89°51' West on said line 1439.90 feet; thence South 1316.80 feet to the point of beginning, excepting therefrom the North 50 feet thereof and excepting further therefrom so much of the East 50 feet thereof, running Southerly from the North line thereof to the South line extended of the premises conveyed by Warranty Deed recorded as Document 3412570; granting, however to the said party of the second part a perpetual easement for road purposes any over and across the said North 50 feet thereof, and so much of the said East 50 feet thereof running, Southerly from the North line thereof to the South line extended of the premises conveyed by Warranty Deed recorded as Document #412570.
Address: 700 North Avenue
Tax Key # MRTT 0421-998-001

Parcel 3:
That part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 27, Township 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin more fully described as follows: Commencing at the Southwest Corner of the Southeast 1/4 of said Section 27, Thence N89°45'33" East, 273.90 feet along the South line of said Southeast 1/4 of Section 27 to the point of beginning of hereinafter described lands, thence N00°44'19" East, 784.30 feet along the Easterly line of lands as described in Volume 110 of Deeds on page 261; thence N89°45'34" East, 2373.64 feet to a point on the centerline of C.T.H. "E"; thence S00°48'59" West, 189.92 feet along said centerline of C.T.H. "E"; thence N89°18'32" West, 40.00 feet to the Northeast corner of Parcel 1, Certified Survey Map No. 7611 and the Westerly Right-of-Way of C.T.H. "E"; thence S00°48'57" West, 545.04 feet along said Right-of-Way and the Easterly line of Parcel 1 of Certified Survey Map No. 7611 to a point on the Northerly Right-of-Way line of C.T.H. "K" and the South line of Parcel 1, Certified Survey Map No. 7611; thence S89°45'33" West, 678.99 feet along said Northerly Right-of-Way line and the South line of Parcel 1, Certified Survey Map No. 7611; thence S01°41'06" West 50.03 feet to a center line of C.T.H. "K" to the point of beginning. Excepting that part lying within C.T.H. "K" for public road purposes
Address: N56W30020 County Road K
Tax Key #MRTT 0396-999-006

III. Population of the Territory Proposed to be Annexed

The population of the territory is four (4) electors and three (3) children for a total population of seven (7). As used herein, the "population" means the population of the territory as shown by an actual count certified as acceptable by the department.

IV. Relevant Statutory Provisions

The following relevant statutory provisions are provided solely as a reference for any signatories to the petition.

66.0217 (2) DIRECT ANNEXATION BY UNANIMOUS APPROVAL. Except as provided in this subsection and sub. (14), and subject to ss. 66.0301 (6) (d) and 66.0307 (7), if a petition for direct annexation signed by all of the electors residing in the territory and the owners of all of the real property in the territory is filed with the city or village clerk, and with the town clerk of the town or towns in which the territory is located, together with a scale map and a legal description of the property to be annexed, an annexation ordinance for the annexation of the territory may be enacted by a two-thirds vote of the elected members of the governing body of the city or village without compliance with the notice requirements of sub. (4). In an annexation under this subsection, subject to sub. (6), the person filing the petition with the city or village clerk and the town clerk shall, within 5 days of the filing, mail a copy of the scale map and a legal description of the territory to be annexed to the department and the governing body shall review the advice of the department, if

any, before enacting the annexation ordinance. No territory may be annexed by a city or village under this subsection unless the territory to be annexed is contiguous to the annexing city or village.

66.0217(5) ANNEXATION PETITION.

(a) An annexation petition under this section shall state the purpose of the petition, contain a legal description of the territory proposed to be annexed and have attached a scale map. The petition shall also specify the population of the territory. In this paragraph, "population" means the population of the territory as shown by the last federal census, by any subsequent population estimate certified as acceptable by the department or by an actual count certified as acceptable by the department.

(b) No person who has signed a petition may withdraw his or her name from the petition. No additional signatures may be added after a petition is filed.

(c) The circulation of the petition shall commence not less than 10 days nor more than 20 days after the date of publication of the notice of intention to circulate. The annexation petition is void unless filed within 6 months of the date of publication of the notice.

V. Signatures of all of the electors residing in the territory and the owners of all of the real property in the territory

Please note that before you sign this petition, that no person who has signed the petition may withdraw his or her name from the petition. No additional signatures may be added after the petition is filed.

We the undersigned respectfully petition the Village Board of the Village of Hartland to annex the territory identified above in Section II of the petition that is presently in the Town of Merton.

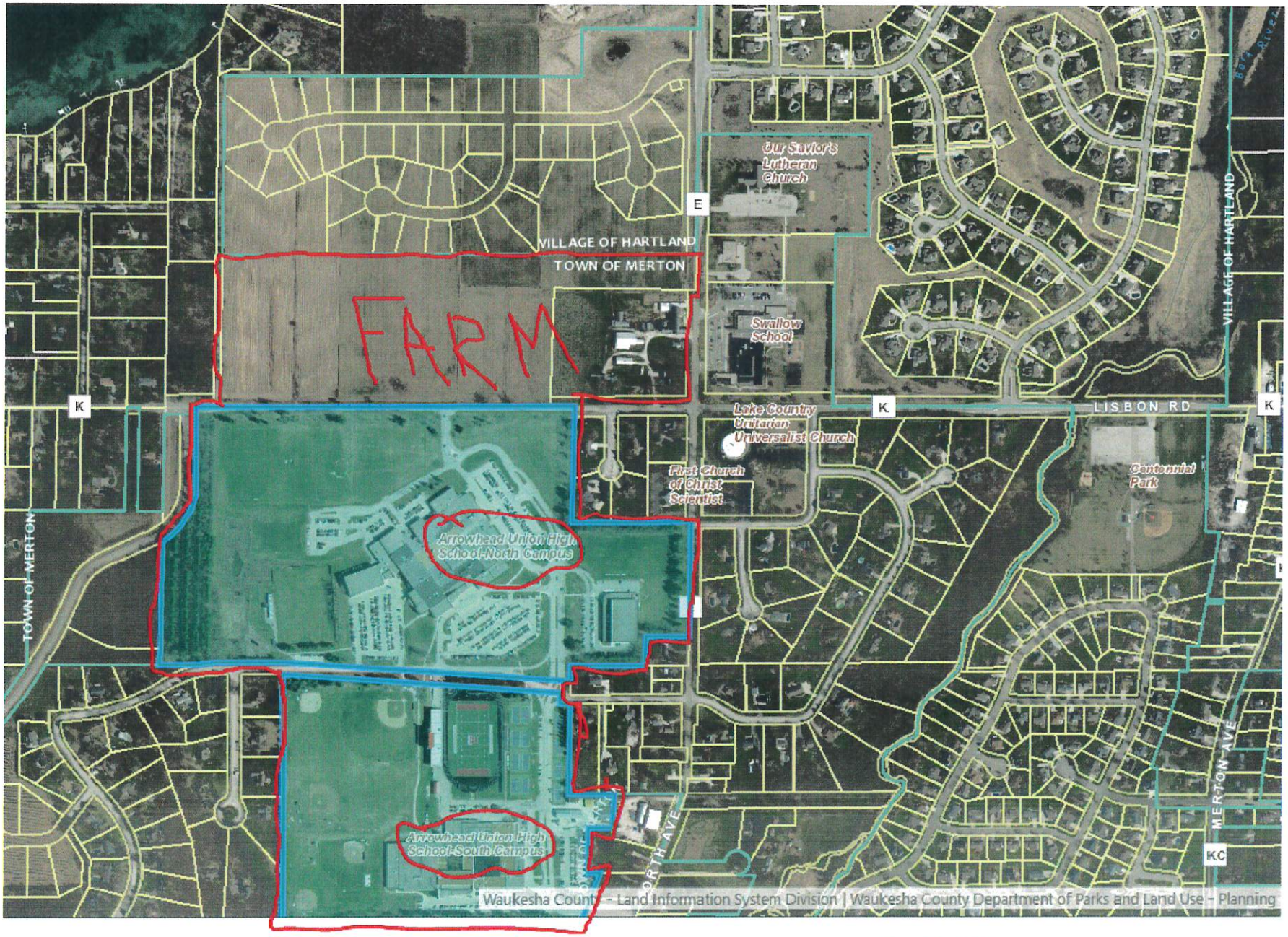
SIGNATURE	NAME (PRINTED)	MUNICIPALITY FOR VOTING PURPOSES	STREET AND NUMBER	DATE OF SIGNING
	Hayden Hoppe	Town of Merton	N56W30020 Hwy. K Hartland, WI 53029	9/25/20
	Hannah Hoppe	Town of Merton	N56W30020 Hwy. K Hartland, WI 53029	9/25/20
	Joe Mihas	Town of Merton	N56W30020 Hwy. K Hartland, WI 53029	9/28/20
Melanie Schmidt	Melanie Schmidt	Town of Merton	N56W30020 Hwy. K Hartland, WI 53029	09/29/2020

I, Jeffrey J. Gross, residing at 178 Laurel Court, Delafield, WI 53018, personally circulated the **PETITION** and personally obtained each of the signatures on this **PETITION**. As the circulator of this petition I know that signatories to this **PETITION** are electors of the jurisdiction or district in which the petition is circulated; that as the circulator I know that they signed the paper with full knowledge of its content; that as the circulator I know their respective residences given and that as the circulator I know that each signer signed on the date stated opposite his or her name. I am, as the circulator, a qualified elector of this state, or if not a qualified elector of this state, that I am, as the circulator, a U.S. citizen age 18 or older who, if he or she were a resident of this state, would not be disqualified from voting under s. 6.03, Wis. stats.; and as the circulator I am aware that falsifying the certification is punishable under s. 12.13 (3) (a). The circulator shall indicate the date that he or she makes the certification next to his or her signature.

Signature of Circulator

09/24/2020
Date of Circulator's Signature

APPENDIX 1 – Scale map of the territory identified in Section II, Legal Description of the Territory Proposed to be Annexed



Arrowhead High School South Campus, North Campus, and former Vilter Farm **outlined in RED** - May 22, 2020

APPENDIX 1 – Scale map of the territory identified in Section II, Legal Description of the Territory Proposed to be Annexed



Village of Hartland GIS

VILLAGE of HARTLAND WISCONSIN

Village of Hartland
210 Cottonwood Ave
Hartland, WI 53029
262-367-2714

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Hartland does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

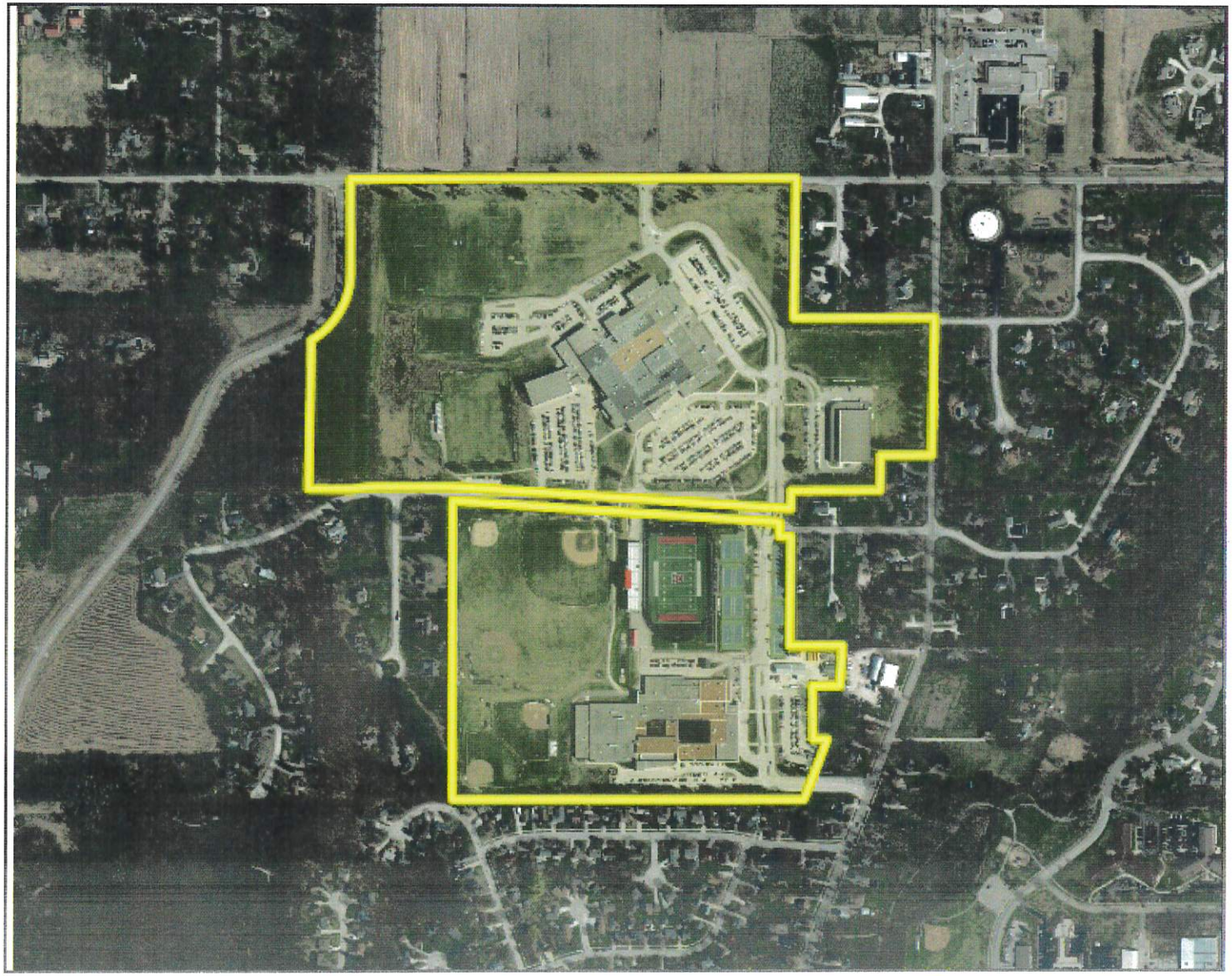
SCALE: 1 = 667'

Print Date: 9/23/2020

APPENDIX 1 – Scale map of the territory identified in Section II, Legal Description of the Territory Proposed to be Annexed

LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



Legend

Plats

Retired Plats

0 652.51 Feet

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:

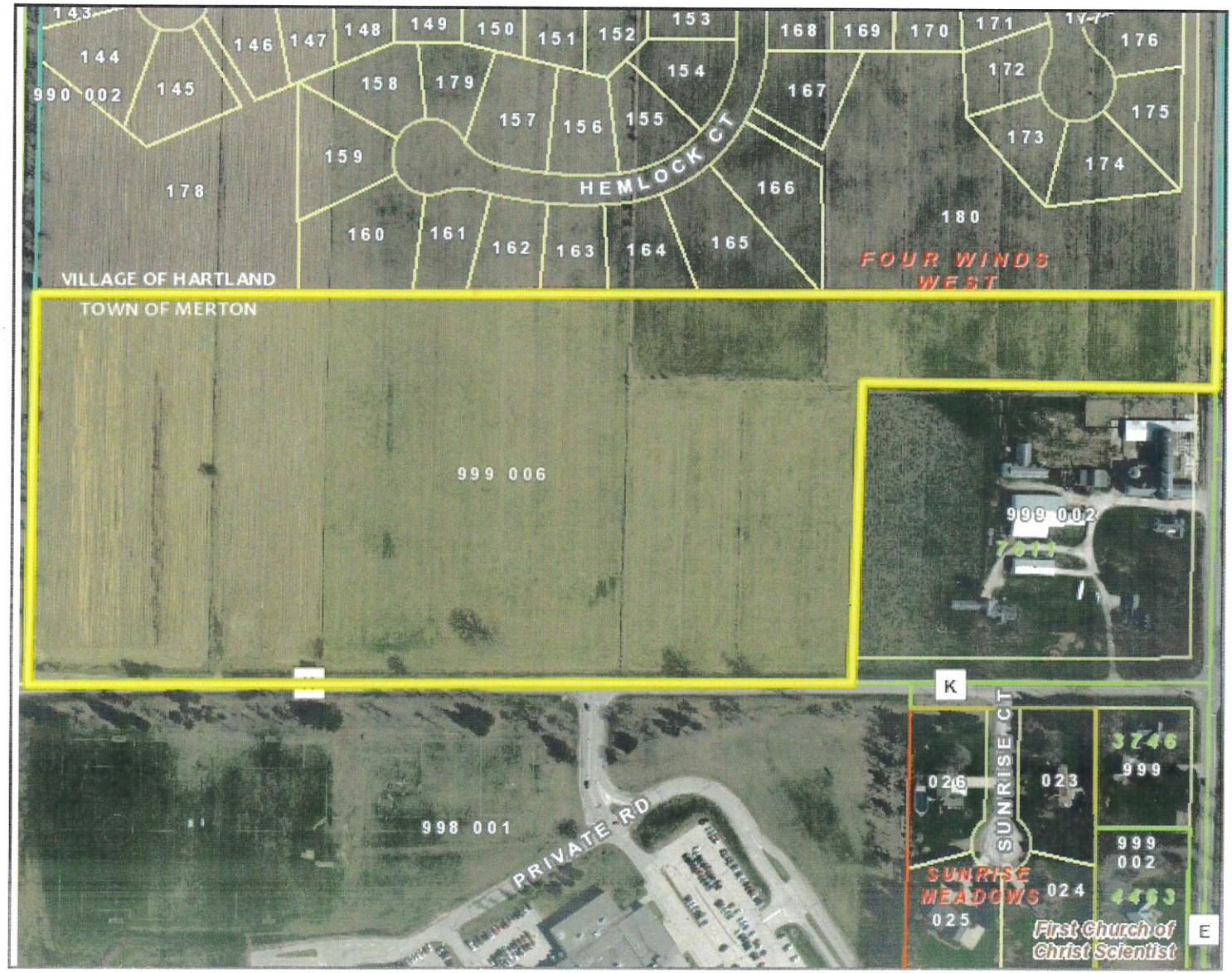
Printed: 9/21/2020

APPENDIX 1 – Scale map of the territory identified in Section II, Legal Description of the Territory Proposed to be Annexed

WAUKESHA COUNTY WISCONSIN

LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



Legend

- Plats
- Retired Plats
- Municipal Boundary_2K
- FacilitySites_2K_Labels
- Lots_2K
  - Lot
  - Outlot
  - Unit
- 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

0 307.13 Feet

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.

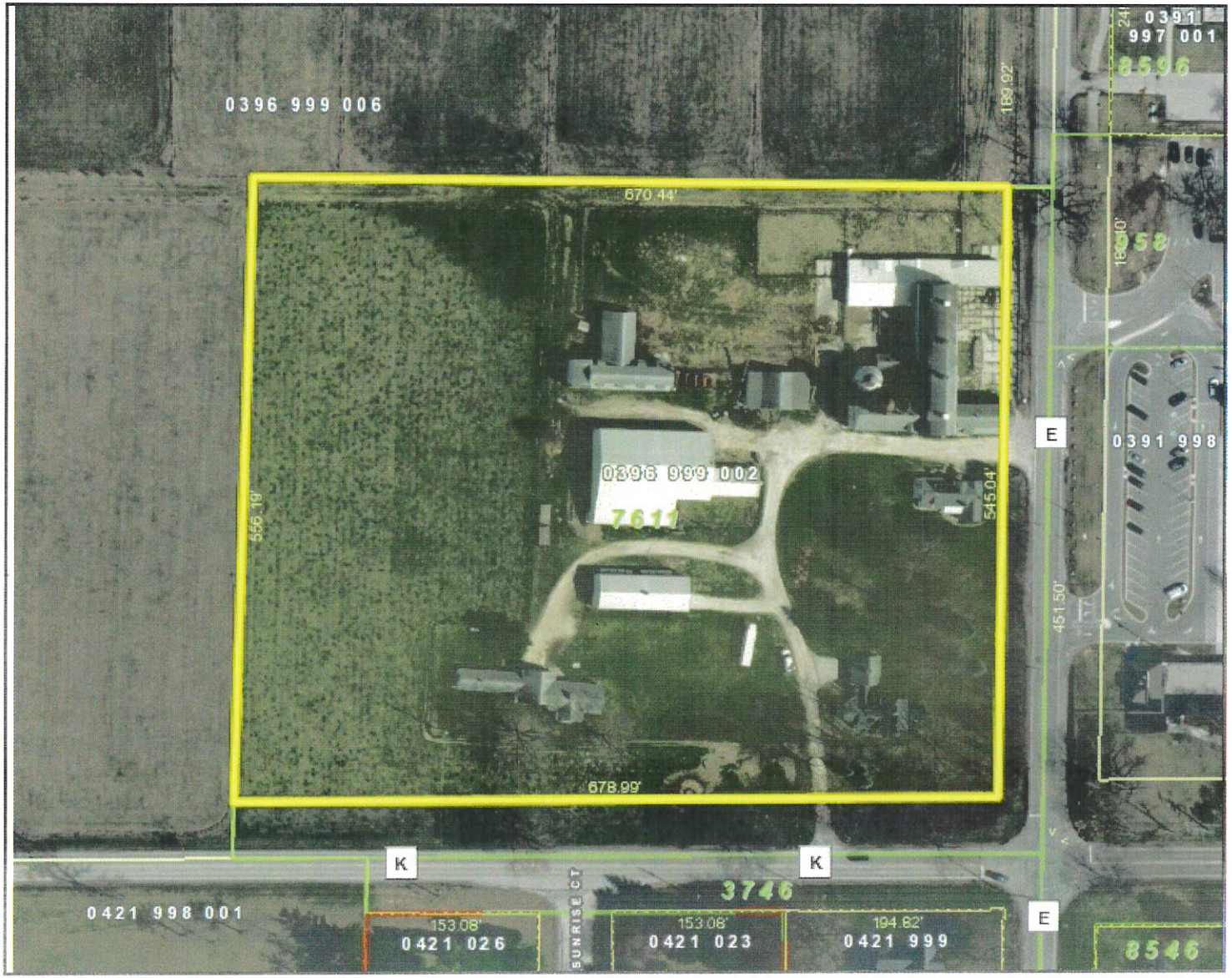
Notes:

Date: 6/17/2020

APPENDIX 1 – Scale map of the territory identified in Section II, Legal Description of the Territory Proposed to be Annexed

LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



Legend

- Plats
- Retired Plats
- Municipal Boundary_2K
- FacilitySites_2K_Labels
- Lots_2K
  - Lot
  - Outlot
  - Unit
- 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

0 136.67 Feet

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

JERRY A SWANSON AND SANDRA L SWANSON
240 FOUR WINDS CT
HARTLAND WI 53029-8752

VIRGINIA A KASHEVAROF AND ROBBIN V KASHEVAROF
244 FOUR WINDS CT
HARTLAND WI 53029-8752

DOUGLAS M HEINRICH AND RENEA A HEINRICH
248 FOUR WINDS CT
HARTLAND WI 53029-8752

DAVID P ADAMSKI AND LINDA M ADAMSKI JOINT
252 FOUR WINDS CT
HARTLAND WI 53029-8752

MATTHEW K NEUMANN AND AMY L NEUMANN
W303N5888 MONCLAIRE RD
HARTLAND WI 53029-9301

KEVIN M SCOTT AND AMY E SCOTT
260 FOUR WINDS CT
HARTLAND WI 53029-8752

CAITLIN R PATTEN AND ANDREW T PATTEN
2845 N RIVER BIRCH DR UNIT B
BROOKFIELD WI 53045-3116

TINA STAPELFELDT
N71W35777 MAPLETON LAKE DR
OCONOMOWOC WI 53066-1239

ANDREW R TOMCZYK AND TRACY M TOMCZYK
W287N6384 BROADWING CT
HARTLAND WI 53029-9442

STEVEN R TYLKE AND MARY L TYLKE
N66W27127 TAMNAMORE DR
LISBON WI 53089-9502

ANDERSON HOMES LLC
585 RYAN ST
PEWAUKEE WI 53072-1842

SCI REAL ESTATE INC
5429 N 118TH CT
MILWAUKEE WI 53225-3087

MARK S REINDERS AND SHERIDAN L RYAN
13416 WATERTOWN PLANK RD UNIT 255
ELM GROVE WI 53122-2227

FOUR WINDS WEST DEVELOPMENT LLC
5429 N 118TH CT
MILWAUKEE WI 53225-3087

BLAKE A RIGEL AND SARAH L RIGEL
1162 FOUR WINDS WAY
HARTLAND WI 53029-8557

DEEPAK ARORA AND HEMLATA GUPTA
335 HEMLOCK CT
HARTLAND WI 53029-9200

FOUR WINDS WEST DEVELOPMENT LLC
5429 N 118TH CT
MILWAUKEE WI 53225-3087

LYMAN W TSCHANZ AND SUSAN L TSCHANZ
327 HEMLOCK CT
HARTLAND WI 53029-9200

VICTORY HOMES OF WISCONSIN INC
N118W18531 BUNSEN DR
GERMANTOWN WI 53022-6318

JEFF HORWATH FAMILY BUILDERS INC
1806 HIGHWAY 83
HARTLAND WI 53029-8840

WALTER E ZIMMERMAN
910 WOODS DR
HARTLAND WI 53029-2900

ALEXANDER A WANTOCH AND ALLISON J WANTOCH
309 HEMLOCK CT
HARTLAND WI 53029-9200

FOUR WINDS WEST DEVELOPMENT LLC
5429 N 118TH CT
MILWAUKEE WI 53225-3087

JAMES A AND MARGARET A YOST TRUST
217 FOUR WINDS CT
HARTLAND WI 53029-8752

FOUR WINDS WEST DEVELOPMENT LLC
5429 N 118TH CT
MILWAUKEE WI 53225-3087

GEOFFREY R BROWN AND HEATHER S BROWN
108 SYCAMORE CT
HARTLAND WI 53029-8753

STEVEN ANDERSON JR
112 SYCAMORE CT
HARTLAND WI 53029-8753

CHRISTOPHER M CHERNEY
117 SYCAMORE CT
HARTLAND WI 53029-8753

RICHARD B DAVIDSON AND SHERRIE B DAVIDSON
460 COTTONWOOD AVE UNIT A
HARTLAND WI 53029-2314

UNION HIGH SCHOOL DISTRICT JOINT #1
700 NORTH AVE
HARTLAND WI 53029-1143

JOHN P PEYTON REVOCABLE LIVING TRUST
615 NORTH AVE
HARTLAND WI 53029-1123

PETER MUELLER AND ANNE MUELLER
631 NORTH AVE
HARTLAND WI 53029

M&A HANSEN LLC
651 NORTH AVE
HARTLAND WI 53029

BRIAN WEERTS AND PEGGY WEERTS
600 NORTH AVE
HARTLAND WI 53029

ARROWHEAD UNION HIGH SCHOOL DISTRICT
700 NORTH AVE
HARTLAND WI 53029

LUTHERAN HIGH SCHOOL ASSOCIATION OF GREATER MILW
10427 W LINCOLN AVE STE 1300
MILWAUKEE WI 53227-1263

DALE J EIGENBERGER AND MICHELLE K EIGENBERGER
550 NORTH AVE
HARTLAND WI 53029

CLINTON J DEKKER AND MCKENZIE K DEKKER
558 NORTH AVE
HARTLAND WI 53029-1309

ANDREW M STEMPER AND VICKY M STEMPER
566 NORTH AVE
HARTLAND WI 53029-1309

JEAN A HEISE
574 NORTH AVE
HARTLAND WI 53029

DAVID J JANSEN AND MICHELLE C GRAY
582 NORTH AVE
HARTLAND WI 53029-1309

JENNIFER A GARTON
590 NORTH AVE
HARTLAND WI 53029-1309

KENNETH TSCHUDY AND CAROL TSCHUDY
596 NORTH AVE
HARTLAND WI 53029-1309

ALLAN A JAHNEKE AND SHARON L JAHNEKE
587 NORTH AVE
HARTLAND WI 53029-1322

TKN1 LLC
579 NORTH AVE
HARTLAND WI 53029-1322

VILLAGE OF HARTLAND
210 COTTONWOOD AVE
HARTLAND WI 53029

PAUL J FACKLER AND BARBARA S HOEL
561 NORTH AVE
HARTLAND WI 53029

BRIAN PHILLIPS AND LORI PHILLIPS
N75W28509 COUNTY RD VV
HARTLAND WI 53029-8587

JASON M DAHL AND AMY J DAHL
543 NORTH AVE
HARTLAND WI 53029

DARRYL SAVAGE AND RHONDA SAVAGE
535 NORTH AVE
HARTLAND WI 53029

STEPHEN M KLINK AND DORIA L KLINK
527 NORTH AVE
HARTLAND WI 53029

GARY KLEIST AND BONNIE KLEIST
110 CHESTNUT RIDGE DR
HARTLAND WI 53029

MARK DEPREZ AND CAROL DEPREZ
116 CHESTNUT RIDGE DR
HARTLAND WI 53029

STEPHEN KRAFT AND TERRI KRAFT
122 CHESTNUT RIDGE DR
HARTLAND WI 53029

VILLAGE OF HARTLAND
210 COTTONWOOD AVE
HARTLAND WI 53029

PHILLIP & GERLINDE LEO TRUST
128 CHESTNUT RIDGE DR
HARTLAND WI 53029

SUSAN FLOR AND DANIEL FLOR
36543 NORMANDALE DR
OCONOMOWOC WI 53066-9458

ADAM CUMMINGS AND SUSAN CUMMINGS
140 CHESTNUT RIDGE DR
HARTLAND WI 53029

MARC NORTH
146 CHESTNUT RIDGE DR
HARTLAND WI 53029-1302

GREGORY JANZ
N64W33725 LAKEVIEW
OCONOMOWOC WI 53066

ROBERT KLEIN JR AND KATHLEEN KLEIN
158 CHESTNUT RIDGE DR
HARTLAND WI 53029

ROSS ZARLING
164 CHESTNUT RIDGE DR
HARTLAND WI 53029

THOMAS O MARKS
170 CHESTNUT RIDGE DR
HARTLAND WI 53029-1302

GREGORY S BRAZGEL AND NICOLE M BRAZGEL
176 CHESTNUT RIDGE DR
HARTLAND WI 53029

GAIL L ARNOLD
182 CHESTNUT RIDGE DR
HARTLAND WI 53029-1302

JEREMY L HEDRICK AND ALLISON M HEDRICK
188 CHESTNUT RIDGE DR
HARTLAND WI 53029

BERNARD J HETRICK AND CYNTHIA L HETRICK
194 CHESTNUT RIDGE DR
HARTLAND WI 53029

GLENN W LINDEMANN AND KATHLEEN A LINDEMANN
200 CHESTNUT RIDGE DR
HARTLAND WI 53029

BRIAN OCONNOR AND BARBARA OCONNOR
206 CHESTNUT RIDGE DR
HARTLAND WI 53029

JARED A VAN DYKE AND MELISSA J VAN DYKE
211 WILLOW CT
HARTLAND WI 53029-1311

RAYMOND SEMRAD AND TRACY L BARBER
213 WILLOW CT
HARTLAND WI 53029

TIMOTHY J PICKL
118 WILLOW DR
HARTLAND WI 53029

RICHARD D WILLIS AND PATRICIA K WILLIS
127 CHESTNUT RIDGE DR
HARTLAND WI 53029

LEA BUTTINA AND ADAM BUTTINA
133 CHESTNUT RIDGE DR
HARTLAND WI 53029-1323

JUSTIN NIEMEC
W307N2575 GOLF HILLS DR
PEWAUKEE WI 53072-4721

THE ALBERT L SHAW AND NANCY F SHAW
145 POPLAR CT
HARTLAND WI 53029-1310

LARRY LUND AND KATHLEEN LUND
151 POPLAR CT
HARTLAND WI 53029

DOUGLAS FEDAK AND NINA FEDAK
157 POPLAR CT
HARTLAND WI 53029

NICOLAS N PLANTIKO
163 POPLAR CT
HARTLAND WI 53029-1310

THOMAS N BRADY
169 POPLAR CT
HARTLAND WI 53029-1310

WENDY J ANDERSON
175 CHESTNUT RIDGE DR
HARTLAND WI 53029-1318

LYLE J & LYNDA J SWARTHOUT 2011 LIVING TRUST
181 CHESTNUT RIDGE DR
HARTLAND WI 53029

WILLIAM ADKINS AND BETH ADKINS
187 CHESTNUT RIDGE DR
HARTLAND WI 53029

SHAWN RIEGE AND AMY RIEGE
193 CHESTNUT RIDGE DR
HARTLAND WI 53029

ROBERT M GINN AND SHARON E GINN
199 CHESTNUT RIDGE DR
HARTLAND WI 53029

DOUGLAS N LANGFORD AND CYNTHIA L LANGFORD
205 CHESTNUT RIDGE DR
HARTLAND WI 53029

DANIEL FLOR AND SUSAN FLOR
36543 NORMANDALE DR
OCONOMOWOC WI 53066-9458

LUKASZ J NUMRYCH AND KATHRYN J NUMRYCH
217 CHESTNUT RIDGE DR
HARTLAND WI 53029-1303

STEVEN R KRAUSE AND SARAH S KRAUSE
219 WILLOW CT
HARTLAND WI 53029

THOMAS HESS AND DEANNA HESS
221 WILLOW CT
HARTLAND WI 53029

MARTIN M KOMONDOROS
223 WILLOW CT
HARTLAND WI 53029

TODD JORGENSEN AND PAMELA JORGENSEN
225 WILLOW CT
HARTLAND WI 53029

RONALD E FLANAGAN
226 WILLOW DR
HARTLAND WI 53029

AMANDA COBB
220 WILLOW DR
HARTLAND WI 53029-1315

CHRISTOPHER MEIER AND K MEIER
214 LINDEN CT
HARTLAND WI 53029

MANFRED & JEANNE C TREU 2014 LIVING TRUST
208 LINDEN CT
HARTLAND WI 53029-1308

KEVIN BIELECKI AND JENNIFER BIELECKI
202 LINDEN CT
HARTLAND WI 53029

MATTHEW I BERGER
196 LINDEN CT
HARTLAND WI 53029-1307

STEVEN ROTTLER AND JACALYN ROTTLER
190 LINDEN CT
HARTLAND WI 53029

JEFFREY ZWIEG AND PATRICIA ZWIEG
184 LINDEN CT
HARTLAND WI 53029

MARK SALADIN AND DEBRA SALADIN
178 LINDEN CT
HARTLAND WI 53029

KRISTINE K SADLER
172 WILLOW DR
HARTLAND WI 53029-1314

DUNN REVOCABLE TRUST
166 WILLOW DR
HARTLAND WI 53029

GEORGE HUMBLET AND LEONE HUMBLET
160 WILLOW DR
HARTLAND WI 53029

BRYAN YOKES AND YVONNE YOKES
154 WILLOW DR
HARTLAND WI 53029

JAY HEYERHOLM AND STEPHINE HEYERHOLM
148 WILLOW DR
HARTLAND WI 53029

JAMES WORDEN
142 WILLOW DR
HARTLAND WI 53029-1314

GARY S & KATHLEEN S HEINITZ REVOCABLE LIVING TRUST
136 WILLOW DR
HARTLAND WI 53029

STEPHEN D ESPENSCHEID
130 WILLOW DR
HARTLAND WI 53029

DANIEL V OOSTENBRUG AND MICHELLE J OOSTENBRUG
124 WILLOW DR
HARTLAND WI 53029

NICHOLAS FRKOVICH
111 CHESTNUT RIDGE DR
HARTLAND WI 53029-1301

NICHOLAS GAGAN AND REBECA GAGAN
117 WILLOW DR
HARTLAND WI 53029

JOHN C AYER AND DAWN B PERRY
123 WILLOW DR
HARTLAND WI 53029

GREEN REVOCABLE TRUST
129 WILLOW DR
HARTLAND WI 53029-1313

KENNETH D CARACCI AND LORA E CARACCI
135 WILLOW DR
HARTLAND WI 53029

KYUNG HEE BUSH
141 WILLOW DR
HARTLAND WI 53029

THERESA M GALLAGHER
147 WILLOW DR
HARTLAND WI 53029

SCOTT HOSEID AND MARY HOSEID
294 HICKORY CT
HARTLAND WI 53029-1306

DANIEL FOGLE AND KATHLEEN FOGLE
292 HICKORY CT
HARTLAND WI 53029

JOHN MALONEY AND CHERYL MALONEY
290 HICKORY CT
HARTLAND WI 53029

TINA M BARSCH
288 HICKORY CT
HARTLAND WI 53029

THOMAS PETRI AND DARLENE PETRI
286 HICKORY CT
HARTLAND WI 53029

JACOB M CATAROZZOLI AND DANIELLE L CATAROZZOLI
284 HICKORY CT
HARTLAND WI 53029-1306

NICOLE R KULAS
282 HICKORY ST
HARTLAND WI 53029

JEFFREY C SAATKAMP
280 HICKORY CT
HARTLAND WI 53029-1306

ROBERT D LITTLE
278 HICKORY CT
HARTLAND WI 53029

ROBERT FREIBOTH AND KATHLEEN FREIBOTH
276 HICKORY CT
HARTLAND WI 53029

NATHAN S STRAYER AND CYNTHIA K STRAYER
262 BIRCH CT
HARTLAND WI 53029

FREDERICK A & LINDA A KUHN 2007 LIVING TRUST
260 BIRCH CT
HARTLAND WI 53029

GEORGE URBAN AND MARGARET URBAN
258 BIRCH CT
HARTLAND WI 53029

JENNIFER R KLEMME
256 BIRCH CT
HARTLAND WI 53029

LINDA D LEMEROND
254 BIRCH CT
HARTLAND WI 53029

KURT PRANGE AND CONSTANCE PRANGE
244 WILLOW CT
HARTLAND WI 53029

SCOTT BRLECIC AND DENISE BRLECIC
242 WILLOW CT
HARTLAND WI 53029

WILLIAM D SMITH AND STEPHANIE J SMITH
240 WILLOW CT
HARTLAND WI 53029

ROBERT BABEL AND LINDA BABEL
238 WILLOW CT
HARTLAND WI 53029

WILLIAM A RENNEKAMP IV AND SARA R RENNEKAMP
236 WILLOW CT
HARTLAND WI 53029-1312

DIANE M GUSTAVSON
234 WILLOW CT
HARTLAND WI 53029-1312

ROBERT J GYLES
232 WILLOW CT
HARTLAND WI 53029

JOHN BAKER AND PATRICIA BAKER
230 WILLOW CT
HARTLAND WI 53029

EMIL & RUTH MEINDL FAMILY TRUST
228 WILLOW CT
HARTLAND WI 53029-1312

KRISTIN M SLOANE
226 WILLOW CT
HARTLAND WI 53029

TERRY L AUDLEY
224 WILLOW CT
HARTLAND WI 53029

GARY WITTER AND MARY WITTER
222 WILLOW CT
HARTLAND WI 53029

KURT D ASHBRENNER
220 WILLOW CT
HARTLAND WI 53029

SHAWN A MORTENSEN
218 WILLOW CT
HARTLAND WI 53029-1312

KAREN E LAWLOR
216 WILLOW CT
HARTLAND WI 53029

JOHN GRUBA AND BETSY GRUBA
214 WILLOW CT
HARTLAND WI 53029

MARK E MILLOT AND NADINE G MILLOT
435 WELLS ST APT 205
DELAFIELD WI 53018-1465

VILLAGE OF HARTLAND
210 COTTONWOOD AVE
HARTLAND WI 53029

WISCONSIN TELEPHONE CO
722 N BROADWAY
MILWAUKEE WI 53202-4303

SWALLOW SCHOOL DISTRICT OF THE TOWN OF MERTON
W299N5614 CTY E
HARTLAND WI 53029-9501

JOINT SCHOOL DISTRICT NO 8
W299N5614 COUNTY RD E
HARTLAND WI 53029

OUR SAVIOUR'S EVANGELICAL LUTHERAN
W299N5782 CTY E
HARTLAND WI 53029-9501

KRISTINE C LIEBERT
N56W30518 COUNTY ROAD K
HARTLAND WI 53029-1012

THOMAS M SARNOWSKI
N56W30556 COUNTY ROAD K
HARTLAND WI 53029-1012

ROBERT W BROWN TRUST
W305N5660 STEVENS RD
HARTLAND WI 53029

JAMES NOLAN AND PATRICIA NOLAN
W305N5690 STEVENS RD
HARTLAND WI 53029

TIMOTHY JOHN OPALEWSKI AND VICTORIA JEAN OPALEWSKI
N56W30594 COUNTY ROAD K
HARTLAND WI 53029-1044

KRISTINE A JOERS
N57W30529 STEVENS RD
HARTLAND WI 53029

DEEANN GUTENKUNST
W305N5710 STEVENS RD
HARTLAND WI 53029-9302

RUSSELL J TRIMBLE
N57W30504 STEVENS RD
HARTLAND WI 53029

WENDY C HENDRICKSON TRUST B DATED 7-29-2009
130 PRIMROSE PATH
ASPEN CO 81611-3324

KBC & KEC COAKLEY FAMILY LLC
N57W30540 STEVENS RD
HARTLAND WI 53029-9303

JAMES LIEBERT AND CATHY LIEBERT
N57W30560 STEVENS RD
HARTLAND WI 53029-9303

BRIAN HEINZELMAN AND AMANDA HEINZELMAN
N58W30480 COUNTY ROAD K
HARTLAND WI 53029-1010

JAMES BARANY AND SYLVIA BARANY
N58W30460 COUNTY ROAD K
HARTLAND WI 53029-1010

JOHN R MIGLAUTSCH
N57W30470 COUNTY ROAD K
HARTLAND WI 53029-1000

JOHN MIGLAUTSCH AND SUSAN MIGLAUTSCH
N57W30470 COUNTY ROAD K
HARTLAND WI 53029-1000

MATTHEW K NEUMANN AND AMY L NEUMANN
W303N5888 MONCLAIRE RD
HARTLAND WI 53029-9301

PHILLIP L SONDERMAN AND KAREN M SONDERMAN
W303N5865 MONCLAIRE RD
HARTLAND WI 53029-8718

MATTHEW K NEUMANN AND AMY L NEUMANN
W303N5888 MONCLAIRE RD
HARTLAND WI 53029-9301

KEVIN R SMITH AND CAROLINE K SMITH
3 HIGHLAND AVE
MADISON NJ 07940-2108

DUNHAM REVOCABLE TRUST
W303N5945 MONCLAIRE RD
HARTLAND WI 53029-8718

RYAN KEHOE AND HALEY KEHOE
W303N5955 SETTLERS LN
HARTLAND WI 53029-9219

CAMERON R AND DAWN M KNUTH 2009 LIVING TRUST
W303N5965 SETTLERS LN
HARTLAND WI 53029-9219

ARROWHEAD SCHOOL DISTRICT
700 NORTH AVE
HARTLAND WI 53029

ARROWHEAD SCHOOL DISTRICT
700 NORTH AVE
HARTLAND WI 53029

W CLARK VILTER AND JOY J VILTER
W302N5949 COUNTY RD E
HARTLAND WI 53029-9559

MICHAEL A BARTON
N53W30582 ARROWHEAD DR
HARTLAND WI 53029

TIMOTHY S VANRIPER
N53W30542 ARROWHEAD DR
HARTLAND WI 53029

JOHN PLESH AND J BERGLES
N53W30510 ARROWHEAD DR
HARTLAND WI 53029

TIMOTHY STADLER AND KATINA STADLER
N53W30465 ARROWHEAD DR
HARTLAND WI 53029-1028

MARGARET E KINSEY
N53W30495 ARROWHEAD DR
HARTLAND WI 53029

FREDERICK JESKO AND R JESKO
N53W30509 ARROWHEAD DR
HARTLAND WI 53029

THOMAS A GILLIGAN
N53W30531 ARROWHEAD DR
HARTLAND WI 53029

KATHLEEN P SMITH
W305N5310 GAIL LN
HARTLAND WI 53029

ANDREW HUXFORD AND SHANNON HUXFORD
W305N5280 GAIL LN
HARTLAND WI 53029-1025

TERENCE J FELLABAUM AND ELIZABETH A FELLABAUM
W305N5270 GAIL LN
HARTLAND WI 53029

PETER PURVIS AND SHARON PURVIS
W305N5260 GAIL LN
HARTLAND WI 53029

PETER PURVIS JR AND JILL PURVIS
W305N5250 GAIL LN
HARTLAND WI 53029

PATRICK J BALISTRERI AND DONNA W BALISTRERI
W305N5240 GAIL LN
HARTLAND WI 53029-1025

MARK J GIMLA AND FRANCINE J DEMLER-GIMLA
W305N5220 GAIL LN
HARTLAND WI 53029

STACEY A BITTMAN
W305N5200 GAIL LN
HARTLAND WI 53029

PETER MIHOJEVICH AND SUSAN MIHOJEVICH
N52W30555 MORAINE DR
HARTLAND WI 53029

PAUL STAPLETON
W305N5247 GAIL LN
HARTLAND WI 53029

PATRICK HENZE AND MARY HENZE
W305N5235 GAIL LN
HARTLAND WI 53029

ALAN G STANWICK 2008 LIVING TRUST
W305N5205 GAIL LN
HARTLAND WI 53029

JEFFREY ANDERSON AND EMILY HLAVINKA-ANDERSON
W301N5580 SUNRISE CT
HARTLAND WI 53029

PATRICK W & JEAN ANN HUNTER REVOCABLE TRUST
W301N5570 SUNRISE CT
HARTLAND WI 53029

WILLIAM R AND SUSAN C ISLER REVOCABLE LIVING TRUST
W301N5575 SUNRISE CT
HARTLAND WI 53029-1051

BRIAN M NEUMAN AND KIRSTEN R KENT
W301N5585 SUNRISE CT
HARTLAND WI 53029-1051

MARK H AND PAMELA ANN LITTLE REVOCABLE TRUST
W304N5384 EVELYN CT
HARTLAND WI 53029-1058

JEFFREY STAUS AND KATHERINE STAUS
W304N5354 EVELYN CT
HARTLAND WI 53029-1058

AMY MCLENDON AND DANNY J MCLENDON
W304N5324 EVELYN CT
HARTLAND WI 53029-1058

JOHN HOWERY AND HEIDI HOWERY
W304N5306 EVELYN CT
HARTLAND WI 53029-1058

RICHARD D DURANSO AND STACY DURANSO
W304N5290 EVELYN CT
HARTLAND WI 53029

JAMES TERONDE AND TERESA TERONDE
W304N5293 EVELYN CT
HARTLAND WI 53029

BOYD STAPLETON AND ELIZABETH STAPLETON
W304N5309 EVELYN CT
HARTLAND WI 53029

CHAD M KNUTSON AND TERESA J KNUTSON
W304N5329 EVELYN CT
HARTLAND WI 53029

JOSEPH M PROBST AND NICOLE J PROBST
W300N5339 COUNTY RD E
HARTLAND WI 53029-1116

EUGENE C MAYLE
W300N5359 COUNTY RD E
HARTLAND WI 53029

PATRICK E HARDER AND VICTORIA HARDER
N53W30118 ARROWHEAD DR
HARTLAND WI 53029

JOHN L GUSHO JR AND KRISTEN K MACOMBER-GUSHO
N53W30123 ARROWHEAD DR
HARTLAND WI 53029-1053

JOHN AND CAROL PUESTOW 2009 LIVING TRUST
W300N5311 COUNTY RD E
HARTLAND WI 53029

EMILY S SCHAEFER
1510 GREENTREE RD
WEST BEND WI 53090-1722

NICOLE-FRANCES EHN
N53W30075 ARROWHEAD DR
HARTLAND WI 53029

MARK A WOERISHOFER AND VIRGINIA A MORAN
W300N5383 COUNTY RD E
HARTLAND WI 53029

DENNIS R SLATER AND ANITA H SLATER
W300N5393 COUNTY RD E
HARTLAND WI 53029-1144

MARK J JUNGBLUTH AND MARCIA L MILLER
W300N5407 COUNTY RD E
HARTLAND WI 53029

KEVIN D MATTE AND MELISSA A MATTE
W304N5369 EVELYN CT
HARTLAND WI 53029-1058

JOINT UNION HIGH SCHOOL DISTRICT #1 AND UNION HIGH SCHOOL DISTRICT JOINT NO 1
700 NORTH AVE
HARTLAND WI 53029-1143

LOUIS MEYER AND JESSICA C MEYER
W300N5573 COUNTY RD E
HARTLAND WI 53029-1120

FIRST CHURCH OF CHRIST SCIENTIST
W300N5563 COUNTY RD E
HARTLAND WI 53029

ERIC M FISCHER
PO BOX 0326
PEWAUKEE WI 53072-0326

KIRK CARLSON AND MARLEE CARLSON
N55W30513 COUNTY ROAD K
HARTLAND WI 53029

BRENDA C DOWNING
N55W30601 COUNTY ROAD K
HARTLAND WI 53029

KIERSTEN BROWN AND JEFFREY BANASZAK
N55W30557 COUNTY ROAD K
HARTLAND WI 53029-1011

JAMES A COOPER
W299N5491 ARROW CT
HARTLAND WI 53029-1130

JASON L CUMMINGS AND JILL L CUMMINGS
W299N5471 ARROW CT
HARTLAND WI 53029-1130

BRENT DZIONDZIAK AND ALYSSA DZIONDZIAK
W299N5449 ARROW CT
HARTLAND WI 53029-1130

WILNIS PLATACIS TRUST
1221 W NORTHEAST SHORE DR
MCHENRY IL 60051

ROBERT W STACK AND MARY S STACK
W299N5448 ARROW CT
HARTLAND WI 53029-1130

RICHARD SCHLONDROP JR AND SUSAN SCHLONDROP
W299N5472 ARROW CT
HARTLAND WI 53029

ROBERT PETERSON AND SUSAN PETERSON
N55W29939 GRACE DR
HARTLAND WI 53029

JOHN VANHECKE AND ALICIA VANHECKE
N55W29911 GRACE DR
HARTLAND WI 53029

PAUL B JACKSON AND LISA L PIRELLI
W298N5528 GRACE DR
HARTLAND WI 53029-1129

TYLER K KOCH AND AUBREE-LEE L KOCH
W298N5405 GREEN BRIAR DR
HARTLAND WI 53029-1133

JACQUELINE A THOMPSON REVOCABLE TRUST
N53W29925 GREEN BRIAR DR
HARTLAND WI 53029

STEVEN HENSCHEL AND LYNN HENSCHEL
N53W29875 GREEN BRIAR DR
HARTLAND WI 53029

MARK WEDELL AND LYNN WEDELL
N53W29851 GREEN BRIAR DR
HARTLAND WI 53029

DEAN H CHAMPEAU AND LORI A CHAMPEAU
N52W29904 GREEN BRIAR DR
HARTLAND WI 53029-1140

KRISTINE A BAUDEK
N52W29882 GREEN BRIAR DR
HARTLAND WI 53029-1138

MICHAEL STOLPA AND JANINE STOLPA
W298N5290 GREEN BRIAR DR
HARTLAND WI 53029

JOSEPH R VETTER AND KRIS A VETTER
W299N5352 COUNTY RD E
HARTLAND WI 53029-1117

CYNTHIA S BIRKEL
W299N5246 COUNTY RD E
HARTLAND WI 53029

NICHOLAS LUCE AND MARTHA LUCE
W299N5292 NORTH AVE
HARTLAND WI 53029

WENDY M HOEPPNER
W299N5308 COUNTY RD E
HARTLAND WI 53029

JEFFREY W KARLL AND SANDRA L KARLL
W299N5324 CTH E
HARTLAND WI 53029-1117

BRIAN SCHMITT AND JACQUELINE SCHMITT
W299N5338 COUNTY RD E
HARTLAND WI 53029

MICHAEL J KORINEK JR AND JANELLE A KORINEK
W299N5570 GRACE DR
HARTLAND WI 53029

LAKE COUNTRY UNITARIAN UNIVERSALIST CHURCH
W299N5595 GRACE DR
HARTLAND WI 53029