

**JOINT MEETING OF THE
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION
AND VILLAGE BOARD AMENDED AGENDA
MONDAY, NOVEMBER 16, 2020
7:00 PM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.
AND AVAILABLE ON ZOOM (DETAILS BELOW AGENDA)**

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 October 19, 2020 meeting.
2. Architectural Board review and consideration of a sign for Stop N Go, 101 E. Capitol Drive.
3. Architectural Boare review and consideration of a sign for Aquatech, 1150 James Drive.
4. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for property owned by 227 Investments, N26 W30227 Maple Ave, Town of Delafield.
5. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for the Haubner property, N28 W29721 Oakwood Grove Rd, Town of Delafield.
6. Architectural Board/Plan Commission and Village Board review and consideration of items related to development of HAV 0423-981 located on Campus Drive east of Lake Country Lutheran-
 - a. The noticed public hearing is opened by the Village President.
 - b. The public hearing may be closed upon a duly made motion by a Trustee.
 - c. The Joint Architectural Board/Plan Commission may consider recommendations to Board of Trustees taking into account information received during the public hearing held with respect to the comments and submissions offered during the Public Hearing held earlier during this joint meeting regarding the petition submitted by Lightning Development LLC acting as agent for the current owner, Lutheran High School Association of Greater Milwaukee, for the Site as indicated in the notice of the public hearing with respect to:
 - (1) The rezoning of the Site to RM-1 Multiple Family Residential District with a PUD Overlay and also establishing an Upland Conservancy Overlay District (UCO).

- (2) A Planned Unit Development Agreement encompassing the details of the project involving the construction of 150 rental apartment units in 6 buildings within a Site consisting of 16.92 acres.
 - d. The Board of Trustees may receive and take possible action regarding the recommendations of the Joint Architectural Board/Plan Commission with respect to the Site as indicated in the notice of the public hearing held earlier during this joint meeting, namely:
 - (1) The rezoning of the Site to RM-1 Multiple Family Residential District with a PUD Overlay and also establishing an Upland Conservancy Overlay District (UCO).
 - (2) A Planned Unit Development Agreement encompassing the details of the project involving the construction of 150 rental apartment units in 6 buildings within a Site consisting of 16.92 acres.
7. Presentation by Village Engineer Ryan Amtmann related to Water/Sewer Capacity in the North East Section of the Village.
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. Adjournment of Architectural Board/Plan Commission.
10. Adjournment of Village Board of Trustees.

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/89574878320?pwd=M3o3YW13QVJscVFVMXlySmxmSUM5UT09>

Meeting ID: 895 7487 8320

Passcode: 992455

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, OCTOBER 19, 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 Koehnke, Building Inspector Hussinger and Deputy Clerk Bushey.
Call to Order- 7:02 pm

Pfannerstill suggested moving item #7 to #1 since it is being postponed.

Motion (Wallschlager/Hallquist) to move item #7 to #1. Carried (7-0).

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

Motion (Wallschlager/Hallquist) to postpone this item for 1 month. Carried (7-0). Regarding the postponement Attorney Koehnke said that additional research and discussion needs to take place. He said specific rules need to be followed and additional time spent on this item.

2. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of Sept 21, 2020.

Motion (Hallquist/Wallschlager) to approve the minutes for the meeting on September 21, 2020.
Carried (7-0).

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

Mr. Hansen was present and said he is proposing to build a detached garage in the backyard with the siding materials matching the house. Building Inspector Hussinger said it meets all the zoning requirements. Wallschlager asked if it was far enough off the lot line and what the distance requirement in the code. Hussinger said the code requirement is 5 ft.

Motion (Hallquist/Schneeberger) to approve the application for construction of a detached garage on the Hansen property. Carried (7-0).

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

Bryan Lindquist was present via Zoom. The building plans were included in the packet. Lindquist said the developer will maintain the architectural control. Hussinger asked if he could confirm the siding and roofing materials. Lindquist said there will be vinyl siding with hard board corners. Xykis asked what the shingle weight is and Cory Gerth of Harbor Homes commented the shingles are 30 year shingles. Xykis asked Hussinger if there are any requirements on shingles and Hussinger said no. Lindquist said the shingles have the typical time span.

Wallschlager asked how many of the garages are front loading and Lindquist said all of them because of space. Bierman asked if there would be any shutters, and it was stated that some will have loft windows. Bierman asked if the window sizes meet the code and Hussinger said he has not looked at the plans that closely yet. Lindquist commented that the windows do meet the code. Administrator Rhode said they will still have to submit it to Hussinger as long as they stick with one of the plans they submitted.

deCourcy-Bower said he thinks they look nice and he likes the color scheme. Schneeberger asked about the street lighting plan and Hussinger said we do not know that yet. Lindquist commented that there will be a lamp post in front of each condo.

Motion (deCourcy-Bower/Hallquist) to approve the single-family homes for the Paradise Trails development. Carried (7-0).

5. 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 150 apartments with attached and detached garages;

Amtmann said at the last meeting the Plan Commission saw the general development plan and the development team has determined they would like to get approval for the full detail plan. He went on to say that over the last 30 days there have been multiple meetings between the development team and the village staff in order for them to advance their general plans. There were a couple of primary issues at the last meeting the first being parking. He said the update with the parking is that the development team is proposing to meet the Village's code and install the 338 stalls upfront as part of the project and not defer any of those. He went on to say they have a very detailed parking plan which illustrates the 6 different sorts of parking that are being proposed.

He said the second update is the phasing plan which directs the construction drawings and how things are sequenced. Amtmann said they will initially focus on buildings 1 & 2. They will then move on to 3 & 4, and 4 & 5 with the entire development being complete by about January of 2022.

He said the architecture of the buildings have not changed and the landscape plan has not changed. The primary change is the detailed site drawings as well as the parking. He said the approval will be for the architectural plans, the site plans and the landscape plans that are in the packet. Wallschlager asked how many handicap spots are being put in and it was stated they have 338 total spaces with 8 being ADA compliant.

b. Proposed plans for Amenities for the Project;

Wallschlager asked what the amenity area is. Buck Knitt from Rinka said the amenity area is a clubhouse type building that includes a pool, amenity room, bathrooms, fitness center and small office. Wallschlager asked if additional parking is needed for that building. Hussinger said it is an accessory building and the users of that building will be coming from within the development and typically will not be driving there. Wallschlager asked about the Village codes and the building. Hussinger said regarding the code, it is not used every day and not used all year round. He thinks there should be parking there but not like a bar or restaurant.

Bierman asked about the size of the parking spaces and Amtmann said the dimensions meet the Villages code. Bierman also brought up the footage between buildings 1 & 2 and the lack of space for moving in times. Ryan Rascon from Catalyst Construction said there will be someone on site to schedule and coordinate move in and move out times.

deCourcy-Bower commented on the trail system and wanted to make sure the connectivity is maintained. Amtmann said the CSM has been updated and one of the updates pertains to that trail. That trail will be installed prior to the completion of phase 1 and it will be accessible during construction and throughout. The other update on the CSM was to make the conservancy area an outlot so that has been completed. Another updated item was the easement for the lot to the south to utilize the multi-family drive in and out, in the event in the future there is a higher density on the lot.

Schneeberger asked about a lighting plan and it was stated a lighting plan was previously submitted. Rhode said it has not changed since the last meeting, so it was not included in this packet.

Amtmann suggested when and if there is a motion for items A & B, to make it conditioned on meeting the staff level comments and all the items addressed.

deCourcy-Bower commented on lighting and walkways and wanted to make sure there is enough lighting in between building and when people are walking from their garages etc. in the dark. Lake Country Lutheran commented that all the major roadways and walkways are lite as well as lighting on the side of the buildings that are on a switch. There was brief discussion on the lighting.

Motion (Hallquist/Schneeberger) to approve items A & B with the condition before it is completely final to meet the engineer and the staff's comments and for the engineer to evaluate lighting. Carried (7-0).

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.

Attorney Koehnke said the current version of the agreement that was in the packet is the most recent version of the agreement. It is redlined and some changes were made. He said at this point his office believes it is substantially complete and the board can move forward. He said Attorney De La Mora had Section 2 C4 deleted from the agreement, it had to do with public water. The most recent addition in the agreement is section H, which addresses if this property were ever to fall out of the hands of the current owner, and into the hands of a non-profit entity there is still the ability for the Village to get the share of taxes. Rhode commented on the letter of credit, and they are just waiting on some final numbers. The letter of credit is in case the development is not finished, the Village would be able to finish off the utilities. Attorney Koehnke said the letter of credit is still being negotiated and that the Village needs to be in the best position to protect itself.

Motion (deCourcy-Bower/Xykis) to approve and move forward with the stipulation, that all the Village engineer, Attorney, Building Inspector and Administrator concerns have been met. Carried (7-0).

8:02 – Recess taken

8:10 – resumed meeting

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.

Motion (Xykis/Schneeberger) to refer items to the Village Board for scheduling of a Public Hearing. Carried (7-0). Attorney Koehnke commented that the Public Hearing is needed because of the rezone.

6. 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.

Jim Siepmann from Siepmann Realty and Craig Caliendo from Kingsway Homes were present for Sandhill East Multi-Family development. Siepmann said they went before the Village Board several weeks ago and presented the plan for the first viewing and they directed him to get some feedback from the Plan Commission.

He said they own the 60 acres to the east and the 40 acres to the west of Winkleman Road north of Lisbon Road. He said they tried to do some planning on the 40 acres but because of the KE extension through the property in the future, it just became problematic and they deferred that to the 60 acres. He said it is roughly 62 acres, zoned RS-1 single family and he said they would have to determine with the planning staff what the future proposed zoning would be.

They are proposing 33 two-family & 11 four family buildings in the south end of the property in the first cul de sac off Lisbon road. And the 2 family would be north of the first cul de sac to the north of the property. He said roughly 64% of the property or 38 acres would be kept as green space and would be developed over multiple phases. He said they do have amenities planned and one of the main things in the site plan is walking paths like in Windrush subdivision across the street, and it will be paved walking trails throughout the development. The street pattern is the exact street pattern of the single-family

conceptual plan for the Windrush subdivision they did years ago. It is roughly the same amount of buildings, but they are now proposing 2 family and 4 family homes. He said they are proposing private streets and because of the private streets they do not have a connection to Walnut Grove anymore. They do not feel it appropriate to have public traffic going through this development but are proposing an emergency access for emergency needs. They are also proposing public utilities. When they did the Windrush development they have the connection to sanitary sewer and water as well to the north. They will also have natural gas, electric, cable tv and electric put in. The HOA would manage the open spaces and amenities of the project.

Craig said it would be side by side single story ranch style condos ranging from 1500 sq ft to just under 2000 sq ft. Some would have 3 car garages, finished basements with the price range of \$450,000-550,000, averaging at \$500,000. The other buildings would be like putting 2 side by side duplexes together but they would still be single story and they would start at \$400,000 with approx. 2000 sq ft. They will be like mini luxury homes at a more affordable price point. They focused on keeping the outside an upscale maintenance.

Pfannerstill said the staff memo was sent out by the Administrator. Amtmann said he does not see any issues on the sewer side.

The following people had comments:

1. Keith Eineke N57 W27816 Walnut Grove Ct- part of the Walnut Grove HOA, has some concerns regarding traffic. Does not see retention ponds in plans and against road being opened up.
2. Resident W279 N7531 likes what Siepmann did with Windrush, biggest concern is buffer zone.
3. Carol Jungbluth W282 N5938 Winkleman Rd commented on Winkleman Road.

Xykis asked if the density required was over or under. Pfannerstill said it was properly zoned. Hussinger said the current zoning supports 2 units per acre and the density was just reworked in the last year. deCourcy-Bower commented on the NE portion and density. He also expressed concern on how it will connect with the west and would like to see a concept.

Siepmann commented they do not want to box in the development from the west but can show it.

Bierman said the future land development, density, and concern with one of the main sewer lines running through the golf course.

No action taken as this is a conceptual only.

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

Craig Eisenhut explained what is being proposed. They are looking at dividing the parcel into 4 parcels. The property is zoned RS-1. Hussinger explained originally, they were told to wait for adjacent properties to be developed but Eisenhut reached out and wanted to try one last time.

Eisenhut said he would like to keep it more natural and keep it complimenting the environment.

Someone from Keller Realty was present and said she represents an owner of the property to the east, and that owner is interested in selling.

Karen Buckley 238 Merton Ave – owns 3 acres and not thrilled to see homes on the property along with increased traffic.

Mr. Strombeck 305 Badger Drive – asked what changed since it was denied 2 years ago. Concerned about the water drainage as there currently is a lot of water the comes down through his property and driveway.

Pfannerstill said the question is what happens to the property.

Amtmann commented on the water drain off and said the water drain off from that property would not exceed the current rate. He also said in prior proposals storm water was an issue and advised the Plan Commission to look at that.

1. Resident 1131 Eagle Pass – commented why not have a cul de sac instead of a hammerhead because it would help with the drainage issue.

Hussinger said if it moves forward, he envisions cul de sacs being required in the zoning code in order to support this development. He said currently as it is laid out the lots do not meet our minimum lot width. He said you get a reduction in lot width for lots on a cul de sac with a radius. He said so he thinks a cul de sac or a curve or radius of some sort to support these lots.

2. Jeff Ott – 265 Badger Drive – said all the lots butt up to trees and woods. He hopes the trees and topography would be considered in the development.

deCourcy-Bower said his position on this is similar to what it was in 2018. He said they have gone thru the comprehensive planning process since that time. He said this lot was maintained at a density similar to the east and the properties to the west were also shown in the comp plan to be developed at a potentially slightly higher density.

He does not want to preclude the rights of the property owners to the west by cutting this off and not allowing them the access which has been allowed to this property. He said the property owner previously wanted to sell, they changed their mind and subsequently it is being sold. He thinks the same right to easement of access should be afforded to the properties to the west. Otherwise he thinks the Village essentially approved a plan which they are not abiding by and in fact impacting significantly the value of the properties to the west. He said he would argue that by not providing access, we are diminishing the property value of a private property that we have shown in our comp plan to be developed and there is also a representative of that property here that is saying they are looking to sell and would like to see it developed.

He said 2 things come to mind. 1) is a hammerhead, it was discussed at length the reasons not to do hammerheads and snow removal was the primary issue that were talked about with hammerheads vs cul de sacs. He said in this case similarly cul de sacs would need to be put in. 2) He said he thinks they would need to have some sort of easement access further to the west to make sure there was connectivity to the cul de sacs to the properties to the west, so at some point in the future have a private drive or some way of getting traffic to a small area of property to the west. He said he thinks it should be developed and storm water is one of the biggest issues going forward but feels this plan is far away from that.

- Aaron Kuphall 318 Merton Ave thanked deCourcy-Bower for the statements he made about the properties to the west. He said it made it clear previously at other times when concept plans

came before the Plan Commission, they are interested in being part this eventual this use of this plot of land and development.

Xykis said he can sympathize with everything he heard and sympathize with the current owner. He said as a board member we owe it to the owner to also tell him what we are going to do. He said it is not acceptable to lock someone and not develop the property the way he wants. He said he agrees about access to the west but maybe access from some other lots too, he said we can't make the property owner responsible to have access to everyone.

Pfannerstill asked deCourcy-Bower to clarify if he meant the roads to go all the way thru to Merton Ave or just go far enough along that the properties that touch Merton Ave, that those properties have roads coming in from the back.

deCourcy-Bower said what we do as a village, that is meant to be extended to an adjacent property at some time in the future, we put a temporary end to that road with a hammerhead. So that allows for future development. He said what we don't do is landlock properties because a property owner wants to develop that land cheaply. He said what he is proposing or what he expects is some sort of access provided where either the roads extends straight and stops at the west side of the properties as a hammerhead and eventually this property would get developed and we would allow at some point in the future for the properties to the west to get developed. He said or we could do something creative, make them cul de sacs, but provide access easements for private drives that would then go to the west. He said from his position we should not be stopping development as we show on our comp plan that was reviewed and approved because someone doesn't want to put in the infrastructure to allow for the development of the properties to the west.

There was discussion on the access. Xykis asked where the access would be and deCourcy-Bower showed it on the screen to go the west.

Eisenhut commented that he feels it is unreasonable to tell someone they cannot do something with their land.

Motion (deCourcy-Bower/Schneeberger) to table this item and the petitioner to work with Building Inspector Hussinger. Carried (7-0).

8. Announcements-

There were none.

9. Adjournment-

Motion (deCourcy-Bower/Schneeberger) to adjourn. Adjourned at 9:47 pm.

Respectfully submitted by
Recording Secretary,

Deidre Bushéy, Deputy Clerk

MEMORANDUM

TO: Tim Rhode
FROM: Scott Hussinger Building Inspector/Zoning Administrator
DATE: November 11, 2020
RE: Stop N Go at 101 E Capitol Dr

Stop N Go wants to update their wall, pylon, and canopy signage. I have the following comments:

BID has approved sign package.

Proposed wall sign to replace existing wall sign in gable area near front door. Proposed sign does not exceed maximum allowable size and is internally illuminated. Internal illumination not normally allowed in B-3 District but is replacing existing internally illuminated sign.

Proposed pylon sign will be reduced in height from 25 to 20 feet. Sign area is just under the maximum allowed of 35 sqft. Message board area (15 sqft) on pylon sign is less than the maximum allowed (20sqft). There is no street yard/setback requirement in the B-3 District. Illumination subject to Architectural Board.

Proposed canopy signage will be on three sides and internally illuminated replacing existing canopy with internally illuminated logo.

Sign contractor committed to meeting Village illumination standards.

Board should consider approving proposed upgrades to existing signage.

Scott.



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

Job Address 101 E. Capitol Dr. (Stop N Gro 273/1527)			
Lot	Block	Subdivision	Key No. HAV 0729075
Owner Stop N Gro of Madison		EMAIL cindyb@stop-n-go.com	Phone 608-271-4435
Address 2734 Fish Hatchery Dr.		City Madison	State WI Zip 53713
Contractor LaCrosse Sign Group	Phone 608-781-1450	FAX	EMAIL cindybelacrossesign.com
Address 1450 Oak Forest Dr.		City Onealeska	State WI Zip 54650

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

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

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

Commercial/Industrial/Multifamily:

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

Signs:

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

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

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



1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450
2242 Mustang Way • Madison, WI 53718 • 608-222-5353
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

lacrossesign.com

September 15, 2020

Village of Hartland
210 Cottonwood Ave
Hartland, WI 53029

Sign Permit Application for Stop N Go located at 101 E Capitol Dr Hartland, WI:

Stop-N-Go would like to update their main ID sign, the canopy signs and the building wall sign. The pylon sign would have a new cabinet of the same shape and size as the existing cabinet. The number of fuel products would be updated to 2 with a new model of fuel pricers. The art shows the information as far as the updates using the existing poles for the present pylon sign, that will have lexan faces with translucent vinyl graphics. The internal lighting will also be updated to LED lighting, as well as an electronic message center (this last update won't be installed until after December). The building and fuel canopy signs will be updated to internally lit channel letters. Please see the attached artwork which shows what the present signage is at this time, as well as the proposed updates.

if you have questions or concerns please call Cindy Bluske (see contact information below).

*Thank you,
Cindy Bluske*

LaCrosse Sign Group -home office 1450 Oak Forest Dr. / Onalaska, WI 54650 / Phone: 608-781-1450

LaCrosse Sign Group of Madison 2242 Mustang Way / Madison, WI 53718 / Phone: 608-222-5353

LaCrosse Sign Group of Eau Claire 2502 Melby St. / Eau Claire, WI 54703 / Phone: 715-835-6189

cindyb@lacrossesign.com

WI BUILDING CONTRACTOR REGISTRATION #1104371
MN BUILDING CONTRACTOR REGISTRATION #SB695465
IA BUILDING CONTRACTOR REGISTRATION #C106038

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

PERMIT # _____

JOB LOCATION 101 E Capitol Dr Hartland, WI TAX KEY # _____
OWNER Stop-N-Go of Madison, Inc PHONE 608-271-4435
ADDRESS 2934 Fish Hatchery Rd CITY Madison STATE Wi ZIP 53713
CONTRACTOR La Crosse Sign Group PHONE 608-781-1450
ADDRESS 1450 Oak Forest Dr CITY Onalaska STATE Wi ZIP 54650

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Stop-N-Go. Logo will be updated on the pylon ground sign, along with a new fuel pricer cabinet with a new model of fuel pricers, as well as an electronic message center (Message center won't be installed until after December)

OVERALL DIMENSIONS OF SIGN 3' 7" X 5' 8" COLOR OF BACKGROUND White/Red/Black
SIZE OF LETTERS IN INCHES _____ COLOR OF LETTERS Dark Gray/White
CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)
steel, aluminum, lexan, vinyl

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 25,000

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

APPLICANT Heather Gholz Cindy Bluske DATE 9/15/2020

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____

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

PERMIT # _____

JOB LOCATION 101 E Capitol Dr Hartland, Wi TAX KEY # _____
OWNER Stop-N-Go of Madison, Inc PHONE 608-271-4435
ADDRESS 2934 Fish Hatchery Rd CITY Madison STATE Wi ZIP 53713
CONTRACTOR La Crosse Sign Group PHONE 608-781-1450
ADDRESS 1450 Oak Forest Dr CITY Onalaska STATE Wi ZIP 54650

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Stop-N-Go. Logos will be updated on the front fascia of the store, as well as the fuel canopy. Please refer to the attached artwork to show change in signage.

OVERALL DIMENSIONS OF SIGN 2'h x 9' 1 9/16" w COLOR OF BACKGROUND white/red (1)
SIZE OF LETTERS IN INCHES 24"h x 109 9/16"w COLOR OF LETTERS grey/white (2)
CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.) Canopy
Aluminum with acrylic faces

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 8,200.

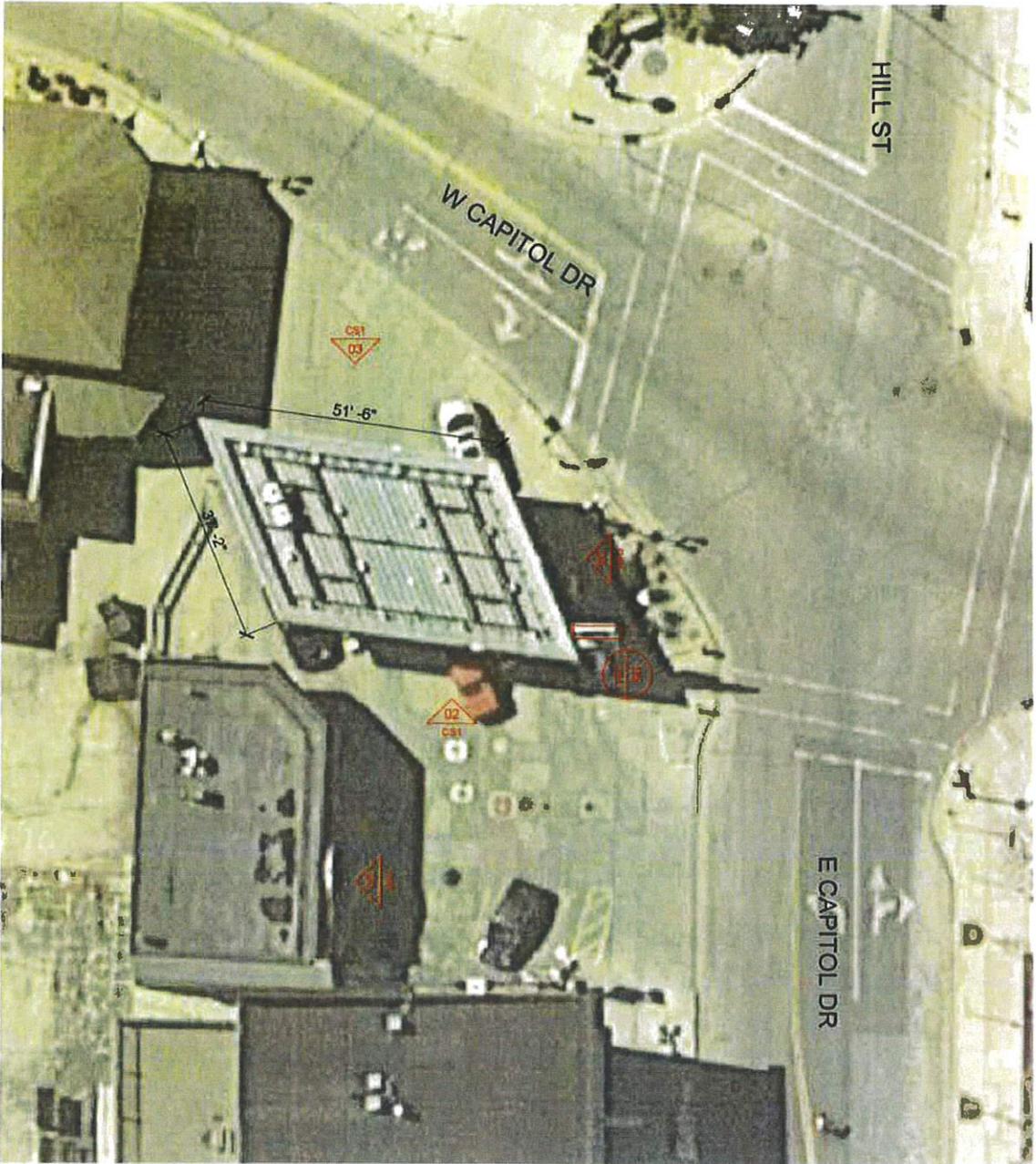
TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS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

APPLICANT ~~Leather goods~~ Cindy Bluske DATE 9/15/20

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____



SITE PLAN

N.T.S.

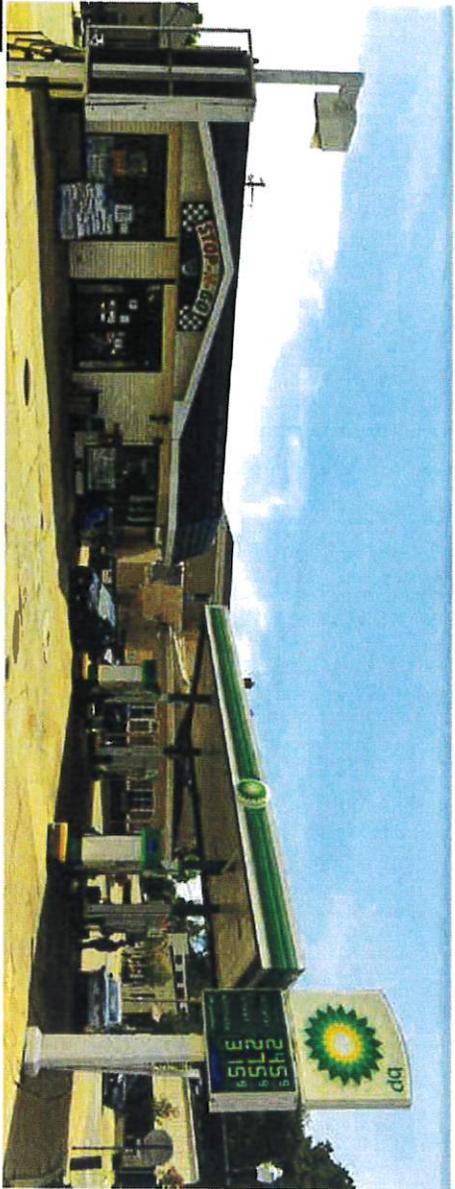
- PROPOSED SIGNS:**
 #01 24" LED STOP N GO BUILDING LETTERS
 #02 24" LED STOP N GO CANOPY LETTERS
 #03 24" LED STOP N GO CANOPY LETTERS
 #04 24" LED STOP N GO CANOPY LETTERS
 #05 FREESTANDING PYLON SIGN

		Stop-N-Go of Madison, Inc 2934 Fair Holloway Road MADISON, WI 53713 PH: (608) 271-4433 FAX: (608) 271-1222	
		101 E CAPITOL DR HARTLAND, WI	
SITE PLAN CONVENIENCE STORE #273		2534 Fair Holloway Road MADISON, WI 53713 PH: (608) 271-4433 FAX: (608) 271-1222	
DRAWN BY: _____ CHECKED BY: _____ DATE: _____ SHEET: _____	DATE: _____ REVISION: _____ DATE: _____ REVISION: _____	NO. _____ NAME: _____ TITLE: _____ DATE: _____	SHEET: SP1



EXISTING ELEVATION

SCALE: NTS



PROPOSED ELEVATION

SCALE: NTS



See new drawing

Existing is 25' overall height. New 15' 20'.



LOGO DETAIL - SIGN #01
SCALE: 1/2" = 1'-0"



LOGO DETAIL - SIGNS #02, #03 & #04
SCALE: 1/2" = 1'-0"

<p>CONVENIENCE STORE SIGNAGE</p> <p>CONVENIENCE STORE #273</p> <p>101 E CAPITOL DR HARTLAND, WI</p>		<p>Stop-N-Go of Madison, Inc</p> <p>2834 Fern Hollow Road MADISON, WI 53713 PH: (608) 271-4433 FAX: (608) 271-1222</p>	
<p>DATE: _____</p> <p>DESCRIPTION: _____</p> <p>PROJECT: _____</p> <p>DESIGNER: _____</p> <p>DRAWN BY: _____</p> <p>CHECKED BY: _____</p> <p>DATE: _____</p> <p>SHEET: _____</p> <p>CS1</p>			

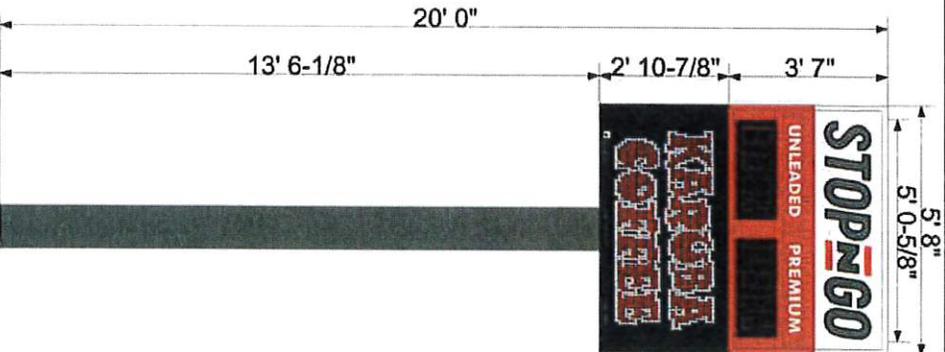
RETRO DOUBLE FACED PYLON

#1527 HARTLAND, WI

EXISTING



NIGHT VIEW



Stop N Go Faces
Have Lexan Faces
with Translucent
Vinyl Graphics

8" PRICERS
Have Illuminated
Product with Opaque
Background

Message Center
w/ Decorative End
Cladding
72x144

10mm RGB
Active SF 11.52
Overall SF 14.68

New Pole

Overall Sign
SF 34.99

Approved by: _____ Date: _____

Landlord: _____ Date: _____

This artwork is copyrighted artwork and the overall design is the property of La Crosse Sign Co., Inc. and must be returned to them.

lacrossesign.com

DESIGN

SALES

FILE

COLOR KEY



**La Crosse
Sign Group**

1450 Oak Forest Drive • Okauchee, WI 54650 • 608-781-1450
2242 Mustang Way • Madison, WI 53718 • 608-222-5353
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

Drawing by: Danielle Hadley
Sign Type: Retro Pylon
Date Created: 9/13/2020
Last Modified: 9/15/2020
Scale: 1/4" = 1' 0"

Job Name: Stop N Go #273
Job Address:
101 E Capitol Dr
Hartland, WI 53029
Salesperson: Cindy Buskirk
Job Number: 109282

Revision Number:
Job File Location:
S:\1 - Kwik Trip\ZZ-STOP-N-GO\KT Acquisition\Hartland, WI 1527\109282 Acquisition of Snc\Hartland\Design\1527 Hartland Art 109282-S-1

- White Lexan
- Black (230-22)
- Cardinal Red (230-53)
- Slate Gray (230-61)
- TBD

Existing Pylon Dimensions

Overall height is 25'

Top cabinet is
88 1/2" high x 86" wide

Price cabinet is
66" high x 78" wide

Height from ground to bottom
of sign is 11' 7"

Sign area = 88.6



LED ILLUMINATED CHANNEL LETTERS

CANOPY

SPECIFICATION NOTES

QUANTITY
-1 Complete Set

FABRICATION

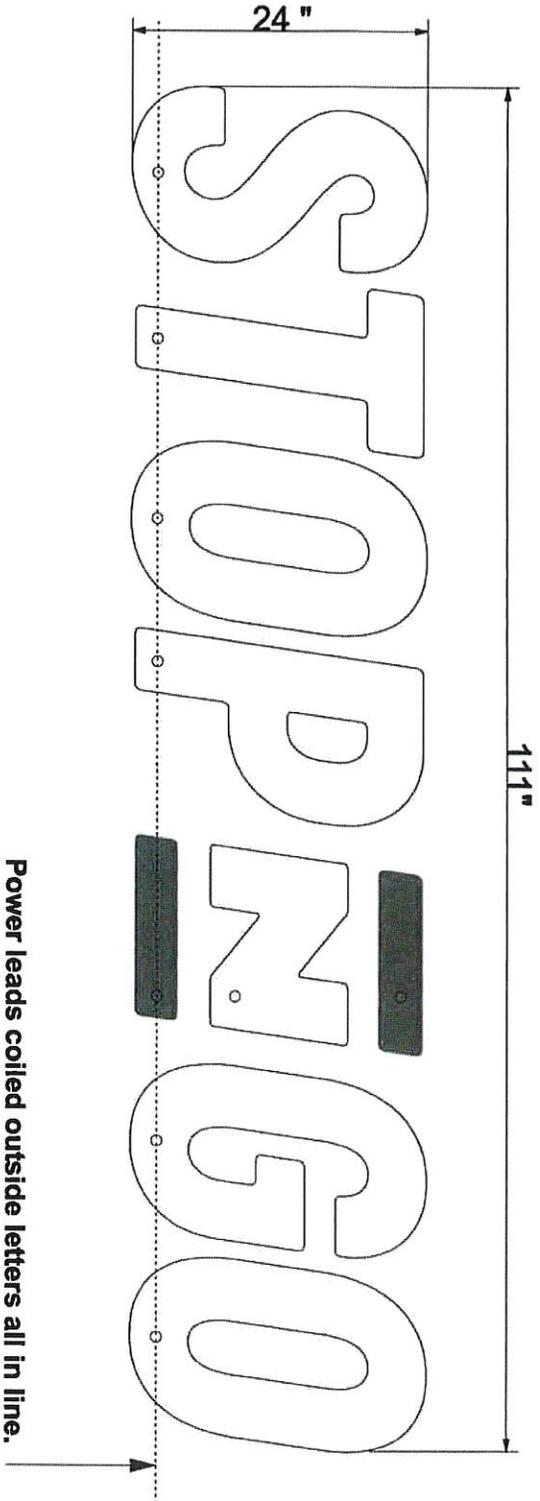
- Type: Channel Lock
- Returns: .040, 5" Deep
- Return Finish: Pre-finished White & Grey
- Backs: .050
- Letter Interior: Pre-finished Semi-gloss White
- Faces: .177 White # 7328 w/cut vinyl applied to dashes Acrylic (oversized for ease of removal & reinstallation)
- Trim Cap: 1" Black & Grey Illumination: White HanleyLED Phoenix Series PF-3120 (silicone LEDs in place along with VHB tape)

ELECTRICAL

- UL Approved
- Voltage: 120 volt
- Power Supplies: Lower voltage LED (mounted in transformer boxes)
- LED Power Leads: Coiled Outside Letters
- Connectors: 1/4" Wall Busters (installed on back of letter, all LED connectors inside letters to use small blue wire nuts or Scotchlock connectors)
- W/rips: 10' Each Letter

MOUNTING

- Wall Mount
- Remote Power Supplies
- Supply Mounting Pattern - Heavy Paper



Power leads coiled outside letters all in line.

Approved by: _____ Date: _____ Landlord: _____ Date: _____

lacrossesign.com

PRODUCTION

SALES

FILE

COLOR KEY



1450 Oak Forest Drive - Onalaska, WI 54650 - 608-781-1450
2242 K. Baumig Way - Madison, WI 53718 - 608-222-8535
2502 Molly Street - Eau Claire, WI 54703 - 715-833-9189

Drawing by: Danielle Hadley	Job Name: Stop-N-Go
Sign Type: Channel Letters	Job Address:
Date Created: 8/17/2020	Salesperson: Cindy Bluska
Last Modified:	Job Number:
Scale:	

Revision Number:
Job File Location:
S:\1 - Kwik Trip\ZZ-STOP-N-GO\KT Acquisition\ZZ-Channel Letter Order\24in White & Grey

- White #7328
- Slate Gray (230-61)
-
-
-
-
-

This artwork is copyrighted and may not be otherwise used without permission. It is the property of La Crosse Sign Co., Inc. and must be returned to them.

LED ILLUMINATED CHANNEL LETTERS

BUILDING

SPECIFICATION NOTES

QUANTITY

-1 Complete Set

FABRICATION

- Type: Channel Lock
- Returns: .040, 5" Deep
- Return Finish: Pre-finished White & Red
- Backs: .050
- Letter Interior: Pre-finished Semi-gloss White
- Faces: .177 White #7328 w/cut vinyl applied & # 2283 Red Acrylic (oversized for ease of removal & reinstallation)
- Trim Cap: 1" Black & Red Illumination: White & Red HanleyLED Phoenix Series PF-3120 (silicone LEDs in place along with VHB tape)

ELECTRICAL

- UL Approved
- Voltage: 120 volt
- Power Supplies: Lower voltage LED (mounted in transformer boxes)
- LED Power Leads Colled Outside Letters
- Connectors: 14" Wall Busters (installed on back of letter, all LED connectors inside letters to use small blue wire nuts or Scotchlock connectors)
- Whips: 10' Each Letter

MOUNTING

- Wall Mount
- Remote Power Supplies
- Supply Mounting Pattern - Heavy Paper



Power leads coiled outside letters all in line.

Approved by: _____ Date: _____

Landlord: _____

Date: _____

lacrossesign.com

PRODUCTION

SALES

FILE

COLOR KEY



La Crosse Sign Group

1450 Oak Forest Drive • Oneaska, WI 54650 • 808-781-1450
 2242 Mustang Way • Madison, WI 53718 • 608-222-5553
 2502 Mabey Street • Eau Claire, WI 54703 • 715-835-6189

Drawing by: Danielle Hadley	Job Name: Stop-N-Go	Revision Number:	Job File Location: STOP-N-GO\KT
Sign Type: Channel Letters	Job Address:	SA1 - K&K	SA1 - K&K
Date Created: 8/17/2020	Salesperson: Cindy Bluske	Acquisition: ZZ	Acquisition: ZZ
Last Modified:	Job Number:	Channel Letter Order	Channel Letter Order
Scale:		24in Grey & Red	24in Grey & Red

- Red Acrylic #2283
- Slate Gray (230-61)
-
-
-
-
-

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** New Price Signs + Message Center*



DAKTRONICS.COM

201 Daktronics Drive PO Box 5128
Brookings, South Dakota 57006-5128
T 800-325-8766 605-692-0200 F 605-697-4700

DAKTRONICS

October 23, 2020
Village of Hartland Building Inspector
210 Cottonwood Avenue
Hartland, WI 53029

Re: Electronic Sign Brightness Certification

To Whom It May Concern:

Daktronics respectfully submits the following information in support of the recently submitted permit application for the installation of the Galaxy[®] Outdoor Electronic Message Center, to be located at 101 East Capitol Drive, Hartland, Wisconsin. This information will evidence that Daktronics Galaxy[®] display is capable of complying with the parameters set forth in the Village of Hartland Municipal Code.

Daktronics, Inc., is the manufacturer of the Galaxy[®] Outdoor Electronic Message Center. The Galaxy[®] display is factory-programmed to comply with the industry standard of 0.3 foot candles above ambient light as measured from a preset distance. The display comes equipped with a photo-sensor (photocell) that detects surrounding light levels and adjusts the display's intensity automatically to maintain that brightness level, regardless of the time of day. These pre-programmed settings ensure that the display is sufficiently bright to be readable, while avoiding unattractive over-brightness, regardless of ambient light conditions. Daktronics displays are password-protected to protect against manipulation of these settings.

Content display settings are customizable to meet the parameters required by Sec. 46-984 of the Code. Daktronics Galaxy[®] displays can be programmed to avoid flashing, scintillating, blinking, moving, rotating, or pulsating.

Daktronics, Inc. is the world leader in the design and manufacture of electronic display systems. We are committed to providing electronic displays that adhere to the regulatory environment, while working closely with our customers for a responsible approach to the market.

Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer Clites'.

Jennifer Clites
jennifer.clites@daktronics.com
Signage Legislation
605-692-0200



** Stop N Go Face + Unberked + Dissed product lighting*

From: Michael Kerber
Sent: Friday, October 16, 2020 4:46 PM
To: Cindy Buske <Cindy@jacrossesign.com>
Cc: Diane Hohlfeld <Dianeh@jacrossesign.com>
Subject: RE: Lumens of LEDs in Pylon for Stop N Go 1527 in Hartland WI

Hi Cindy

I ran the numbers for you. I did not see a "sign depth" or "distance from face" on the drawings, so I assumed that the cabinet would be 12" deep based on what the photos look like. So couple of notes:

1. If you are further from the face, we might be able to use less LEDs, and being further from the face will help reduce the brightness at the face too.
2. If this ends up being too bright, they we can easily use modules that are less bright (like our PF-2090....the little sister of PF-3120), or use "Edge Lighting" with our "Stellar Edge BIG" module and use the least amount of modules needed to create even lighting.

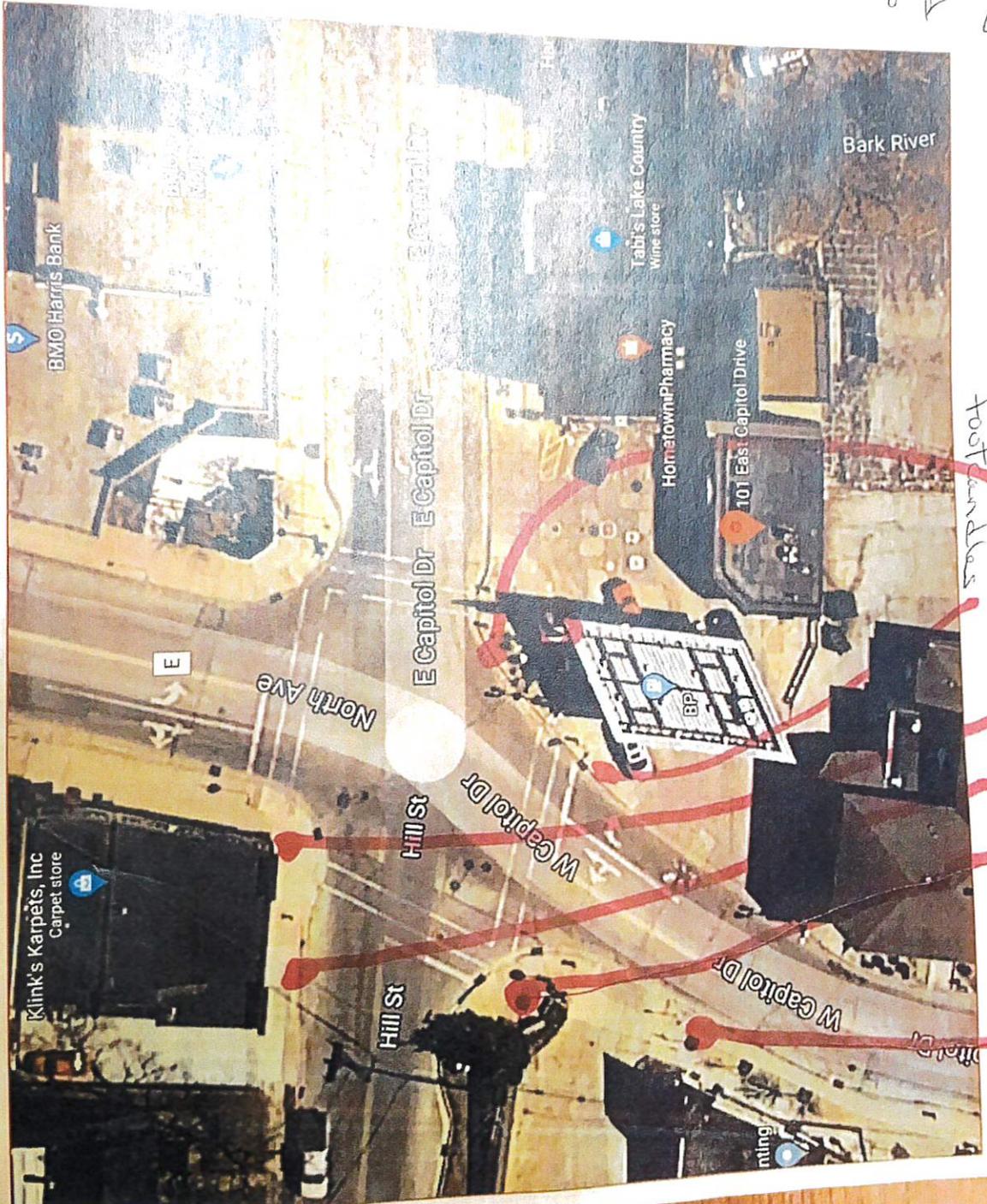
Here are the stats using PF-3120 @ 6" from the face (multiply the total Lumens x2 to get your "double face" totals)

- 63" x 32" x 6" from face
 - (24) PF-3120W Modules
 - Total Lumens per side: 3,283
 - Lumens per Sqft per side: 218 lm/sqft
- 68" x 43" x 6" from face
 - (36) PF-3120W Modules
 - Total Lumens per side: 4,896 lm
 - Lumens per Sqft per side: 241 lm/sqft

Feel free to call my cell phone if you have any questions, or let me know if you want to explore one of our less-bright solutions

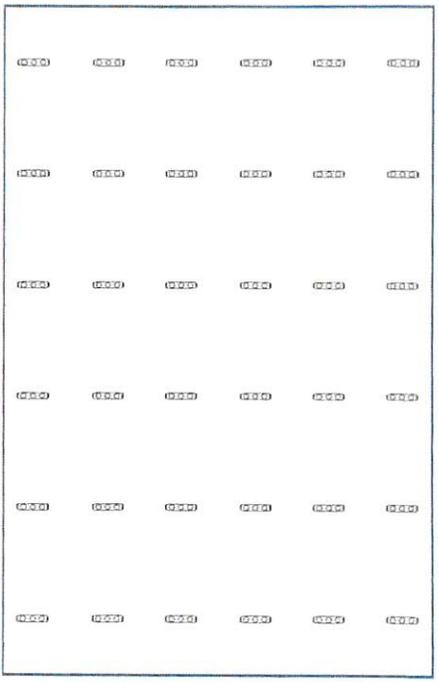
Headlines

Existing pylon
at
Hartland
Stop n go



8.9	3.79	.40	.33	.50	.35
-----	------	-----	-----	-----	-----

Footcandles



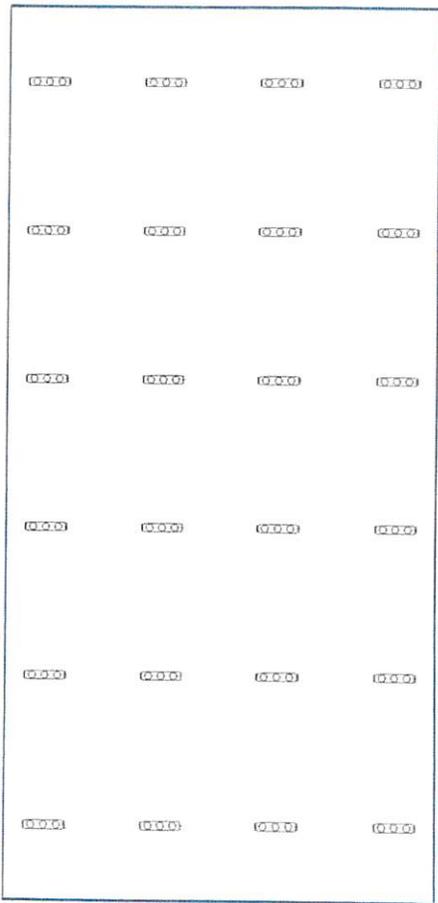
Date Friday, October 16, 2020
Module Phoenix PF-3120
Power Supply HanleyLED 60w 12v
Module Pitch 7.41
Perimeter 18.50 ft
Row Spacing 11.3"
Total Watts 43,200
Total Module Count 36
Total Power Supplies 1
Total Area 20.31 sqft
Total Dimensions 68.0" x 43.0" x 6.0"
Double Sided No



Your Local Distributor: Grimco
 (800) 542-9941
 information@hanleyledsolutions.com

www.hanleyledsolutions.com





Date Friday, October 16, 2020
Module Phoenix PF-3120
Power Supply HanleyLED 60w 12v
Module Pitch 8.7
Perimeter 16.67 ft
Row Spacing 11.3"
Total Watts 28,800
Total Module Count 24
Total Power Supplies 1
Total Area 15.11 sqft
Total Dimensions 68.0" x 32.0" x 6.0"
Double Sided No



Your Local Distributor: Grimco
 (800) 542-9941
information@hanleyledsolutions.com

www.hanleyledsolutions.com



AUGUST E & DONA J FABYAN 1998
LIVING TRUST
115 E CAPITOL DR
HARTLAND WI 53029-2103

BEHREND PROPERTY LLC
220 E CAPITOL DR
HARTLAND WI 53029-2106

BL BRANCH GROUP II LLC
100 INTREPID LN STE 1A
SYRACUSE NY 13205-2546

DBA LAKE CO PROPERTIES
W333N5426 LINDEN CIR
NASHOTAH WI 53058-9757

GD HOLDING LLC
W300N9083 E COUNTY RD E
HARTLAND WI 53029-9512

HEARTFELT PROPERTIES LLC
N46W28654 WILLOW BROOK CT
HARTLAND WI 53029-2290

MARGRIT MEIER AND MAX MEIER
FAMILY TRUST
PO BOX 554
HARTLAND WI 53029-0554

STOP-N-GO OF MADISON INC
2934 FISH HATCHERY RD
MADISON WI 53713

MEMORANDUM

TO: Tim Rhode
FROM: Scott Hussinger Building Inspector/Zoning Administrator
DATE: November 11, 2020
RE: Aqua Tech at 1150 James

Proposed non-illuminated wall sign meets all Village of Hartland sign standards.
Please consider approval.

Scott.



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

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

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

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

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

Commercial/Industrial/Multifamily:

Four (4) bound sets of plans and application material and one (1) electronic copy of all submittals.

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

Signs:

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

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

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

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

Submit Sign Permit Application

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

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

**Hartland Architectural Board
Application Review Policies**

All applicants and applications are subject to the following policies in order to be considered by the Architectural Board.

1. The deadline for filing any application is a minimum of fifteen (15) working days before the meeting.
2. All applicants for building renovations are encouraged to communicate with or meet with the Building and Zoning Official and the Village Administrator prior to submission of an application.
3. Applications for signs within the boundaries of the Hartland Downtown Business Improvement District (BID) must be reviewed by the BID prior to the meeting with the Architectural Board.
4. All requested or required information, including the application and appropriate fees, must be received prior to the deadline in order to be placed on the agenda. Village Staff has been directed to delay placement on the Architectural Board Agenda based on incomplete submittals.
5. Applications shall include professional-level drawings of all elevations impacted by the proposed project showing the proposed conditions including location and depiction of requested signage.
6. Applications for signage on existing buildings should include a scale depiction of the sign on a current photograph of the existing building.
7. Four (4) sets of application materials and one (1) electronic copy (PDF) of all application materials must be submitted by the deadline.
8. Applications that include site plans must depict the following existing and proposed information plus other information as appropriate or as requested:
 - a. Complete dimensions (lot, building, setbacks, parking, drives, etc.)
 - b. Scale and north arrow
 - c. All structures (include building elevations and height)
 - d. Drainage and grades (include design calculations for drainage)
 - e. Storm Water Management Plan
 - f. Utilities and easements (sewer, water, storm etc.)
 - g. Calculation of lot coverage
 - h. 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)
 - i. Grading and erosion control
 - j. Landscaping, including a Tree Protection Plan
 - k. Exterior lighting details
 - l. Exterior HVAC equipment location
 - m. Dumpster location (screening required)
 - n. Street right-of-way
 - o. Miscellaneous items including, but not limited to, 100 year floodplain, wetland boundary, environmental corridor
9. Additional information may be requested by the Architectural Board or Staff.
10. The Applicant must complete and submit the required Professional Services Reimbursement Form along with any required deposit at the time of application.
11. The Applicant or a representative of Applicant able to make representations on behalf of the Applicant shall attend the meeting at which the matter will be discussed. Failure to have representation will result in tabling of the request to the next meeting.

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

PERMIT # _____

JOB LOCATION 1150 James Drive, Hartland TAX KEY # 0759994003
OWNER Aquatech PHONE 262-369-9595
ADDRESS 1150 James Drive CITY Hartland STATE WI ZIP 53029
CONTRACTOR ExecuPrint PHONE 262-367-0390
ADDRESS 597 Progress Drive CITY Hartland STATE WI ZIP 53028

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

AQUATECH ICD
Industrial Concentration & Desalination

OVERALL DIMENSIONS OF SIGN 107" x 23.5" COLOR OF BACKGROUND Brown

SIZE OF LETTERS IN INCHES Various-see drawing COLOR OF LETTERS White, Blues

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

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ \$645.00

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

APPLICANT Dawn Pirkel DATE 02 Nov 2020

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

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



Sign dimensions 107" x 23.5"
Composite Aluminum & Plastic board
6mm thick

Painted aluminum brackets
w/stainless steel bolts and nuts

Full color printed vinyl graphic applied to face
Background color matched to metal "I" beam

No electrical or extra lighting

ExecuPrint
STEVE HUSANU
Owner

262 367-0390
steve@execu-print.com
execu-print.com
597 Progress Dr. Hartland, WI

LINCOLN TRUST COMPANY
3079 VILLAGE SQUARE DR
HARTLAND WI 53029

TAKODA INVESTMENTS LLC
1425 WALNUT RIDGE DR
HARTLAND WI 53029-8899

CENTRAL PROPERTY DEVELOPMENT INC
1840 N MICHIGAN AVE STE 105
SAGINAW MI 48601-5567

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

JABEZ REAL ESTATE VENTURES LLC
1320 WALNUT RIDGE DR STE 200
HARTLAND WI 53029-8320

EQUITABLE HOLDING CO LLC
8303 AUDOBON RD
CHANHASSEN MN 55317

ROMBERG INVESTMENTS LLC
N26W30199 MAPLE AVE
PEWAUKEE WI 53072-4254

J-MAC LLC
N60W33070 COUNTY ROAD C
NASHOTAH WI 53058-9734

WAUKESHA HEALTH CARE INC
PO BOX 71970
PHOENIX AZ 85050-1017

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

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

PDC MIDWEST PROPERTIES LLC
1130 JAMES DR STE 106
HARTLAND WI 53029-8369

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

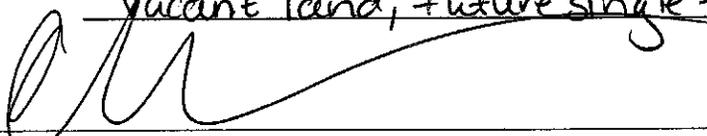
\$10.00 Plus \$1.00 for Each Parcel Within the Final Plat
\$10.00 for Reapplication of Any Final Plat Previously Reviewed

Date: 10/19/20	Fee Paid:
Date Filed:	Receipt No.:

1. Name: 227 Investments, LLC
Address of Owner/Agent: N8W22520-L Johnson Dr.
Waukesha, WI 53186
Phone Number of Owner/Agent: 262-547-0326

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.
Former restaurant/bar with 3 apartments, currently
vacant land, future single family home


Signature of Petitioner

N8W22520-L Johnson Dr., Waukesha, WI 53186
Address

262-547-0326
Phone



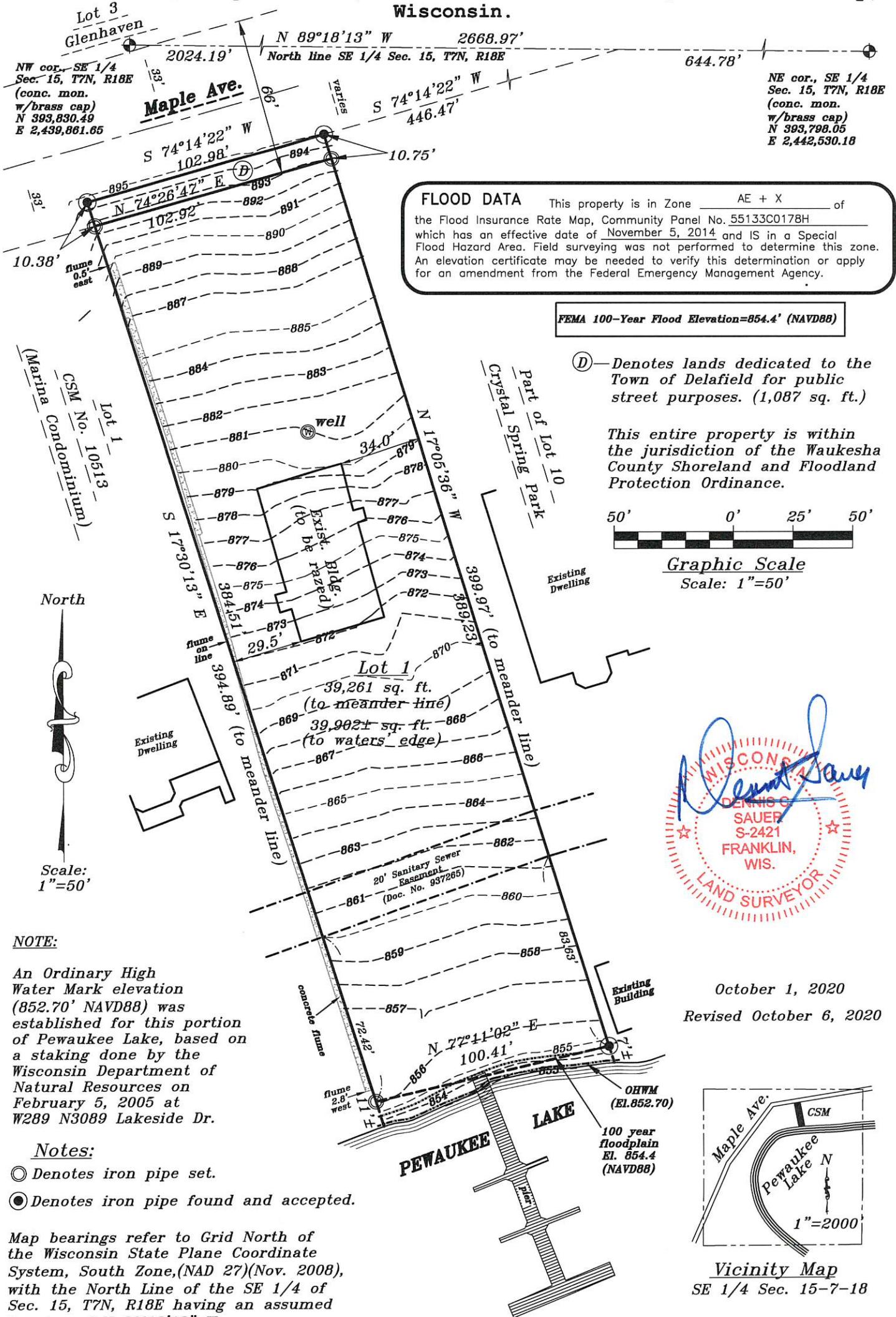
EXHIBIT A

Legal Description: N26 W30227 Maple Ave.

The West 25 feet of Lot 10 and the East 75 feet of Lot 11 in the Plat of Crystal Spring Park, located in the Southeast fractional quarter of Section 15, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin

CERTIFIED SURVEY MAP NO.

Being a part of Lot 10 and a part of Lot 11, in CRYSTAL SPRING PARK, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 15, Town 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

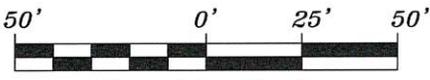


FLOOD DATA This property is in Zone AE + X of the Flood Insurance Rate Map, Community Panel No. 55133C0178H which has an effective date of November 5, 2014 and IS in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

FEMA 100-Year Flood Elevation=854.4' (NAVD88)

(D) — Denotes lands dedicated to the Town of Delafield for public street purposes. (1,087 sq. ft.)

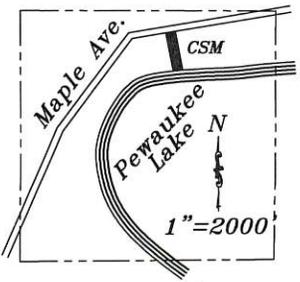
This entire property is within the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance.



Graphic Scale
Scale: 1"=50'



October 1, 2020
Revised October 6, 2020



Vicinity Map
SE 1/4 Sec. 15-7-18



NOTE:
An Ordinary High Water Mark elevation (852.70' NAVD88) was established for this portion of Pewaukee Lake, based on a staking done by the Wisconsin Department of Natural Resources on February 5, 2005 at W289 N3089 Lakeside Dr.

- Notes:**
- Denotes iron pipe set.
 - Denotes iron pipe found and accepted.

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone, (NAD 27)(Nov. 2008), with the North Line of the SE 1/4 of Sec. 15, T7N, R18E having an assumed bearing of N 89°18'13" W.

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 10 and a part of Lot 11, in Crystal Spring Park, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 15, Town 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a part of Lot 10 and a part of Lot 11, in Crystal Spring Park, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 15, Town 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of said Southeast 1/4; thence N 89°18'13" W along the North line of said Southeast 1/4, 644.78 feet to a point; thence S 74°14'47" W, 446.47 feet to the point of beginning of the lands to be described; thence continuing S 74°14'22" W, 102.98 feet to a point; thence S 17°30'13" E, 394.89 feet to the meander line of Pewaukee Lake; thence N 77°11'02" E along said meander line, 100.41 feet; thence N 17°05'36" W, 399.97 feet to the point of beginning.

Together with those lands lying between the aforementioned meander line and the waters edge of Pewaukee Lake. Said lands continuing 40,348 square feet to meander line and 40,989 square feet more or less, to the water's edge.

That I have made such survey, land division and map by the direction of 227 Investments, LLC, owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

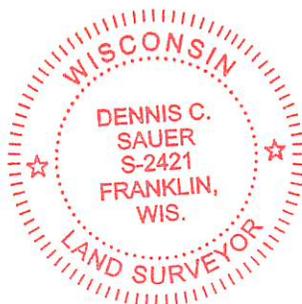
That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the requirements of the Town of Delafield and the Waukesha County Department of Parks and Land Use, in surveying, dividing and mapping of the same.

OCTOBER 1, 2020

Date

REV. 10/6/20

Dennis C. Sauer
Professional Land Surveyor S-2421



PREPARED FOR:
Carl P. Tomich
N26 W30227 Maple Avenue
Pewaukee, WI 53072

PREPARED BY: Dennis C Sauer
Metropolitan Survey Service
9415 W Forest Home Ave, #202
Hales Corners, WI 53130

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 10 and a part of Lot 11, in Crystal Spring Park, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 15, Town 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE:

227 Investments, LLC, owner of said land, do hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236.34 of the Wisconsin State Statutes and requirements of the Town of Delafield and the Waukesha County Department of Parks and Land Use.

WITNESS the hand and seal of said owners this _____ day of _____, 20__.

Carl P. Tomich, Owner

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

PERSONALLY, came before me this _____ day of _____, 20_____, Carl P. Tomich, owner of said land, to me known to be the person who executed the foregoing instrument and acknowledged the same.

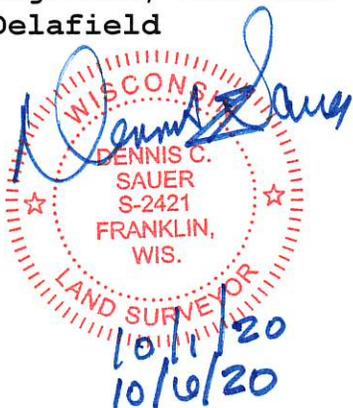
Notary Public
State of Wisconsin
My Commission Expires: _____

PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the Town of Delafield on this _____ day of _____, 20__.

Kevin Fitzgerald, Chairman
Town of Delafield

Dan Green, Town Clerk
Town of Delafield

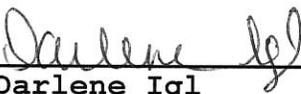


CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 10 and a part of Lot 11, in Crystal Spring Park, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 15, Town 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

EXTRATERRITORIAL APPROVAL

APPROVED by the Village of Hartland this _____ day of _____, 20____.



Darlene Igl
Village Clerk

Jeffrey Pfannerstill
Village President

TOWN BOARD APPROVAL

APPROVED by the Town Board of the Town of Delafield on this _____ day of _____, 20____.

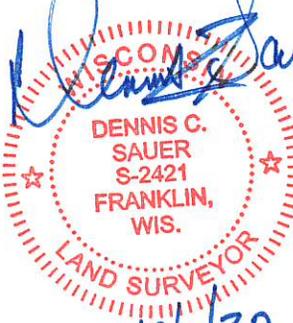
Ronald A. Troy, Chairman
Town of Delafield

Dan Green, Town Clerk
Town of Delafield

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL

The above, which has been filed for approval as required by Chapter 236.34, Wisconsin State Statutes is hereby approved on this _____ day of _____, 20____.

Dale R. Shaver, Director



10/1/20
10/6/20

THIS INSTRUMENT WAS DRAFTED BY:
Dennis C. Sauer, P.L.S. S-2421

227 INVESTMENTS LLC
N8W22520 JOHNSON DR STE L
WAUKESHA WI 53186-1668

CARL P TOMICH
N8W22520 JOHNSON DR
WAUKESHA WI 53186-1668

FRANK GRAD REVOCABLE TRUST
N26W30249 MAPLE AVE
PEWAUKEE WI 53072

GRANDHAVEN HOMEOWNERS
ASSOCIATION INC AND LOT OWNERS
OF GRANDHAVEN SUBDIVISION
PO BOX 180574
DELAFIELD WI 53018-0574

HOWARD AND DONNA HOLZ
N26W30268 MAPLE AVE
PEWAUKEE WI 53072-4257

JAMES AND CHRISTINA WENNINGER
N26W30165 MAPLE AVE
PEWAUKEE WI 53072-4254

JOSEPH AND MARY ANN ESSER
N26W30255 MAPLE AVE
PEWAUKEE WI 53072-4256

MYRON AND LINDA K FELDMAN
N26W30277 MAPLE AVE
PEWAUKEE WI 53072-4256

ROBERT & LYNELLE SUKALICH
REVOCABLE TRUST
N26W30183 MAPLE AVE
PEWAUKEE WI 53072

ROBERT K AND SUSAN R FREY
REVOCABLE TRUST
N26W30199 MAPLE AVE
PEWAUKEE WI 53072-4254

RYAN AND GINA MANISCALCO
N27W30203 GRANDHAVEN DR
PEWAUKEE WI 53072

STEVEN AND STACY MICHELS
N26W30280 MAPLE AVE
PEWAUKEE WI 53072

THOMAS & ROSEMARY SCHROEDER
N26W30285 MAPLE AVE
PEWAUKEE WI 53072

TOWN OF DELAFIELD
W302N1254 MAPLE AVE
DELAFIELD WI 53018-7000

WILLIAM J CARINI
N26W26312 QUAIL HOLLOW RD UNIT B
PEWAUKEE WI 53072-4553

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:	Fee Paid:
Date Filed:	Receipt No.:

1. Name: AL HAWDNER
Address of Owner/Agent: N28 W29721 OAKWOOD GR RD
Peewaukee WI 53072
Phone Number of Owner/Agent: 262-367-4203

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-3 Residential Single Family
USE NO CHANGE

6 tax keys going to 2 tax keys
Signature of Petitioner [Signature]

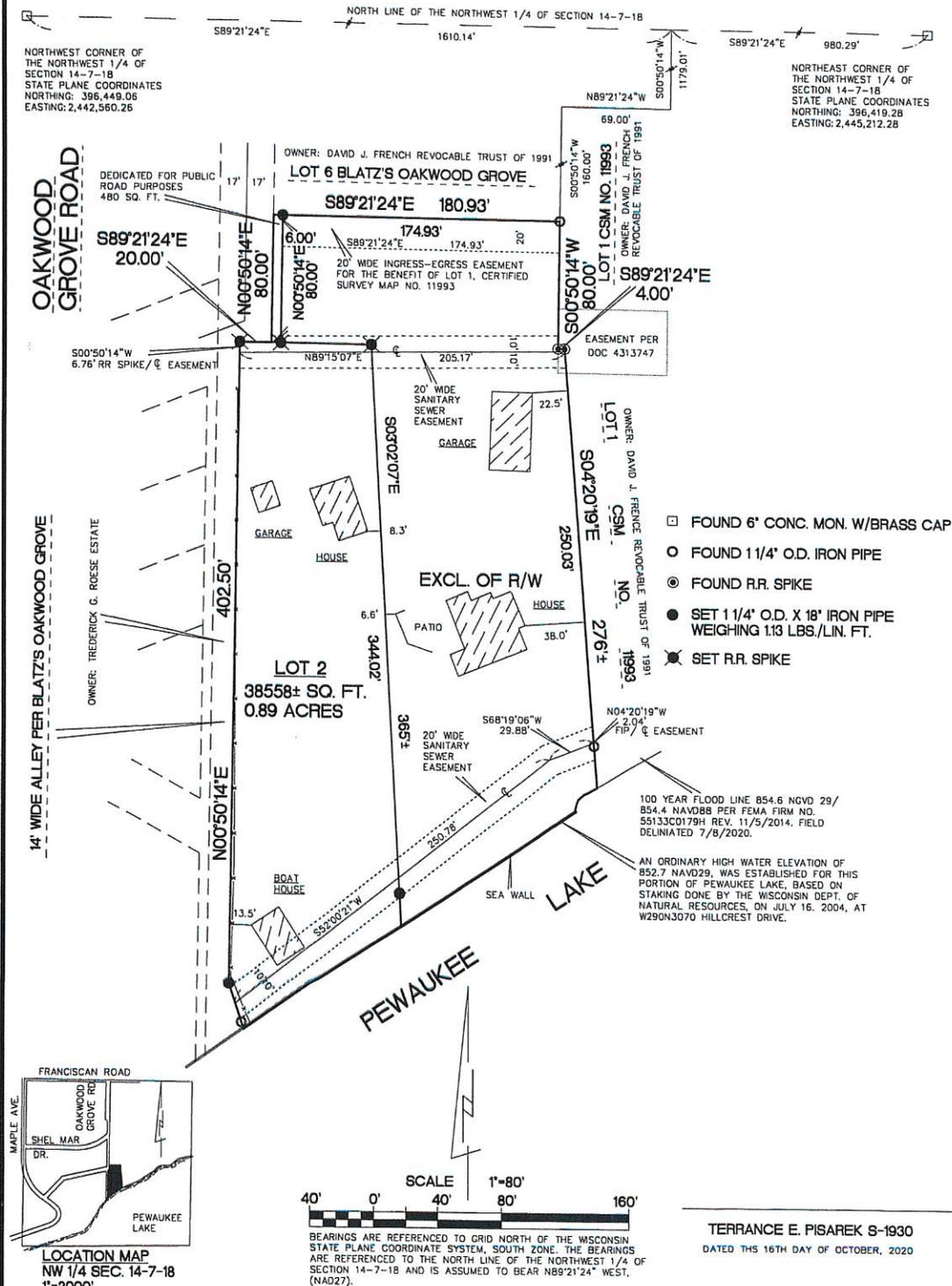
Address N28 W29721 OAKWOOD GROVE RD

Phone 262-367-4203



CERTIFIED SURVEY MAP NO. _____

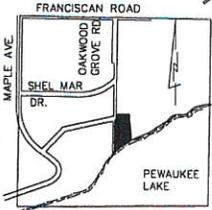
Being part of Lots 1, 2, 3, 4 and 5, of Blatz's Oakwood Grove Subdivision, including land known as an Unnamed Road which has been vacated as Document No. _____, and other unplatted lands, being a part of Government Lot 2, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 14, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin.



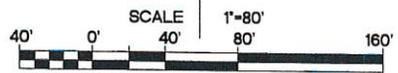
NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 14-7-18
STATE PLANE COORDINATES
NORTHING: 396,449.06
EASTING: 2,442,560.26

NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 14-7-18
STATE PLANE COORDINATES
NORTHING: 396,419.28
EASTING: 2,445,212.28

- FOUND 6" CONC. MON. W/BRASS CAP
- FOUND 1 1/4" O.D. IRON PIPE
- ⊙ FOUND R.R. SPIKE
- SET 1 1/4" O.D. X 18' IRON PIPE WEIGHING 1.13 LBS./LIN. FT.
- ⊛ SET R.R. SPIKE



LOCATION MAP
NW 1/4 SEC. 14-7-18
1"=2000'



BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 14-7-18 AND IS ASSUMED TO BEAR N89°21'24" WEST. (NAD27).

TERRANCE E. PISAREK S-1930
DATED THE 16TH DAY OF OCTOBER, 2020

CERTIFIED SURVEY MAP NO. _____

Being part of Lots 1, 2, 3, 4 and 5, of Blatz's Oakwood Grove Subdivision, including land known as an Unnamed Road which has been vacated as Document No. _____, and other unplatted lands, being a part of Government Lot 2, being a part of the Southeast ¼ of the Northwest ¼ of Section 14, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin.

TOWN BOARD APPROVAL

Approved by the Town of Delafield Town Board on the _____ day of _____, 20__.

Ronald A. Troy, Chairman

Daniel Green, Town Clerk/Treasurer

PLAN COMMISSION APPROVAL

Approved by the Town of Delafield Plan Commission on the _____ day of _____, 20__.

Kevin Fitzgerald, Chairman

Daniel Green, Town Clerk/Treasurer

VILLAGE OF HARTLAND EXTRA TERRITORIAL APPROVAL

This Certified Survey Map was approved by the Village of Hartland on this _____ day of _____, 20__.

Jeffrey Pfannerstill, President

Darlene Igl, Clerk

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL

The above, which has been filed for approval as required by Section 236 of the Wisconsin Statutes, is hereby approved on this _____ day of _____, 20__.

Dale Shaver, Director

BASEMENT RESTRICTION-GROUNDWATER

This Certified Survey Map is located in an area with mapped soils that may have seasonal high groundwater. The Waukesha County Shoreland and Floodland Protection Ordinance currently requires that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any proposed residence or addition will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland and Floodland Protection Ordinance, the requirement at the time of construction shall apply.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the State constitution.

Dated this 16th Day of October, 2020

CERTIFIED SURVEY MAP NO. _____

Being part of Lots 1, 2, 3, 4 and 5, of Blatz's Oakwood Grove Subdivision, including land known as an Unnamed Road which has been vacated as Document No. _____, and other unplatted lands, being a part of Government Lot 2, being a part of the Southeast ¼ of the Northwest ¼ of Section 14, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin.

SURVEYORS CERTIFICATE

I, Terrance E. Pisarek, Professional Land Surveyor, do hereby certify: That I have surveyed, divided and mapped a parcel of land Being part of Lots 1, 2, 3, 4 and 5, of Blatz's Oakwood Grove Subdivision, including land known as an Unnamed Road which has been vacated as Document No. _____, and other unplatted lands, being a part of Government Lot 2, being a part of the Southeast ¼ of the Northwest ¼ of Section 14, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin, described as follows: Commencing at the Northwest corner of the Northwest ¼ of said Section 14; thence South 89°21'24" East along the North line of the Northwest ¼ of said Section 14, 1610.14 feet; to a Westerly line of Lot 1, Certified Survey Map No. 11993 extended Northerly; thence South 00°50'14" West along said Westerly line, 1179.01 feet to a Northerly Line of said Lot 1; thence North 89°21'24" West along said Northerly line and parallel with the North line of the Northwest ¼ of said Section 14, 69.00 feet to a Westerly line of said Lot 1 and the Easterly line of Lots 5, 6, 7, and 8 of said Blatz's Oakwood Grove Subdivision; thence South 00°50'14" West along said Westerly and Easterly line, 160.00 feet to the Northeast corner of said Lot 5 and the Point of Beginning; thence continuing South 00°50'14" West along said Westerly and Easterly line, 80.000 feet to a Northerly line of Lot 1 of said Certified Survey Map No. 11993; thence South 89°21'24" East along said Northerly line and parallel to the North line of the Northwest ¼ of said Section 14, 4.00 feet to a Westerly line of said Lot 1; thence South 04°20'19" East along said Westerly line, 250.03 feet to a meander line of Pewaukee Lake; thence South 52°48'19" West along said meander line, 153.60 feet; thence South 50°18'09" West along said meander line, 129.01 feet; thence North 18°20'43" West, 25.73 feet to the Westerly line of Lot 4 of said Blatz's Oakwood Grove Subdivision; thence North 00°50'14" East along said Westerly line and said Westerly line extended Northerly, 402.50 feet; thence South 89°21'24" East, 20.00 feet to the Westerly line of Lot 5 of said Blatz's Oakwood Grove Subdivision extended Southerly; thence North 00°50'14" East along said Westerly line, 80.00 feet to the Northerly line of said Lot 5; thence South 89°21'24" East along said Northerly line and parallel with the North line of the Northwest ¼ of said Section 14, 180.93 feet to the Point of Beginning. Also those lands lying between the Shore of Pewaukee Lake and the said meander line, being bordered on the East and West by the Easterly and Westerly lines extended Southerly to the Lake shore as shown on this Plat. dedicating the Westerly 6.00 feet as shown on this Certified Survey Map for Public Road purposes, containing 2.14 acres of land exclusive of dedicated right of way.

That I have made such survey, land division and map by the direction of Stellar III LLC, Alan Haubner and Sharon Gajewski, Owners of the land

That such map is a true and correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the ordinances of the Town of Delafield in surveying, dividing and mapping the same.

Dated this 16th Day of October, 2020

Terrance E. Pisarek S-1930

OWNERS CERTIFICATE

I, Alan Haubner and Sharon Gajewski as Owners and Alan Haubner as Representative for Stellar III LLC, Owner, do hereby certify that we have caused the land described to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin State Statutes and the Town of Delafield Land Division Ordinance.

We also certify that this plat is required to be approved by the following: Town of Delafield, Waukesha County and the Village of Hartland.

Date: _____, 20____

Alan Haubner Representative

Alan Haubner, Owner

Sharon Gajewski, Owner

State of Wisconsin)
County of Waukesha)

Personally came before me this _____ day of _____, 20____ the above named persons, to me be known to be the persons who signed the foregoing instrument and acknowledged that they executed the same.

My commission expires _____

Notary Public

2920-2980 LLC
W240N2385 PEWAUKEE RD
WAUKESHA WI 53188-1010

ALAN G HAUBNER AND SHARON
GAJEWSKI
N28W29721 OAKWOOD GROVE RD
PEWAUKEE WI 53072-4223

ALL LOTS LLC
W240N2385 PEWAUKEE RD
WAUKESHA WI 53188

AMBER R TALAGA
W297N2934 OAKWOOD GROVE RD
PEWAUKEE WI 53072

BONNIE GALUSHA
W297N2922 OAKWOOD GROVE RD
PEWAUKEE WI 53072

DAVID J FRENCH REVOCABLE TRUST OF
1991
W303N2568 MAPLE AVE
PEWAUKEE WI 53072-4243

DONNA L ROBERTS
N28W29781 OAKWOOD GROVE RD
PEWAUKEE WI 53072-4223

FREDRICK G ROESE ESTATE
ADDRESS UNKNOWN
PEWAUKEE WI 53072

GREG AND KATHERINE GENIESSE
W301N9400 COUNTY RD E
HARTLAND WI 53029-9515

JAMES ROHS AND BEVERLY ROHS
N88W18489 DUKE ST
MENOMONEE FALLS WI 53051

JEFFREY AND M WEDEWARD
N28W29777 SHOREWOOD RD
PEWAUKEE WI 53072

JOSEPH AND BONNIE GALUSHA
W297N2922 OAKWOOD GROVE RD
PEWAUKEE WI 53072

KEVIN KLECZKA
W272N2684 LAKEVIEW BLVD
PEWAUKEE WI 53072-4410

MARK R STARGARD
W297N2942 OAKWOOD GROVE RD
PEWAUKEE WI 53072

P&G 29700-29704 LLC
W240N2385 PEWAUKEE RD
WAUKESHA WI 53188-1010

PAUL AND SUSAN WARNER
N28W29769 SHOREWOOD RD
PEWAUKEE WI 53072-4212

PETER AND STELLA KOVACICH
N29W29785 SHEL-MAR DR
PEWAUKEE WI 53072

R J FOODS INC
N17W30250 CROOKED CREEK RD
PEWAUKEE WI 53072-4872

RICHARD F CLARK
N47W27547 LYNNDAL RD
PEWAUKEE WI 53072-1751

ROBERT AND C SCHMITT
N28W29782 OAKWOOD GROVE RD
PEWAUKEE WI 53072

SCOTT BERKOWITZ
1554 BIG OAK CT
LAKE FOREST IL 60045-3776

STELLAR III LLC
N28W29721 OAKWOOD GROVE RD
PEWAUKEE WI 53072

STELLAR IV LLC
N28W29721 OAKWOOD GROVE RD
PEWAUKEE WI 53072

STELLAR VI LLC
N28W29721 OAKWOOD GROVE RD
PEWAUKEE WI 53072

VILLAGE OF HARTLAND

**Notice of Public Hearing
Zoning Map Amendment
Monday, November 16, 2020
7:00 p.m.**

Board Room, Municipal Building, 210 Cottonwood Ave.

The Hartland Village Board will conduct a Public Hearing at a joint meeting of the Village Board and Joint Architectural Board/Plan Commission (1) to review a Rezoning Petition for property in the southern portion of the tract formerly identified as HAV0423-981 located on Campus Drive east of Lake Country Lutheran, as divided by a proposed Certified Survey Map, for the rezoning of 16.92 acres to RM-1 Multiple Family Residential District with a PUD Overlay whose acreage is reduced by an Outlot of 3.49 acres to be zoned as an Upland Conservancy Overlay District [UCO].

No part of this proposed development will have vehicular access to existing Willow Drive to the east of the development. During the public hearing, comments will be received about the proposed Planned Unit Development Agreement to allow the construction of 150 rental apartment units in 6 buildings in a continuous sequence from the west to the east across the entire tract.

Petitioner: Lightning Development LLC, Derek Taylor, ESQ;c/o Husch Blackwell LLP; 555 E. Wells Street Suite 1900 Milwaukee, WI 53202, United States of America and Lutheran High School Association of Greater Milwaukee, current owner of the real estate.

Site and building plans are available for review at the Village of Hartland Administrative Office during business hours: M-F, 7:30 am-4:30 pm.

After the public hearing, the Hartland Plan Commission will conduct a final review of the proposed rezoning and full development details during the November 16, 2020 meeting for the purpose of making a final recommendation to the Village Board who will then consider and take possible action on the recommendations of the Plan Commission and all of the above indicated matters.

The meeting will commence at 7 pm in the Board Room.

All interested parties will be heard during the scheduled Public Hearing.

Darlene Igl, MMC/WCPC, Village Clerk

MEMO

TO: Tim Rhode, Village Administrator

FROM: Ryan T. Amtmann, P.E., Village Engineer

DATE: November 11, 2020

SUBJECT: North Side Sewer/Water Capacity Review Regarding Development Densities

Throughout the last 20 years, the Village of Hartland has seen the planning and development of several new developments, specifically on the north side of the Village. Utilizing the Comprehensive Smart Growth and Land Use Plans as a guide, the Village has sought orderly development that fits with character of its nearby neighborhoods as well as the Village's overall infrastructure plans. The developments include: Four Winds, Mary Hill, Traditions, Windrush and Four Winds West. The zoning class for these developments is RS-1, which is residential single family with allowable densities of 1-2.5 units/acre.

These developments as well as remaining undeveloped land on the Village's north side can be seen on Figure 1. One can note that the density for the above identified developments is about 0.9-1.1 units/acre. More recently the Overlook Trails project was approved as a single-family condo development with 47 units on 30 acres of developable land (the remaining 10 acres of the 40 acres is wooded). This results in a density of 47 units on 30 acres or about 1.6 units/acre. This falls within the allowable range of 1-2.5 units/acre for RS-1.

Recently, Siepmann Realty has come forward with a revised concept plan for the Sandhill Development. Siepmann is proposing 110 units of double and quad condo units on 61 acres. This results in a density of 1.8 units/acre. During Siepmann's presentation of this concept to the Village Board on 10/12/2020, there was feedback from one or more Board members desiring a higher density than what Siepmann was proposing. Siepmann stated that they would not be comfortable developing the Sandhill property at a higher density due to the character of nearby neighborhoods. The Village Engineer has been asked to review the capacities of infrastructure facilities on the north side of the Village to confirm to what level of density the existing infrastructure can support.

R/M has performed infrastructure reviews and planning over the last 20 years to allow the Village to grow in an orderly fashion while not overburdening the capacity of the sewer and water infrastructure systems. The last comprehensive review occurred during 2015, during which the primary outputs of the review included:

- Create a dedicated, pressurized water zone on the northeast side of the Village. This zone is identified on Figure 2 and includes Windrush, Sandhill, Overlook.
- Identified upgrades necessary at the Arlene Drive Sewage Pumping Station to allow for additional development.
- Identified a sewer capacity bottleneck in the 8-inch sewer on Sunnyslope Drive between Rae Drive and Merton Avenue. During 2020 this sewer was reconstructed to a 12-inch size to eliminate the bottleneck.
- Establish sewer monitoring program within the Village to identify system issues and timing for upgrades, i.e. Improvement C.
- Establish Regional Sewer Availability Charge (RSAC) fees associated with the above improvements.
- Created a Recapture Agreement whereby Siepmann Realty fronted the cost for building the water booster station and Siepmann Realty has a 10-year window to recapture a portion of this cost from those developing land in the boosted pressure zone.

R/M has reviewed development patterns since 2015 on the north side of the Village. We have met with Village staff to discuss what the likely development densities be for remaining lands could be. In addition, we have reviewed these densities with the Village's Future Land Use Map of the 2045 Comprehensive Plan (enclosed as Figure 22). We have taken these densities and tested them against the ability of the Village's existing sewer and water systems to handle these development densities.

Figure 1 presents this information about the north side of the Village:

- Existing developments, size and densities in dwelling units per acre.
- Remaining land likely to develop, size and suggested dwelling units per acre.
- Areas that are wooded or developed in the Town of Merton and not likely to be served by Village sewer/water.

We offer the following findings regarding sewer/water capacities to support the suggested development densities:

Arlene Drive Sewage Pumping Station

- The pumping station was originally designed for 285 gpm (gallons per minute) to handle the Bristlecone Pines development (293 DUE (dwelling unit equivalents)).
- During 2015, based upon the planned development densities for Windrush (58 DUE)/Sandhill (47 DUE)/Good Farm (70 DUE) the future pumping station modifications were planned for 350 gpm. This upgrade was projected to cost \$181,850 and be completed around 2020. This cost is included as a portion of the Area A RSAC fee.
- Based upon the recently submitted Siepmann concept plan for Sandhill we have modified the planned development densities as follows: Windrush (58 DUE)/Sandhill (110 DUE)/Good Farm (99 DUE). This results in an additional 92 DUE for the area served by the pumping station.
- The revised capacity for the pumping station to accommodate the revised anticipated flow to it is 437 gpm.
 - *To accommodate this additional flow the previously planned pumping station upgrade costs should be increased by about \$25,000 to account for larger pumps and generator.*
- The pumping station pumps wastewater through a 3,725-foot long, 6-in diameter force main that is buried through the golf course and Village streets. The capacity of this force main is in the 450-475 gpm range. We believe that it is cost prohibitive to upsize this force main solely for accommodating additional DUE's.
 - *The suggested DUE's noted above for Sandhill (110) and the Good Farm (99) for a total of 209 additional DUE's and resulting 437 gpm anticipated flow to the Arlene Drive Pumping Station seems to be the appropriate maximum number of additional DUE's for the area.*

Northeast Boosted Water Pressure Zone

- The water booster station was designed to service the area outlined in blue on Figure 2. This area consists of 375 acres and was originally designed to accommodate 324 DUE that were assumed to be single family residential. The peak demand design flow for the booster station is 600 gpm. The pump configuration that was selected is set up for 700 gpm.
- See Figure 1 for a summary of the suggested densities which would amount to 480 DUE or 156 more DUE's than was originally planned.

- For the purpose of this review, we are assuming that there will be 200 condo type units, and 280 single family type units. The condo type units generate a less peak demand flow.
- The revised peak demand design flow would be close to 900 gpm.
 - *The Village should perform a capacity test at the booster station to see what the in the field actual capacity is.*
 - *To accommodate the ultimate build based on 480 DUE in the booster station service area, we anticipate that the pumps/generator would need to be upsized. The cost estimate for this upgrade in 2020 dollars is about \$180,000.*

Vilter Farm

The Future Land Use Map show a density of 2.5 – 5 units/acre for the 41-acre parcel known as the Vilter Farm. This area will need to be served by a new pumping station. The downstream sewers begin to get stressed utilizing this density.

- *We suggest that the density for this parcel be Low Density Residential – 1-2.5 units/acre.*

RSAC Fees

A letter from R/M to the Village, dated February 5, 2015, served as the basis for the North Side Regional Sewer Availability Charge Update.

- *This letter and the associated fees should be reviewed and discussed in the context of the development density modifications reviewed in this memo.*
- *The Village has flow meters in place that need to be reviewed to evaluate the necessity/timing of Improvement C.*
- *It appears that 2 sections of 12-inch sewer downstream of Rae Drive/Sunnyslope Drive will need to be upsized in the future to 15- or 18- inch sewer. This potential improvement should be considered for inclusion in the RSAC fee for the north side.*
- *Further review of the Village's 21-inch downstream interceptor should be performed to confirm its acceptability to handle the additional DUE's that are forecast for the north side of the Village.*

enclosures

RTA:rt



FIGURE 1

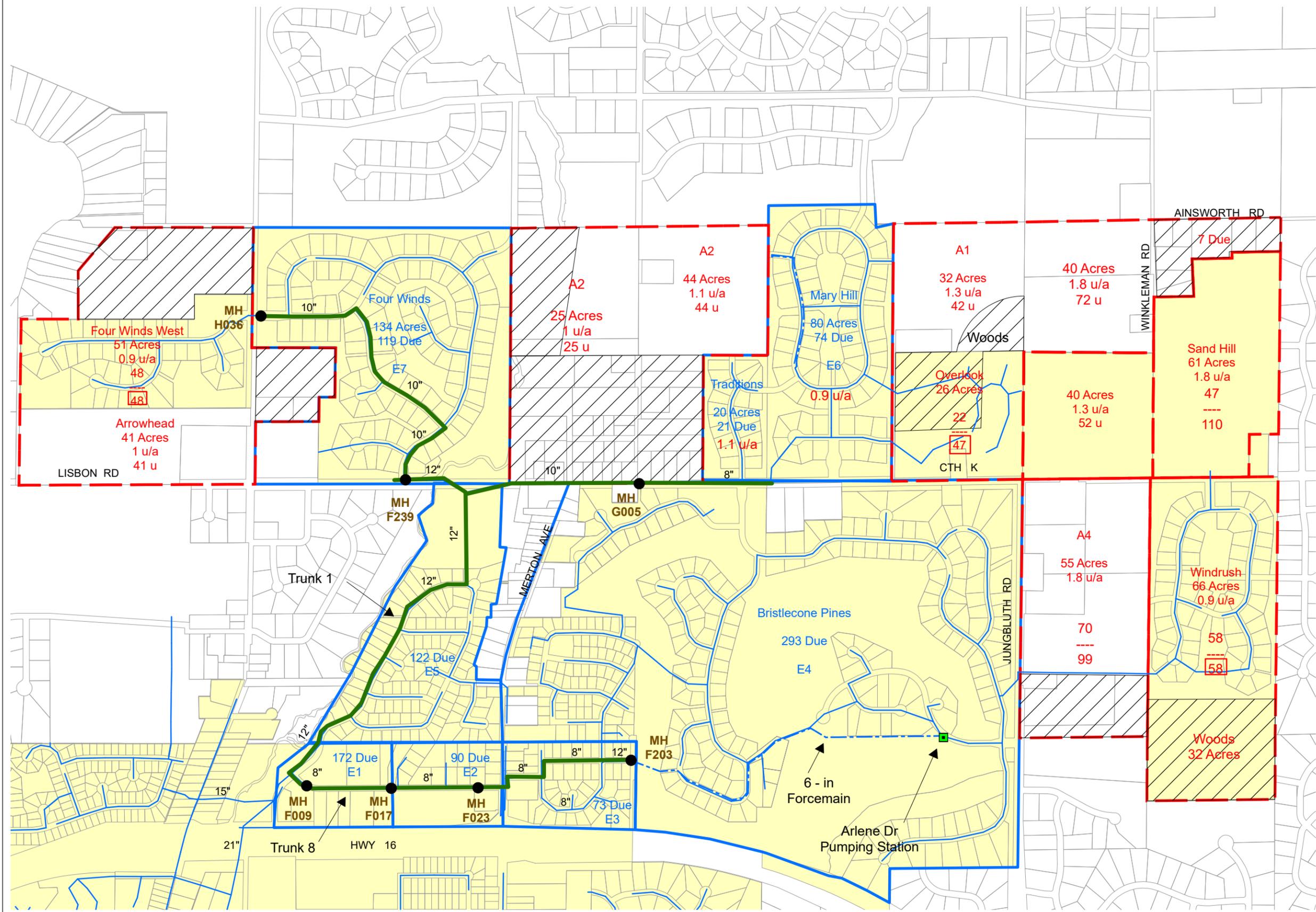
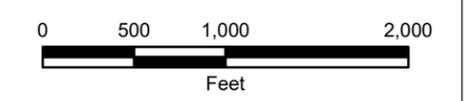
**EXISTING AND PLANNED
DEVELOPMENT SITES**

NOVEMBER 11, 2020
VILLAGE OF HARTLAND
WAUKESHA COUNTY, WISCONSIN

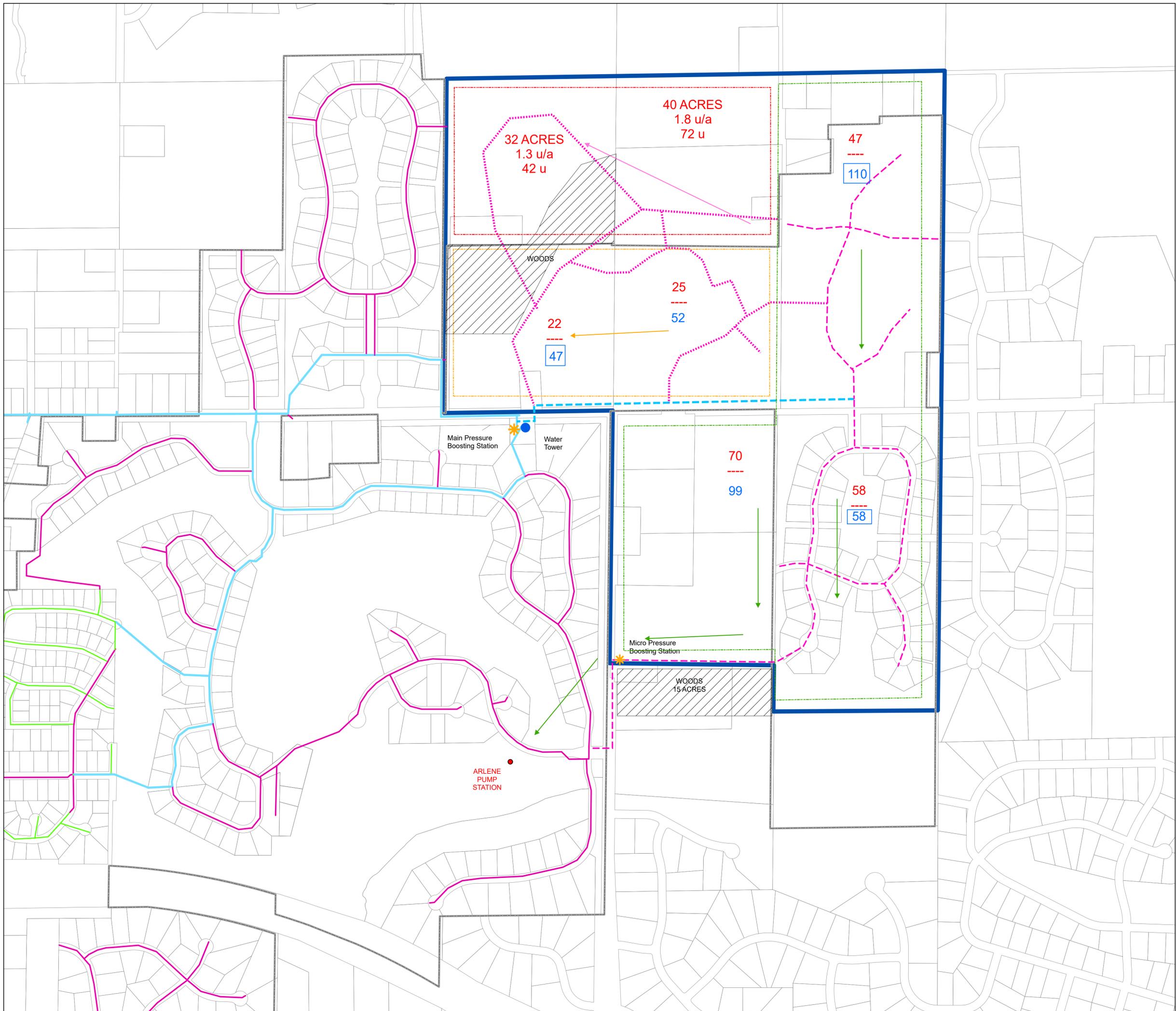
LEGEND

- Existing Development Sites
- No Service
- Planned Development Sites
- Village of Hartland
- Sanitary Sewer
- Force Main

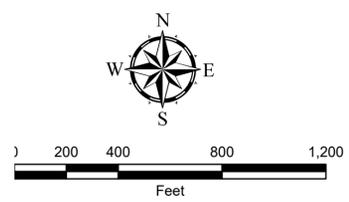
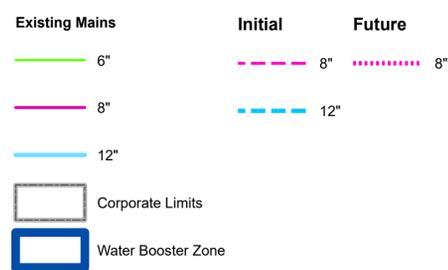
DENSITY ASSUMPTIONS DUE'S **ORIGINAL PLANNED**
 REVISED OR ACTUAL
 ACTUAL



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 Date: 11/11/2020 By: DLA



Water Mains



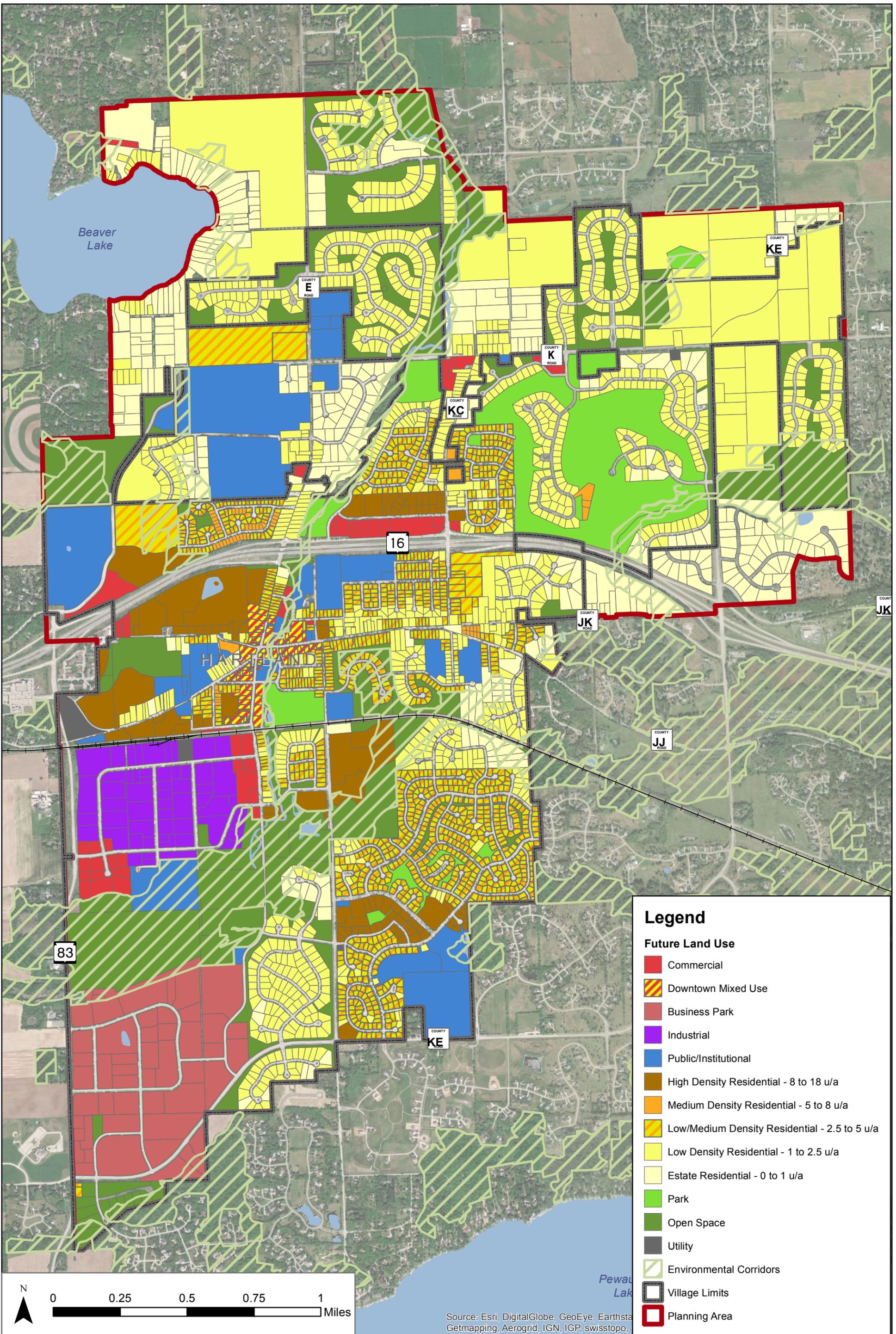
**Village of Hartland
Windrush Water
Pressure Boosting Stations
Design Report Figure 2**

DENSITY ASSUMPTIONS DUE'S **ORIGINAL PLANNED**
REVISED OR ACTUAL

BOOSTER ZONE = $58 + 47 + 110 + 52 + 99$
 $+ 42 + 72 = 480$ DUE'S

ARLENE'S P.S. $58 + 110 + 99 = 267$ DUE'S

I:\Projects\09_Hartland\10040\Density Map Updates\Figures\Fig2.mxd
Date: 11/11/2020 By: CLM



February 5, 2015

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

Re: North Side Regional Sewer Availability Charge Update

Dear Mr. Cox:

This letter provides background information and project cost estimates for anticipated improvements to the Village's trunk sewer system to allow for new or infill developments throughout the North Side of the Village. This information is also intended for use in substantiating and updating the Village's Regional Sewer Availability Charge (RSAC) amounts identified in Section 86-277 of the Municipal Code.

Background

Ruekert & Mielke, Inc. (R/M) has studied the Village's sanitary sewer system during the last 20 years and authored several reports to provide guidance for building out and providing capacity within the Village's sanitary sewer system to allow for growth. In a letter dated February 1, 2002 from R/M to the Village, there were three documented improvements to allow for new development to occur on the Village's north side. Improvements A and B were completed concurrent with the development of the Four Winds and Mary Hill subdivisions. Improvement C provided for reserving funds to allow for what was anticipated to be a bottleneck in the sanitary sewer system between MH 1.00 (B073) and MH 1.08 (B064) in the area of Cardinal Lane and Cottonwood Avenue. Funds are still being reserved for Improvement C and a fee remains in place for new (and/or infill) development for areas tributary to the Improvement C area as shown in "Exhibit - North Side Regional Sewer Availability Charge, dated 2/5/2015". The following describes Improvement C in more detail.

Improvement C

Improvement C involves relieving peak flows from Trunk Sewer 1 between MH-1.00 and MH 1.08. Improvement C includes constructing a 1,100 gpm sanitary pump station with emergency generator, building and SCADA near MH 1.08 where Trunk Sewer 2 connects to Trunk Sewer 1. The pump station will divert all of the flow from Trunk Sewer 2 through an 8-inch diameter force main southwesterly along Cardinal Lane and Progress Drive. The force main will discharge into MH 1.00 at the downstream end of the Village trunk sewer system. The cost for Improvement C was estimated to be \$710,500 in 2002 and \$817,100 in 2007. The following details the components for Improvement C with costs based upon 2015 dollars:

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Re: Trunk Sewer Improvements
February 5, 2015
Page 2

Lump sum for 1,100 gpm 20 HP sanitary pump station w/ generator, building, SCADA =	\$ 650,000
2,500 LF of 8-Inch force main with spoil backfill @ \$80/LF =	\$ 200,000
500 LF of 8-Inch force main with gravel backfill @ \$115/LF =	\$ 57,500
Lump sum for traffic control =	\$ 10,000
Lump sum for erosion control =	\$ 5,000
Total Estimated Construction Cost	\$ 922,500
25% Contingencies, Administration, and Engineering	\$ 230,500
Total Project Cost	<u>\$1,153,000</u>

The Village has yet to experience any sewerage backup problems resulting from surcharging in the trunk sewers between MH-1.00 and MH 1.08. During 2008 and 2010, R/M installed temporary meters in the area of the confluence of Trunk Sewers 1 and 2 to gage the timing of need for Improvement C to be constructed. During the time the meters were in place, there were no significant wet weather events to get a true gauge of the performance of the sewers in this area during wet weather. The optimal timeframe to construct Improvement C remains unknown. The Village is undertaking a metering program starting in 2015 that is intended to provide the information necessary to confirm the need and timing for construction of Improvement C, as well as the continued collection of the RSAC to fund this improvement.

For the purpose of updating the Improvement C RSAC, it is assumed that Improvement C will be constructed in 2020. The project cost of Improvement C is anticipated to increase by 15% over the 2015 estimate or \$172,950, which would amount to a total cost of \$1,325,950.

North Side Area Development

Since 2009, there has been a prospective developer desiring to develop lands in the northeast area of the Village. R/M has worked with Village Staff in reviewing the overall sewer service plan for areas north of STH 16. We have determined that the northeast area will be served via a gravity sewer system that will be routed into the Bristlecone Pines sewer and to the Arlene Drive pumping station.

A draft memorandum dated January 9, 2014, along with its Exhibits documents the analysis and recommendations for servicing this area.

Arlene Drive Pumping Station - Metering Manhole Improvement

Additional flows from the northeast area developments are planned to be routed through the Arlene Drive pumping station. Presently, the only way to obtain flow readings is to use the daily pump runtime log and rated pump output. This allows for the peak daily flow rate to be determined, but not the peak hourly flow rate. To accurately monitor and determine the peak hourly flow rate, a flow meter within the discharge side of the force main at the site is needed

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February 5, 2015
Page 3

with integration into the Village's SCADA system. The Village is in process of installing a flow meter within a meter manhole on the discharge force main to begin documenting the trends of average and peak daily and hourly flow rates. This information will help to confirm the timing for the Arlene Drive Pumping Station – Capacity Improvements, as well as the Sunnyslope Drive Sewer Capacity Upgrade.

Arlene Drive Pumping Station - Capacity Improvements

Based upon the pump station's firm capacity of 285 gpm, observed flow rates and theoretical peak flow rates, the pumping station appears to have the capacity to accept additional flow. We recommend that the following capacity upgrades be implemented at the beginning of the Phase 2 Homestead development or sooner if actual metered flows warrant sooner capacity upgrades. The recommended upgrades include:

Replace pumps and modify wet well guide rails =	\$ 56,500
Replace pump starters, breakers and electrical components =	\$ 20,000
Replace generator and transfer switch =	<u>\$ 50,000</u>
Total Estimated Construction Cost =	\$126,500
25% Contingencies, Administration and Engineering =	<u>\$ 31,625</u>
Total Project Cost =	<u>\$158,125</u>

For the purpose of determining the RSAC fee, it is anticipated that these improvements will be completed in 2020. These project costs are anticipated to increase by 15% over the 2015 estimate or \$23,725, which would amount to a total of \$181,850.

Sunnyslope Drive Sewer Capacity Upgrade

The routing of wastewater flows from the northeast area through the Sunnyslope Drive sewer is anticipated to cause the need for a capacity upgrade in the future along Sunnyslope Drive. The need and timing for the capacity upgrade will be confirmed with data obtained from the metering program.

For budgetary purposes, we recommend budgeting for the Sunnyslope Drive sewer to be upsized from an 8-inch sewer to a 12-inch sewer from MH 008A at Rae Drive to MH F024 at Merton Avenue. This results in approximately 2,200 feet of sewer replacement within an asphalt paved Village street with a depth range of 11- to 16- feet using spoil backfill. A 2-inch asphalt patch would be provide as the street would be programmed for rehabilitation at a subsequent year through the Village Capital Improvement Program.

The estimated project cost for the Sunnyslope Drive Sewer Capacity Upgrade in 2015 dollars is shown below.

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 Re: Trunk Sewer Improvements
 February 5, 2015
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2,200 LF of 12 inch sanitary sewer replacement @ \$250/LF =	\$550,000
25% Contingencies, Administration and Engineering =	<u>\$137,500</u>
Total Project Cost =	<u>\$687,500</u>

It is anticipated that this project would be constructed in 2020. The project cost is anticipated to increase by 15% over the 2015 estimate or \$103,125, which would amount to a total cost of \$790,625.

Sewer Service Area Summary

The anticipated development units (DUE's) within Areas A and B are shown in "Exhibit – Existing and Planned Development Sites, dated 2/3/2015".

		Future Devel. (DUE's)	Already Devel. (DUE's)	2020 Devel. Forecast (DUE's)	2035 Devel. Forecast (DUE's)
Area A	Bristlecone	4	0	4	4
	Windrush	58	0	46	58
	<i>Sandhill</i> Homestead Ph 1	<i>47 110</i>	0	0	47
	<i>Sandhill</i> Homestead Ph 2/3	<i>15 52</i>	0	0	15
	Area 4	<i>70 99</i>	0	0	35
	Fourwinds	119	118 ✓	1	1
	Traditions	21	21 ✓	0	0
	Mary Hill	74	73 ✓	1	1
	Area 1	<i>42,72 86 114</i>	0	0	22
	Homestead Ph 3	10	0	0	10
	Area 2	<i>96 69</i>	0	0	20
	Fourwinds West	48	0	38	48
	Other Area 3	<i>14 41</i>	0	0	4
	<i>OVERLOOK</i> Jungbluth North 40	15 47	0	0	7
	Hilger Farms	0	0	0	0
	Sunnyslope Drive	0	0	0	0
	Subtotal	<i>677 856</i>	212	90	272
Area B	Sanctuary	34	0	27	34
	Riverwalk	74	0	74	74
	Subtotal	108	0	101	108

CCC Multi 150
Paradise 47

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Regional Availability Charge Summary

Improvement C Cost	\$1,325,050/785 DUE's = \$1,690
Arlene Drive Pumping Station Upgrade Cost	\$181,850
Sunnyslope Drive Sewer Capacity Upgrade Cost	<u>\$790,625</u>
Total	<u>\$972,475/677 DUE's = \$1,440</u>

North Side Area A RSAC = \$3,130/DUE
North Side Area B RSAC = \$1,690/DUE

If you have any questions with the above information, please feel free to call me.

Very truly yours,

RUEKERT & MIELKE, INC.

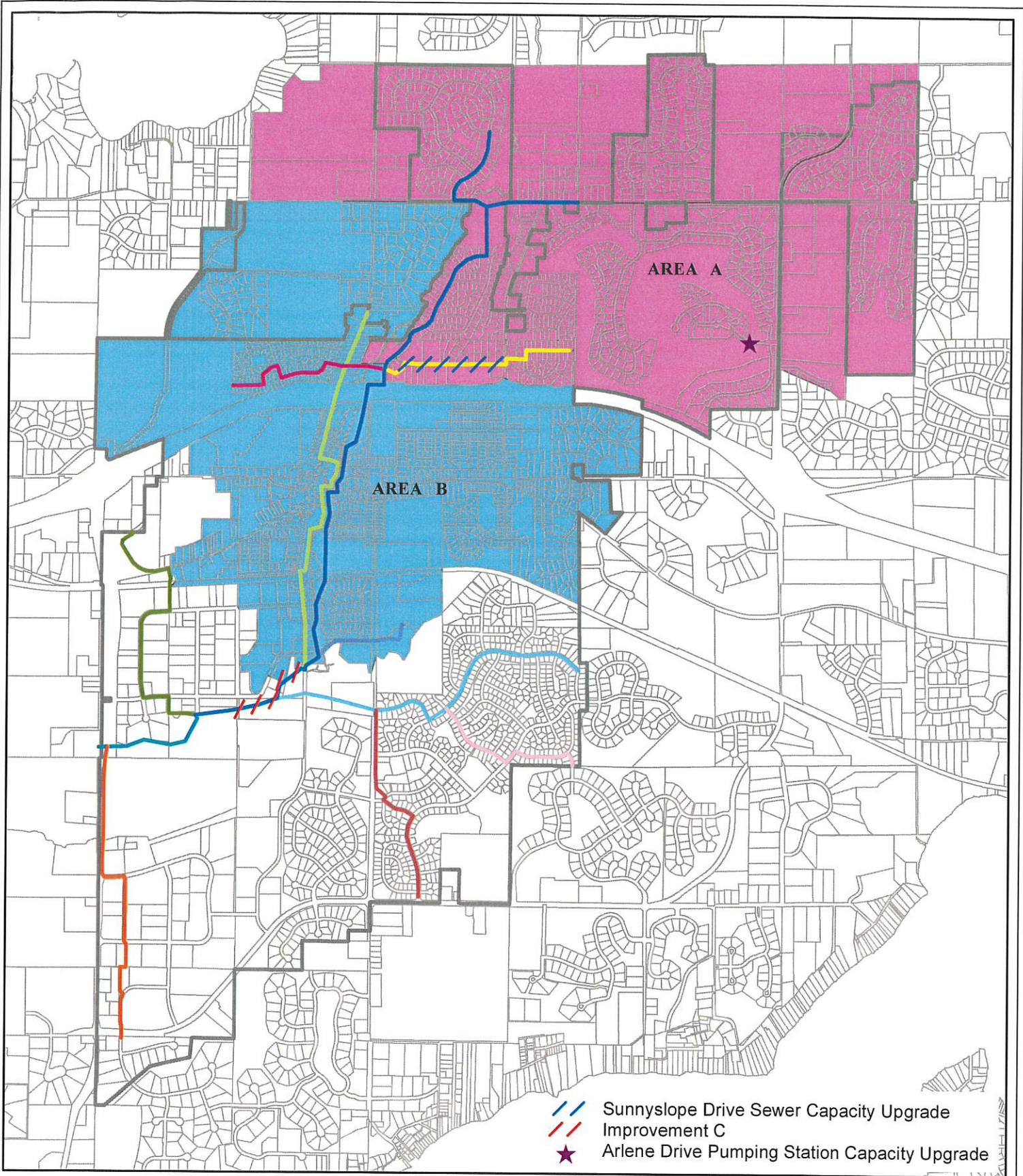


Ryan T. Amtmann, P.E. (WI, IL)
Principal/Vice President
ramtmann@ruekert-mielke.com

RTA:sjs

Enc: Exhibits: North Side Regional Sewer Availability Charge, dated 2/5/2015
Existing and Planned Development Sites, dated 2/3/2015

cc: Jerad J. Wegner, P.E., Ruekert / Mielke, Inc.
File



 Sunnyslope Drive Sewer Capacity Upgrade
 Improvement C
 Arlene Drive Pumping Station Capacity Upgrade

Legend

-  TRUNK SEWER 1
-  TRUNK SEWER 2
-  TRUNK SEWER 3
-  TRUNK SEWER 4
-  TRUNK SEWER 5
-  TRUNK SEWER 6
-  TRUNK SEWER 7
-  TRUNK SEWER 8
-  TRUNK SEWER 9
-  TRUNK SEWER 10
-  DELA-HART INTERCEPTOR
-  Civil Division

Exhibit

North Side
Regional Sewer Availability Charge

February 5, 2015
Village of Hartland
Waukesha County, Wisconsin

