

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

Roll Call

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

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of the November 16, 2020 meeting.
2. Discussion/possible action for Sandhill Condominium Development PUD Petition General Development Plan.
3. 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.
4. Adjourn.

Tim Rhode, Village Administrator

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: www.villageofhartland.com (Government/Agendas and Minutes). Notice: Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Darlene Igl, WCPC/CMC, Village Clerk, at 262/367-2714. The Municipal Building is handicap accessible.

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

To participate in the Village of Hartland "Zoom" meeting with video,
<https://us02web.zoom.us/j/87332036531?pwd=SVdPUUnNLbmFSNXh1UEZmYnE3a3NqZz09>

Joint Architectural Board/Plan Commission Agenda

Monday, December 21, 2020

Page 2

To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.
The Meeting ID is 873 3203 6531 and the passcode is 409145.

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AND VILLAGE BOARD MINUTES
MONDAY, NOVEMBER 16, 2020
7:00 PM
BOARD ROOM & ZOOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Jeff Pfannerstill, James Schneeberger, Tim Hallquist, Ann Wallschlager. And Jeff Bierman. David de Courcy-Bower and Dino Xykis attended via Zoom.
Others Present: Administrator Rhode, Ryan Amtmann, Attorney De La Mora, Building Inspector Hussinger, Clerk Igl and Deputy Clerk Bushey via Zoom.
Call to Order- 7:02 pm.

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of October 19, 2020.

Motion (Wallschlager/Xykis) to approve the minutes for the meeting on October 19, 2020.
Carried (7-0).

2. Architectural Board review and consideration of a sign for Stop N Go, 101 E. Capitol Dr-

Building Inspector Hussinger said it does meet the code requirements and it is internally lite. He said it is replacing existing illuminating signs. There was discussion on message board greeter. deCourcy-Bower asked if the BID approved the signs and Hussinger said yes. Cindy Bluske a representative for Stop N Go was present via Zoom and said there is a dimmers so it would not be so bright and is customizable. Pfannerstill commented that it should have the same guidelines as the Citgo gas station down the road. Hussinger commented that illumination is reduced at certain times which he thinks is 10 pm. Xykis commented he is comfortable with the sign if Hussinger is.

Motion (Xykis/deCourcy-Bower) to approve the application for a sign for Stop N Go, with the condition working with Hussinger and the same rules and regulations as Citgo. Carried (7-0).

3. Architectural Board review and consideration of sign for Aquatech, 1150 James Drive-

Hussinger said the proposed sign is composite aluminum and plastic board. There will be no electrical or extra lighting and meets the Hartland sign standards.

Motion (Hallquist/Schneeberger) to approve the sign for Aquatech, 1150 James Drive. Carried (7-0).

4. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for the property owned by 227 Investments, N26 W30227 Maple Ave, Town of Delafield-

Administrator Rhode commented this is extraterritorial and is outside of our reach for sewer and water limits.

Motion (deCourcy-Bower/Xykis) to approve the Extraterritorial Certified Survey Map. Carried (7-0).

5. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for the Haubner Property, N28 W29721 Oakwood Grove Rd. Town of Delafield.

It was explained this is extraterritorial where they are combining 6 tax keys into 2 tax keys. deCourcy-Bower asked if there were any concerns and there were none.

Motion (deCourcy-Bower/Xykis) to approve the Extraterritorial Certified Survey Map. Carried (7-0).

6. Architectural Board/Plan Commission and Village Board review and consideration of items related to development of HAV 0423-981 located on 401 Campus Drive east of Lake Country Lutheran-

- a. The noticed public hearing opened by the Village President-

Public Hearing opened at 7:26 p.m.

Paul Decker commented on the development.

- b. The public hearing may be closed by a duly made motion by a Trustee-

Motion (Ludtke/Anson) to close the public hearing. Carried (7-0).

- 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:

Representatives from Rinka gave a brief overview again of the project. 150-unit apartment units in 6 buildings on 16.92 acres, the main street through the development will have parallel parking on both sides, there will be connectivity to existing trails and meets zoning code for parking. The roads and utilities will be private and green space will be maintained in between the buildings.

- (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-

Wallschlager asked if cars could still drive by both ways on the street that had parallel parking. It was stated that yes traffic would be able to drive both ways on the main street.

Attorney De La Mora said the PUD agreement is substantially finished except for a few exhibits which are forthcoming, and he doesn't see any issues with the agreement. He said the Village Board will need to approve the PUD agreement which incorporates the rezoning. He said the PUD agreement will also provide continuous building of the development until it is finished. De La Mora said the letter of credit has been worked out and the utilities will be privately owned. He said it will also result in the creation of the south lot.

Motion (deCoursey-Bower/Hallquist) to approve and send to the Village Board. Carried (7-0).

- 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 indicted in the notice in 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-

Ludtke asked Attorney De La Mora how long he thinks it will be for the exhibits he is waiting on, Del La Mora said he anticipates it this week or next. He also said this will not be approved by staff until all exhibits are complete.

Meyers asked if anything needed to be done regarding the entrances. Rhode said we have asked for a letter of credit so things can be completed if need be. Trustee Ludtke asked about any parking signs. Rhode said it is private property so he wasn't sure how that would be addressed. Lake Country Lutheran representative said we will have to police them ourselves.

Motion (Connor/Anson) to accept the recommendation of the Plan Commission and move this project forward. Carried (7-0).

7. Presentation by Village Engineer Ryan Amtmann related to Water/Sewer Capacity in the North East Section of the Village-

Amtmann said the info and his memo was included in the packet and relates to the growth in the Village and how it relates to Water and Sewer. He went over the recent developments in the Village. He also went over the recent developments regarding the density. He went on to say that Ruckert-Mielke 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. The last review was done in 2015 which identified several issues.

He went on to explain the exhibit and said all Village wastewater runs thru the area by the Department of Public Works on the North side of the Village and is shared with Delafield. They have met with Village staff to discuss what the likely development densities could be and he explained their findings.

He went over the densities in the Village and said the recent Sunnyslope project was done to eliminate the bottleneck.

8. Announcements-

There were none.

9. Adjournment of Architectural Board/Plan Commission-

Motion (Xykis/Bierman) to adjourn. Carried (7-0).

10. Adjournment of Village Board of Trustee-

Motion (Dorau/Wallschlager) to adjourn. Carried (7-0).

Meeting adjourned at 8:07 pm.

Respectfully submitted by
Recording Secretary,

Deidre Bush y, Deputy Clerk

MEMO

TO: Tim Rhode, Village Administrator
 FROM: Ryan Amtmann, Village Engineer
 DATE: December 16, 2020
 SUBJECT: Sandhill Condominiums - Petition for Rezone and PUD

BASIC INFORMATION	
Project Name	Sandhill Condominiums
Applicant Name	Siepmann Realty Corporation
Consulting Planner and/or Engineer	Pinnacle Engineering Group
Existing Zoning	RS-1 Residential Single Family
Requested Zoning	Rm-3 PUD Multiple-Family Res
Address/Abbreviated Legal	Tax Key HAV0388989001 LONGMEADOW DEVELOPMENT LLC W240N1221 PEWAUKEE RD, WAUKESHA, WI 53188
Comprehensive Land Map Designation	Low Density Res 1 to 2.5 u/a

ADJACENT LAND USE/ZONING MATRIX		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Single Family	Town of Merton Single Fam Res
South	N/A	Village of Hartland Windrush RS-1
East	Single Family Res	Town of Lisbon Walnut Grove Single Fam Res
West	Public/Institutional	Village of Hartland RS-1 Residential Single Fam

Siepmann Realty Corporation submitted a General Development Plan for the proposed Sandhill Development with documents dated December 21, 2020 which include:

- Petition for Planned Unit Development Overlay
- Development Proposal, dated December 21, 2020 consisting of 26 pages
- General Development Plan – Exhibit – dated November 30, 2020
- Rezoning Petition will be submitted with next submittal

Initial Staff Comments

1. Applicant should submit a Petition for Rezoning with the next submittal. This will include a Rezoning Exhibit. The rezoning process will proceed in parallel with the PUD petition.
2. The proposed 110 units on 59.26 acres amounts to 1.86 units/acre. This falls within the RS-1 allowable density range of between 1 to 2.5 units/acre. However, the proposed units are 33 two family buildings and 11 four family buildings. The Plan Commission should consider if it desires two and four family buildings within this area.
3. The joined structures will require this parcel to be rezoned from RS-1 to RM-3. The RM-3 class requires the development of a PUD.
4. Applicant is proposing private utilities (sanitary sewer, water main, storm sewer), roadways and trails.

5. Applicant supports the perimeter trail to be asphalt and privately constructed/owned/maintained along with allowing the general public to utilize this trail. The internal trails would be signed for private use only.
6. The water system is proposed to be privately owned. There will be a master water meter pit at the southerly entrance to the development. The Village will provide the meter and perform testing on the meter once annually. The Developer will own the meter pit and equipment (other than the meter). Typical of other private developments, the Village will enter into a fire hydrant maintenance agreement whereby the Village will flush and perform routine maintenance to the fire hydrants through the development.
7. A critical component of the regional water system is for there to be a future water main connection between Sandhill and Overlook Trails, through the 40-acre parcel that the CTH KE will be relocated through. The landowner for the 40-acre parcel is the same ownership group as the landowner for Sandhill. The current landowner of the 40-acre parcel supports the recording of an instrument against the 40-acre parcel that states something along the lines of:
 - a. “Upon commencing with any development upon this 40-acre parcel there shall be a water main installed and connected from Sandhill to Overlook Trails to complete a water loop as shown in various planning documents related to Northeast Area development. In addition, the Northeast Area planning documents show a future water well and transmission main within the 40-acre parcel. Upon commencing with any development upon this 40-acre parcel there shall be necessary easements provided to allow for the Village to construct water well and transmission main at the time of its choosing.”
 - b. R/M should prepare a brief technical memo and exhibit that describes the Northeast Area development that the above general language can be referred to.
8. Emergency access to Teri Lane in the Town of Lisbon. Applicant supports the construction of an emergency access drive from the cul-de-sac on Court B to Terri Lane in the Town of Lisbon. This would be set up similar to the emergency access drive from the Sanctuary of Hartland development to Woodlands Court which includes break off bollards to only allow emergency traffic. This access drive doubles as a pedestrian connection. Applicant should engage with the Town of Lisbon to confirm that they desire this access drive to connect.
9. There is an Isolated Natural Resource Area along the northern most portion of the property. The condo units will not be within the INRA. A portion of the proposed paved path will traverse the INRA. Applicant should verify that there are not issues with locating the paved path within the INRA.
10. Applicant has shown on the GDP exhibit 4 proposed stages of work. Applicant should identify the anticipated timing for the 4 stages of work.
11. The entire development will be under the incorporate Condominium Association with by-laws and declarations

PUD Section 46-806 (2)b – General Development Plan checklist

- Location of public and private roads, driveways, sidewalks and parking facilities –
 - Applicant has adequately provided location information of their proposed private roads, driveways and pathways.
- Architectural plans, elevations and perspective drawings and sketches illustrating the design/character of proposed structures
 - Applicant has adequately provided architectural information illustrate the design/character of the proposed structures.
- Existing and proposed locations of sanitary sewer, water supply and stormwater drainage facilities

- Applicant has adequately shown existing and proposed locations of sewer, water and storm facilities. The utilities and stormwater management plan will be developed to follow the regional infrastructure plans that the Village has created.
- Existing and proposed locations of private utilities or other easements
 - The applicant has completed a survey and initial layout of the proposed development entitled, General Development Plan (GDP). This exhibit shows the locations of known existing utilities and known existing easements. As a part of the precise plans the applicant will develop a condominium plat that will show the locations of planned private utilities and other necessary easements.
- Characteristics of soils
 - Applicant has shown the soil characteristics on the GDP exhibit.
- Existing topography – ID areas > 12% slopes
 - Existing topography is shown on the GDP exhibit. There do not appear to be any slopes in excess of 12%.
- Staging plan.
 - Applicant has shown on the GDP exhibit 4 proposed stages of work. Applicant should identify the anticipated timing for the 4 stages of work.

RTA:rt



VILLAGE OF HARTLAND
PETITION FOR:



[X] NEW PLANNED UNIT DEVELOPMENT OVERLAY PETITION
(REQUIRES 2 PLAN COMMISSION MEETINGS AND MAY INCLUDE UP TO 3 VILLAGE BOARD MEETINGS. DURING ONE OF THE VILLAGE BOARD MEETINGS A PUBLIC HEARING SHALL BE HELD)

OR

[] AMENDMENT TO EXISTING PLANNED UNIT DEVELOPMENT
(REQUIRES 2 PLAN COMMISSION MEETINGS AND MAY INCLUDE UP TO 3 VILLAGE BOARD MEETINGS. DURING ONE OF THE VILLAGE BOARD MEETINGS A PUBLIC HEARING SHALL BE HELD)

FEE: \$150.00 + \$1,000 Professional Fee Deposit

Table with 2 columns: Date, Fee Paid; Date Filed, Receipt No.

1. Name: Longmeadow Development, LLC / Sandhill Condominiums

Address of Owner/Agent: c/o Siepmann Realty Corporation
W240 N1221 Pewaukee Road, Waukesha, WI 53188

Phone Number of Owner/Agent: 262-650-9700 (Jim Siepmann)

FAX No. 262-650-9710 E-mail jim@siepmannrealty.com

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.

Present Use - Agriculture

Intended Use - Sandhill Condominiums

33 Two-Family Buildings (66 Units) & 11 Four-Family Buildings (44 Units) Total 110 Units

Longmeadow Development, LLC

Signature of Petitioner By: James P. Siepmann, Managing Member

W240 N1221 Pewaukee Road, Waukesha, WI 53188
Address

262-650-9700
Phone

**Village of Hartland
Professional Services Reimbursement Form**

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

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

Project Name: Sandhill Condominiums

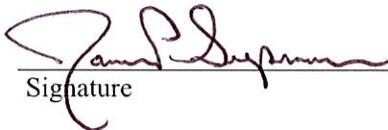
Submit invoices to: Responsible Party Property Owner

Responsible Party:

Longmeadow Development, LLC

By: James P. Siepmann

Printed Name


Signature

11/25/2020
Date

W240 N1221 Pewaukee Road

Street Address

Waukesha

City

WI

State

53188

Zip

Phone 262-650-9700

E-Mail jim@siepmannrealty.com

Property Owner Name:

By: James P. Siepmann

Longmeadow Development, LLC

Printed Name

c/o Siepmann Realty Corporation

W240 N1221 Pewaukee Road

Street Address


Signature Managing Member

11/25/2020
Date

Waukesha

City

WI

State

53188

Zip

Phone 262-650-9700

E-Mail jim@siepmannrealty.com

INTERNAL USE ONLY

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

DEVELOPMENT PROPOSAL



December 21, 2020



EXPERIENCED
LAND EXPERTS.

EXCEPTIONAL
SERVICE.

SANDHILL CONDOMINIUMS GENERAL DEVELOPMENT PLAN

1) Comprehensive Plan:

- Low Density Residential 1-2.5 Units/Acre. Sandhill 1.86 Units/Acre
- Zoning – RS-1 Residential Single Family

2) General Land Use Around Sandhill Parcel:

- East – Walnut Grove -- Town of Lisbon – Single Family Residential
- South – Windrush Subdivision – Village of Hartland -- Single Family Residential
- West – Proposed Future Addition to Sandhill – Village of Hartland
- North – Town of Merton – Single Family Residential

3) Area Calculations:

- Total Site 59.26 Acres
- Impervious Area 17.28 Acres (29.2%)
- Green Space 41.98 Acres (70.8%)

- 33 Two-Family Buildings (66 Units)
- 11 Four-Family Buildings (44 Units)
- 44 Total Buildings (110 Units)

- Density – 110 Units/59.26 Acres = 1.86 Units/Acre

4) Improvements

Total Road Length– 4,448 L.F.

Path Length– 9,536 L.F.

Utilities Ownership:

- Sewer Private*
- Water Private*
- Storm Water Private*
- Streets Private*
- Curb Private*
- Walking Trails Private* or Public
- Storm Water Ponds Private*

* Private Trails – Owned and Managed by the Sandhill Condominium Association

5) Financial Information – Anticipated Sales:

66 Duplex Units x \$450,000* =	\$29,700,000
44 Four Plex Units x \$400,000* =	<u>\$17,600,000</u>
Total Value	\$47,300,000

* Proposed Sale Price

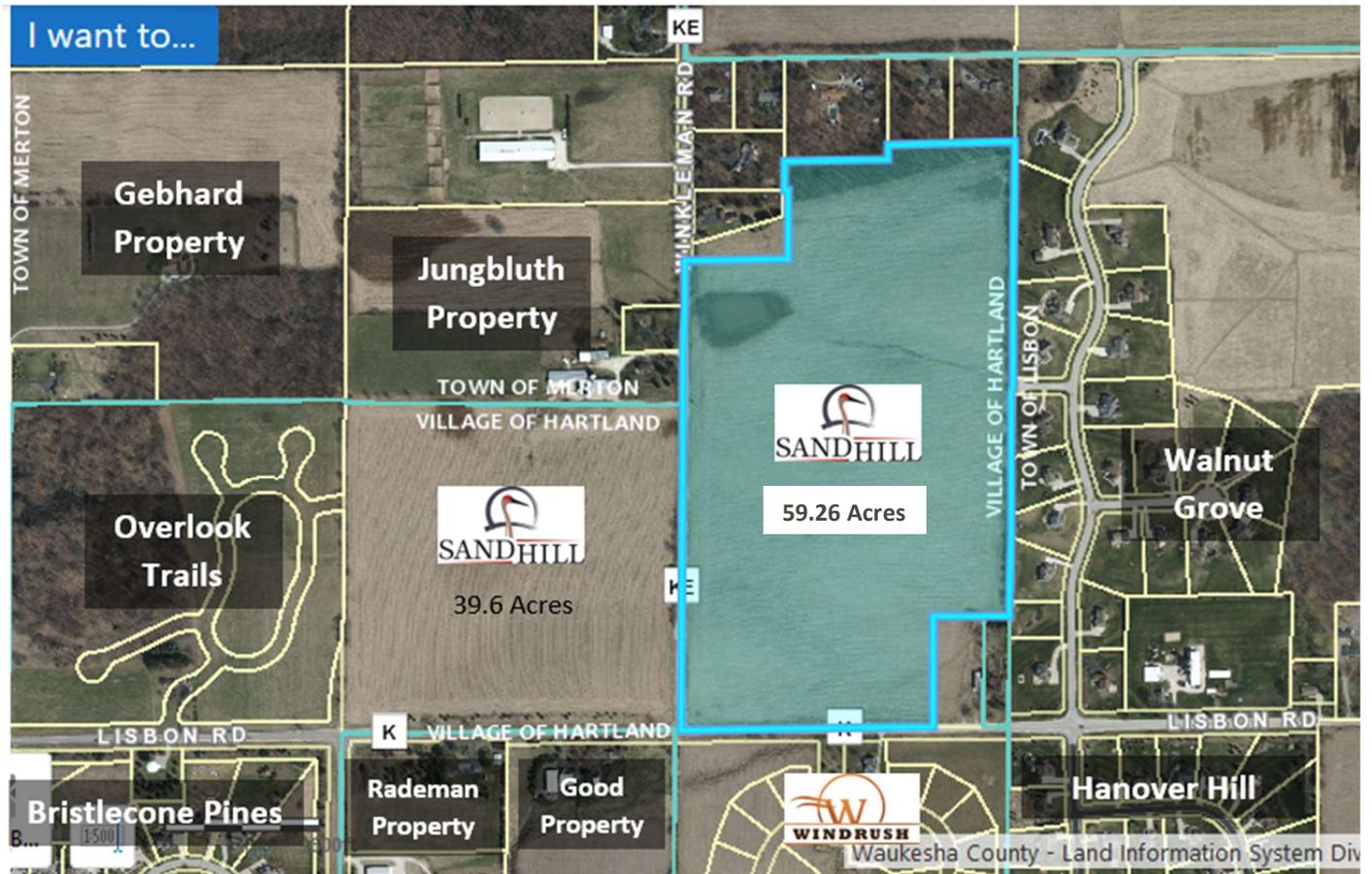
Improvement Costs: To Be Determined

6) Organizational Structure of Property Owner's Association:
Incorporated Association with By-Laws

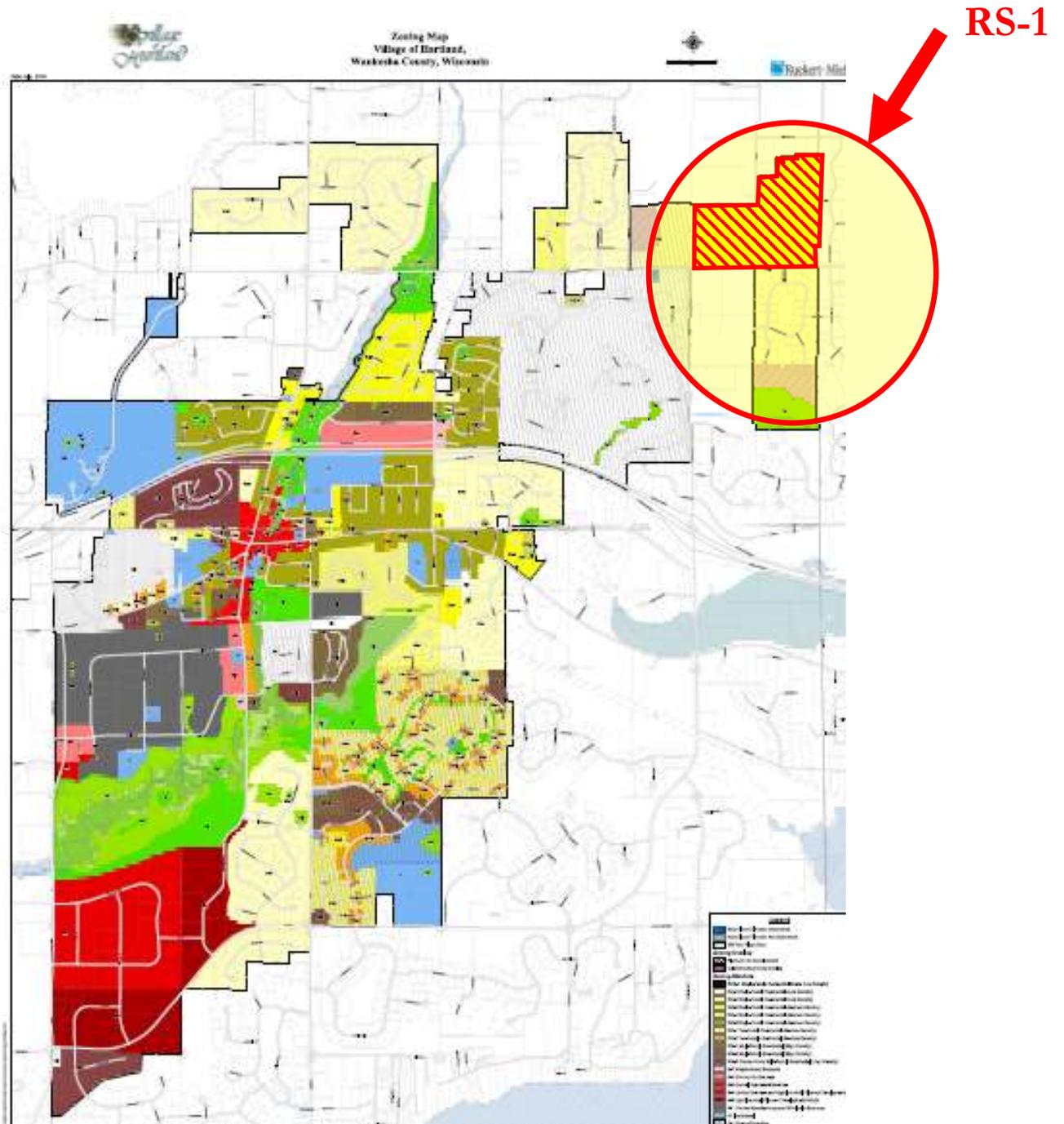
7) Proposed Departures from Standard Development:

- A) Private Utilities – Sewer, Water and Storm Sewer
- B) Private Streets
- C) Yard Regulations for Front, Side and Rear will be Reduced
- D) Street Grades Increased
- E) Condominium Plat vs. Regular Plat
- F) Paved Recreation Trails vs Sidewalks

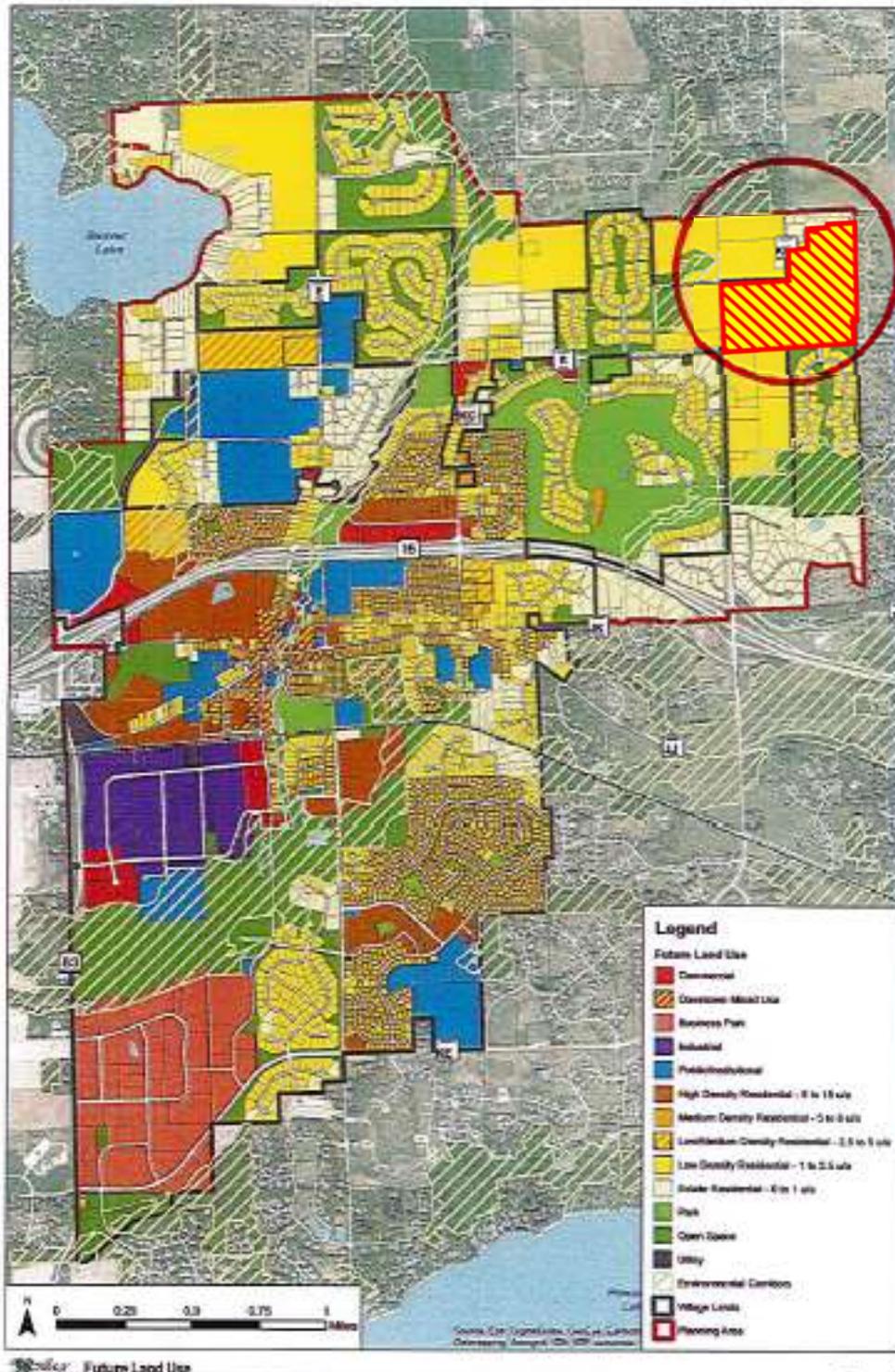
LOCATION MAP



VILLAGE OF HARTLAND ZONING MAP

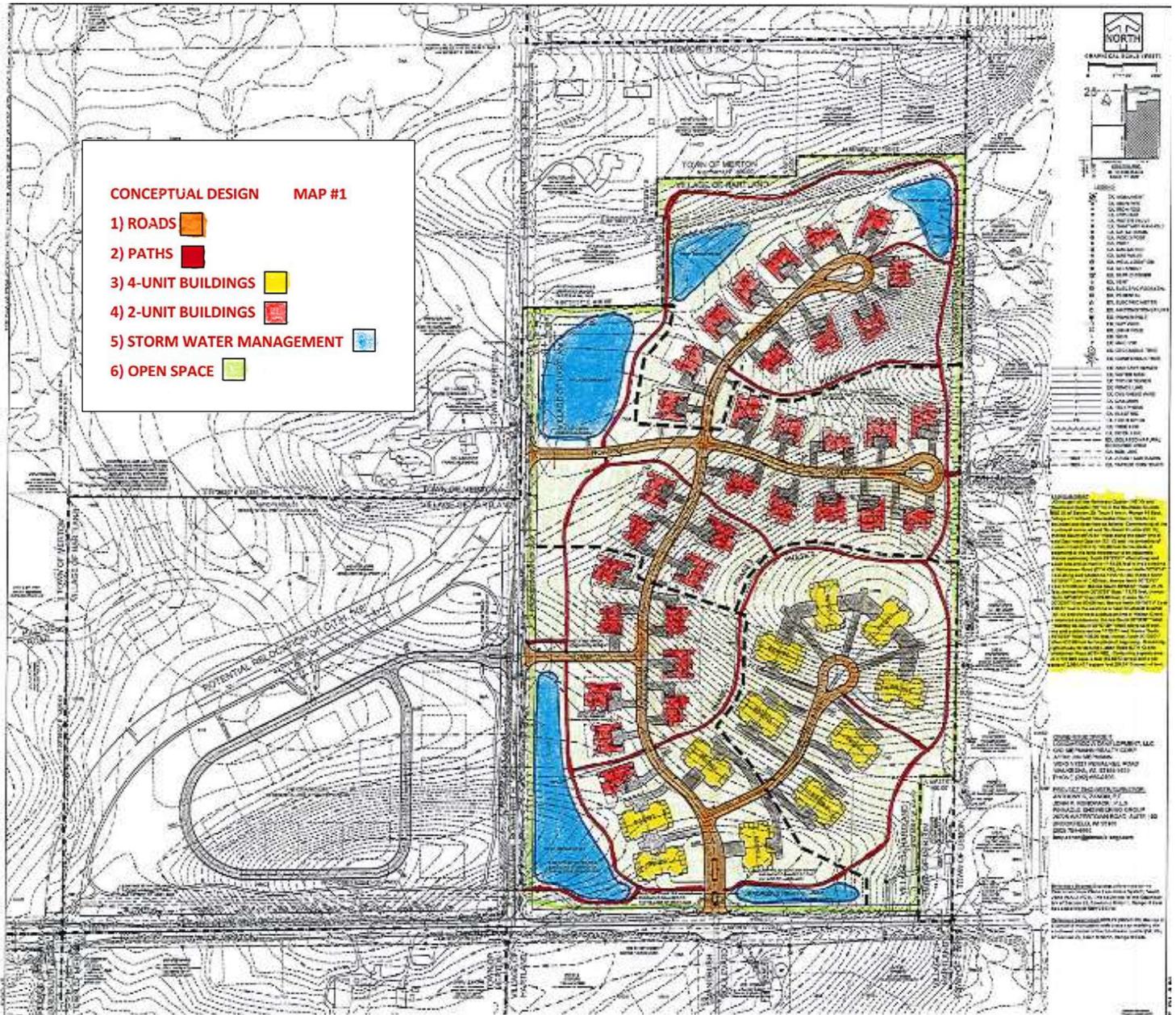


VILLAGE OF HARTLAND LAND USE PLAN



Low Density Residential
1-2.5 units/acre

CONCEPTUAL DESIGN



MASTER TRANSPORTATION PLAN

CTH KE Relocated & Winkleman Rd Vacated



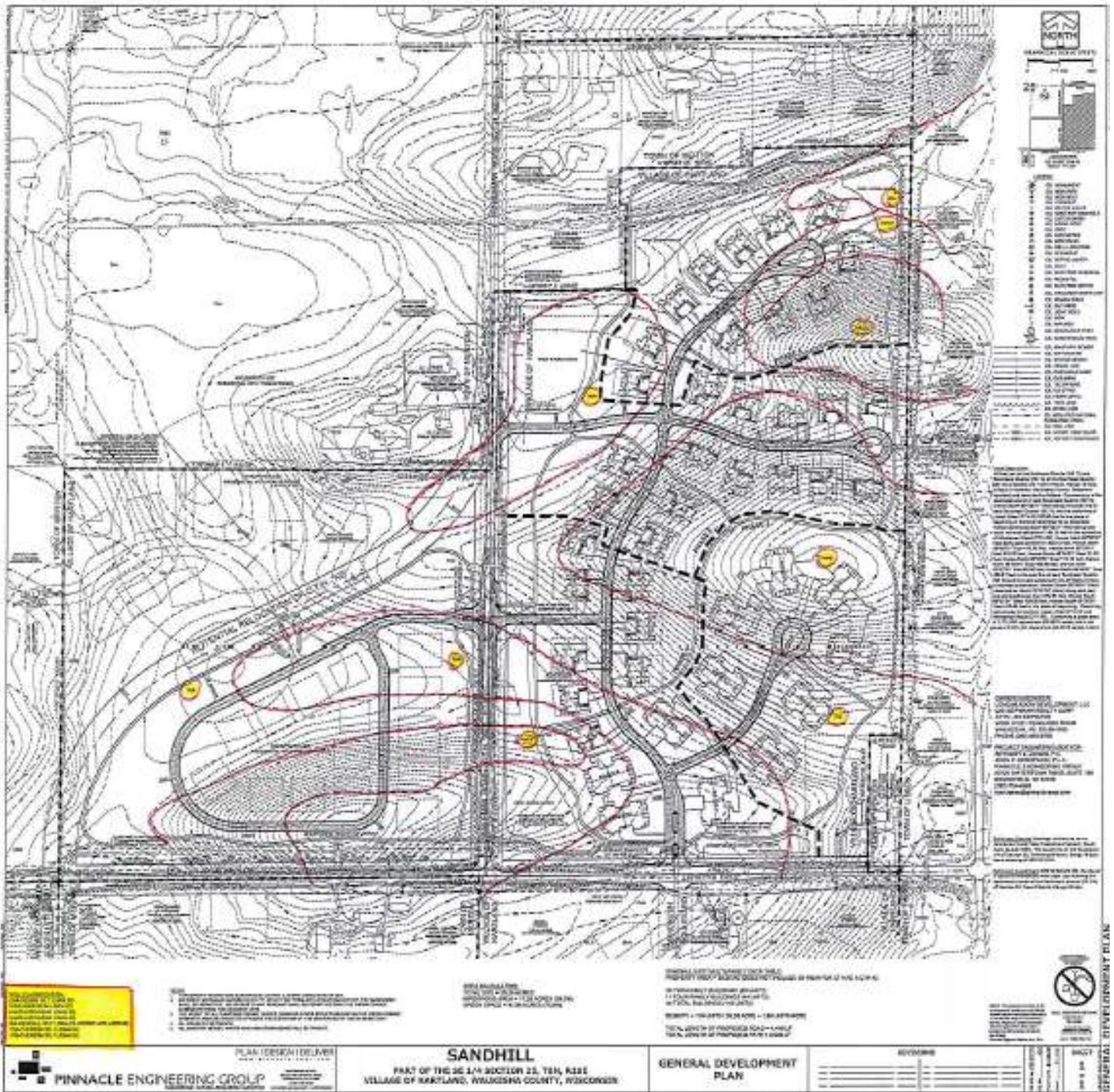
AERIAL VIEW MAP #2



PHASE MAP-FOUR PROJECT PHASES



SOIL MAP



2-FAMILY RENDERING



2-FAMILY ELEVATIONS & FLOORPLANS



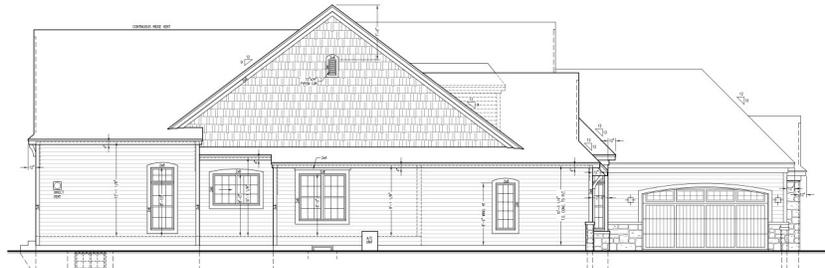
THE CASTILLIAN ELEVATIONS



2-FAMILY ELEVATIONS & FLOORPLANS



THE DARTMOOR ELEVATIONS



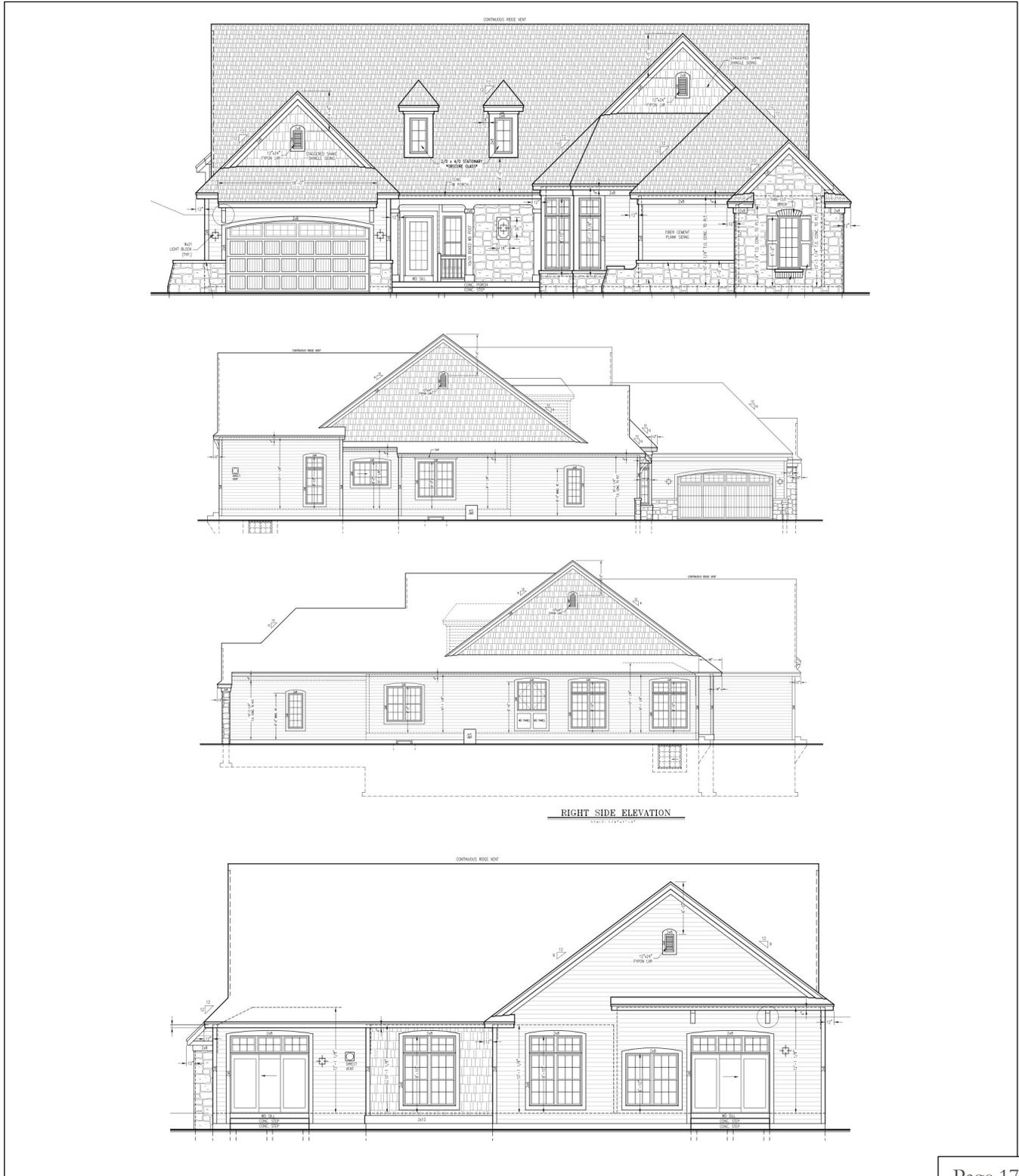
RIGHT SIDE ELEVATION



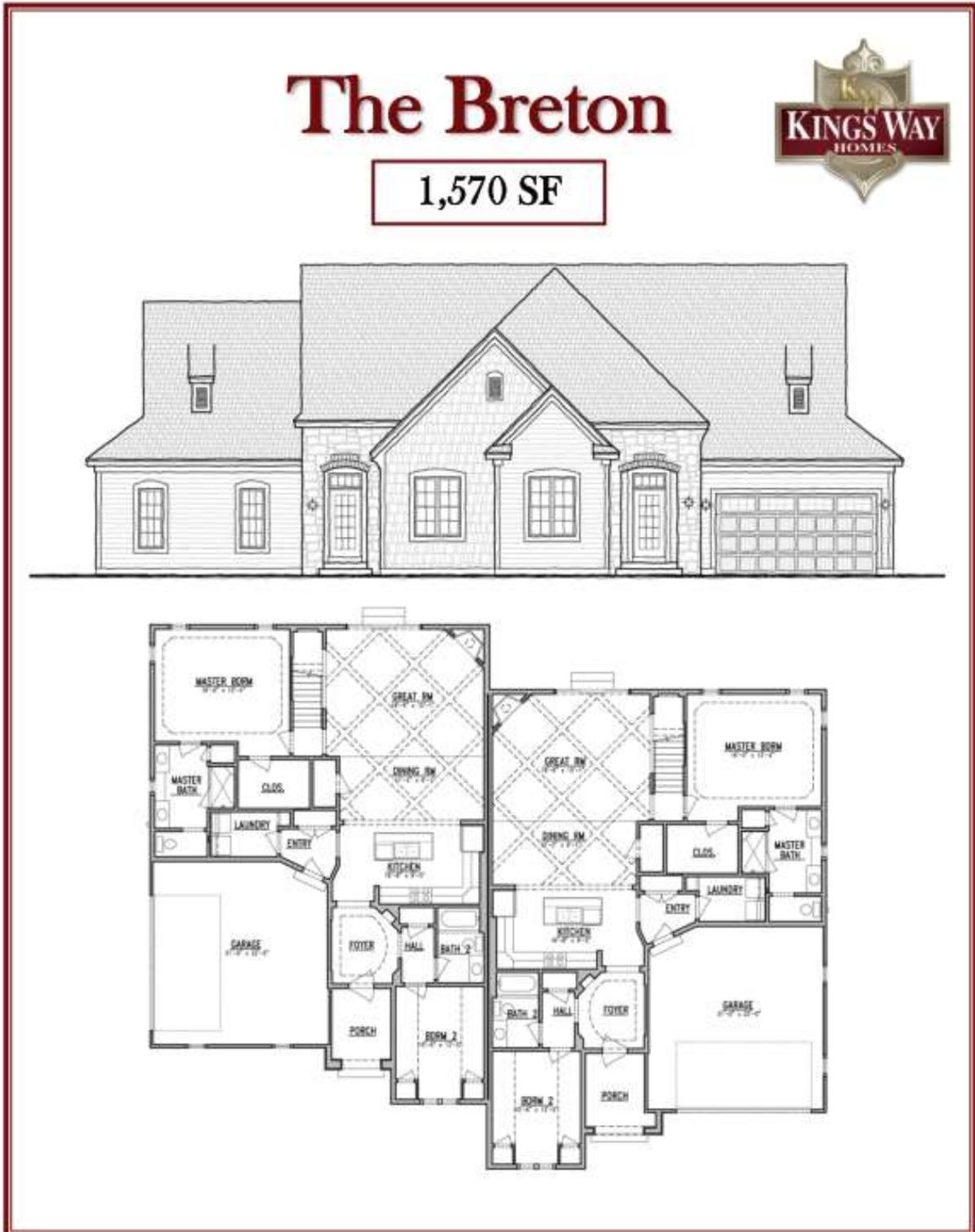
2-FAMILY ELEVATIONS & FLOORPLANS



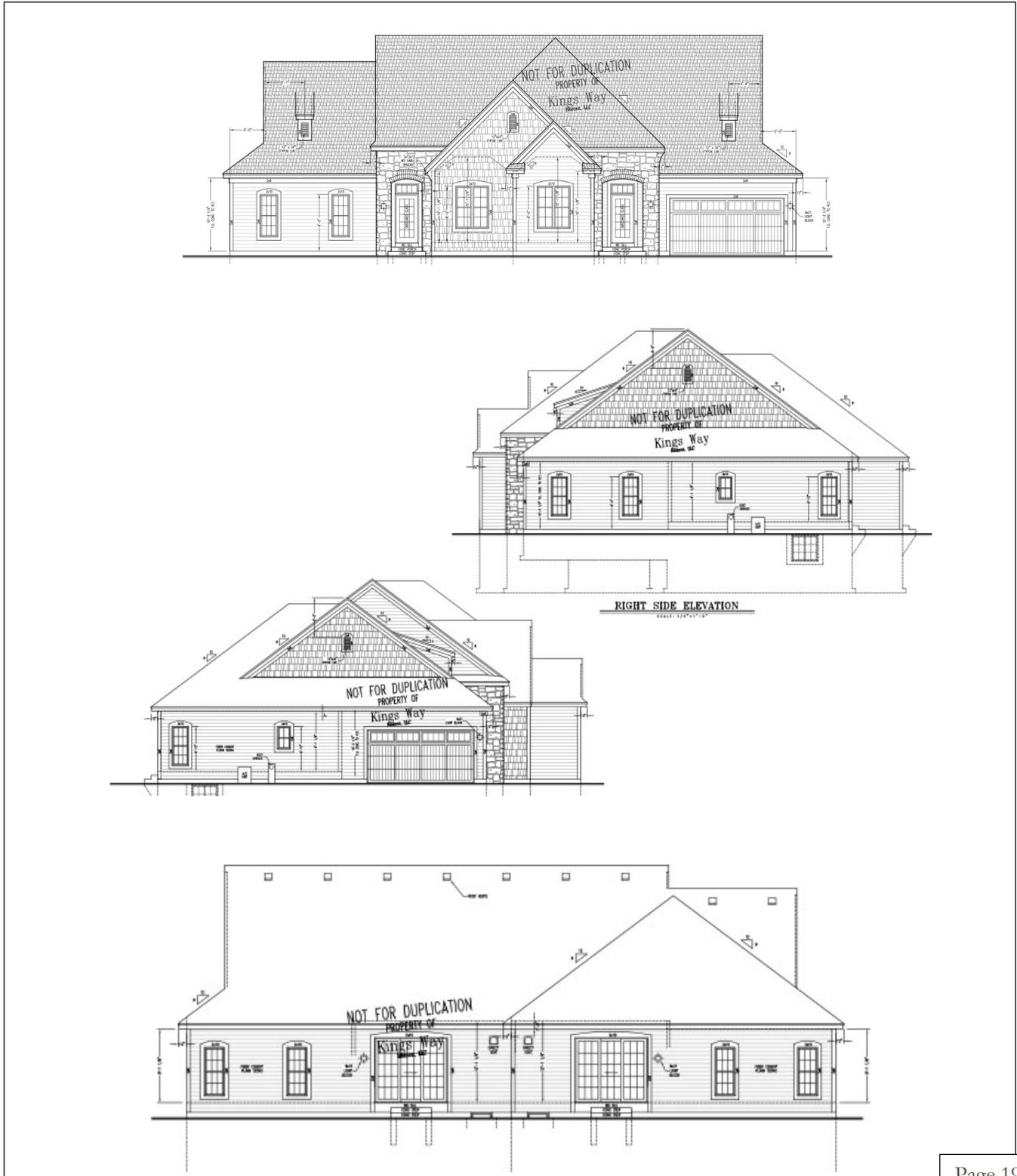
THE ESTONIAN ELEVATIONS



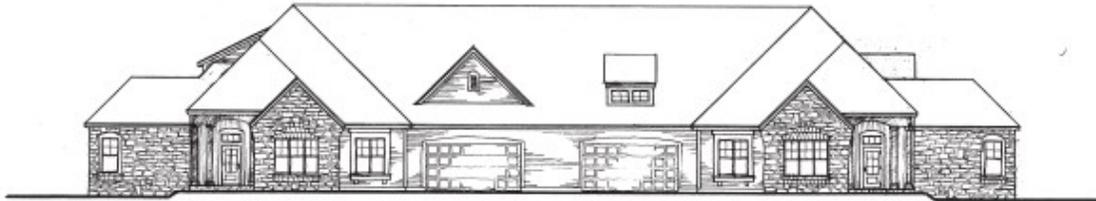
2-FAMILY ELEVATIONS & FLOORPLANS



THE BRETON ELEVATIONS



DOUBLE DUPLEX (4-FAMILY) ELEVATION A



FRONT ELEVATION - A



LEFT ELEVATION

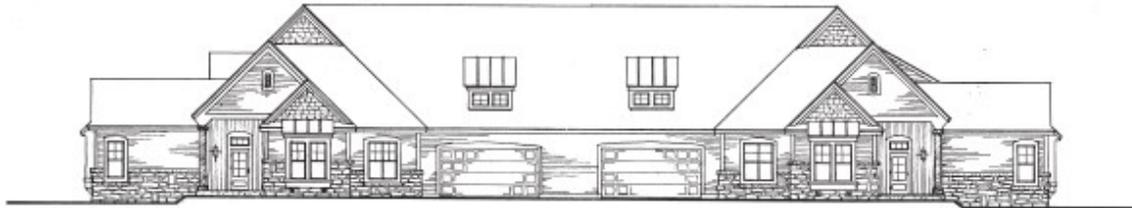


RIGHT ELEVATION



REAR ELEVATION

DOUBLE DUPLEX (4-FAMILY) ELEVATION B



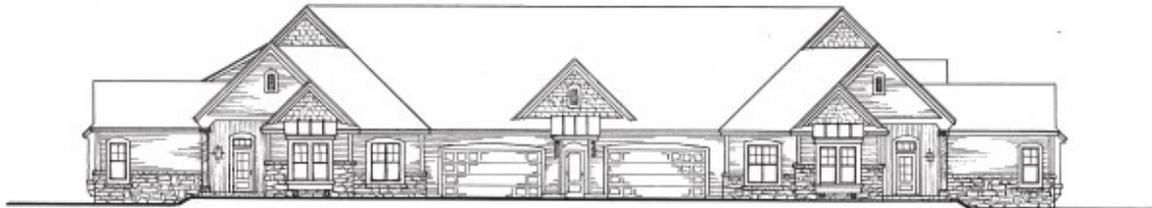
FRONT ELEVATION



LEFT ELEVATION

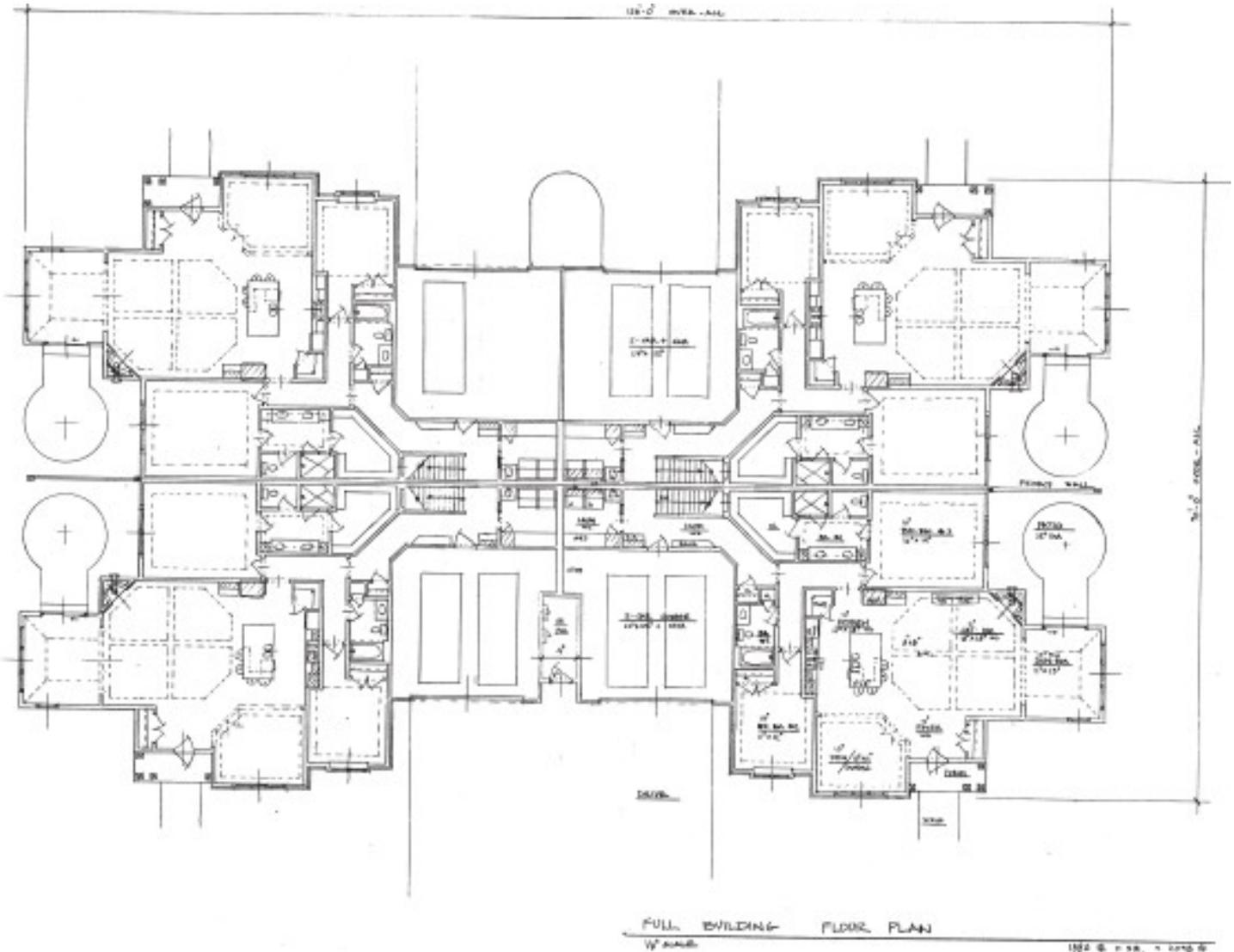


RIGHT ELEVATION

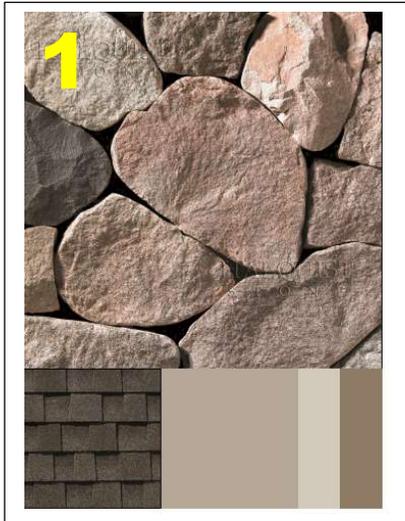


REAR ELEVATION

DOUBLE DUPLEX (4-FAMILY) FLOORPLAN



COLOR PALLETTES



**ARTICLES OF INCORPORATION
OF
SANDHILL CONDOMINIUM ASSOCIATION INC.**

SANDHILL CONDOMINIUM ASSOCIATION INC., a nonstock, nonprofit corporation organized under Chapter 181 of the Wisconsin Statutes, hereby adopts the following Articles of Incorporation:

**ARTICLE I
NAME**

The name of the corporation is Sandhill Condominium Association Inc. (hereinafter referred to as the "Association").

**ARTICLE II
PERIOD OF EXISTENCE**

The period of existence of the Association is perpetual.

**ARTICLE III
PURPOSE**

The Association is organized to serve as an association of unit owners (as described in Section 703.15 of the Wisconsin Statutes) for Sandhill Condominium created under Chapter 703 of the Wisconsin Statutes, located in the Village of Hartland, Waukesha County, Wisconsin. The purpose of the Association is to provide for the acquisition, construction, management, maintenance and care of the common elements of said condominium and other property for which the Association is responsible and to exercise the powers, carry out the responsibilities, and otherwise engage in any lawful activity authorized and permitted by Chapter 703 of the Wisconsin Statutes. No part of the net earnings of the Association may inure to the benefit of any private individual (other than any benefit received by a member as a result of the Association's performance of its functions described in the previous sentence) and other than by a rebate of excess membership dues, fees or assessments). 2

**ARTICLE IV
MEMBERS**

The Association shall have members. Membership provisions (including the designation of classes, if any, and the method of acceptance of members of each such class) shall be set forth in the Bylaws of the Association (the "Bylaws"). The respective voting rights of the members of the Association shall be as set forth in the Bylaws and that certain Declaration of Condominium for Sandhill Condominium recorded in the office of the Waukesha County Register of Deeds (the "Declaration").

**ARTICLE V
PRINCIPAL OFFICE**

The address of the principal office of the Association is 700 Pilgrim Parkway, Suite 100, Elm Grove, Wisconsin 53122. The principal office is located in Waukesha County, Wisconsin.

ARTICLE VI
REGISTERED AGENT

The name and address of the initial registered agent of the corporation is _____,
700 Pilgrim Parkway, Suite 100, Elm Grove, Wisconsin 53122.

ARTICLE VII
BOARD OF DIRECTORS

The affairs of the corporation shall be managed by a board of directors. The number of directors constituting the initial board of directors (the "Initial Directors") shall be three (3). Thereafter, the number and manner of election or appointment of directors and their terms of office shall be as provided in the Bylaws. The names and addresses of the Initial Directors are as follows:

Craig Caliendo
700 Pilgrim Parkway, Suite 100
Elm Grove, Wisconsin 53122

ARTICLE VIII
ACTION BY BOARD OF DIRECTORS WITHOUT A MEETING

Any action required or permitted by these Articles or the Bylaws to be taken by the board of directors of the Association may be taken without a meeting if a written consent, setting forth the action so taken, is signed by two-thirds (2/3) of the directors then in office.

ARTICLE IX
INCORPORATOR

The name and address of the incorporator Craig Caliendo Esq., 700 Pilgrim Parkway Suite 100, Elm Grove, WI 53122.

ARTICLE X
AMENDMENT OF ARTICLES AND BYLAWS

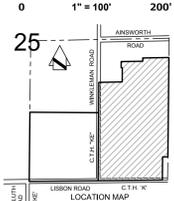
Any amendment to these Articles of Incorporation or the Bylaws that alters or abrogates the rights of the Declarant (as defined in the Declaration) or the Declarant's successors or assigns shall be null, void and of no force or effect unless it is approved in writing by the Declarant. This Article X may not be amended or deleted without the approval in writing of the Declarant.

Executed this ____ day of _____, 2021.

Craig A. Caliendo, Incorporator



GRAPHICAL SCALE (FEET)
0 1" = 100' 200'



- LEGEND:**
- EX MONUMENT
 - EX IRON PIPE
 - EX IRON ROD
 - EX HYDRANT
 - EX WATER VALVE
 - EX SANITARY MANHOLE
 - EX CATCH BASIN
 - EX WOOD POST
 - EX POST
 - EX GAS METER
 - EX GAS VALVE
 - EX WELL LOCATION
 - EX CLEANOUT
 - EX SEPTIC COVER
 - EX VENT
 - EX ELECTRIC PEDESTAL
 - EX PEDESTAL
 - EX ELECTRIC METER
 - EX AIRCONDITIONER UNIT
 - EX POWER POLE
 - EX GUY WIRE
 - EX LIGHT POLE
 - EX SIGN
 - EX MAILBOX
 - EX DECIDUOUS TREE
 - EX CONIFEROUS TREE
 - EX SANITARY SEWER
 - EX WATER MAIN
 - EX STORM SEWER
 - EX FENCE LINE
 - EX OVERHEAD WIRE
 - EX GAS MAIN
 - EX TELEPHONE
 - EX ELECTRIC
 - EX FIBER OPTIC
 - EX TREE LINE
 - EX DITCH LINE
 - EX ISOLATED NATURAL RESOURCE AREA
 - EX SOIL LINE
 - 1028 EX 2-FOOT CONTOURS
 - 1030 EX 10-FOOT CONTOURS

Legal Description:
All that part of the Northeast Quarter (NE 1/4) and Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 25, Town 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin bounded and described as follows: Commencing at the southeast corner of said Southeast Quarter (SE 1/4); thence South 89°23'51" West along the south line of said Southeast Quarter (SE 1/4) and the centerline of Lisbon Road (C.T.H. K) 100.00 feet to the place of beginning of the land hereinafter to be described; thence continuing South 89°23'51" West along said south line and centerline 118.25 feet to the centerline of Winkelman Road (C.T.H. KE); thence North 00°22'51" East along said centerline 185.15 feet; thence North 88°58'51" East 410.00 feet; thence North 00°22'51" East 270.00 feet; thence South 88°58'51" West 21.25 feet; thence North 00°22'51" East 113.75 feet; thence North 88°58'51" East 409.90 feet; thence North 00°22'51" East 60.00 feet; thence North 88°58'51" East 498.67 feet to the east line of said Southeast Quarter (SE 1/4) and the west subdivision line of Walnut Grove, a recorded subdivision; thence South 00°36'01" West (recorded as South 02°07'39" West) along said east line and subdivision line 187.21 feet; thence South 89°23'51" West 100.00 feet; thence South 00°36'01" West 435.69 feet to the place of beginning. Reserving right-of-way for existing Lisbon Road (C.T.H. K) as shown on the attached plan. Containing a gross area of 2,731,092 square feet (62.6972 acres) and a net area of 2,581,407 square feet (59.2106 acres) of land.

OWNER/SUBDIVIDER:
LONGMEADOW DEVELOPMENT, LLC
C/O SIEPMANN REALTY CORP
ATTN: JIM SIEPMANN
W240 N1221 PEWAUKEE ROAD
WAUKESHA, WI 53188-1659
PHONE (262) 650-9700

PROJECT ENGINEER/SURVEYOR:
ANTHONY S. ZANON, P.E.
JOHN P. KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
20725 WATER TOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
tony.zanon@pinnacle-engr.com

Reference Bearings Bearings referred to the Wisconsin State Plane Coordinate System, South zone (N.A.D. 1927). The south line of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East has a bearing of S89°23'51" W.

Reference benchmarks 1019.49 (NGVD 29) the top of a concrete monument with brass cap marking the southwest corner of the Southeast quarter (SE 1/4) of Section 25, Town 8 North, Range 18 East.



NOTE: The location and size of the underground structures and utilities shown herein have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc. Etc.
M.I.W. AREA 259-1181

CALL DIGGERS HOTLINE
1-800-243-6111
TOLL FREE

SANDHILL EAST MULTI-FAMILY DATA TABLE:
PROPERTY AREA = 59.26 AC (DOES NOT INCLUDE 50' ROW FOR CTH KE & CTH K)

33 TWO-FAMILY BUILDINGS (66 UNITS)
11 FOUR-FAMILY BUILDINGS (44 UNITS)
44 TOTAL BUILDINGS (110 UNITS)

DENSITY = 110 UNITS / 59.26 ACRE = 1.86 UNITS/ACRE

TOTAL LENGTH OF PROPOSED ROAD = 4,448 LF
TOTAL LENGTH OF PROPOSED PATH = 9,536 LF

AREA CALCULATION:
TOTAL SITE = 59.26 ACRES
IMPERVIOUS AREA = 17.28 ACRES (29.2%)
GREEN SPACE = 41.98 ACRES (70.8%)

- NOTES:**
1. TOPOGRAPHY SHOWN WAS SURVEYED BY JANNKE & JANNKE ASSOCIATES IN 2015.
 2. NO DIRECT VEHICULAR ACCESS TO CTH "K" OR CTH "KE" FROM ANY LOTS OR OUTLOTS OF THE SUBDIVISION SHALL BE PERMITTED. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED OVER THE VISION CORNER EASEMENTS FROM THE ADJACENT LOTS.
 3. THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT AREA IS LIMITED TO 24" ABOVE THE ELEVATION OF THE CENTERLINE OF THE INTERSECTION.
 4. ALL ROADS TO BE PRIVATE.
 5. ALL SANITARY SEWER, WATER MAIN AND STORM SEWER WILL BE PRIVATE.

- SOIL CLASSIFICATION:**
DGA-DODGE SILT LOAM (C)
HmB-HOCHHEIM LOAM (D)
HmC2-HOCHHEIM LOAM (D)
HmD2-HOCHHEIM LOAM (D)
KIA-KENDALL SILT LOAM (C-HYDRIC INCLUSIONS)
ThA-TERESA SILT LOAM (C)
ThB-TERESA SILT LOAM (C)

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATER TOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

SANDHILL
PART OF THE SE 1/4 SECTION 25, T8N, R18E
VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

GENERAL DEVELOPMENT PLAN

REVISIONS		SHEET
NO.	DATE	
		1
		2
		3

REG. NO. WI 767-00-001
SCALE: 1" = 100'
START DATE: 11-28-20
SHEET: 1 OF 1