

## MEMO

TO: Tim Rhode, Village Administrator  
 FROM: Ryan Amtmann, Village Engineer  
 DATE: May 12, 2021  
 SUBJECT: Zion Church Redevelopment "The Church" – Rezone, Land Division and Site/Building Plan Applications

BASIC INFORMATION	
<b>Project Name</b>	The Church
<b>Applicant Name</b>	Zion Evangelical Church – Owner Miller Marriot Construction Co. LLC - Developer
<b>Consulting Planner and/or Engineer</b>	Stephen Perry Smith (Architect) & TRIO (Engineer)
<b>Existing Zoning</b>	Institutional
<b>Requested Zoning</b>	B-3
<b>Address/Abbreviated Legal</b>	Tax Key HAV0730964002 and HAV0730964001
<b>Comprehensive Land Map Designation</b>	Institutional

ADJACENT LAND USE/ZONING MATRIX		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
<b>North</b>	Cemetery	I-1
<b>South</b>	Multi-Family Res (High Density)	RM-1
<b>East</b>	Single Family Res (Medium Density)	RS-5
<b>West</b>	Multi-Family Res (High Density)	RM-1

New Information Since April 2021 Meeting

Chris Miller has submitted updated information for the Joint Arch Board/Plan Commission to consider at its May 17, 2021 meeting. Chris has provided a response letter to the April 14, 2021, Plan Review memo that was submitted by R/M.

Updated Submittal Materials

The items that are in green/bold are submittal materials that have either been updated or are new this month.

1. Petition for Land Division Application – CSM to combine two parcels into one parcel. (No Change)
2. Petition for Rezoning – Rezone from I-1 to B-3 (No Change)
3. Application for Joint Arch/Plan Commission (No Change - Site/Building Plans)
4. ~~21-0401 The Church 4/7/21 (Site/Building/Landscape Plans)~~
5. **21-0507 The Church (Updated Site/Building/Landscape Plans)**
6. **21-0507 The Church Renderings (Added Sheets 14 and 15 to Rendering to show fence)**
7. **CSM – Zion Church 050721.pdf (New)**
8. **Easement for Public Parking.pdf (New)**
9. **21-0507-The Church Plan of Operation.docx (New)**
10. **21-0507-The Church Staff Comments.pdf (New – response to R/M review memo dated April 14)**

Memo re

Zion Church Redevelopment “The Church” – Rezone, Land Division and Site/Building Plan Applications  
Page 2

- 11. ~~21-0329 The Church Renderings 4/7/21~~ (Site Renderings)
- 12. 2021-03-30 Zion Church SWMP (No Change - Storm Water Management Plan)
- 13. 03-30-21 Church House Plan (No Change - House Plans)

#### Key Items to Consider

Ryan spoke with Chris on May 12. Chris mentioned that the response letter that they have provided details how they intend to address the comments. The 21-0507 The Church (Updated Site/Building/Landscape Plans) have been partially updated to address the comments. Chris’s team will continue to make updates to the plans as they have detailed in their response letter.

Chris mentioned that they are hoping for approval in June 2021, to allow for the potential for an August 2021 start date for construction. Chris also mentioned that they are evaluating costs for the project.

A few points that staff want to point out to the Joint Arch Board/Plan Commission for consideration:

1. Sheet A050 calls out a 10-foot fence. See sheets 14 and 15 of the 21-0507 The Church Renderings so see the decorative look of the fence/landscape screen. The applicant desires to provide this substantial landscape/fence screening to isolate the guests within the venue from adjacent properties. In addition, the applicant desires this landscape screening to help dampen noise.
2. Applicant desires approval for the ability to set up a “preapproved” tent for up to 48-hours. Any tents planned for longer than 48-hours would require a permit. What size/height tent is being considered? This should be included in the plan of operations.
3. CSM – the maintenance requirements as laid out on the easement, should be clearly indicated on the CSM document.
4. Parking Easement – need the Exhibit B that is referenced in the easement document.
5. Sheet C1.1 and C2.0 – Applicant has modified the drainage system to include a rain garden at the south side of the westerly parking lot. It appears that the storm inlet was removed. Village Engineer thinks a rain garden is a good addition to the site, however, there needs to be storm inlet (s) in this location to collect storm water runoff from the parking lot to route the stormwater to the underground system; especially during spring/fall thawing events, when the rain garden may be filled with snow. If the rain garden remains, it should overflow into the curb/storm inlet/sewer system.
6. Sewer/water – previously, Village staff recommended that the remaining sewer/water utilities be replaced. Applicant has evaluated the existing laterals and believe they are adequately functioning.
  - a. Village Engineer/DPW should discuss this further, based upon historical knowledge. One consideration would be to have the three private sewer laterals serving the property televised to confirm their condition. The Applicant will be making a significant investment on surface restoration, that would be costly to dig up and repair in the future.
7. Plan of Operation – the plan of operation is not that detailed. Plan Commission should consider what items it desires in a plan of operation for the planned business. Perhaps, the applicant, can put forth an example plan of operation for a similar business from another community for the Village to consider using as a guide of potential issues that could exist with this type of business.

Memo re

Zion Church Redevelopment “The Church” – Rezone, Land Division and Site/Building Plan Applications  
Page 3

The applicant will seek the following actions/approvals:

1. Petition for Land Division Application – CSM to combine the two parcels into one parcel.
  - a. **The CSM has been submitted. Applicant is seeking feedback from the Plan Commission. Final CSM will be required prior to Plan Commission making a recommendation to the Village Board for approval. This action is anticipated to occur after the public hearing for the Rezoning Petition.**
2. Petition for Rezoning – Rezone from I-1 to B-3.
  - a. **Rezone Petition will be reviewed by the Plan Commission during May. Recommend to the Village Board that the VB conduct the public hearing.**
3. Application for Architectural Board (Site/Building/Landscape/Lighting Plans; Storm Water Management Plan)
  - a. **The above documents are 90 percent complete. Applicant is seeking feedback from the Joint Arch/Plan Commission. Final documents will be required prior to Joint Arch/Plan Commission making a recommendation to the Village Board for approval. This action is anticipated to occur after the public hearing for the Rezoning Petition.**

RTA:rt

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: 4-14-21	Fee Paid: \$450.00
Date Filed: 4-14-21	Receipt No.: 2210350

1. Name: Christopher Miller

Address of Owner/Agent: \_\_\_\_\_ Miller Marriott Construction Co.  
249 Pawling Avenue, Ste. 201  
Hartland, WI 53029

Phone Number of Owner/Agent: (262) 337-4130

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 - Church and School  
Intended use - Event Centers

Signature of Petitioner Christopher Miller

Address Miller Marriott Construction Co.  
249 Pawling Avenue, Ste. 201  
Hartland, WI 53029  
(262) 337-4130

Phone  
2007 Forms/Petition for Land Division  
Revised 10/07





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

Job Address <i>415 W. Capitol Drive</i>			
Lot 2	Block	Subdivision	Key No. HAV0730964002
Owner Zion Evangelical Luthern Church		EMAIL	Phone (262) 367-6239
Address 415 W. Capitol Drive		City Hartland	State WI Zip 53029
Contractor Miller Marriott Construction Co.		Phone 262-337-4130 FAX	EMAIL cmiller@millermarriott.com
Address 249 Pawling Avenue, Ste. 201		City Hartland	State WI Zip 53029

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. *submitted*
- 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. \_\_\_\_\_



VILLAGE OF HARTLAND
PETITION FOR:



REZONING

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

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

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

1. Name: Chris Miller Miller Marriott Construction Co. 249 Pawling Avenue, Ste. 201 Hartland, WI 53029
Address of Owner/Agent:
Phone Number of Owner/Agent: (262) 337-4130
FAX No. E-mail: cmiller@millermarriott.com

2. State zoning change desired. (Example: From RS-1 (Single Family) to B-1 (Neighborhood Business) to B3

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

4. The Village of Hartland will supply the list of names and complete mailing addresses of all landowners of all properties within 300 feet of proposed change.

5. State present use of property and intended use. Present use - Church and School. Intended use - Event center.

Signature of Petitioner Christopher Miller

Address Miller Marriott Construction Co. 249 Pawling Avenue, Ste. 201 Hartland, WI 53029

Phone



PROJECT:  
**THE CHURCH & THE SCHOOL**  
 HARTLAND, WISCONSIN



215 N. WATER STREET, SUITE 250  
 MILWAUKEE, WISCONSIN 53202  
 T 414.277.9700 | F 414.277.9705  
 spsarchitects.com



**PROJECT**

PROPOSED BUILDING FOR:

**THE CHURCH &  
 THE SCHOOL**

415 W CAPITOL DRIVE  
 HARTLAND, WI 53092

**PROGRESS DOCUMENTS  
 NOT FOR CONSTRUCTION**  
 THESE DOCUMENTS REFLECT PROGRESS AND INTENT AND MAY  
 BE SUBJECT TO CHANGE, INCLUDING ADDITIONAL DETAIL. THESE  
 ARE NOT FINAL CONSTRUCTION DOCUMENTS AND SHALL NOT BE  
 USED FOR FINAL BIDDING OR CONSTRUCTION-RELATED PURPOSES.

**OWNER**

**miller marriott**  
 CONSTRUCTION CO LLC

**REVISIONS**

NO.	DESCRIPTION	DATE
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**INFORMATION**

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BM
PROJECT NUMBER	201202
ISSUED FOR	OWNER REVIEW
DATE	MARCH 31, 2021

**SHEET**

TITLE PAGE

**G000**

ISSUED FOR: **OWNER REVIEW**

**ARCHITECT:**  
**STEPHEN PERRY SMITH ARCHITECTS, INC.**  
 MILWAUKEE, WISCONSIN

## DRAWING INDEX

### GENERAL

G000 TITLE PAGE  
G001 PROJECT INFORMATION & INDEX

### ARCHITECTURAL

A001 PROJECT SYMBOLS & NOTES  
A002 ACCESSIBILITY FEATURES (2009 ANSI A117.1)  
A100 CONSTRUCTION PLAN - GROUND FLOOR  
A101 CONSTRUCTION PLAN - FIRST FLOOR & MEZZANINE  
A110 CONSTRUCTION PLAN - SHED  
A401 BUILDING ELEVATIONS  
A402 BUILDING ELEVATIONS  
A704 Unnamed



215 N. WATER STREET, SUITE 250  
MILWAUKEE, WISCONSIN 53202  
T 414.277.9700 | F 414.277.9705  
spsarchitects.com

## PROJECT

PROPOSED BUILDING FOR:

THE CHURCH &  
THE SCHOOL

415 W CAPITOL DRIVE  
HARTLAND, WI 53092

## GENERAL CONTRACTOR

### MILLER MARRIOTT CONSTRUCTION CO, LLC

249 PAWLING AVE, SUITE 201  
HARTLAND, WI 53029  
CONTACT: CHRIS MILLER  
PHONE: 262.369.0531

**PROGRESS DOCUMENTS  
NOT FOR CONSTRUCTION**  
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ARE NOT FINAL CONSTRUCTION DOCUMENTS AND SHALL NOT BE  
USED FOR FINAL BIDDING OR CONSTRUCTION-RELATED PURPOSES.

## CIVIL

### TRIO ENGINEERING

4100 N CALHOUN DR, SUITE 300  
BROOKFIELD, WI 53045  
CONTACT: MATT BAILEY  
PHONE: 262.790.1480  
FAX: 262.790.1461

## OWNER



## LANDSCAPE

### CREATIVE EARTHSCAPES

P.O. BOX 225  
NORTH LAKE, WI 53064  
CONTACT: JOE FREDERICKSON  
PHONE: 262.560.1209  
FAX: 262.560.1309

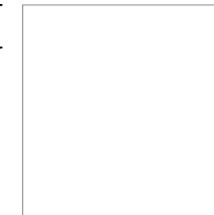
## REVISIONS

NO.	DESCRIPTION	DATE
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## ARCHITECTURAL

### STEPHEN PERRY SMITH ARCHITECTS

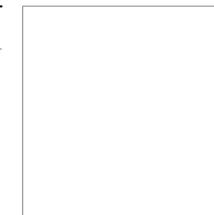
215 N WATER ST, SUITE 250  
MILWAUKEE, WI 53202  
CONTACT: BEN MATHER  
PHONE: 414.775.1420



## STRUCTURAL

### CORE4 ENGINEERING, INC

12308 CORPORATE PKWAY, SUITE 450  
MEQUON, WI 53092  
CONTACT: MATT CHRISTIANSON  
PHONE: 262.307.9988



## INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BM
PROJECT NUMBER	201202
ISSUED FOR	OWNER REVIEW
DATE	MARCH 31, 2021

## SHEET

PROJECT INFORMATION & INDEX

# G001

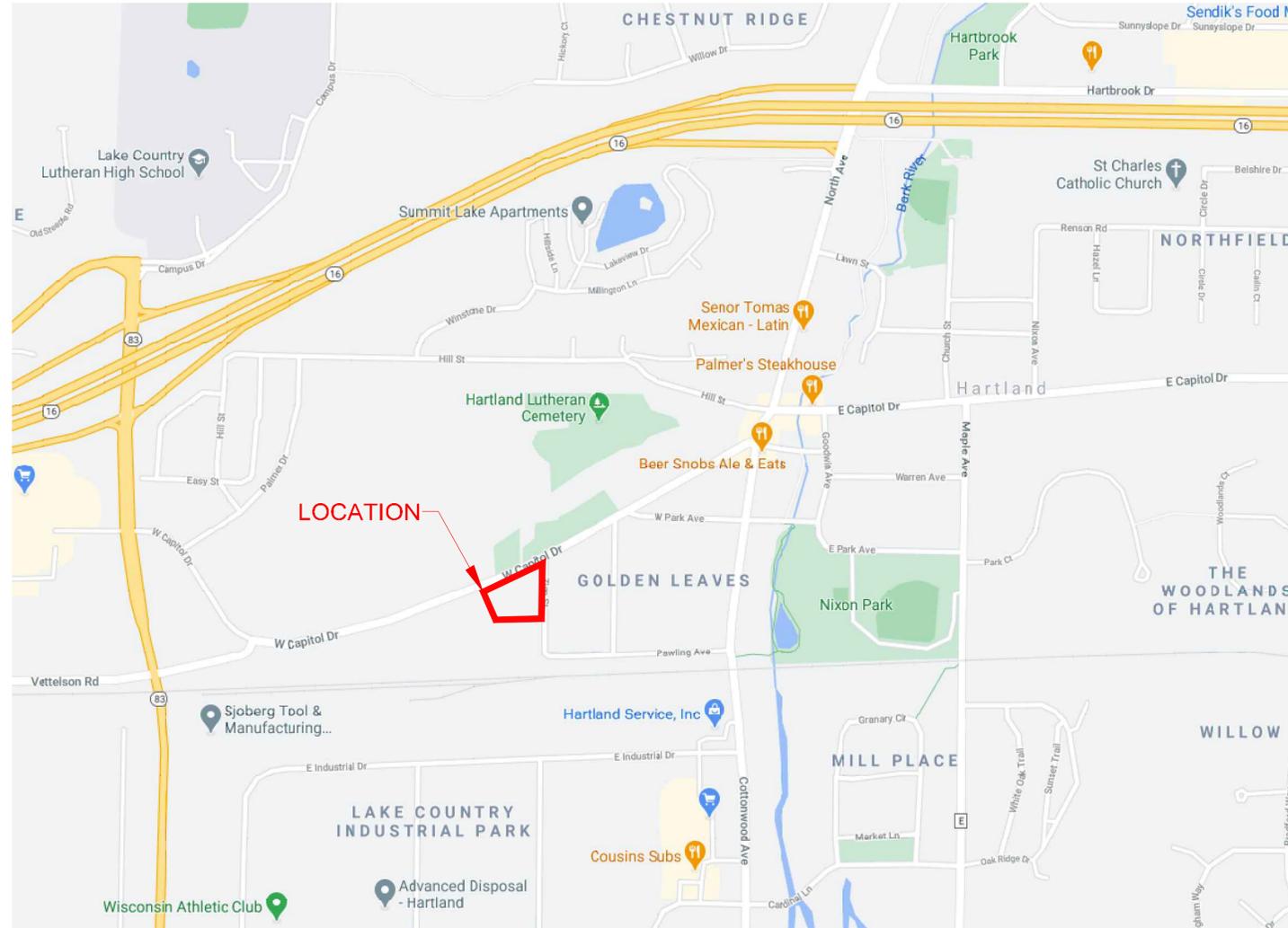
**GENERAL NOTES**

- THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.  
 -STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSWCW)  
 -THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION  
 -WDR STORMWATER RUNOFF TECHNICAL STANDARDS.  
 -WSDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.  
 -VILLAGE OF HARTLAND DEVELOPMENT STANDARDS, LATEST EDITION
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY
- EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
- ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY.

# ZION CHURCH

## SITE DEVELOPMENT PLANS

HARTLAND, WISCONSIN



**LOCATION MAP**  
NOT TO SCALE



**LOCATION MAP**  
NOT TO SCALE

TAX KEY ID NUMBER  
0730-964-002

**OWNER INFORMATION**  
MILLER MARIOTT CONSTRUCTION CO.  
249 PAWLING AVE.  
HARTLAND, WI. 53029  
CHRIS MILLER  
262-337-4130



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

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

SHEET INDEX	
CIVIL	
T1	- COVER SHEET
C1.0	- EXISTING SITE PLAN
C1.1	- PROPOSED SITE PLAN
C2.0	- GRADING & DRAINAGE PLAN
C3.0	- EROSION CONTROL PLAN
C4.0	- SITE UTILITY PLAN
C5.0-5.1	- CONSTRUCTION NOTES & DETAILS
C5.2	- PROJECT SPECIFICATIONS



4100 N. Calhoun Rd  
Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1480  
Fax: (262) 790-1481

**PROJECT:**  
**ZION CHURCH**  
415 W. CAPITOL DR.  
VILLAGE OF HARTLAND, WISCONSIN  
**BY:** MILLER MARIOTT CONSTRUCTION CO.  
249 PAWLING AVE  
HARTLAND, WI 53029

REVISION HISTORY	
DATE	DESCRIPTION
09/20/21	PRELIM DESIGN
09/20/21	INITIAL VILLAGE SUBMITTAL

**DATE:**  
MARCH 31, 2021

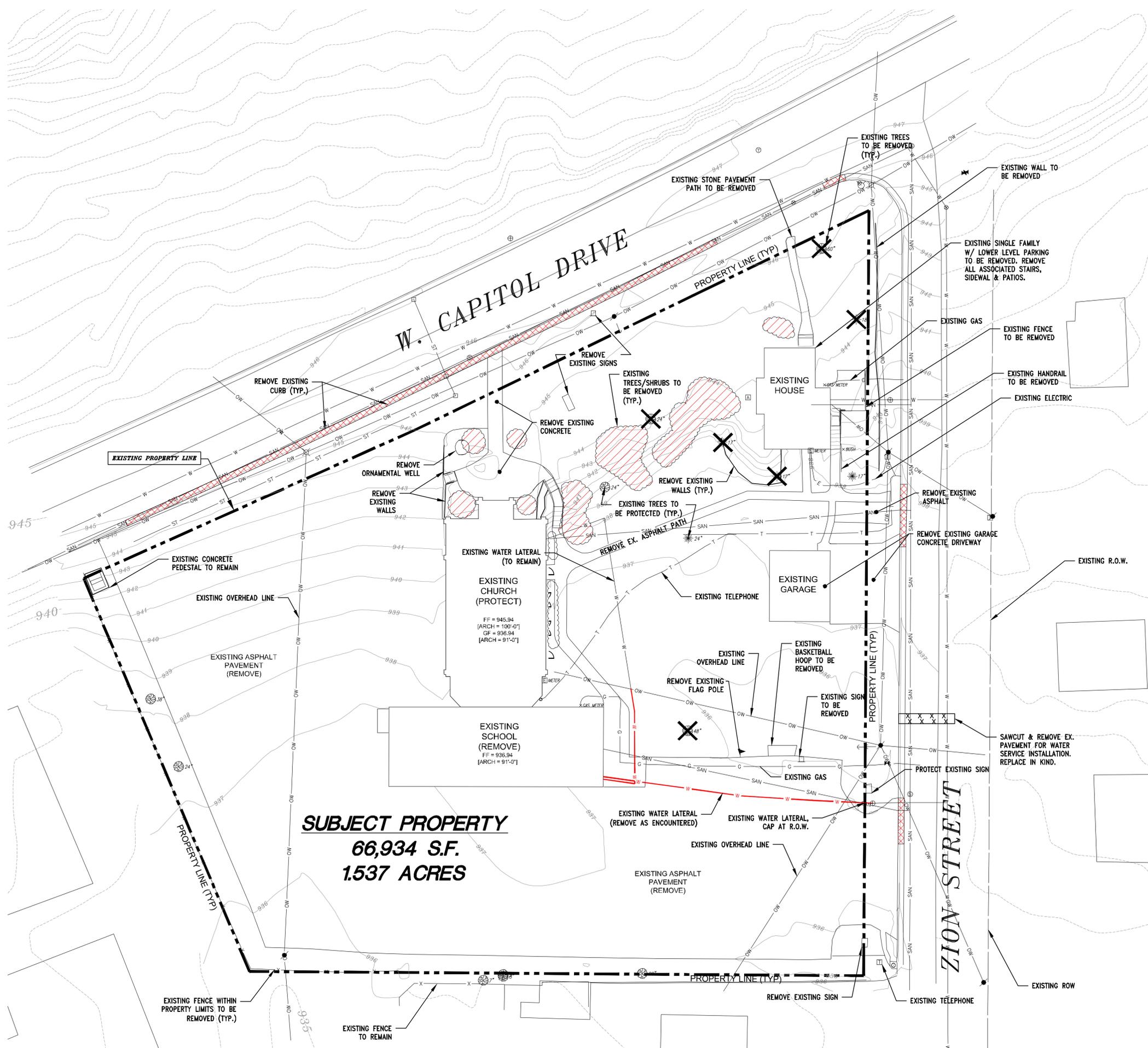
**JOB NUMBER:**  
933-21009

**DESCRIPTION:**  
**COVER SHEET**

**SHEET**  
**T1**

X:\2021\21-009-933\_ZION\_CHURCH\DRAWINGS\CONSTRUCTION\_PLANS\CIVIL\_PLAN\_ZION\_CHURCH-22X34.DWG

X:\2021\21-009-933 ZION CHURCH\DRAWINGS\CONSTRUCTION PLANS\CIVIL\_PLAN\_ZION\_CHURCH-22\X34.DWG



**LEGEND:**

- 904 - EXISTING CONTOUR
- SAN - EXISTING SANITARY SEWER
- - EXISTING SANITARY MANHOLE
- W - EXISTING WATER MAIN
- ⊕ - EXISTING HYDRANT
- ST - EXISTING STORM SEWER
- - EXISTING STORM MANHOLE
- ⊕ - EXISTING STORM INLET
- ⊕ - EXISTING TRANSFORMER
- ⊕ - EXISTING ELECTRIC PEDESTAL
- ⊕ - EXISTING TELEPHONE PEDESTAL
- ⊕ - EXISTING CATV PEDESTAL
- ⊕ - EXISTING POWER POLE



4100 N. Calhoun Rd  
Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1480  
Fax: (262) 790-1481

**PROJECT:**  
**ZION CHURCH**  
415 W. CAPITOL DR.  
VILLAGE OF HARTLAND, WISCONSIN  
**BY: MILLER MARIOTT CONSTRUCTION CO.**  
249 PAWLING AVE  
HARTLAND, WI 53029

**REVISION HISTORY**

DATE	DESCRIPTION
09/20/21	PRELIM DESIGN
09/20/21	INITIAL VILLAGE SUBMITTAL

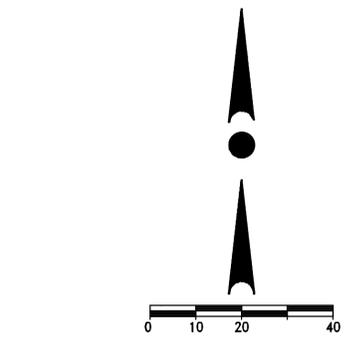
**DATE:**  
MARCH 31, 2021

**JOB NUMBER:**  
933-21009

**DESCRIPTION:**  
EXISTING  
SITE PLAN

**SHEET**

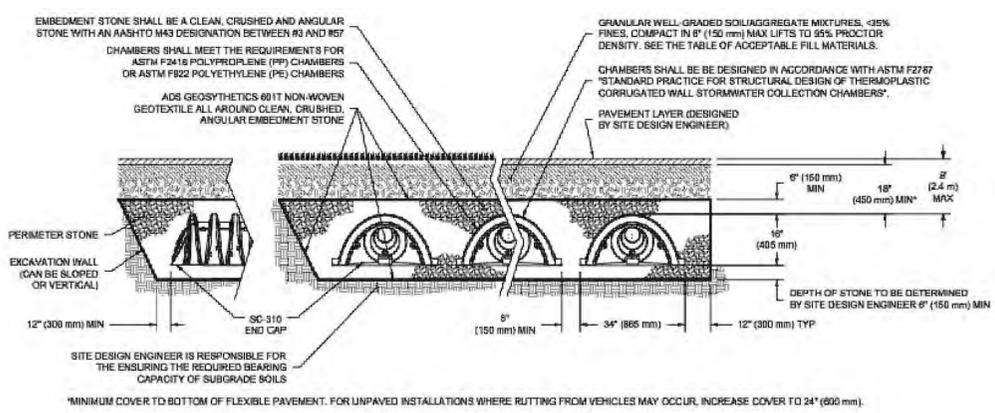
**C1.0**



**NOTE:**  
CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. **CALL DIGGERS HOTLINE 1-800-242-6511**

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





**UNDERGROUND STORMWATER MANAGEMENT SYSTEM**

NOTE: SEE ADVANCED DRAINAGE SYSTEMS (ADS) DESIGN PLANS FOR DETAILS.

**LEGEND:**

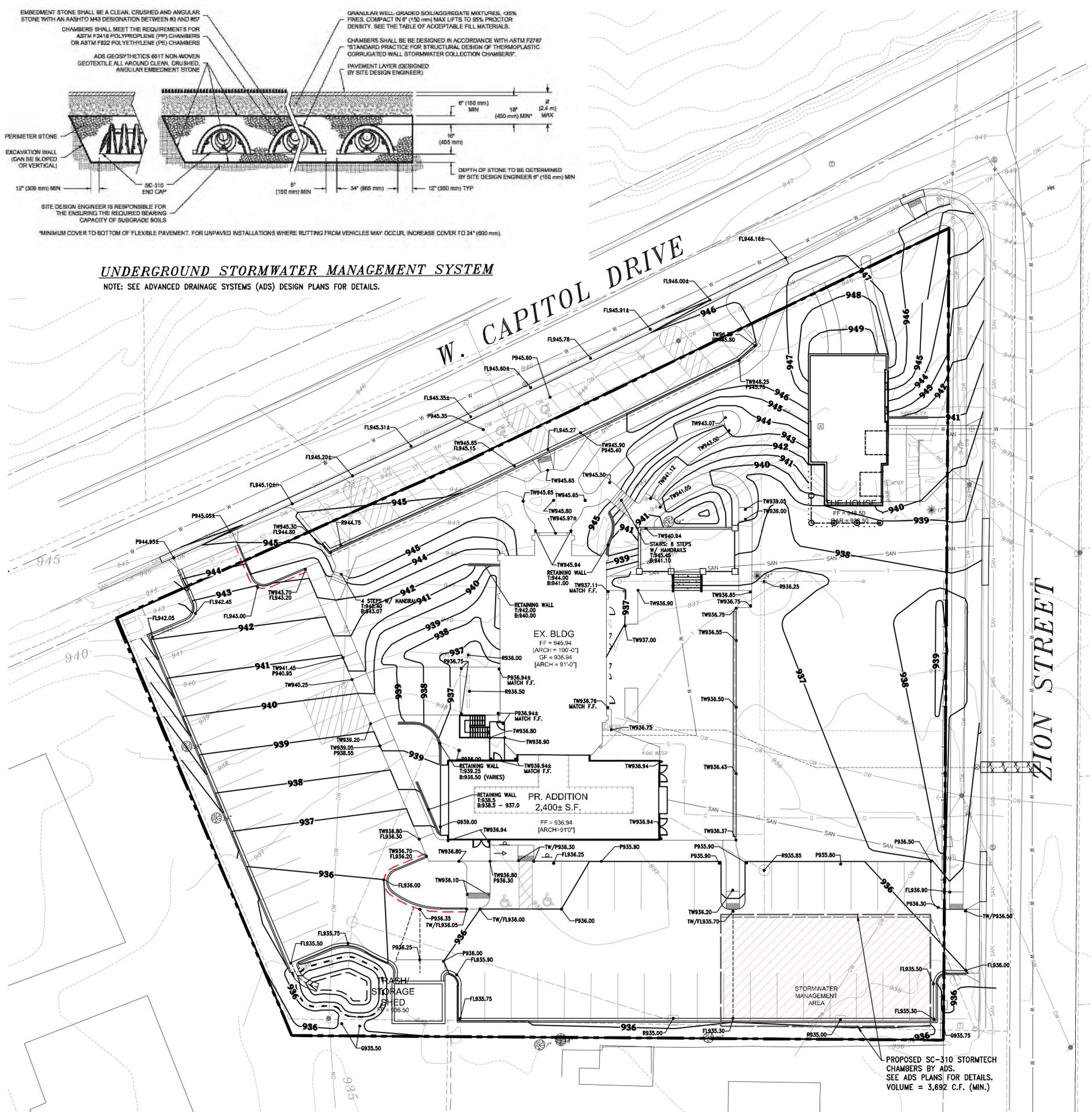
- 817 --- - EXISTING CONTOUR
- 817 — - PROPOSED CONTOUR
- xxx - PROPOSED SPOT GRADE
- - PROPOSED FLOW ARROW
- FF XXX.X - PROPOSED FINISHED FLOOR ELEVATION
- GF XXX.X - PROPOSED GROUND FLOOR GRADE

**GRADING PLAN NOTES:**

- IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES AND REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.

**GRADING PLAN NOTES:**

- THE FOLLOWING DESIGNATIONS IDENTIFY EACH SPOT ELEVATION:
  - TOP OF CURB (TC)
  - TOP OF WALK (TW)
  - FLOW LINE GRADE (FL)
  - PAVEMENT (P)
  - GROUND GRADE (G)



PROPOSED SC-310 STORMTECH CHAMBERS BY ADS. SEE ADS PLANS FOR DETAILS. VOLUME = 3,692 C.F. (MIN.)

**WISCONSIN**  
*Matthews*  
 B.A.S.E.  
 E-4833  
 NASHOTWISCONSIN  
**PROFESSIONAL ENGINEER**

**TRIO**  
 CIVIL ENGINEERING

4100 N. Calhoun Rd  
 Suite 300  
 Brookfield, WI 53005  
 Phone: (262) 790-1480  
 Fax: (262) 790-1481

**PROJECT:**  
**ZION CHURCH**  
 415 W. CAPITOL DR.  
 VILLAGE OF HARTLAND, WISCONSIN  
 BY: MILLER MARIOTT CONSTRUCTION CO.  
 249 PAWLING AVE  
 HARTLAND, WI 53029

**REVISION HISTORY**

DATE	DESCRIPTION
09/20/21	PRELIM DESIGN
09/20/21	INITIAL VILLAGE SUBMITTAL
04/08/21	PARKING LOT REVISIONS

**DATE:**  
 APRIL 08, 2021

**JOB NUMBER:**  
 933-21009

**DESCRIPTION:**  
**GRADING & DRAINAGE PLAN**

**SHEET**

**C2.0**

**NOTE:**  
 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. **CALL DIGGERS HOTLINE 1-800-242-6511**

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

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**TEMPORARY DEWATERING GEOTEXTILE BAG**

- IF DEWATERING IS REQUIRED, A GEOTEXTILE DEWATERING BAG MEETING THE SPECIFICATIONS IN THE TABLE TO THE RIGHT SHALL BE UTILIZED AS STATED ON THE EROSION CONTROL PLAN.
- REFER TO WDMR TECHNICAL STANDARDS 1061 AND MANUFACTURER'S REQUIREMENTS FOR INSTALLATION AND MAINTENANCE REQUIREMENTS.
- CONTRACTOR MAY USE THRACE-LINO, INC 275EX GEOTEXTILE BAG, OR FUNCTIONAL EQUIVALENT TO MEET TECHNICAL STANDARD REQUIREMENTS.
- CONTRACTOR MAY INSTALL HAY BALES AROUND DEWATERING BAG FOR STABILIZATION AS DICTATED BY SITE CONDITIONS.
- MAX FLOW RATE SHALL NOT EXCEED 700PM
- GEOTEXTILE BAG SHALL BE LOCATED ON UNDISTURBED GROUND WITH ESTABLISHED VEGETATIVE COVER. DISCHARGES OF TREATED WATER FROM THE GEOTEXTILE FILTER BAG SHALL NOT FLOW OVER UNSTABILIZED GROUND.

Property	Test Method	Type I Value
Maximum Apparent Opening Sizes	ASTM D-4751	0.212 mm
Grab Tensile Strength	ASTM D-4632	200 lbs.
Mulch Burst Strength	ASTM D-3786	350 psi
Permeability	ASTM D-4491	0.28 cm/sec
Fabric	Nominal Representative Weight	8 oz

**WINTER STABILIZATION PROVISIONS:**  
IF FINAL SITE STABILIZATION OCCURS AFTER OCTOBER 15, CONTRACTOR SHALL UTILIZE ANIONIC POLYACRYLAMIDE AND TEMPORARY SEEDING, AS WELL AS, COORDINATE WITH CITY ENGINEER FOR LATE SEASON STABILIZATION REQUIREMENTS.

**LEGEND:**

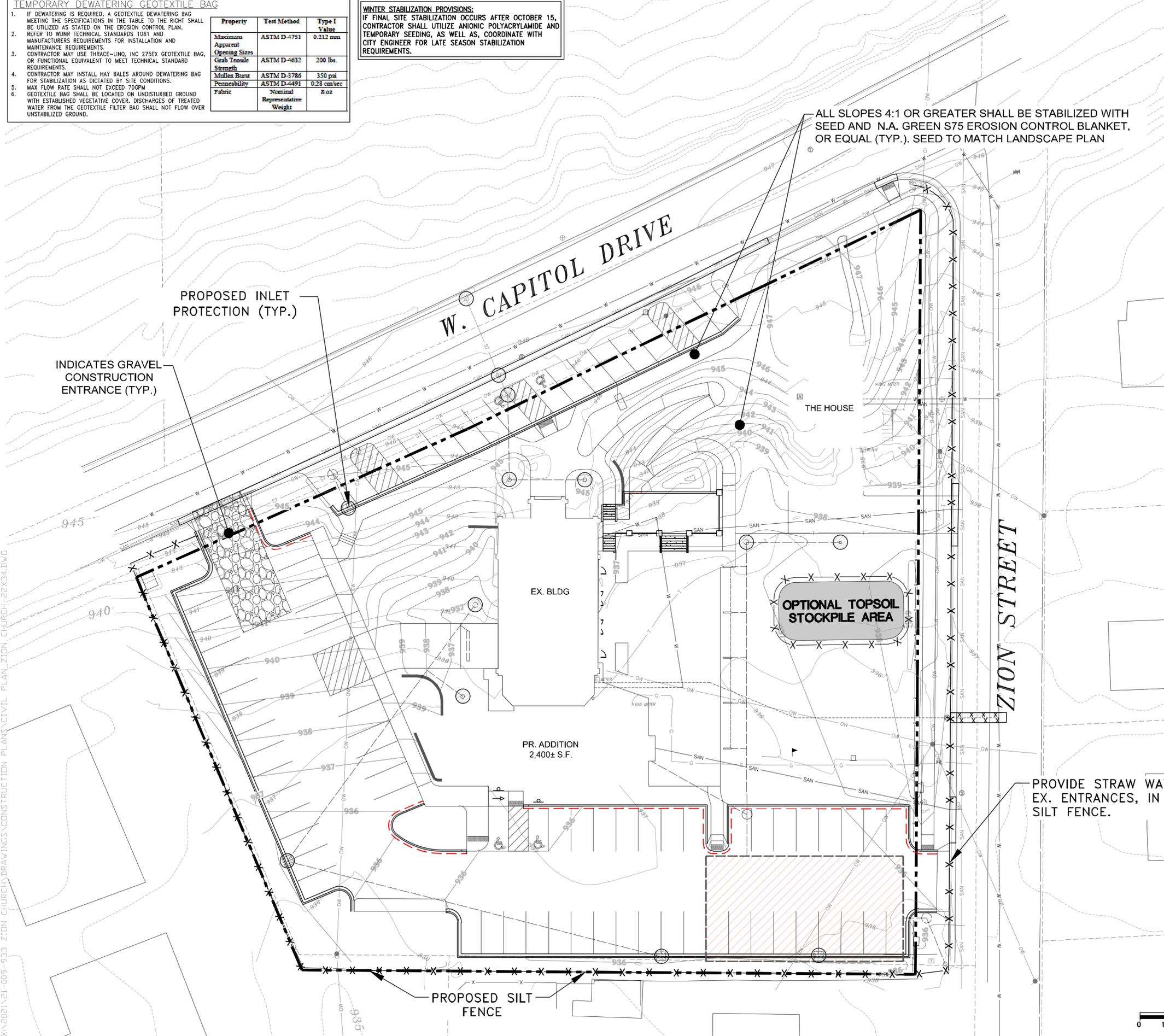
- 904 - EXISTING CONTOUR
- 904 - PROPOSED CONTOUR
- PROPOSED FLOW ARROW
- PROPOSED SPOT ELEVATION
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED TRACKING PAD

**CONSTRUCTION SEQUENCE PLAN**

- INSTALL PERIMETER SILT FENCE AND TRACKING PAD.
- CLEAR AND GRUB EXISTING VEGETATION CONCURRENT WITH STEP 1. STRIP TOPSOIL AND STOCKPILE. PROVIDE SILT FENCE AROUND TOE OF STOCKPILE AS NOTED ON THIS PLAN. STABILIZE STOCKPILES WITHIN SEVEN (7) DAYS OF BEING DORMANT.
- ROUGH GRADE SITE. ALL DISTURBED SOIL THAT IS TO GRADE AND/OR IS TO BE LEFT DORMANT FOR MORE THEN 7 DAYS SHALL BE STABILIZED WITH SEED AND MULCH AND/OR BLANKET.
- INSTALL WATERMAIN AND STORM SEWER. NOTE THAT UTILITY INSTALLATION MAY COMMENCE CONCURRENT WITH SITE GRADING.
- BUILDING CONSTRUCTION MAY COMMENCE AS ALLOWED BY VILLAGE BUILDING PERMIT (NON-SEQUENTIAL).
- FINISH GRADE SITE. RESPREAD TOPSOIL AND SEED, MULCH AND FERTILIZE OUTSIDE OF PAVEMENT AREAS UPON COMPLETION OF FINISH GRADING. INSTALL EROSION MATTING AS INDICATED ON PLAN AND AS NECESSARY TO STABILIZE SITE.
- INSTALL NEW GAS/ELECTRIC/TELEPHONE UTILITIES PER PLANS BY OTHERS.
- INSTALL STONE BASE, SIDEWALK, CURB AND PAVEMENT. PAVING, SIDEWALK AND CURB MAY BE PHASED TO COINCIDE WITH THE BUILDING CONSTRUCTION SCHEDULE.
- COMPLETE LANDSCAPING AND FINAL STABILIZATION AROUND BUILDINGS CONCURRENT WITH BUILDING CONSTRUCTION. IF FINALIZATION OF THE SITE DOES NOT OCCUR PRIOR TO OCTOBER 15TH, REFER TO WINTER STABILIZATION NOTE AND SPECIFICATIONS.
- REMOVE PERIMETER SILT FENCE. CLOSE OUT CONSTRUCTION SITE PERMITS ONCE THE SITE IS FULLY VEGETATED.

**WISCONSIN DEPARTMENT OF NATURAL RESOURCES, CONSERVATION PRACTICE STANDARD:**

- 1050 - LAND APPLICATION OF ANIONIC POLYACRYLAMIDE
- 1052 - NON-CHANNEL EROSION MAT
- 1055 - SEDIMENT BALE BARRIER (NON-CHANNEL)
- 1056 - SILT FENCE
- 1057 - STONE TRACKING PAD AND TIRE WASHING
- 1058 - MULCHING FOR CONSTRUCTION SITES
- 1059 - TEMPORARY SEEDING
- 1060 - STORM DRAIN INLET PROTECTION FOR CONST. SITES
- 1061 - DEWATERING
- 1062 - DITCH CHECK
- 1063 - SEDIMENT TRAP
- 1066 - TEMPORARY DIVERSION BERM



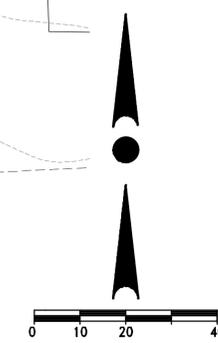
PROPOSED INLET PROTECTION (TYP.)

INDICATES GRAVEL CONSTRUCTION ENTRANCE (TYP.)

ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH SEED AND N.A. GREEN S75 EROSION CONTROL BLANKET, OR EQUAL (TYP.). SEED TO MATCH LANDSCAPE PLAN

PROVIDE STRAW WATTLE AT EX. ENTRANCES, IN PLACE OF SILT FENCE.

PROPOSED SILT FENCE



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**NOTE:**

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**WISCONSIN**  
*Walter*  
B.A.S.E.  
E-4833  
NASHOTWILLE  
**PROFESSIONAL ENGINEER**

**TRIO**  
DESIGN • LAND SURVEYING  
CIVIL ENGINEERING

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Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1480  
Fax: (262) 790-1481

**PROJECT:**  
**ZION CHURCH**  
415 W. CAPITOL DR.  
VILLAGE OF HARTLAND, WISCONSIN  
**BY: MILLER MARIOTT CONSTRUCTION CO.**  
249 PAWLING AVE  
HARTLAND, WI 53029

**REVISION HISTORY**

DATE	DESCRIPTION
09/20/21	PRELIM DESIGN
09/20/21	INITIAL VILLAGE SUBMITTAL

**DATE:**  
MARCH 31, 2021

**JOB NUMBER:**  
933-21009

**DESCRIPTION:**  
EROSION CONTROL PLAN

**SHEET**

**C3.0**

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**TRENCH DRAIN NOTES:**

- 16± LF TRENCH DRAIN  
K100 SERIES W/ INLINE CATCH BASIN (K1-901G/S) BY ACO OR APPROVED EQUAL TYPE  
476D IRON GRATE W/ 6" PVC DISCHARGE PIPE AT 1.04% MIN.  
RIM = 936.50;  
6" INV. = 934.24
- 5 ~ 3.28± LF TRENCH DRAINS WITH K100 SERIES W/ INLINE CATCH BASIN (K1-901G/S) BY ACO OR APPROVED EQUAL TYPE  
477D STAINLESS STEEL GRATE W/ 6" PVC DISCHARGE PIPE AT 1.04% MIN. (TYP. OF 5)  
RIM = -.01' BELOW ADJACENT PATIO ELEVATION;  
6" INV. = VARIES PER PLAN (RIM - 2.15 FT)

**LEGEND:**

- 904--- EXISTING CONTOUR
- SAN --- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- W --- EXISTING WATER MAIN
- EXISTING HYDRANT
- ST --- EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- ⊞ EXISTING TRANSFORMER
- ⊞ EXISTING ELECTRIC PEDESTAL
- ⊞ EXISTING TELEPHONE PEDESTAL
- ⊞ EXISTING CATV PEDESTAL
- ⊞ EXISTING POWER POLE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM END SECTION

**UTILITY PLAN NOTES:**

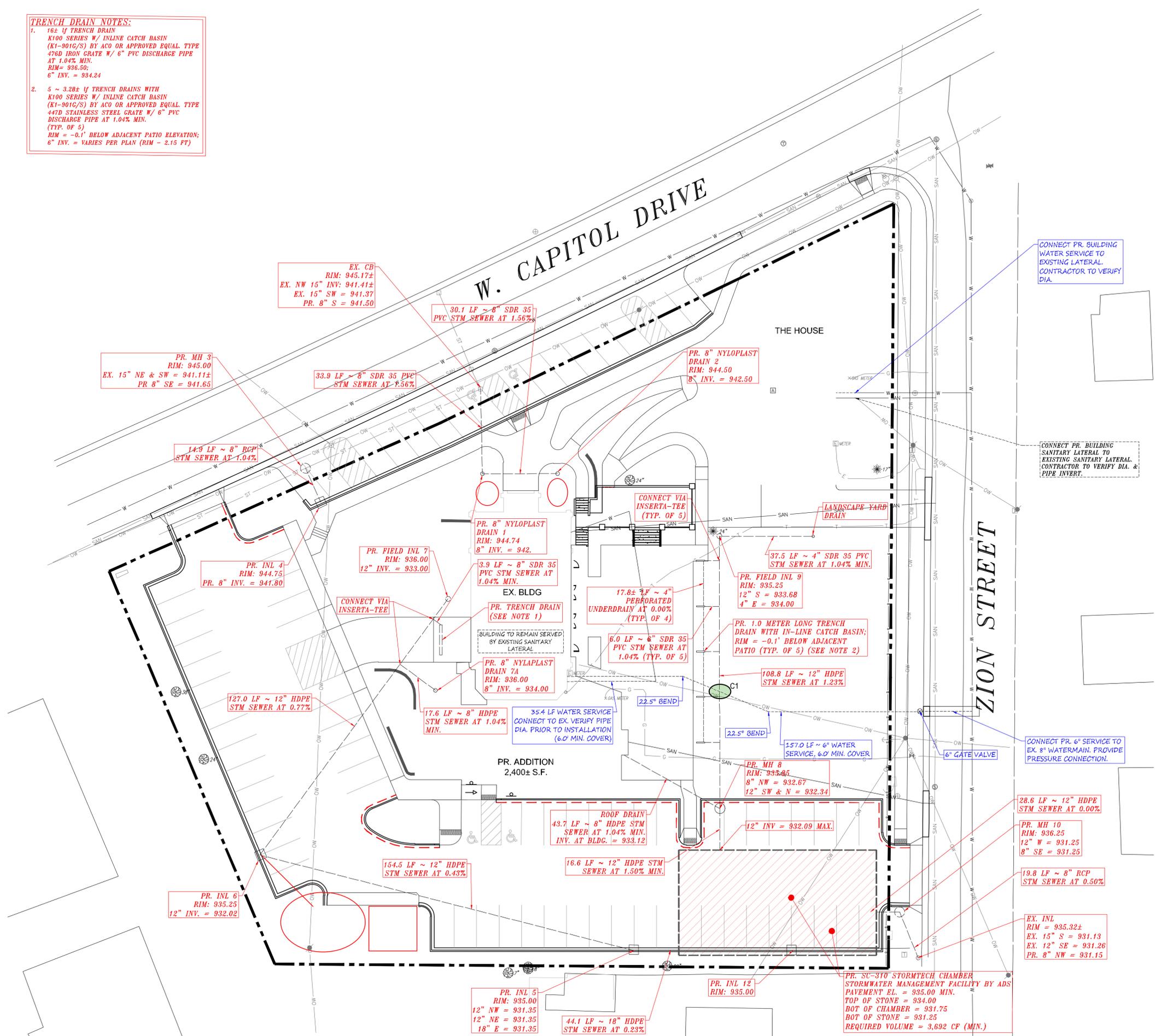
1. PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT IN WRITING.
2. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF THE PUBLIC UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS, WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION. THE INSTALLATION OF THE PUBLIC UTILITIES AND NECESSARY SLEEVING TO BE INCLUDED AS PART OF GENERAL CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT.

**UTILITY CROSSING TABLE:**

C1	GROUND ELEV. = 936.50±
	BOT INV. OF PR. 12" STM SEWER = 932.93
	TOP INV. OF PR. 6" WAT LATERAL = 930.50 MIN.

NOTE: EXISTING GRADES AND UTILITY INVERTS SHOWN AS PLUS/MINUS (±) SHALL BE CONFIRMED BY THE CONTRACTOR IN THE FIELD. ELEVATIONS SHALL BE VERIFIED PRIOR TO UTILITY INSTALLATION AND DISCREPANCIES AND CONFLICTS SHALL BE PROVIDED TO THE DESIGN ENGINEER.

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**WISCONSIN**  
*Matthew Bailey*  
 E-4833  
 NASHOTWISCONSIN  
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**REVISION HISTORY**

DATE	DESCRIPTION
09/20/21	PRELIM DESIGN
09/20/21	INITIAL VILLAGE SUBMITTAL

**DATE:**  
 MARCH 31, 2021

**JOB NUMBER:**  
 933-21009

**DESCRIPTION:**  
 SITE UTILITY PLAN

**SHEET**  
**C4.0**

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**CALL DIGGERS HOTLINE 1-800-242-6511**

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**COMPLIANT DOCUMENTATION:**

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

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

**CONTRACTOR RESPONSIBILITY:**

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

-THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

-THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR ALL REQUIRED PERMITS, UNLESS OTHERWISE SPECIFIED.

-THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AS CONSTRUCTION ACTIVITIES ARE COMPLETED TO PROVIDE CONSTRUCTION OVERSIGHT AND INSPECTION IN ACCORDANCE WITH THE CONSTRUCTION INSPECTION PLAN.

-THE OWNER WILL PROVIDE ALL SURVEYING AND CONSTRUCTION STAKING FOR THIS CONTRACT. THE CONTRACTOR SHALL EXERCISE CARE AND DILIGENCE IN PROTECTING THE SAME. ANY EXPENSE INCURRED FOR ADDITIONAL RESTAKING CAUSED BY CONTRACTOR'S NEGLIGENCE MAY BE CHARGED TO THE CONTRACTOR AND DEDUCTED FROM THE SUMS DUE HIM UNDER THIS CONTRACT.

-ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

-CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ONSITE FOR DEWATERING AND REMOVAL OF ALL SEDIMENT PER CITY, COUNTY AND WDMR REQUIREMENTS PER TECHNICAL STANDARD 1061.

**TRAFFIC CONTROL:**

-PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SHALL BE LIMITED TO THE GRAVEL ENTRANCE TO THE PROPERTY.

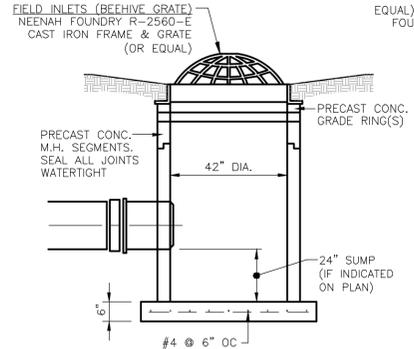
**CONSTRUCTION NOTES:**

- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, STATE OF WISCONSIN, LATEST EDITION, UNLESS OTHERWISE CALLED FOR ON THE PLANS, SPECIFICATIONS OR SPECIAL PROVISIONS.
- ALL EROSION CONTROL MEASURES SPECIFIED ON THIS PLAN SHALL MEET THE DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS AS SET FORTH IN THE DEPARTMENT OF NATURAL RESOURCES WISCONSIN BEST MANAGEMENT PRACTICE HANDBOOK AND TECHNICAL STANDARDS.
- ALL EROSION CONTROL DEVICES (I.E., SILT FENCE, SILT SOCK, GRAVEL ENTRANCE, SILTATION BASIN, ETC.), SHALL BE INSTALLED PRIOR TO COMMENCING ANY GRADING OR UTILITY CONSTRUCTION. GRADING ASSOCIATED WITH INSTALLATION OF EROSION OR SEDIMENTARY PRACTICES MAY OCCUR CONCURRENTLY WITH INSTALLATION OF PRACTICES.
- ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. REFER TO THE CONSTRUCTION SEQUENCING PLAN FOR ADDITIONAL INFORMATION.
- THE OWNER IS RESPONSIBLE FOR OBTAINING A GRADING AND/OR EROSION CONTROL PERMIT (OR ANY OTHER APPLICABLE PERMITS) PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE, CITY OF PEWAUKEE SEWER AND WATER UTILITY, AND GOVERNMENT UNITS WHOSE PROPERTY MAY BE AFFECTED BY THE CONTRACTOR'S OPERATIONS AT LEAST THREE (3) DAYS BEFORE BREAKING GROUND. DIGGERS HOTLINE NUMBER IS 1-800-242-8511.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT AND PUBLIC ROADWAYS DURING CONSTRUCTION PER THE REQUIREMENTS SET FORTH BY THE LOCAL AND COUNTY AGENCIES. STREETS SHALL BE KEPT FREE OF SILT OR DIRT TRACKED FROM AREAS UNDER CONSTRUCTION BY SWEEPING OR OTHER APPROPRIATE MEASURES. DUST GENERATED BY CONSTRUCTION ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING OR OTHER APPROPRIATE METHODS.
- INLETS SHALL BE PROTECTED WITH AN EROSION BARRIER MEETING WDMR TECHNICAL STANDARD 1060 UNTIL THE AREA HAS BEEN STABILIZED. FREQUENT INSPECTION AND TIMELY MAINTENANCE IS REQUIRED.
- UPON COMPLETION OF THE WORK AS SPECIFIED, RESPREAD A MINIMUM OF FOUR (4") INCHES OF SALVAGED TOPSOIL OVER ALL DISTURBED AREAS AND PROVIDE SEED, FERTILIZER AND MULCH PER THE STANDARD SPECIFICATIONS.
- ALL DISTURBED AREAS SHALL BE REVEGETATED WITHIN SEVEN DAYS AFTER BEING DISTURBED USING THE SEED MIX SPECIFIED ON THE PLANS.
- ALL EROSION CONTROL DEVICES SHALL BE ROUTINELY INSPECTED EVERY SEVEN DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND REPAIR BMP'S AS NEEDED.
- REFER TO EROSION CONTROL PLAN FOR SITE EROSION CONTROL ELEMENTS, REQUIREMENTS.

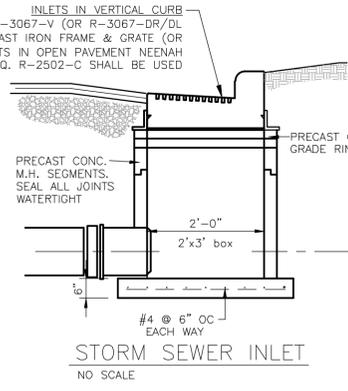
**EROSION CONTROL NOTES:**

- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER. CHANGES TO THE EROSION CONTROL PLAN MUST BE APPROVED BY THE WISCONSIN DNR AND THE VILLAGE OF HARTLAND PRIOR TO IMPLEMENTATION OF THOSE CHANGES.
- IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
- EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
  - DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
  - PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE.
  - DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
  - PLACE SILT SOCK OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
  - MAINTAIN EXISTING SEDIMENT BASIN AS DICTATED BY SITE CONDITIONS.
  - PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
  - PROMPT REMOVAL OF EXCAVATED MATERIAL.
  - PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILLS.
  - CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
  - PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
  - TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
  - ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARILY SEED AS OF THAT DATE. IF CONSTRUCTION ACTIVITIES DO TAKE PLACE AFTER THIS DATE, WINTER STABILIZATION IS REQUIRED FOR ALL LAND DISTURBANCES. ALL DISTURBED AREAS MUST EITHER BE MATTED AND/OR TREATED WITH SOIL STABILIZER PER WDMR REFERENCED STANDARD BELOW. AREAS THAT ARE PROPOSED TO BE GRAVEL OR HARDSCAPE SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OF DISTURBANCE, EITHER BY PLACING GRAVEL OR BY THE METHODS DESCRIBED ABOVE. THESE STABILIZATION METHODS MUST BE APPLIED PRIOR TO FROZEN GROUND CONDITIONS.

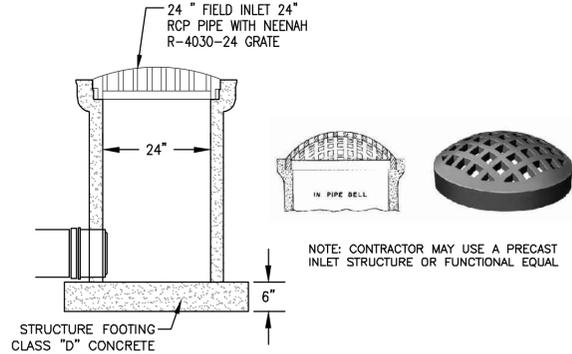
- TEMPORARY EROSION CONTROL MEASURES.
  - THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
  - IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
- ALL DISTURBANCE AREAS THAT REMAIN INACTIVE FOR SEVEN DAYS OR LONGER SHALL RECEIVE TEMPORARY SEEDING.
- ALL SEDIMENT BASINS, SWALES AND DIVERSION BERMS SHALL BE STABILIZED WITH SEED AND EROSION MAT PRIOR TO USE.
- TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDMR TECHNICAL STANDARDS. EXCAVATIONS BELOW THE WATER TABLE MAY REQUIRE SPECIALIZED METHODS OF DEWATERING. THE CONTRACTOR SHALL DETERMINE THE ACTUAL SEASONAL HIGH GROUND WATER LEVEL FOR THE SITE AT THE TIME OF CONSTRUCTION, AND DETERMINE IF EXCAVATIONS WILL BE CONDUCTED BELOW THAT ELEVATION. FOR EXCAVATIONS BELOW THE SEASONAL HIGH WATER TABLE, A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE CONSULTED TO DETERMINE THE APPROPRIATE METHODS OF DEWATERING, BASED ON ACTUAL WATER ELEVATION, SOIL CONDITIONS AND DEPTH OF EXCAVATIONS. PLEASE NOTE THAT THE SEASONAL HIGH WATER TABLE SHOULD BE EXPECTED TO FLUCTUATE THROUGHOUT THE YEAR DEPENDING ON VARIATIONS IN CLIMATOLOGICAL CONDITIONS AND OTHER FACTORS. THE DEWATERING METHODS DETERMINED THROUGH THE STEPS ABOVE SHALL BE REVISED AS CONDITIONS FLUCTUATE.
- INSTALL SILT FENCE IN ACCORDANCE WITH WDMR TECHNICAL STANDARD DETAILS
- ALL RIP RAP AT PIPE OUTLETS SHALL BE 3"x5" MEDIUM RIP RAP OVER TYPE HR GEOTEXTILE FABRIC PER WisDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
- EROSION CONTROL INSPECTION AND MAINTENANCE
  - INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
  - REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
- ALL AREAS TO BE SEEDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WisDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.
- TOPSOIL AND MATERIAL STOCKPILES SHALL NOT BE PLACED WITHIN 25 FEET OF A WETLAND.



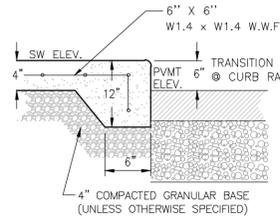
STORM SEWER FIELD INLET DETAIL  
NO SCALE



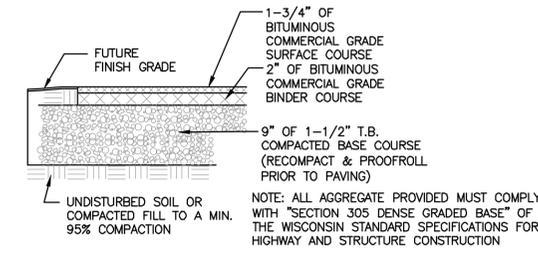
STORM SEWER INLET  
NO SCALE



24" DIA. FIELD INLET DETAIL  
NO SCALE

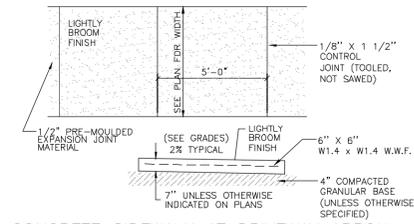


INTEGRAL SIDEWALK & BARRIER CURB  
(WHERE SIDEWALK ADJOINS DRIVEWAYS/PARKING AREAS) NO SCALE

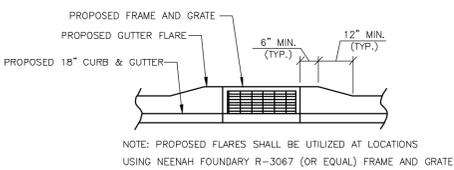


STANDARD DUTY ASPHALT PAVING SECTION  
NO SCALE

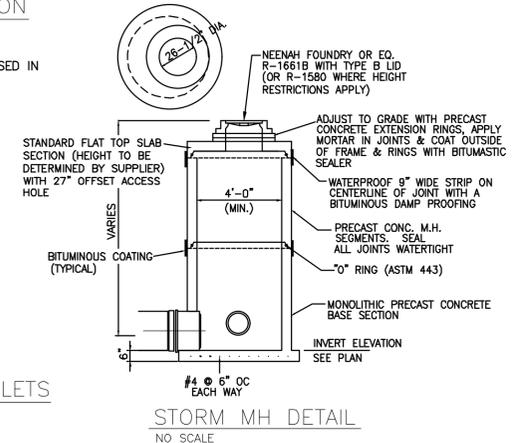
- NOTE:
- UNLESS OTHERWISE NOTED, STANDARD DUTY PAVEMENT SHALL BE USED IN AREAS CONTAINING PARKING STALLS.
  - PROOFROLL BASE PER GEOTECHNICAL REPORT RECOMMENDATIONS.



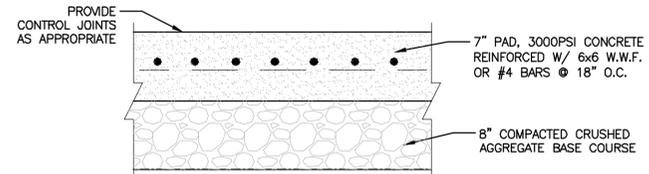
CONCRETE SIDEWALK AT DRIVEWAY APRON  
NO SCALE



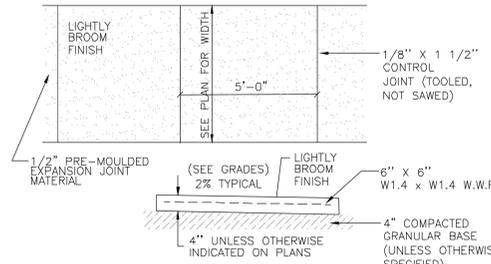
18" CURB & GUTTER ADJUSTMENT AT INLETS  
NO SCALE



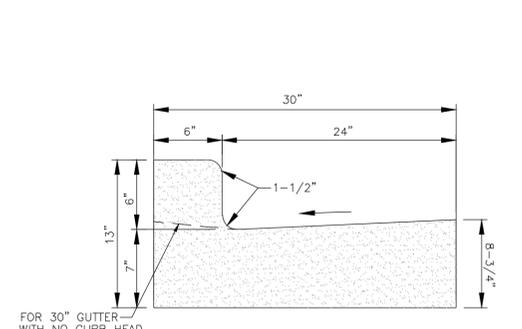
STORM MH DETAIL  
NO SCALE



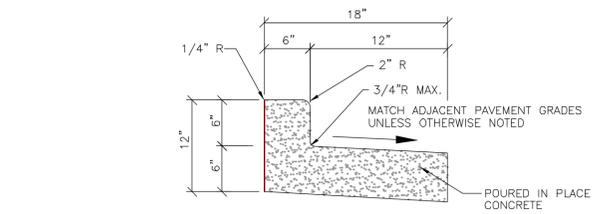
CONCRETE DRIVEWAY PAVEMENT SECTION  
NO SCALE



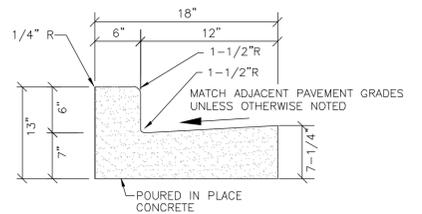
CONCRETE SIDEWALK  
NO SCALE



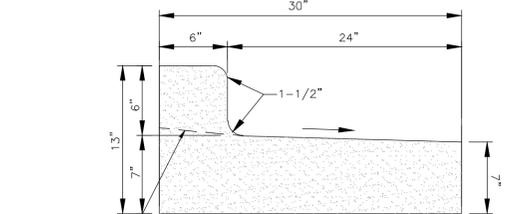
30" VERT. FACE CATCH CURB & GUTTER  
NO SCALE



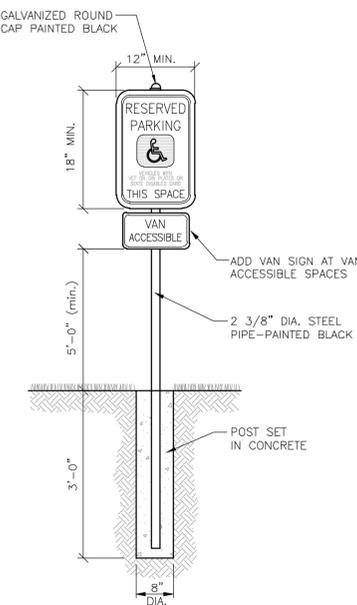
18" REJECT CURB & GUTTER DETAIL  
NO SCALE



18" CONCRETE CATCH CURB & GUTTER  
NO SCALE



30" VERT. FACE REJECT CURB & GUTTER  
NO SCALE



HANDICAP SIGNAGE DETAIL  
NO SCALE

**WISCONSIN PROFESSIONAL ENGINEER**  
*Walter A. Bailey*  
 E-41833  
 NAS 01011

**TRIO**  
 CIVIL ENGINEERING

4100 N. Calhoun Rd  
 Suite 300  
 Brookfield, WI 53005  
 Phone: (262) 790-1480  
 Fax: (262) 790-1481

**PROJECT: ZION CHURCH**  
 415 W. CAPITOL DR.  
 VILLAGE OF HARTLAND, WISCONSIN  
 BY: MILLER MARIOTT CONSTRUCTION CO.  
 249 PAWLING AVE  
 HARTLAND, WI 53029

**REVISION HISTORY**

DATE	DESCRIPTION
09/20/21	PRELIM DESIGN
09/20/21	INITIAL VILLAGE SUBMITTAL

**DATE:**  
 MARCH 31, 2021

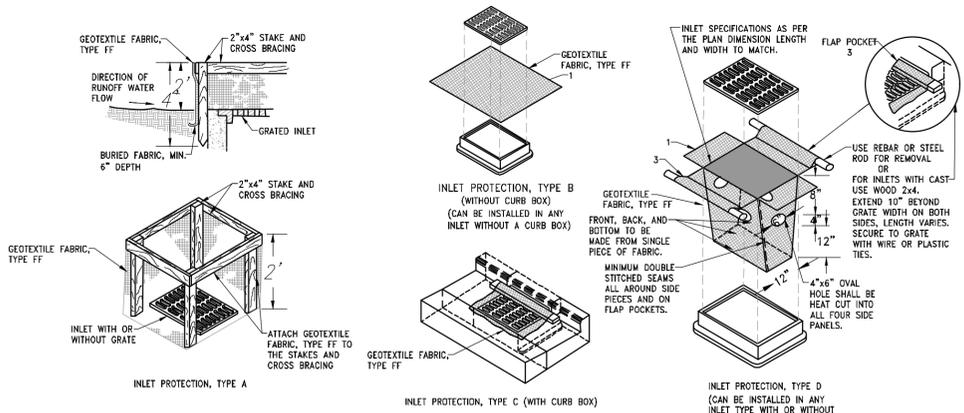
**JOB NUMBER:**  
 933-21009

**DESCRIPTION:**  
 CONSTRUCTION NOTES AND DETAILS

**SHEET**

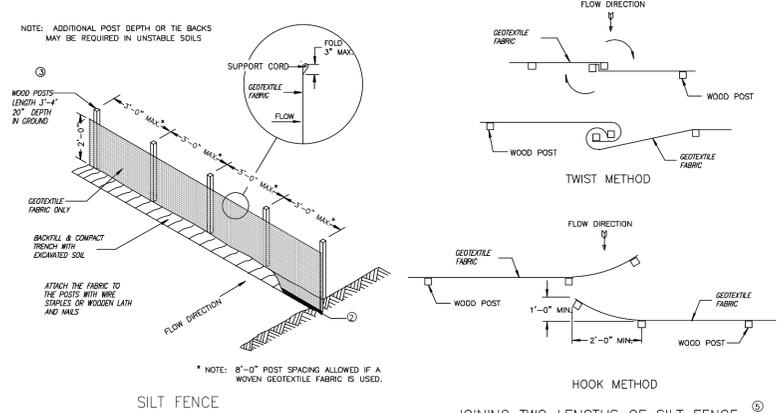
**C5.0**

X:\21\21-009-933 ZION CHURCH\DRAWINGS\CONSTRUCTION PLANS\CVIL PLAN\_ZION CHURCH-22X34.DWG

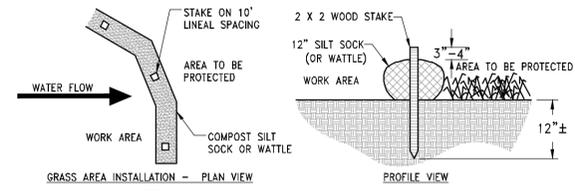
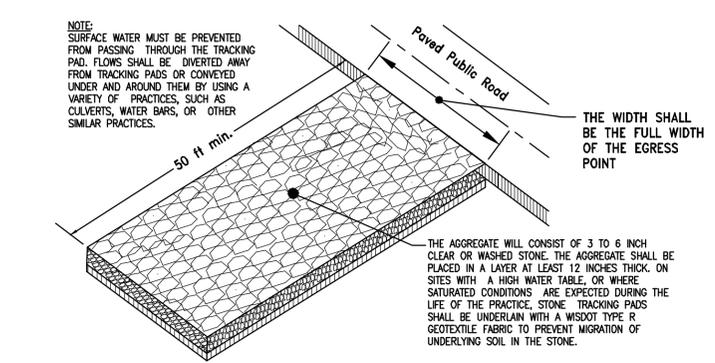


1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

**INLET PROTECTION DETAIL**  
NO SCALE



**SILT FENCE INSTALLATION DETAIL**  
NO SCALE



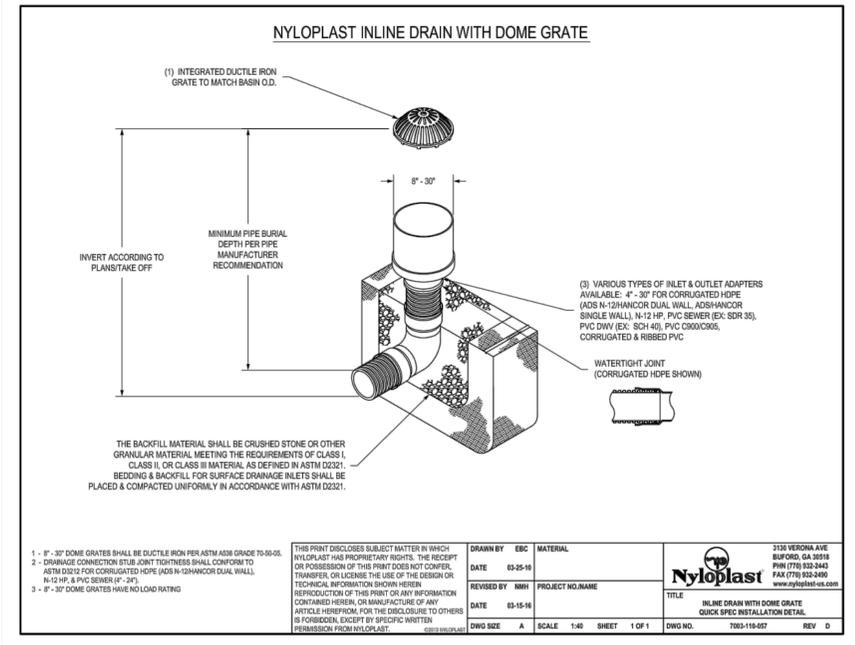
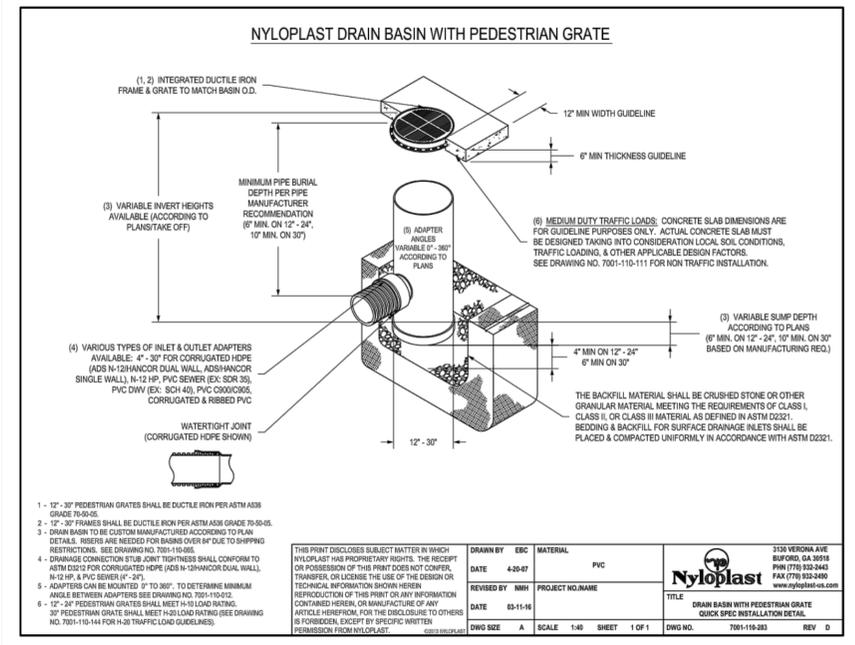
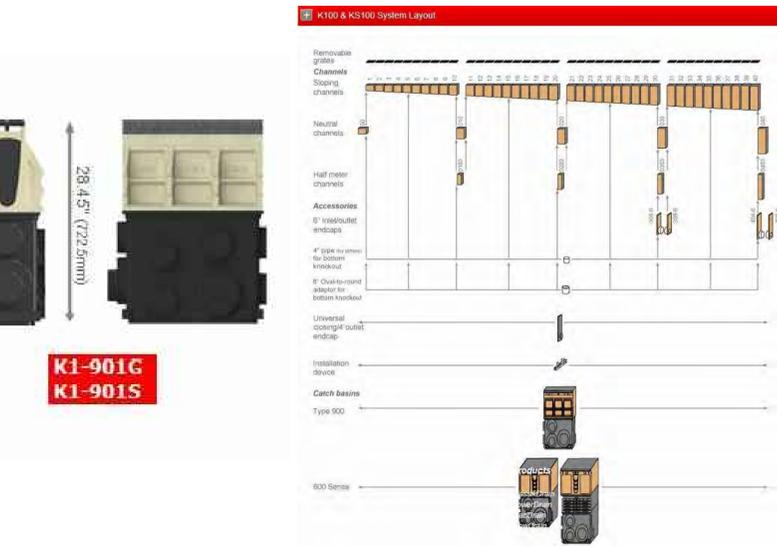
- NOTES:**
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
  2. ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.

**SILT SOCK INSTALLATION DETAIL**  
NO SCALE

**K100**  
KlassikDrain - K100 features a 4" (100 mm) internal width and a wide choice of grates - from decorative to ADA-compliant and up to Load Class E' - for I applications from parking lot to shopping mall drainage. Read technical details in our Drain Catalog



**KS100**  
KlassikDrain - KS100 is the K100 system with the integral galvanized steel edge rail replaced by a grade 304 stainless steel edge rail.



**Section 2722**  
**Engineered Surface Drainage Products**

**GENERAL**  
PVC surface drainage inlets shall be of the inline drain type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc., or prior approved equal.

**MATERIALS**  
The inline drain required for this contract shall be manufactured from PVC pipe stock utilizing a thermo-forming process to reform the pipe stock to the furnished configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F477. The pipe bell spigot shall be joined to the inline drain body by use of a swage mechanical joint. The raw material used to manufacture the pipe stock that is used to manufacture the inline drain body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

**INSTALLATION**  
The specified PVC surface drainage inlet shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class 1, class 2, or class 3 material as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with ASTM D2321. The drain basin body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For H-20 load rated installations, a concrete ring will be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.

**NYLOPLAST INLINE DRAIN SPECIFICATIONS**



4100 N. Calhoun Rd  
Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1480  
Fax: (262) 790-1481

**PROJECT:**  
**ZION CHURCH**  
415 W. CAPITOL DR.  
VILLAGE OF HARTLAND, WISCONSIN  
**BY:** MILLER MARIOTT CONSTRUCTION CO.  
249 PAWLING AVE  
HARTLAND, WI 53029

**REVISION HISTORY**

DATE	DESCRIPTION
09/29/21	PRELIM DESIGN
09/29/21	INITIAL VILLAGE SUBMITTAL

**DATE:**  
**MARCH 31, 2021**

**JOB NUMBER:**  
**933-21009**

**DESCRIPTION:**  
**CONSTRUCTION NOTES AND DETAILS**

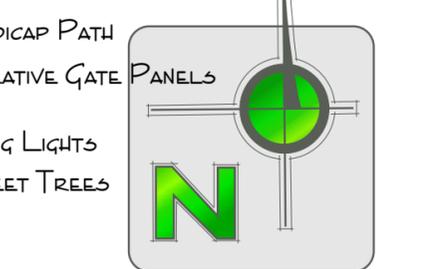
**SHEET**

**C5.1**

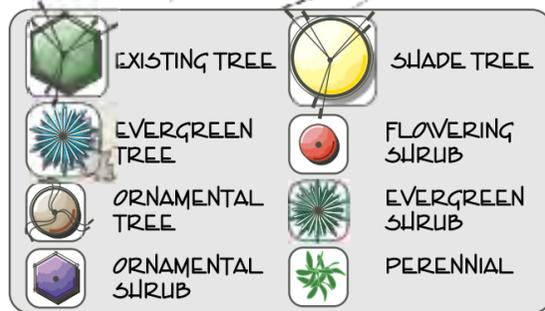




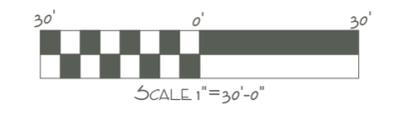
- TYPICAL TREES & SHRUBS
- WHITESPIRE BIRCH
  - AUTUMN BRILLIANCE SERVICEBERRY
  - SPRING SNOW CRAB
  - DARK GREEN ARBORVITAE
  - EMERALD GREEN ARBORVITAE
  - GREEN VELVET BOXWOOD
  - ANNABELLE HYDRANGEA
  - BOBO HYDRANGEA
  - RUSSIAN CYPRESS
  - PAGODA DOGWOOD
  - AUTUMN BLAZE MAPLE
  - AUTUMN BLAZE PEAR
  - BLACK CHOKEBERRY
  - HUMMINGBIRD CLEATHERA
  - VIRGINIANA WITCH HAZEL
  - WHITE CHIFFON HIBISCUS
  - WHITE KNOCK OUT SHRUB ROSE
  - BIRCH LEAF SPIREA
  - MISS ELLEN WILLMOTT LILAC
  - RED WING VIBURNUM



- TYPICAL PERENNIALS/GRASSES & GROUND COVER
- ASTILBE
  - CONEFLOWER
  - FERN
  - DAYLILY
  - CORAL BELLS
  - HOSTA
  - IRIS
  - DAISY
  - OVERDAM GRASS
  - MORNING LIGHT GRASS
  - WHITE BLEEDING HEART
  - GARDEN PHLOX
  - OBEDIANT PLANT



# Preliminary Plan



**CREATIVE EARTHSCAPES**  
A LANDSCAPE DESIGN AND SERVICE COMPANY  
www.creativeearthscapes.com  
P.O. Box 225 North Lake, WI 53064  
P: 262-560-1208 F: 262-560-1308  
jfrederickson117@msn.com

SCALE: 1"=30'-0"

DESIGNER: J.FREDERICKSON

JOB NAME: ZION CHURCH

DATE: 03-07-21

REVISION: 03-28-2021

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PROJECT TITLE: A LANDSCAPE MASTER PLAN FOR:  
ZION CHURCH  
WEST CAPITAL DRIVE  
HARTLAND, WI 53029

JOB NAME: ZION CHURCH





**PROJECT**

PROPOSED BUILDING FOR:

**THE CHURCH & THE SCHOOL**

415 W CAPITOL DRIVE  
HARTLAND, WI 53092

**PROGRESS DOCUMENTS  
NOT FOR CONSTRUCTION**  
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**OWNER**

**miller marriott  
CONSTRUCTION CO LLC**

**REVISIONS**

NO.	DESCRIPTION	DATE
-----	-------------	------

**INFORMATION**

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BM
PROJECT NUMBER	201202
ISSUED FOR	OWNER REVIEW
DATE	MARCH 31, 2021

**SHEET**

ACCESSIBILITY FEATURES (2009 ANSI A117.1)

**A002**

**7 ACCESSIBLE PATH (403)**  
SCALE 1/2" = 1'-0"

**6 VERTICAL CLEARANCE (307)**  
SCALE 1/8" = 1'-0"

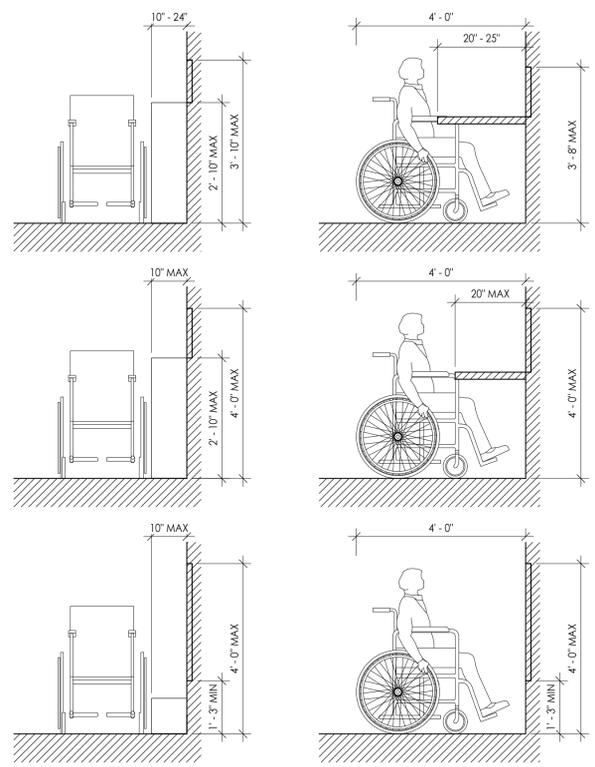
**5 PROTRUDING OBJECTS (307)**  
SCALE 1/4" = 1'-0"

**4 FLOOR OPENINGS (302)**  
SCALE 1 1/2" = 1'-0"

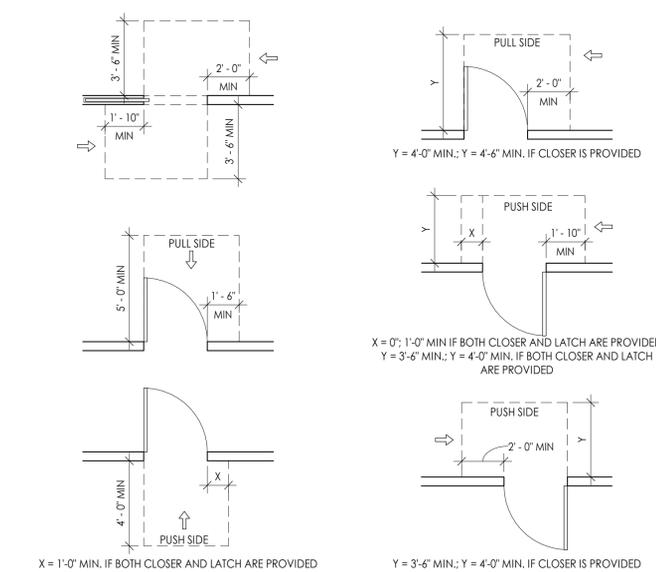
**3 CARPET (302)**  
SCALE 6" = 1'-0"

**2 LEVEL CHANGES (303)**  
SCALE 1/2" = 1'-0"

**1 TURNING SPACE (304)**  
SCALE 1/4" = 1'-0"



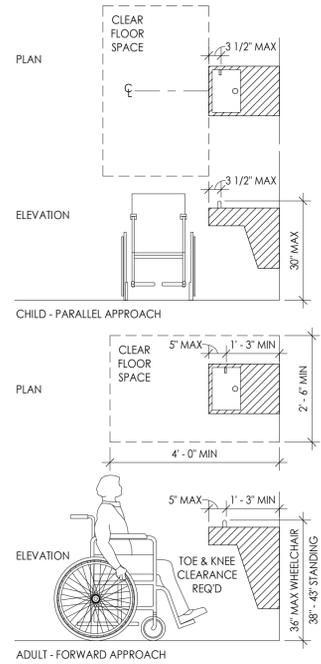
**9 REACH RANGES (308)**  
SCALE 1/2" = 1'-0"



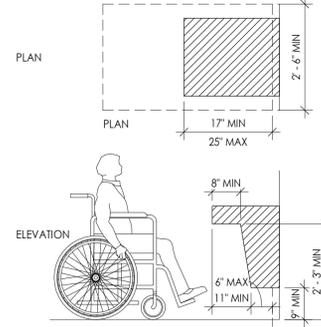
**8 DOOR CLEARANCES (404)**  
SCALE 1/4" = 1'-0"

NOTE: OTHER THAN WITHIN ACCESSIBLE DWELLING OR SLEEPING UNITS, MIRRORS ARE NOT REQUIRED OVER LAVATOIRS OR COUNTERS IF A MIRROR IS LOCATED WITHIN THE SAME TOILET OR BATHING ROOM AND MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35" MAXIMUM ABOVE THE FLOOR.

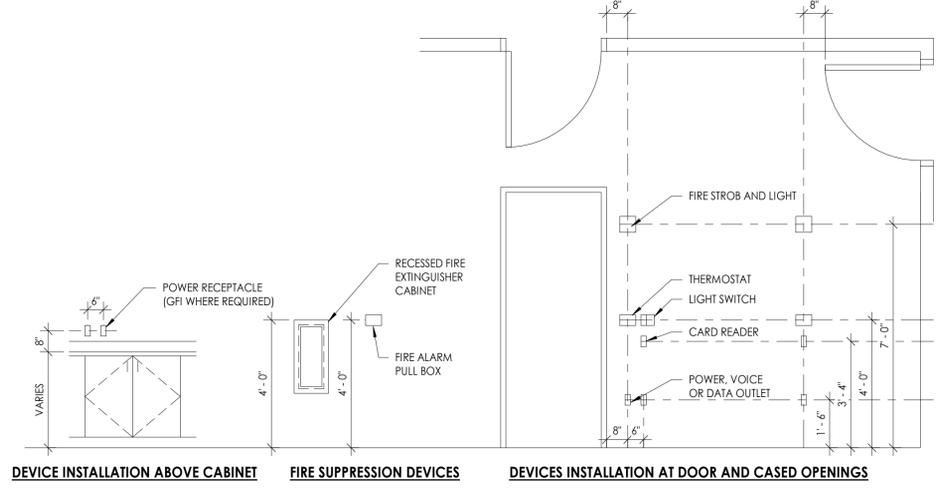
**12 SINK AND VANITY (606)**  
SCALE 1/2" = 1'-0"



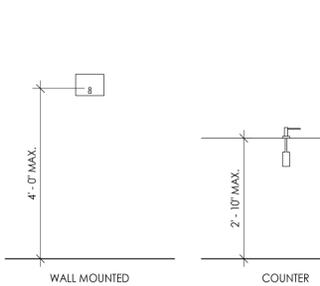
**11 DRINKING FOUNTAIN (602)**  
SCALE 1/2" = 1'-0"



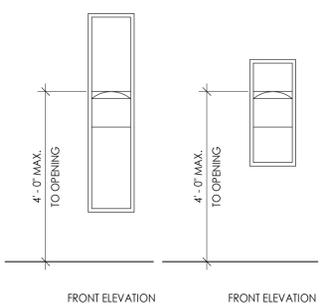
**10 KNEE AND TOE (306)**  
SCALE 1/2" = 1'-0"



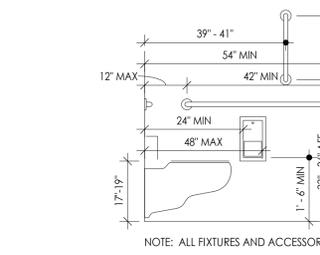
**19 TYPICAL MOUNTING HEIGHTS**  
SCALE 3/8" = 1'-0"



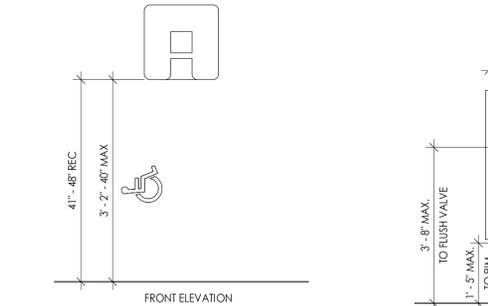
**18 SOAP DISPENSER MOUNTING HEIGHTS**  
SCALE 1/2" = 1'-0"



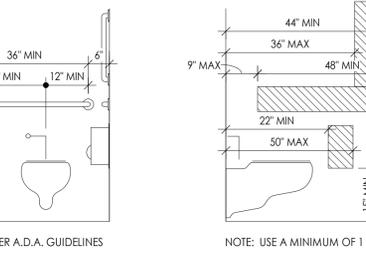
**16 PAPER TOWEL w/ WASTE MOUNTING HT.**  
SCALE 1/2" = 1'-0"



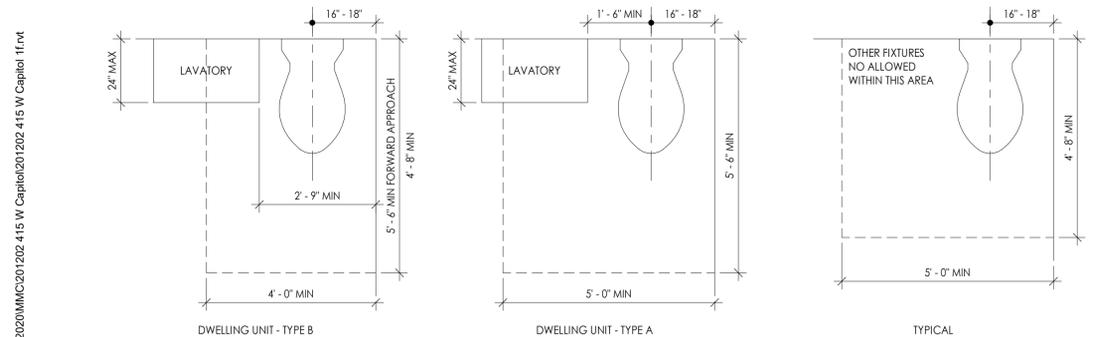
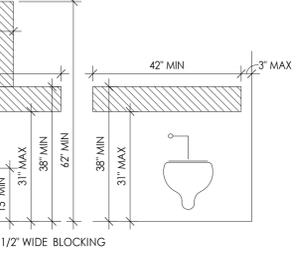
**17 TYP. ADA SIGNAGE MOUNTING LOCATION**  
SCALE 1/2" = 1'-0"



**15 HAND DRYER MOUNTING HT.**  
SCALE 3/4" = 1'-0"

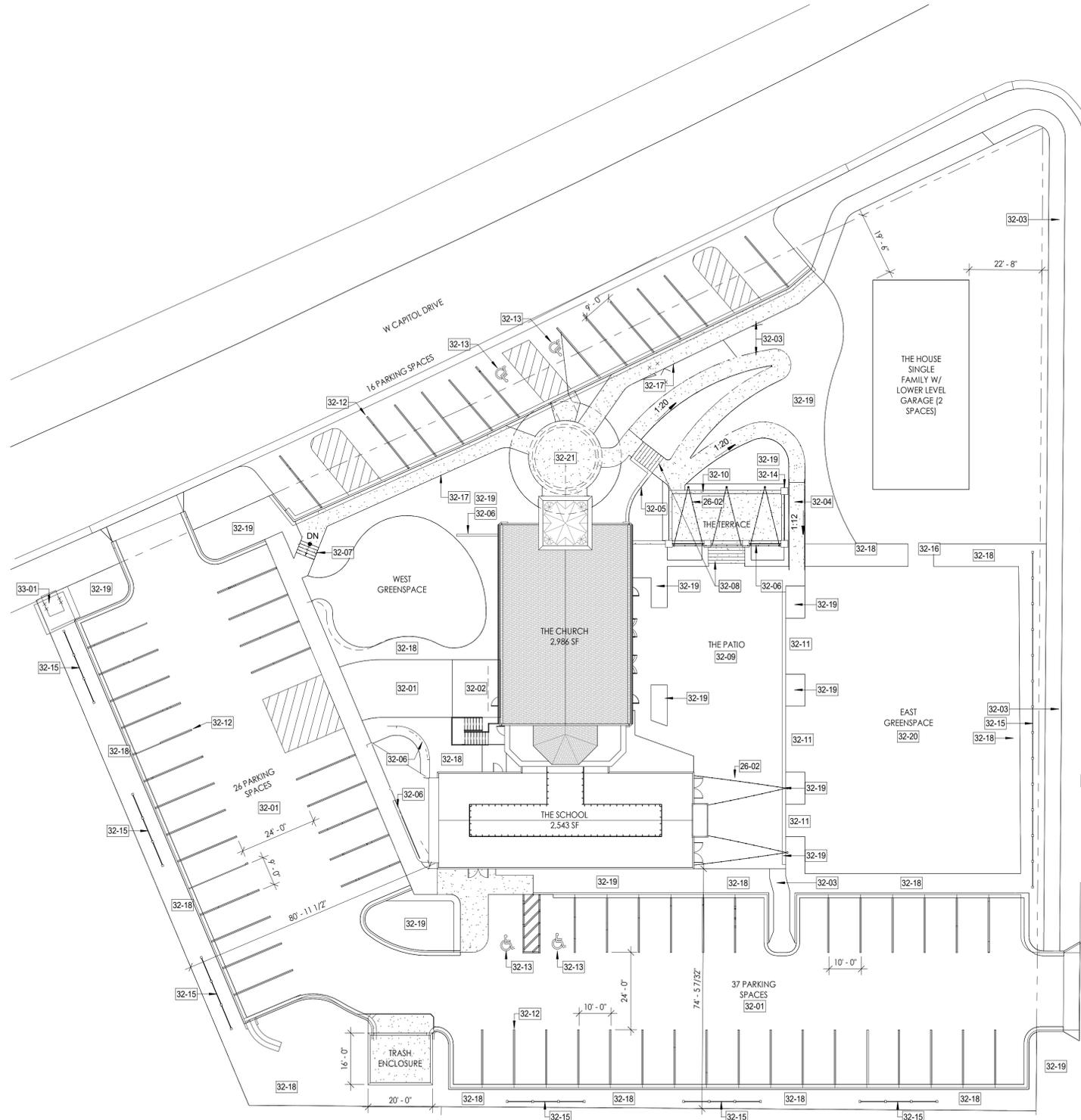


**14 URINAL MOUNTING HT.**  
SCALE 1/2" = 1'-0"



**13 WATER CLOSET - SINGLE USE (604, 1003, 1004)**  
SCALE 1/2" = 1'-0"

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**1 ARCHITECTURAL SITE PLAN**  
SCALE 1" = 20'-0"

**SHEET KEYNOTES**

- 26-02 PATIO FESTOON LIGHTING
- 32-01 ASPHALT PAVEMENT, SEE CIVIL
- 32-02 CONCRETE PAVEMENT, SEE CIVIL
- 32-03 CONCRETE SIDEWALK, SEE CIVIL
- 32-04 ADA CONCRETE RAMP W/ HANDRAILS
- 32-05 RETAINING WALL
- 32-06 LANDSCAPE WALL
- 32-07 CONCRETE STAIR W/ HANDRAILS
- 32-08 MASONRY STAIR W/ BLUESTONE TREADS, HANDRAILS, AND GUARDRAILS AS REQUIRED BY CODE
- 32-09 BLUESTONE PATIO PAVERS
- 32-10 BLUESTONE PATIO EDGE
- 32-11 BLUESTONE DECORATIVE PAVERS, SEE LANDSCAPE
- 32-12 PARKING STRIPING
- 32-13 ADA ACCESSIBLE PARKING STALL
- 32-14 MASONRY PILLAR W/ CAST STONE COPING
- 32-15 10' TALL COMPOSITE PRIVACY LANDSCAPE FEATURE
- 32-16 COMPOSITE GATE
- 32-17 DECORATIVE WROUGHT IRON FENCE
- 32-18 LANDSCAPED PRIVACY SCREENING, SEE LANDSCAPE
- 32-19 LANDSCAPED AREA, SEE LANDSCAPE
- 32-20 ARTIFICIAL TURF
- 32-21 DECORATIVE BRICK INLAY
- 33-01 EXISTING TRANSFORMER

**SITE SUMMARY**

ZONING CLASSIFICATION	B-3
USES	B-3 USES
PERMITTED	EVENT CENTER SINGLE FAMILY
PROPOSED	
SITE AREA	66,507 SF (+/- 1.527 ACRES)
PROPOSED DISTURBED AREA	75,315 SF (+/- 1.729 ACRES)
PROPOSED IMPERVIOUS AREA	43,516 SF (+/- 0.999 ACRES)
PROPOSED PERVIOUS AREA	31,799 SF (+/- 0.730 ACRES)
FLOOR AREA RATIO	(8.571 SF + HOUSE)
PROPOSED FLOOR AREA RATIO	
BUILDING HEIGHTS	
MAXIMUM ALLOWED	60'-0"
PROPOSED SINGLE FAMILY HOME	
EXISTING CHURCH	APPROX. 57'-9" (EXISTING)
PROPOSED PRINCIPAL BUILDING ADDITION	17'-8"
PROPOSED ACCESSORY BUILDING	11'-2"
NUMBER OF STORIES	2
YARDS	
PRINCIPAL BUILDINGS	
STREET (NORTH AND EAST)	18'-0"
SIDE (WEST)	80'-0"
REAR (SOUTH)	73'-0"
ACCESSORY BUILDINGS	
STREET (NORTH AND EAST)	N/A
SIDE (WEST)	19'-10"
REAR (SOUTH)	3'-4"
PARKING SETBACK	
REQUIRED	MINIMUM 4'-0" TO BACK OF CURB
PROVIDED	MINIMUM 5'-0"
PARKING	
STALL SIZE	180 SF
REQUIRED (SINGLE FAMILY)	2 STALLS (1 INTERIOR)
REQUIRED (BUSINESS)	
- 1 PER 300 SF	29 STALLS
- 1 PER EVERY 2 EMPLOYEES	15 STALLS
TOTAL REQUIRED	46 STALLS (1 INTERIOR)
TOTAL PARKING SPACES	75 STALLS + 2 INTERIOR STALL
ACCESSIBLE PARKING	IBC SECTION 1106.1
HANDICAP SPACES REQUIRED	4 STALLS (INCLUSIVE OF TOTAL)
HANDICAP SPACES PROVIDED	4 STALLS
VAN ACCESSIBLE SPACE	IBC SECTION 1106.5
VAN ACCESSIBLE SPACES REQUIRED	1 STALL (INCLUSIVE OF ACCESSIBLE)
VAN ACCESSIBLE SPACES PROVIDED	1
LOADING	
STALL SIZE	10'-0" X 25'-0" X 14'-0" H
REQUIRED	1 STALL
PROVIDED	1 STALL
LANDSCAPING	
PARKING SCREENING	SEE LANDSCAPE PLAN



215 N. WATER STREET, SUITE 250  
MILWAUKEE, WISCONSIN 53202  
T 414.277.9700 | F 414.277.9705  
spsarchitects.com

**PROJECT**

PROPOSED BUILDING FOR:

**THE CHURCH & THE SCHOOL**

415 W CAPITOL DRIVE  
HARTLAND, WI 53092

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**OWNER**



**REVISIONS**

NO.	DESCRIPTION	DATE
-----	-------------	------

**INFORMATION**

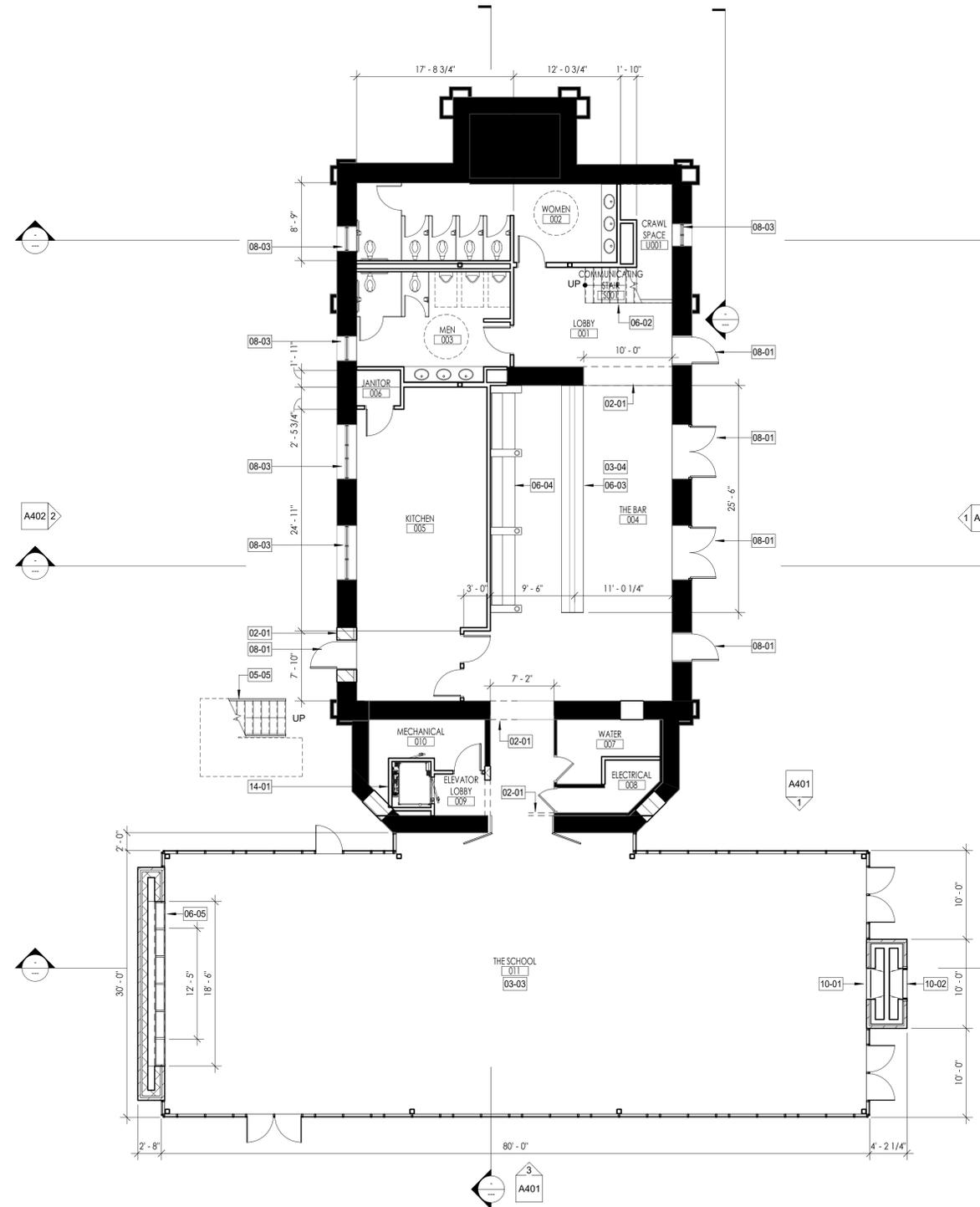
PROJECT ARCHITECT	SPS
PROJECT MANAGER	BM
PROJECT NUMBER	201202
ISSUED FOR	PC UPDATES
DATE	MAY 3, 2021

**SHEET**

ARCHITECTURAL SITE PLAN

**A050**

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**1 GROUND FLOOR PLAN**  
SCALE 1/8" = 1'-0"

**SHEET KEYNOTES**

- 02-01 REMOVE EXISTING WALLS FOR NEW OPENING AS INDICATED
- 03-03 POLISHED CONCRETE FLOOR
- 03-04 PATCH AND POLISH EXISTING CONCRETE FLOOR
- 05-05 NEW CONCRETE-FILLED STEEL PAN EGRESS STAIR
- 06-02 CUSTOM BAR
- 06-03 CUSTOM BUILT-IN BACK BAR AROUND EXISTING COLUMNS
- 06-04 CUSTOM BUILT-IN CASEWORK
- 06-05 CUSTOM BUILT-IN VANITY
- 08-01 NEW WOOD CLAD EXTERIOR DOOR(S), SEE DOOR SCHEDULE
- 08-03 NEW WOOD CLAD WINDOW, FIXED
- 10-01 GAS FIREPLACE INSERT, INTERIOR
- 10-02 GAS FIREPLACE INSERT, EXTERIOR
- 14-01 54"X40" LULA LIFT

**GENERAL PLAN NOTES**

- A. COMPLY WITH CODES, LAWS, ORDINANCES, RULES OF AUTHORITIES HAVING JURISDICTION.
- B. GENERAL CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- C. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS OR NOTES SHALL GOVERN, AND IF THERE ARE ANY MISSING DIMENSIONS OR DISCREPANCIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE ARCHITECT BEFORE PERFORMING ANY WORK IN QUESTION.
- D. THE NOTE 'ALIGN' WILL SUPERSEDE ANY DIMENSIONAL NOTE AND IF THERE IS A DISCREPANCY, THE CONTRACTOR SHOULD CONSULT THE ARCHITECT.
- E. IF THERE ARE ANY CONFLICTS BETWEEN FLOOR PLAN AND INTERIOR DETAILS AND ELEVATIONS, GENERAL CONTRACTOR TO CONSULT THE ARCHITECT.
- F. CONTRACTOR TO PROVIDE A COMPLETE AND THOROUGH CLEANING FOR THE ENTIRE BUILD-OUT.
- G. ALL INTERIOR GYPSUM BOARD PARTITIONS SHOULD BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. ANY PATCH WORK THAT IS REQUIRED ON EXISTING WALLS THAT ARE ADJACENT TO NEW WALLS SHALL BE FLUSH.
- H. OWNER WILL PROVIDE WORK NOTED "BY OTHER" OR "NIC" UNDER SEPARATE CONTRACT. GENERAL CONTRACTOR TO COORDINATE THIS WORK IN ORDER TO ASSURE APPROPRIATE INSTALLATION AND PROPER SEQUENCE OF INSTALLATION.
- I. BUILDING OWNER TO APPROVE KEYING ALL NEW AND RE-KEYING OF EXISTING HARDWARE.
- J. CONTRACTOR TO PROVIDE ALL WALL REINFORCING OR BLOCKING REQUIRED FOR ALL HARDWARE AND FIXTURES.
- K. ALL DIMENSIONS ARE TO FACE OF MASONRY, CENTERLINES OF COLUMN LINES, OR NOMINAL DIMENSION OF PARTITION WALLS. NON-MODULAR WALLS ARE DIMENSIONED TO CRITICAL FACES.
- L. GENERAL CONTRACTOR TO REPAIR BUILDING STANDARD FRAMES AND DOORS AND INSTALL AS INDICATED IN THE PROPOSED BUILD-OUT.
- M. GENERAL CONTRACTOR TO INSTALL BUILDING STANDARD HARDWARE THAT IS IN PROPER WORKING ORDER.
- N. ALL EXISTING WALLS TO BE REPAIRED AS REQUIRED AND PREPARED TO RECEIVE NEW WALL FINISHES.
- O. REPAIR ALL FRAMES, DOORS, HARDWARE, ETC. THAT ARE SALVAGED PRIOR TO INSTALLATION IN TENANT SPACE.
- P. THE IMPRINTING OR ADHERING OF COMPANY CONTACT INFORMATION IS PROHIBITED ON ANY FINISHED SURFACE.

**SHEET REFERENCE**

- A. REFER TO SHEET A001 FOR PROJECT SYMBOLS AND PROJECT NOTES
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- C. REFER TO SHEET A015 FOR WINDOW TYPES
- D. REFER TO SHEET A020 FOR WALL TYPES
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- F. REFER TO SHEET A005 FOR PLUMBING FIXTURE SCHEDULE
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- H. REFER TO SHEET A005 FOR EQUIPMENT AND FURNISHING SCHEDULE



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**PROJECT**

PROPOSED BUILDING FOR:

**THE CHURCH & THE SCHOOL**

415 W CAPITOL DRIVE  
HARTLAND, WI 53092

**PROGRESS DOCUMENTS  
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**OWNER**



**REVISIONS**

NO.	DESCRIPTION	DATE
-----	-------------	------

**INFORMATION**

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BM
PROJECT NUMBER	201202
ISSUED FOR	OWNER REVIEW
DATE	MARCH 31, 2021

**SHEET**

CONSTRUCTION PLAN - GROUND FLOOR

**A100**



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**SHEET**

CONSTRUCTION PLAN - FIRST FLOOR & MEZZANINE

**A101**

**ROOF TYPES**

- ROOF TYPE 1**  
60 MIL FULLY ADHERED EPDM ROOF MEMBRANCE  
3 LAYERS POLYISOCYANURATE W/ STAGGERED JOINTS IN BOTH DIRECTIONS (R-30)  
VAPOR BARRIER  
1-1/2" METAL DECKING  
OPEN WEB STEEL JOISTS W/ SLOPED TOP CHORD, 1/4" PER 12" (SEE STRUCT)
- ROOF TYPE 2**  
STANDING SEAM METAL ROOFING PANELS  
1-1/2" METAL DECKING  
STRUCTURAL WIDE FLANGE FRAMING (SEE STRUCT)
- ROOF TYPE 3**  
STANDING SEAM METAL ROOFING PANELS  
ICE & WATER SHIELD  
3/4" SHEATHING (SEE STRUCT)  
WOOD JOISTS (SEE STRUCT)

**SHEET KEYNOTES**

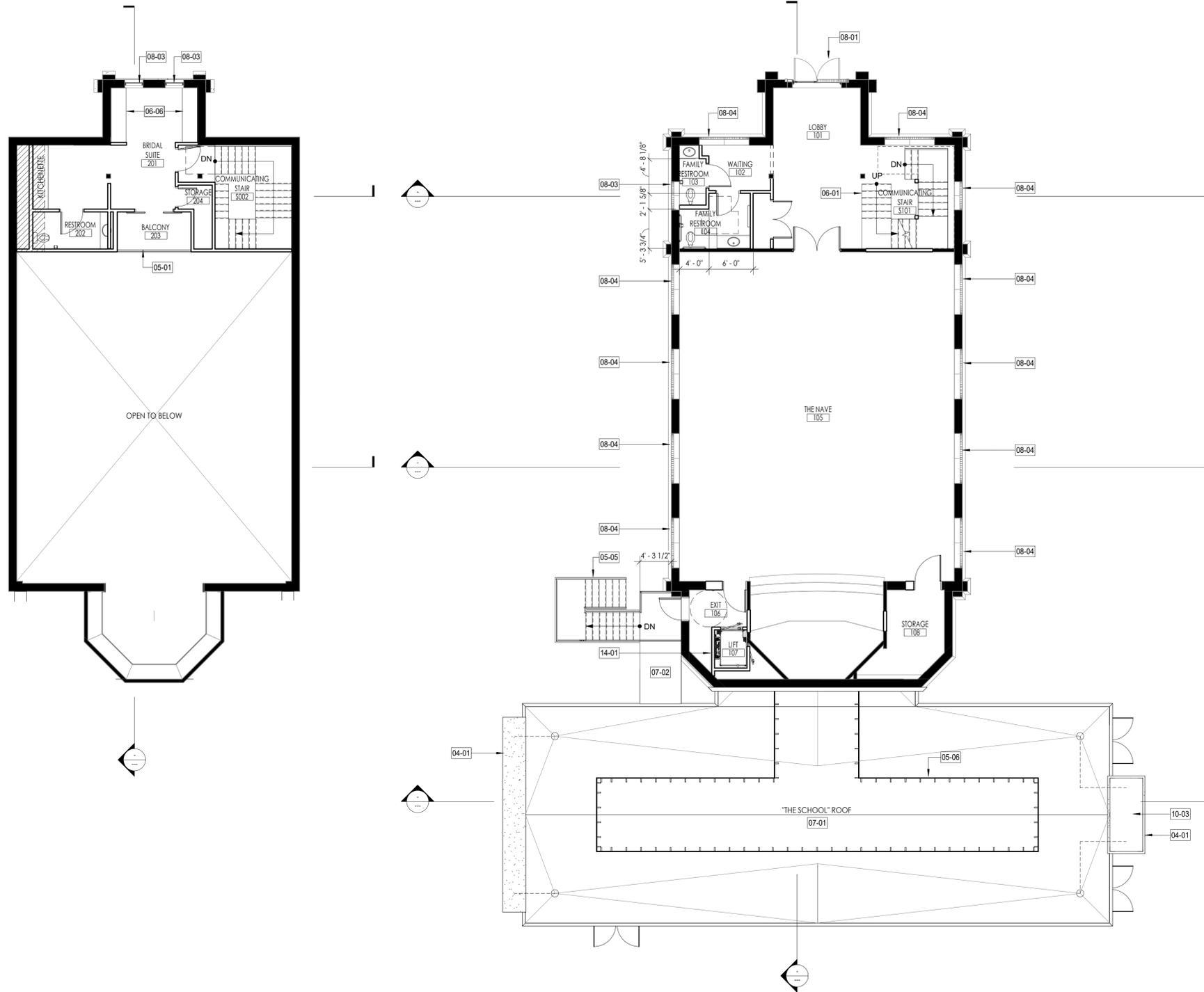
- 04-01 CAST STONE WALL COPING W/ WASH AND DRIP EDGE  
05-01 NEW STEEL GUARD RAIL, PREFINISHED  
05-05 NEW CONCRETE-FILLED STEEL PAN EGRESS STAIR  
05-06 HORIZONTAL ALUMINUM EQUIPMENT SCREENING  
06-01 NEW WOOD COMMUNICATING STAIR  
06-06 WOOD GATE, CHARCOAL  
07-01 ROOF TYPE 1  
07-02 ROOF TYPE 2  
08-01 NEW WOOD CLAD EXTERIOR DOOR(S), SEE DOOR SCHEDULE  
08-03 NEW WOOD CLAD WINDOW, FIXED  
08-04 NEW WOOD CLAD WINDOW, CASEMENT  
10-03 PREFINISHED METAL DUAL CHIMNEY SHROUD  
14-01 54"X40" LULA LIFT

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G. REFER TO SHEET A005 FOR LIGHT FIXTURE SCHEDULE  
H. REFER TO SHEET A005 FOR EQUIPMENT AND FURNISHING SCHEDULE



**2 MEZZANINE PLAN**  
SCALE 1/8" = 1'-0"

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



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## PROJECT

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## OWNER



## REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

## INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BM
PROJECT NUMBER	201202
ISSUED FOR	PC UPDATES
DATE	MAY 3, 2021

## SHEET

CONSTRUCTION PLAN - SHED

# A110

## SHEET KEYNOTES

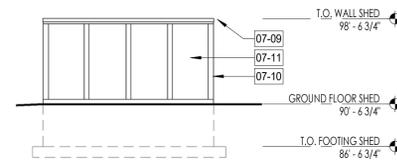
07-09 MTL COPING, BLACK  
07-10 COMPOSITE TRIM, CHARCOAL  
07-11 COMPOSITE PANEL, CHARCOAL

## GENERAL PLAN NOTES

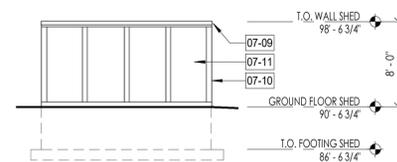
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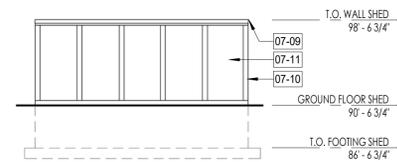
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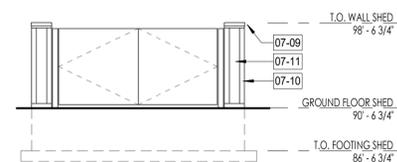
**5 THE SHED WEST**  
SCALE 1/8" = 1'-0"



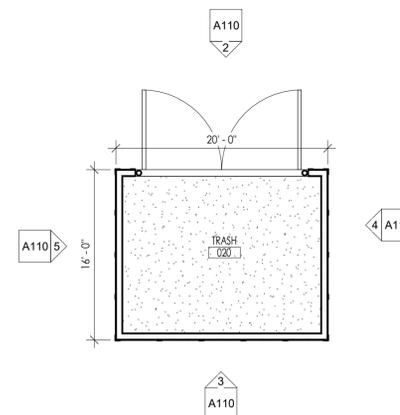
**4 THE SHED EAST**  
SCALE 1/8" = 1'-0"



**3 THE SHED SOUTH**  
SCALE 1/8" = 1'-0"



**2 THE SHED NORTH**  
SCALE 1/8" = 1'-0"



**1 GROUND FLOOR PLAN**  
SCALE 1/8" = 1'-0"

SHEET KEYNOTES

- 04-01 CAST STONE WALL COPING W/ WASH AND DRIP EDGE
- 05-06 HORIZONTAL ALUMINUM EQUIPMENT SCREENING
- 07-06 BLACK ANODIZED ALUMINUM CURTAINWALL WITH DOUBLE PANE CLEAR GLAZING
- 07-07 BLACK ANODIZED ALUMINUM CURTAINWALL 12" BAND
- 07-08 DOUBLE PANE SPANDREL GLAZING
- 07-09 MTL COPING, BLACK
- 08-02 NEW WOOD CLAD EXTERIOR DOOR(S) W/ FIXED TRANSOM WINDOW
- 08-03 NEW WOOD CLAD WINDOW, FIXED
- 08-04 NEW WOOD CLAD WINDOW, CASEMENT
- 08-05 ALUMINUM STOREFRONT DOOR
- 09-01 PAINT EXISTING SIDING
- 09-02 PAINT EXISTING TRIM
- 10-03 PREFINISHED METAL DUAL CHIMNEY SHROUD



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PROJECT

PROPOSED BUILDING FOR:

THE CHURCH & THE SCHOOL

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HARTLAND, WI 53092

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OWNER



REVISIONS

NO.	DESCRIPTION	DATE
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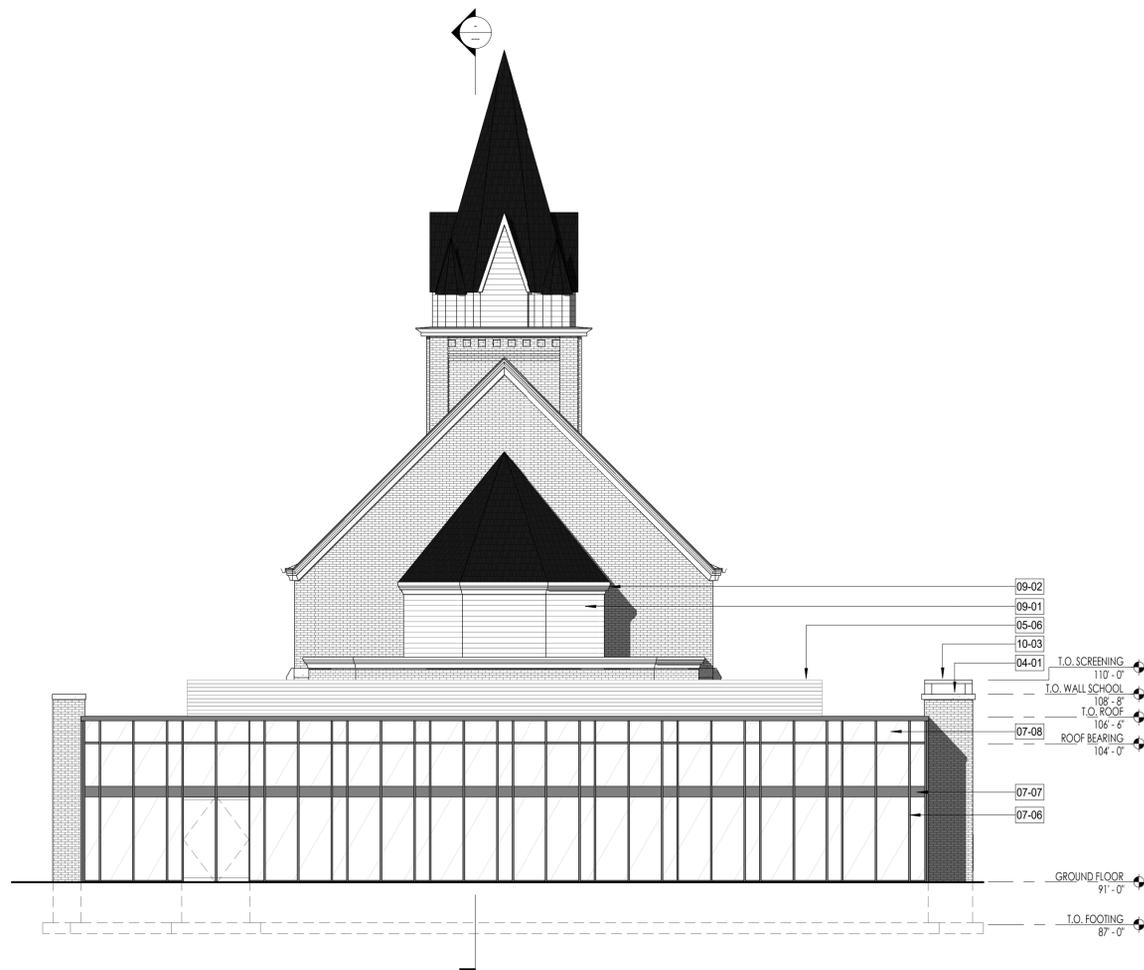
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	BM
PROJECT NUMBER	201202
ISSUED FOR	PC UPDATES
DATE	MAY 3, 2021

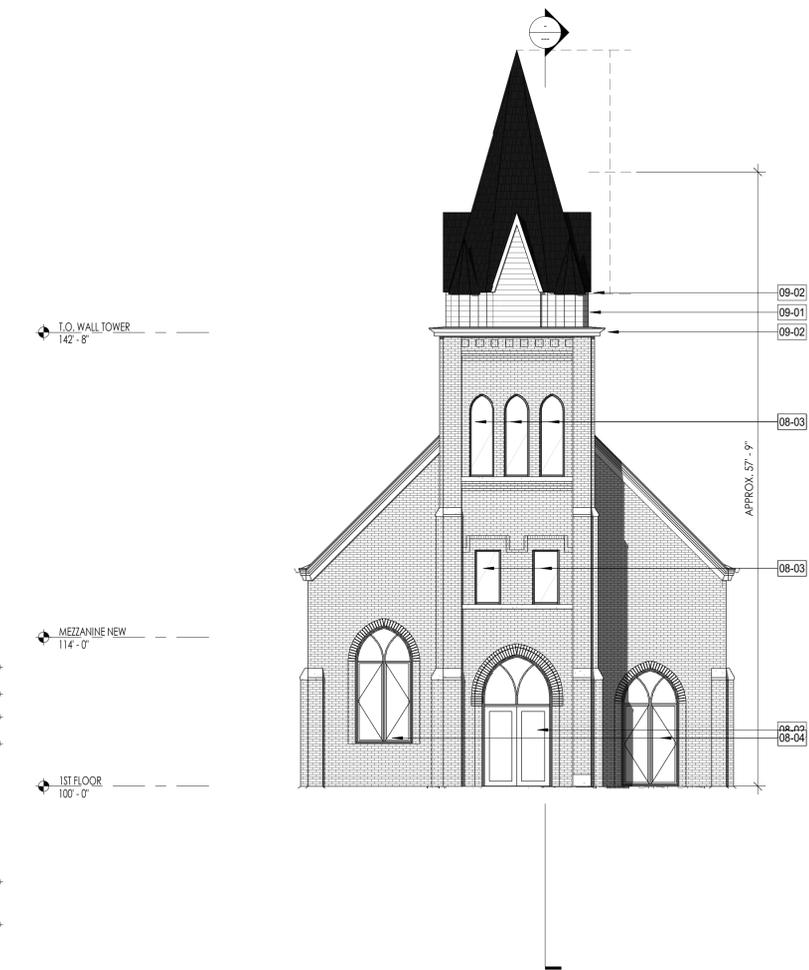
SHEET

BUILDING ELEVATIONS

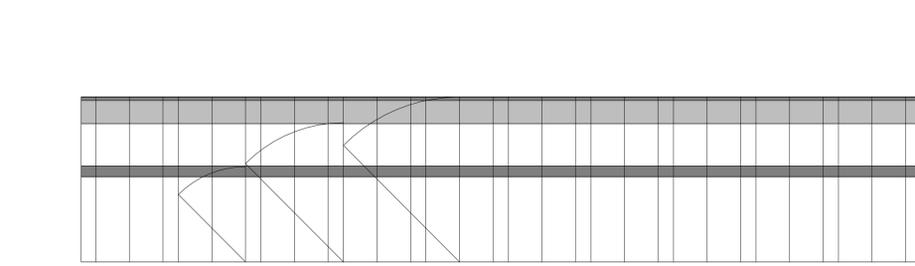
A401



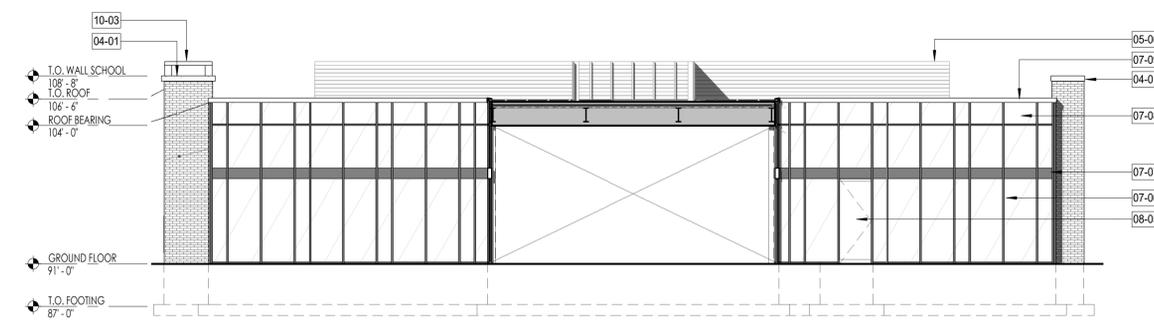
**3 SOUTH**  
SCALE 1/8" = 1'-0"



**2 NORTH "THE CHURCH"**  
SCALE 1/8" = 1'-0"



**4 THE SCHOOL SOUTH ELEVATION PROPORTIONS**  
SCALE 1/8" = 1'-0"



**1 NORTH "THE SCHOOL"**  
SCALE 1/8" = 1'-0"



**2 WEST**  
SCALE 1/8" = 1'-0"

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- 10-03 PREFINISHED METAL DUAL CHIMNEY SHROUD

- T.O. WALL TOWER 142'-8"
- T.O. WALL CHURCH 118'-10"
- MEZZANINE NEW 114'-0"
- T.O. WALL SCHOOL 108'-6"
- T.O. ROOF 106'-6"
- 1ST FLOOR 100'-0"
- EAST PATIO 95'-0"
- GROUND FLOOR 91'-0"



STEPHEN PERRY SMITH ARCHITECTS, INC.  
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DATE	MAY 3, 2021

SHEET

BUILDING ELEVATIONS

A402



**1 EAST**  
SCALE 1/8" = 1'-0"

- T.O. WALL TOWER 142'-8"
- T.O. WALL CHURCH 118'-10"
- MEZZANINE NEW 114'-0"
- T.O. WALL SCHOOL 108'-6"
- T.O. ROOF 106'-6"
- ROOF BEARING 104'-0"
- 1ST FLOOR 100'-0"
- EAST PATIO 95'-0"
- GROUND FLOOR 91'-0"
- T.O. FOOTING 87'-0"

- 09-01
- 09-02
- 08-04
- 08-03
- 08-03
- 08-01



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SMITH  
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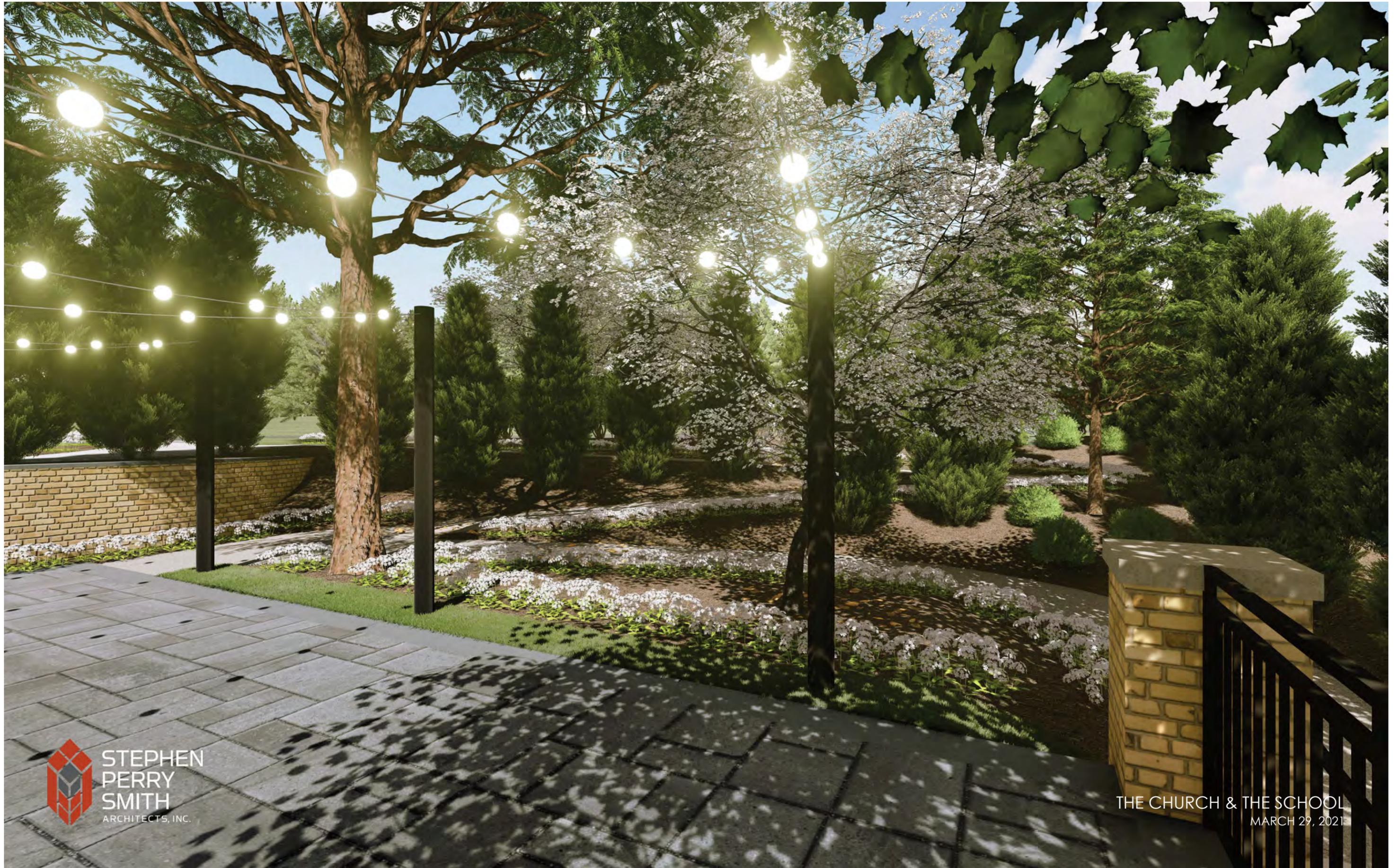
THE CHURCH & THE SCHOOL  
MARCH 29, 2021























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THE CHURCH & THE SCHOOL  
MARCH 29, 2021



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ARCHITECTS, INC.

THE CHURCH & THE SCHOOL  
MARCH 29, 2021



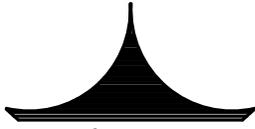
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THE CHURCH & THE SCHOOL  
MAY 3, 2021



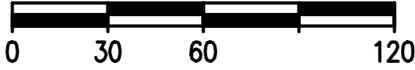
# CERTIFIED SURVEY MAP NO.

BEING A CONSOLIDATION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 12063, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWN 7 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.



**NORTH**

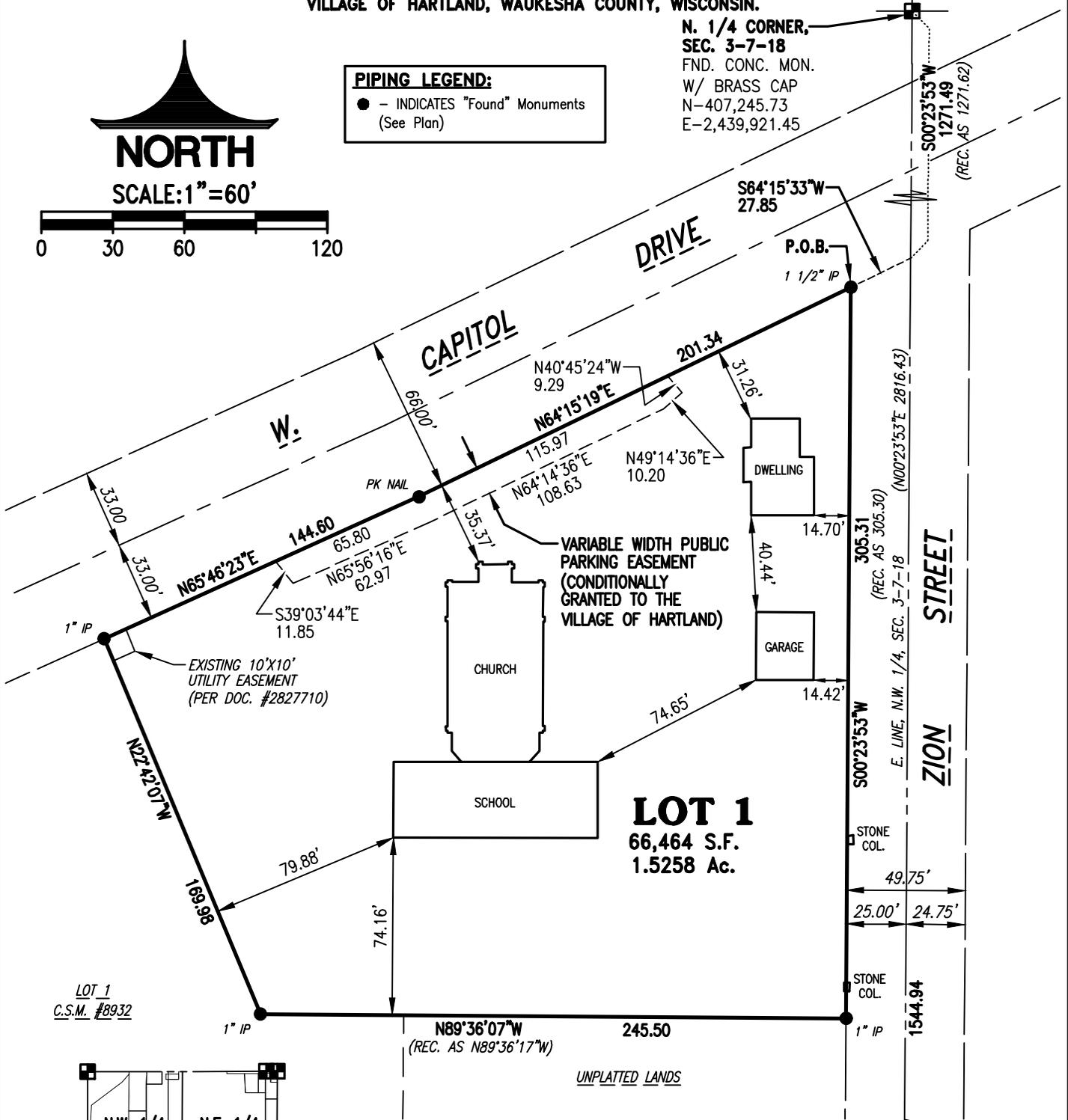
SCALE: 1" = 60'



**PIPING LEGEND:**

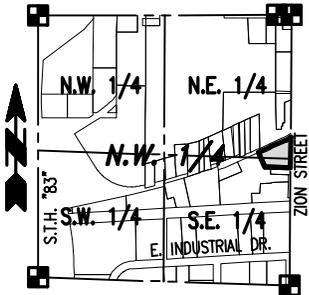
● - INDICATES "Found" Monuments  
(See Plan)

N. 1/4 CORNER,  
SEC. 3-7-18  
FND. CONC. MON.  
W/ BRASS CAP  
N-407,245.73  
E-2,439,921.45



LOT 1  
C.S.M. #8932

**LOT 1**  
66,464 S.F.  
1.5258 Ac.



**LOCALITY MAP:**  
N.W. 1/4, SEC. 3,  
T. 7 N., R. 18 E.  
SCALE: 1" = 2000'

**OWNER:**

NAME  
ADDRESS  
PHONE

**PREPARED BY:**

TRIO ENGINEERING, LLC  
4100 N. CALHOUN ROAD  
SUITE 300  
BROOKFIELD, WI 53005  
PHONE: 262-790-1480

CENTER,  
SEC. 3-7-18  
FND. CONC. MON.  
W/ BRASS CAP  
N-404,429.65  
E-2,439,901.89



**NOTES:**

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE EAST LINE OF THE N.W. 1/4 OF SECTION 3, TOWN 7 NORTH, RANGE 18 EAST, BEARS N00°23'53"E.
- ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.

DRAFTED THIS 7TH DAY OF MAY, 2021  
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 21-009-933-01  
SHEET 1 OF 4

X:\2021\21-009-933 Zion Church Drawings\Survey\CSM\530CSM01.dwg



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING A CONSOLIDATION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 12063, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWN 7 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

**CORPORATE OWNER'S CERTIFICATE OF DEDICATION:**

\_\_\_\_\_, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation has 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 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Hartland, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF WISCONSIN        )  
  ) ss  
COUNTY OF                    )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, WI  
My commission expires: \_\_\_\_\_

**CONSENT OF CORPORATE MORTGAGEE:**

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above certificate \_\_\_\_\_, owner, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF WISCONSIN        )  
  ) ss  
COUNTY OF                    )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, WI  
My commission expires: \_\_\_\_\_

***CERTIFIED SURVEY MAP NO.*** \_\_\_\_\_

BEING A CONSOLIDATION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 12063, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWN 7 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

**VILLAGE BOARD APPROVAL:**

Approved by the Village Board of the Village of Hartland this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Jeffrey Pfannerstill, President

\_\_\_\_\_  
Darlene Igl, Village Clerk

**VILLAGE PLAN COMMISSION APPROVAL:**

Approved by the Plan Commission of the Village of Hartland this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Jeffrey Pfannerstill, Chairperson

\_\_\_\_\_  
Darlene Igl, Village Clerk

## PUBLIC PARKING EASEMENT

This Conditional Easement, is made by [MILLER MARRIOTT DESIGNEE] a Wisconsin Limited Liability Company for itself its successors and assigns, collectively “Grantor”, for the benefit of the Village of Hartland, a Wisconsin Municipal Corporation and its successors and assigns, collectively “Grantee.”

WITNESSETH, that Grantor is the owner of Lot 1 of Certified Survey Map [NEW CSM #] within the Village of Hartland, Waukesha County, Wisconsin, depicted in the attached Exhibit A (hereinafter “Lot 1”), which abuts the South line of the West Capitol Drive right of way.

WITNESSETH, that Grantee owns and controls the West Capitol Drive right-of-way in the area North of Lot 1, and that such right of way is wider than the paved portion of West Capitol Drive, and thus extends Southerly some distance beyond the edge of the paved portion of West Capitol Drive.

WITNESSETH, that Grantor, in exchange for good and valuable consideration, the receipt and sufficiency of which is acknowledged, grants and warrants to a Grantee a Conditional Easement upon, Grantor’s property consisting of a portion of Lot 1 of Certified Survey Map [NEW CSM #] attached Exhibit A, therein described as “Variable Width Public Parking Easement” (hereinafter “Easement Area”) which is hereby incorporated by reference.

1. Purpose: the purpose of this Conditional Easement is:
  - a. To permit the parking of vehicles at an angle extending from the Easement Area into and upon the Village’s right of way for West Capitol Drive, the boundaries of which are depicted in the attached Exhibit B (hereinafter “Parking Area”).
  - b. The easement area shall be considered a public parking area for purposes of regulating such under the Village code (except as provided below). As a condition of this easement, the Grantee must enter into a binding agreement with Grantor to permit Grantor to (i) grade, pave and stripe the Parking Area as depicted in Exhibit B or as otherwise agreed, (ii) install a sidewalk within the West Capitol Drive right of way as depicted in Exhibit B or as otherwise agreed, (iii) limit access to the Parking Area during gatherings conducted upon Lot 1 of CSM [NEW CSM #], to only those in attendance at that gathering, and (iv) install signage within the Parking Area limiting access in the manner described herein (“Parking Agreement”).
2. Access: The general public, Grantee, and its officers, employees, agent, and independent contractors shall have the right to enter upon and cross the Easement for the purpose of exercising its rights under this Agreement.



## **“The Church”: Plan of Operation**

**Proposed Use:** An Event venue consisting of the Church, Garden/Terrace, School & House

### **Event Types/Details:**

This venue will cater to many types of events. Wedding ceremonies, wedding receptions, celebration of life, professional events, holiday gathering, charity events, baby/wedding showers, etc. We are estimating that the venue will average 60% wedding related events and 40% other events. The larger events will average 150 people and will normally occur on evenings and weekends. Parking will normally be handled within the venue parking space, however in the rare occurrence of a large event, municipal parking & shuttle services can be utilized.

### **Operations:**

Items typically delivered to the west side of the buildings designated location will include food, flowers, supplies, decorations and small equipment. On rare occasions, tents may be delivered, and temporarily set-up based on client needs (weather). Facility maintenance, cleaning, snow removal and landscaping/lawn care will be managed by the venue.

Outdoor events may produce noise (guests, music) potentially until 11pm. To help contain noise, aesthetically pleasing landscaping will be placed around the perimeter of the facility as well as around the outdoor gathering space.

Events will have an on-site venue manager present for the entire event to manage client & vendor contractual commitments and any escalations in the event they are needed.

To: Ryan Amtmann, Village Engineer  
From: Chris Miller, Miller Marriott Construction Co., Developer  
Date: May 7, 2021  
Subject: Re: Zion Church Redevelopment "The Church" – Rezone, Land Division and Site/Building Plan Applications

Mr. Amtmann,

Thank you for forwarding the Village Staff Comments for our redevelopment of Zion Evangelical Church, known as "The Church". Below are our itemized responses to each staff comment, refer to the "Response Key" on the left hand side of the original document. Please let me know if you have additional questions to be addressed prior to the May meeting.

1. Refer to CSM.
2. Refer to CSM.
3. Refer to additional renderings provided showing the landscaped features.
4. To provide necessary services to customers, the Applicant may need to be able to provide a tent on short notice due to weather. The Applicant desires Village approval to provide an approved tent for a period of no longer than 48 hours. Any tents planned to be up for more than 48 hours would require village approval.
5. The applicant is proposing 75 surface parking stalls, including 4 accessible stalls.
6. Refer to updated architectural elevations.
7. As the existing laterals are functioning properly and the new addition to the property will not include additional fixtures, Owner would like to use existing laterals for cost saving measures. A new water service will be brought to the church, and the current service will be terminated.
8. Refer to CSM; the easement is conditional on Applicant receiving the requested parking permit per Municipal Code Sec. 78-81.
9. Site security will be provided, system to be determined.
10. Refer to Plan of Operation provided.
11. Generally the Village does not require asbestos abatement plans on single family residential, but if the village does require for commercial, Applicant will provide asbestos abatement plan as required.
12. Site plan will be modified to show a landscaped island with curb and gutter around each pole for protection from vehicular traffic.
13. Owner will work with WE Energies to relocate the two poles as requested.
14. Site plan will be revised as requested.
15. The landscape/retaining will be removed from the site plan.
16. Language will be added to the site plan as requested.
17. Will be addressed as requested.
18. Parking stall sizes have been revised as required, refer to updated site plan.
19. Will be revised as requested.
20. Will be revised as requested.

21. As the existing laterals are functioning properly and the new addition to the property will not include additional fixtures, Owner would like to use existing laterals for cost saving measures. A new water service will be brought to the church, and the current service will be terminated.
22. Plan will be reviewed and any utilities to remain will be verified.
23. A rain garden has been added to the southwest corner of the site, eliminating the need for an inlet. Refer to updated site plan. An updated Storm Water Management Plan will be provided.
24. Will be revised as requested.
25. Will be revised as requested.
26. Will be revised as requested.
27. Will be revised as requested.
28. Will be revised as requested.
29. Provided as requested, see updated Landscape Plan.
30. Provided as requested, see updated Landscape Plan.
31. Will be provided as requested.
32. Will be provided as requested.
33. The Storm Water Management Plan will be revised to include a rain garden.
34. The Storm Water Management Plan will be revised to include a rain garden and provided as required.



# CLIENT SIGNATURE

SIGNATURE

DATE

SIGNATURE

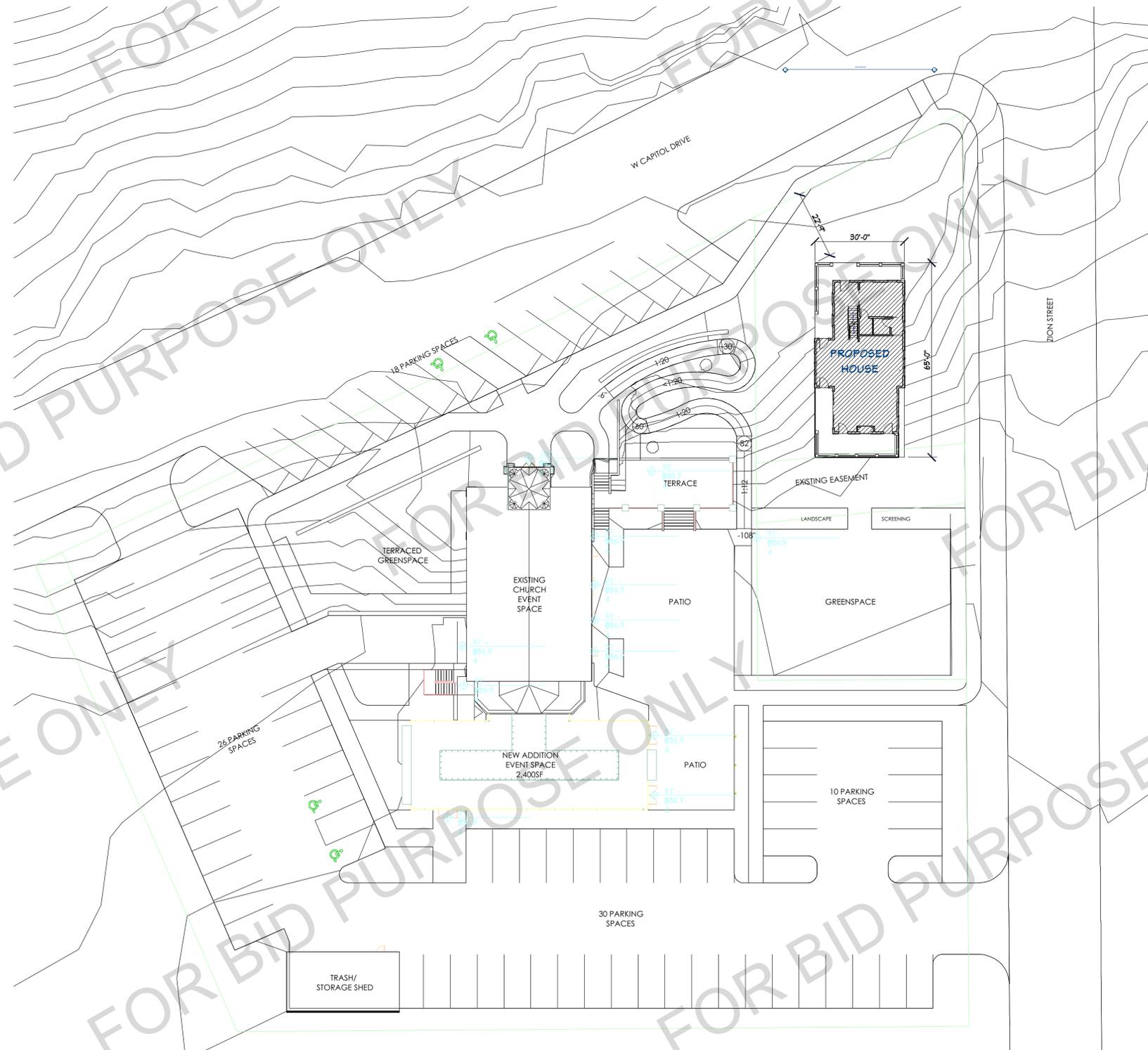
DATE

# SQUARE FOOTAGES

- BASEMENT: 1293 sq ft
- FIRST FLOOR: 1293 sq ft
- SECOND FLOOR: 927 sq ft
- GARAGE: 803 sq ft
- COVERED PORCH: 296 sq ft
- COVERED DECK: 316 sq ft

# SHEET INDEX

- 1. COVER PAGE
- 2. SELECTION/DASHBOARD
- 3. ELEVATIONS
- 4. BASEMENT FLOOR PLAN
- 5. FIRST FLOOR PLAN
- 6. SECOND FLOOR PLAN
- 8. BUILDING SECTIONS
- 9. SCHEDULES
- 10. ELECTRICAL
- 11. ELECTRICAL
- 12. MILLWORK/ALTERNATES

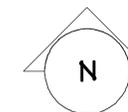


## CHURCH HOUSE RESIDENCE

ADDRESS:  
 SUBDIVISION/LOT:

RELEASE  
 FOR BID  
 RELEASE  
 FOR CONST.  
 REV.

DRAWN BY: ORAN L. 3/30/2021


**SITE PLAN**  
 SCALE 1"=20'-0"

CLIENT INITIALS:



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



**LEFT ELEVATION**  
SCALE 1/4"=1'-0"



**BACK ELEVATION**  
SCALE 1/4"=1'-0"



**RIGHT ELEVATION**  
SCALE 1/4"=1'-0"

**CHURCH HOUSE RESIDENCE**

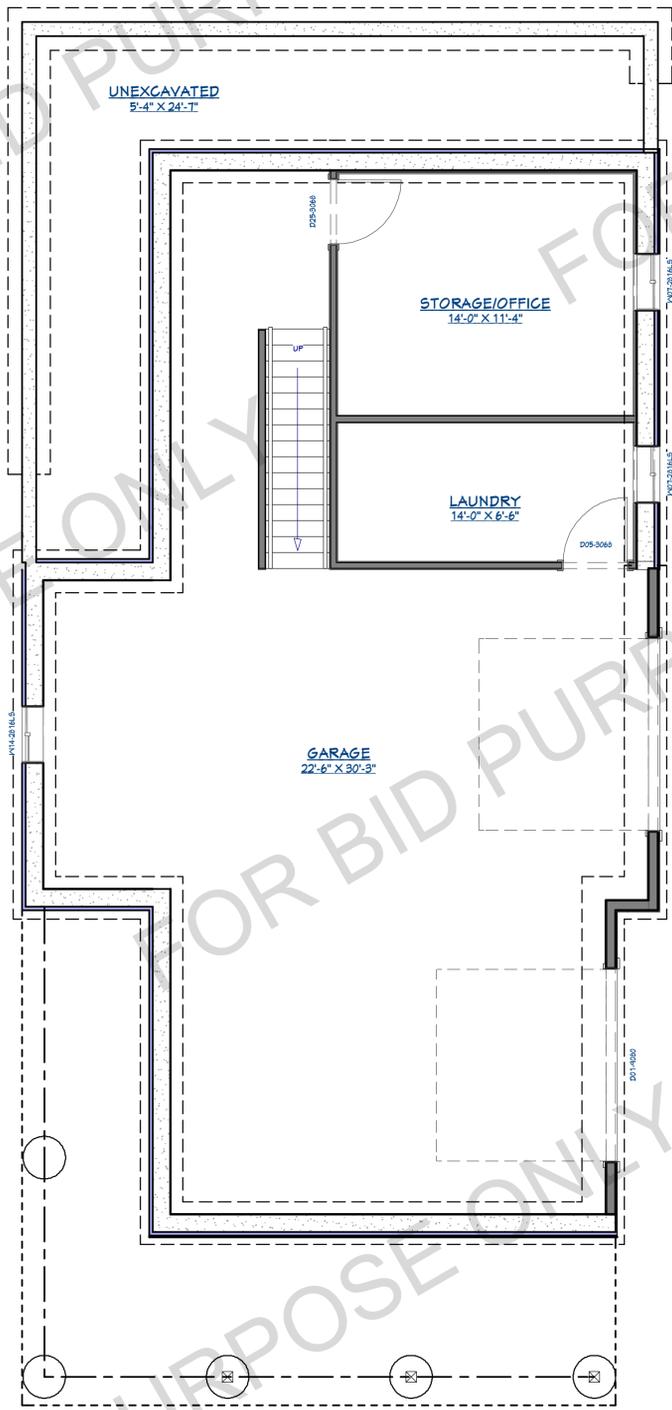
ADDRESS:  
SUBDIVISION/LOT:

RELEASE  
FOR BID  
RELEASE  
FOR CONST.  
REV.

DRAWN BY: ORAN L. 3/30/2021

CLIENT INITIALS:

FOR BID PURPOSE ONLY



**CHURCH HOUSE RESIDENCE**

ADDRESS:  
 SUBDIVISION/LOT:

RELEASE FOR BID	
RELEASE FOR CONST.	
REV.	

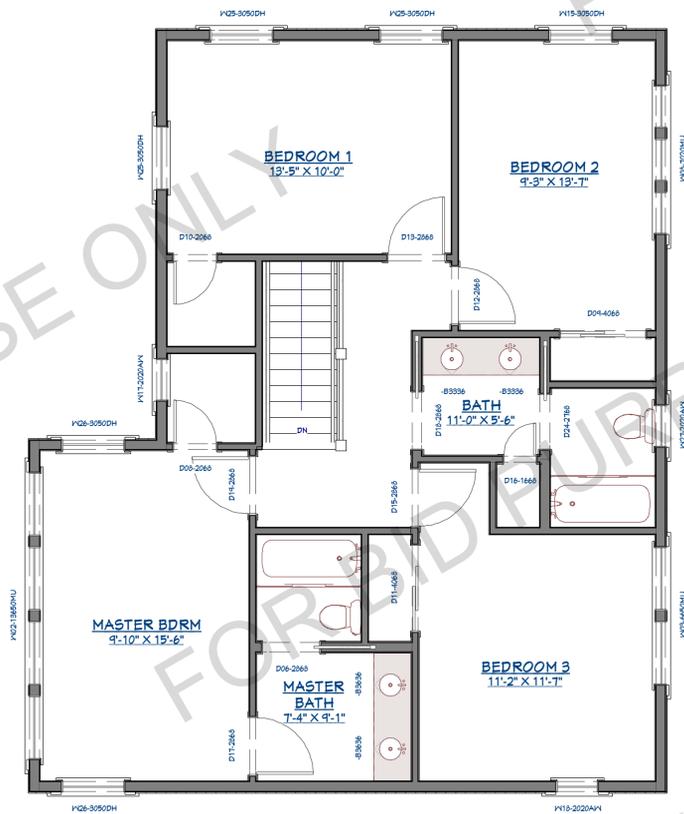
DRAWN BY: ORAN L. 3/30/2021

**BASEMENT PLAN**  
 SCALE 1/4"=1'-0"  
 CLIENT INITIALS:

**4**  
 PROPERTY OF  
 MILLER MARRIOTT



FOR BID PURPOSE ONLY



**CHURCH HOUSE RESIDENCE**

ADDRESS:  
SUBDIVISION/LOT:

RELEASE FOR BID	
RELEASE FOR CONST.	
REV.	

DRAWN BY: ORAN L. 3/30/2021

**2ND FLOOR PLAN**  
SCALE 1/4"=1'-0"  
CLIENT INITIALS:

**6**  
PROPERTY OF  
MILLER MARRIOTT

THOMAS H BEAUMONT  
310 ZION ST  
HARTLAND WI 53029

ANDREW J SALOMONE  
337 PROSPECT AVE  
HARTLAND WI 53029-2022

DANIEL G ANDERSON AND SALLY J  
ANDERSON  
315 W CAPITOL DR  
HARTLAND WI 53029

DAVE HYLAND AND DAWN HYLAND  
440 W CAPITOL DR  
HARTLAND WI 53029

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

DONALD G LUND 2013 LIVING TRUST  
432 W CAPITOL DR  
HARTLAND WI 53029

DOWNING BROTHERS BUILDERS INC  
W267S3742 VELMA CT  
WAUKESHA WI 53188-6609

ELIZABETH ANN CONLEY  
320 ZION ST  
HARTLAND WI 53029-1929

ELMORE MACHINERY CORP  
403 EAST AVE  
EAGLE WI 53119-2109

GEORGE G GARNEAU JR  
330 ZION ST  
HARTLAND WI 53029

HARTLAND SQUARE APARTMENTS LLC  
W312S9003 MOCCASIN TRL  
MUKWONAGO WI 53149

LESLIE A MOATS  
N8331 CARDINAL PASS  
IXONIA WI 53036-9451

MAC HOLDINGS LLC  
PO BOX 102  
DOUSMAN WI 53118-0102

NATHANIEL & JENNIFER APPLETON  
448 W CAPITOL DR  
HARTLAND WI 53029-1921

NORTHPOINT COMMUNITY CHURCH  
400 W CAPITOL DR  
HARTLAND WI 53029-1921

RYAN DUERWACHTER AND LINDSEY  
WURM  
359 PROSPECT AVE  
HARTLAND WI 53029-2022

STEPHANIE & BRADLEY OLSON  
223 HAZEL LN  
HARTLAND WI 53029-1808

STONEWOOD STORAGE ASSOCIATES  
LIMITED PARTNERSHIP  
PO BOX 145  
HARTLAND WI 53029