

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA  
MONDAY, SEPTEMBER 20, 2021  
7:00 PM  
MEETING ROOM, HARTLAND PUBLIC LIBRARY, 110 E. PARK AVENUE**

Roll Call

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

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of the August 16, 2021 meeting.
2. Architectural Board review and consideration of an application for signage for Equipment Depot, 1100 Cottonwood Avenue.
3. Architectural Board review and consideration of an application for exterior renovations for Lake Country Playhouse, 221 E. Capitol Drive.
4. Architectural Board review and consideration of an application for façade improvements and signage for Pathway Design Build, 122 Lawn Street.
5. Architectural Board review and consideration of an application for signage for Dynamic Laser Parts LLC., 461 Progress Drive.
6. Architectural Board review and consideration of an application for signage for Bailey Family Dental, 557 Cottonwood Ave.
7. Plan Commission review and consideration of an application for extension of a storage room for Phoenix, 129 Cottonwood Ave.
8. Plan Commission review and consideration of an application for a dumpster enclosure for Bank Five Nine, 800 Cardinal Lane.
9. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.

10. Adjourn.

Ryan Bailey, Interim Village Administrator

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

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES**  
**MONDAY, AUGUST 16, 2021**  
**7:00 PM**  
**LIBRARY MEETING ROOM**  
**HARTLAND PUBLIC LIBRARY, 110 E. PARK AVENUE**

Present: Jeff Pfannerstill, James Schneeberger, Tim Hallquist, Jeff Bierman, David deCourcy-Bower & Ann Wallschlager.

Excused: Dino Xykis & Ryan Amtmann

Others Present: Interim-Administrator Bailey, Building Inspector Hussinger and Deputy Clerk Bushey.

Call to Order- 7:02 pm

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

**1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes from July 19, 2021.**

Motion (deCourcy-Bower/Hallquist) to approve the minutes for the Architectural Board/Plan Commission meeting on June 21, 2021. Carried (6-0).

**2. Architectural Board review and consideration of an application for signage for GFL Environmental, 630 Industrial Drive-**

The correct address for this property is 650 Industrial Drive. Hussinger said the location and size is ok. It was recommended for plantings at the base of the sign which they show. Wallschlager commented that the plants that would be put there only bloom for a week. Hussinger said maybe some type of year-round shrubbery. Wallschlager commented maybe Hostas and deCourcy-Bower said maybe an annual.

Motion (deCourcy-Bower/Hallquist) to approve the application for signage at 650 Industrial Dr with shrubbery or something aesthetically pleasing at the base. Carried (6-0).

**3. Architectural Board review and consideration of an application for signage for Cadence Academy, 880 Rose Drive-**

Hussinger said they are proposing a ground sign, wall sign, and lettering on the door. He said the ground is appropriately located. Bailey commented that they only wanted the number 880 on the sign, he said there is plenty of space. Hallquist said it seemed too high and Hussinger said we raised our limits. He said it can be an 8 ft height. Bailey said the sign seemed too big not to have other items there. Bierman commented that in the sign submitted it looked like it was super imposed on the existing sign. Bierman said there should have a ground covering standard. Hussinger said it is a

standard, he said we have a policy. Pfannerstill commented on the petitioner not being present and they have some questions.

Motion (Bierman/deCourcy-Bower) to approve the application for ground sign for Cadence Academy, 880 Rose Drive, with substantial ground covering around the base. (6-0).

deCourcy-Bower asked do they typically only have the address and Hussinger said he liked it and he thinks it should be the standard. Hussinger said the wall sign size is appropriate and it is non-illuminated. deCourcy-Bower asked if it was a single tenant and Hussinger said yes.

Motion (deCourcy-Bower/Hallquist) to approve the application for a wall sign and lettering on door sign for Cadence Academy, 880 Rose Drive. (6-0).

#### **4. Architectural Board review and consideration of an application for construction of a sunroom addition on the Gresham residence, 420 Lindenwood Drive.**

Scott Innes from Champion Windows was present and explained that it is a 3-season room on the existing deck. He said they will put on a new deck, vinyl siding. He said the siding and roof will match the house. Hussinger asked if the sunroom was 14 x 12 ft and Mr. Innes said yes. Mr. Innes said the sunroom will take up less than 50 % of the deck.

Motion (Hallquist/Bierman) to approve the application for construction of a sunroom addition on the Gresham residence, 420 Lindenwood Drive. Carried (6-0).

#### **5. Discuss existing and proposed standards for internally illuminated signage-**

Pfannerstill said we have downtown guidelines, and he does agree we don't want a lot of beaming lights. Hussinger said their illumination is allowed per their zoning. Wallschlager asked if there was an ordinance for neon signs in windows. Pfannerstill commented he doesn't think we have to approve any of the neon signs in windows. Hallquist asked why we don't keep doing it individually like we have been doing. He said we don't get a lot of them. Pfannerstill brought up that the BID used to approve them and he agreed that we do want a consistent look. Wallschlager commented that the sign at Hartland South is how it started. Hussinger commented that a messenger sign is different. deCourcy-Bower said as things come up, we should scrutinize things and we need to pin down what looks good and doesn't. He said different buildings have different characters. Pfannerstill said we know we have options. There was brief discussion on gas stations, the time the lights shut off & the time the lighting is reduced. Bierman asked should we clarify some things in the code. Pfannerstill said when it is residential, we usually say it can't be bright. Pfannerstill said that we could have Interim-administrator Bailey and Building Inspector Hussinger work on a checklist. He also said that when a building is set back it is a good idea to have a number on the sign. Wallschlager asked if it could be put on the application. There was brief discussion on

incorporating it into the application. Bailey asked what if a business doesn't want an address on a sign. Hussinger said if we want to make it easier the language should be easier. Hallquist said we don't get these that often. He said we should do them as it comes up. No action taken.

**6. Announcements-**

Pfannerstill said Trustee Anson resigned from the Village Board today and said if you know anyone that is interested let him know. He said they will be nominating someone. The board is about a month away from being finished.

**7. Adjourn**

Motion (Schneeberger/Bierman) to adjourn. Adjourned at 7:45 pm.

Respectfully submitted by  
Recording Secretary,  
Deidre Bushéy, Deputy Clerk



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

Job Address			
Lot 4	Block	Subdivision	Key No. HAV
Owner COTTONWOOD IV LLC		EMAIL	Phone
Address 3885 N Brookfield RD #200		City Brookfield	State WI Zip 53045
Contractor Able Signs & Lighting	Phone 920-219-9556	FAX	EMAIL qramirez@ablesign.net
Address W8246 N Crystal Lake Rd		City Beaver Dam	State WI Zip 53916

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

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

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

**Commercial/Industrial/Multifamily:**

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

**Signs:**

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

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

Date Applied: \_\_\_\_\_ Date of Meeting: \_\_\_\_\_ Item No. \_\_\_\_\_

**Hartland Architectural Board  
Application Review Policies**

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

1. The deadline for filing any application is a minimum of fifteen (15) working days before the meeting.
2. All applicants for building renovations are encouraged to communicate with or meet with the Building and Zoning Official and the Village Administrator prior to submission of an application.
3. Applications for signs within the boundaries of the Hartland Downtown Business Improvement District (BID) must be reviewed by the BID prior to the meeting with the Architectural Board.
4. All requested or required information, including the application and appropriate fees, must be received prior to the deadline in order to be placed on the agenda. Village Staff has been directed to delay placement on the Architectural Board Agenda based on incomplete submittals.
5. Applications shall include professional-level drawings of all elevations impacted by the proposed project showing the proposed conditions including location and depiction of requested signage.
6. Applications for signage on existing buildings should include a scale depiction of the sign on a current photograph of the existing building.
7. Four (4) sets of application materials and one (1) electronic copy (PDF) of all application materials must be submitted by the deadline.
8. Applications that include site plans must depict the following existing and proposed information plus other information as appropriate or as requested:
  - a. Complete dimensions (lot, building, setbacks, parking, drives, etc.)
  - b. Scale and north arrow
  - c. All structures (include building elevations and height)
  - d. Drainage and grades (include design calculations for drainage)
  - e. Storm Water Management Plan
  - f. Utilities and easements (sewer, water, storm etc.)
  - g. Calculation of lot coverage
  - h. Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
  - i. Grading and erosion control
  - j. Landscaping, including a Tree Protection Plan
  - k. Exterior lighting details
  - l. Exterior HVAC equipment location
  - m. Dumpster location (screening required)
  - n. Street right-of-way
  - o. Miscellaneous items including, but not limited to, 100 year floodplain, wetland boundary, environmental corridor
9. Additional information may be requested by the Architectural Board or Staff.
10. The Applicant must complete and submit the required Professional Services Reimbursement Form along with any required deposit at the time of application.
11. The Applicant or a representative of Applicant able to make representations on behalf of the Applicant shall attend the meeting at which the matter will be discussed. Failure to have representation will result in tabling of the request to the next meeting.

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

**PERMIT #** \_\_\_\_\_

JOB LOCATION 1100 Cottonwood Ave, Hartland, WI 53029 TAX KEY # HAV 0757004001  
OWNER COTTONWOOD IV LLC PHONE \_\_\_\_\_  
ADDRESS 3885 N BROOKFIELD RD #200 CITY BROOKFIELD STATE WI ZIP 530458364  
CONTRACTOR Able Signs & Lighting PHONE 920-219-9556  
ADDRESS W8246 N Crystal Lake Rd. CITY Beaver Dam STATE WI ZIP 53916

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

WORDS AS THEY WILL APPEAR ON THE SIGN:  
Mitsubishi Forklift Trucks, CAT Lift Trucks, Jungheinrich, UNICARRIERS Forklift  
\_\_\_\_\_  
\_\_\_\_\_

OVERALL DIMENSIONS OF SIGN 134" X 110" COLOR OF BACKGROUND Multiple Colors (see Artwork)  
SIZE OF LETTERS IN INCHES 12" , 9" , 5" , 16" COLOR OF LETTERS Multiple Colors (see Artwork)

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)  
Laser Cut Acrylic

ILLUMINATED?     YES             NO             INTERNALLY             EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 11,000

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

APPLICANT *Julian Ramirez* DATE 9.1.21

PLANS APPROVED:    ARCHITECTURAL BOARD \_\_\_\_\_

APPLICATION APPROVED: BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_



## Existing OEM Specs EQDepot Hartland, WI



Overall Dimensions:  
102in X 22.41in

Overall Dimensions:  
102in X 25in

Overall Dimensions:  
72in X 32.12in  
To be Removed

ABLE SIGNS & LIGHTING  
W8246 N CRYSTAL LAKE RD.  
BEAVER DAM, WI 53916

DATE: 7/20/21

DRAWING #: Qr00123

PAGE #: 1

DESIGNER: QR

### PROJECT

EQDepot OEM Signage

### SITE ADDRESS

Hartland, WI

### REVISIONS

NO.	DATE	NOTES
A		
B		
C		
D		
E		

### CLIENT APPROVAL

X \_\_\_\_\_

CONCEPTUAL DRAWING:  
This drawing is for representational purposes only. The appearance of images shown may vary from the specified dimensions and colors.

ALL RIGHTS RESERVED:  
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## Scaled OEM Signage Proposal V.3



ABLE SIGNS & LIGHTING  
W8246 N CRYSTAL LAKE RD.  
BEAVER DAM, WI 53916

DATE: 7/20/21

DRAWING #: **Qr00123**

PAGE #: 2

DESIGNER: QR

### PROJECT

EQDepot OEM Signage

### SITE ADDRESS

Hartland, WI

### REVISIONS

DATE	NOTES
A	
B	
C	
D	
E	

### CLIENT APPROVAL

X \_\_\_\_\_

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See next page for dimensions



Proposed OEM Signage Specs EQDepot Hartland, WI

ABLE SIGNS & LIGHTING  
W8246 N CRYSTAL LAKE RD.  
BEAVER DAM, WI 53916

DATE: 7/20/21

DRAWING #: Qr00123

PAGE #: 3

DESIGNER: QR

PROJECT

EQDepot OEM Signage

SITE ADDRESS

Hartland, WI

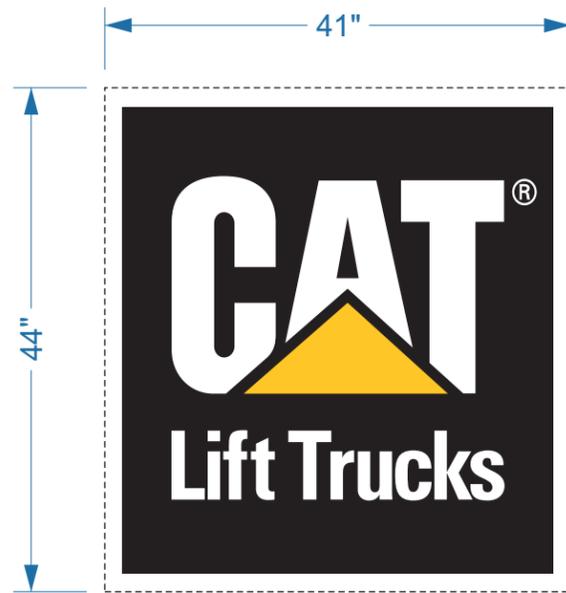
REVISIONS

NO.	DATE	NOTES
A		
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CLIENT APPROVAL

X \_\_\_\_\_

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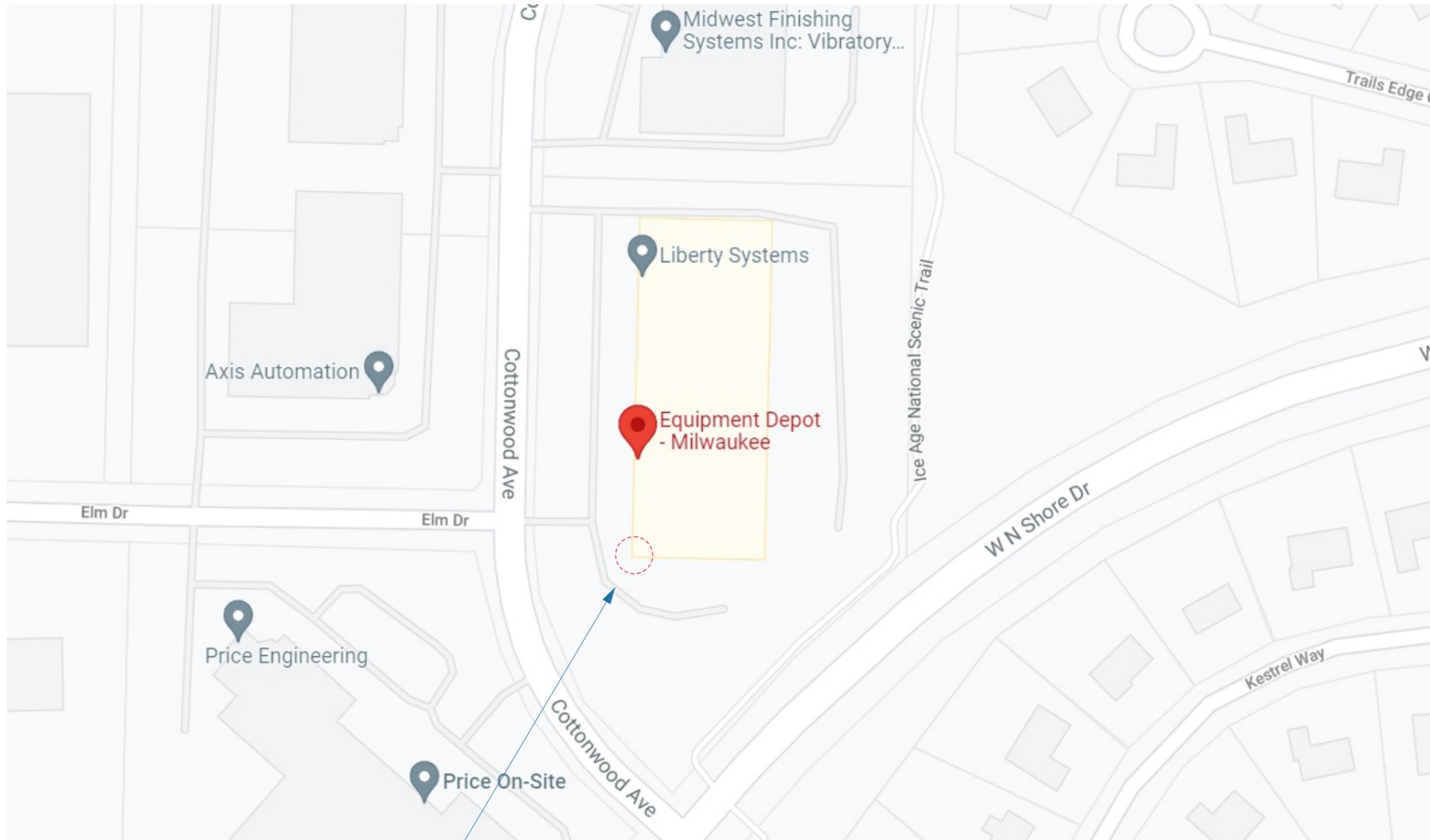


1/2" Acrylic FCOs  
Flush Stud Mounted  
Perfect Pattern  
Custom Pantone Colors TBD

Scale: 3/4" = 1'



## Site Plan OEM Signage Specs EQDepot Hartland, WI



Proposed OEM Signage Location

ABLE SIGNS & LIGHTING  
W8246 N CRYSTAL LAKE RD.  
BEAVER DAM, WI 53916

DATE: 7/20/21

DRAWING #: Qr00123

PAGE #: 4

DESIGNER: QR

### PROJECT

EQDepot OEM Signage

### SITE ADDRESS

Hartland, WI

### REVISIONS

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## Proposed OEM Signage Specs EQDepot Hartland, WI

ABLE SIGNS & LIGHTING  
W8246 N CRYSTAL LAKE RD.  
BEAVER DAM, WI 53916

DATE: 7/20/21

DRAWING #: **Qr00123**

PAGE #: 3

DESIGNER: QR

### PROJECT

EQDepot OEM Signage

### SITE ADDRESS

Hartland, WI

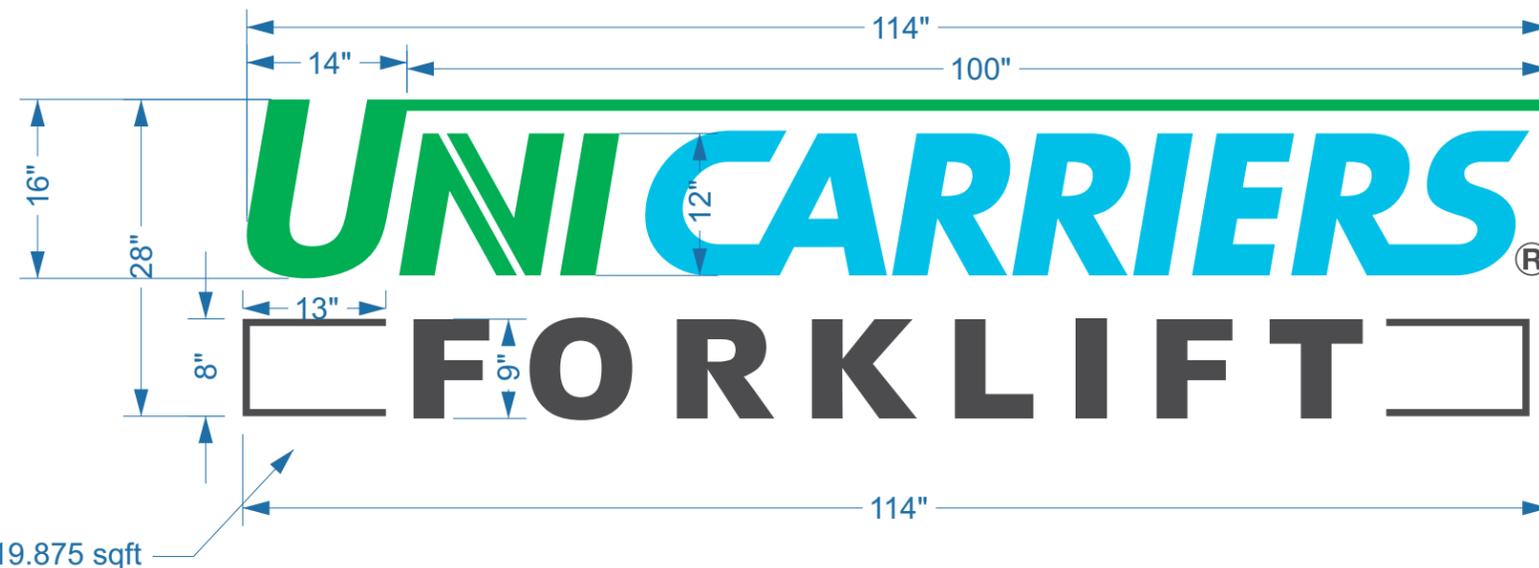
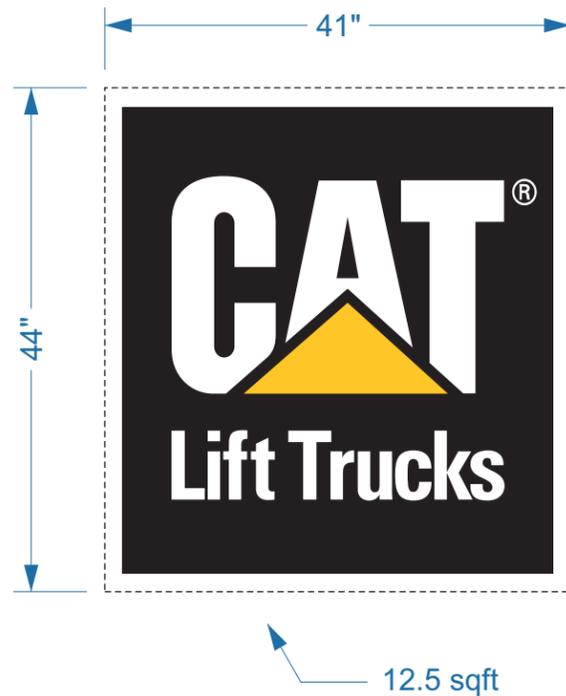
### REVISIONS

NO.	DATE	DESCRIPTION
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### CLIENT APPROVAL

X \_\_\_\_\_

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1/2" Acrylic FCOs  
Flush Stud Mounted  
Perfect Pattern  
Custom Pantone Colors TBD

Scale: 3/4" = 1'

1005 LLC  
2551 N WAHL AVE  
MILWAUKEE WI 53211-3825

COTTONWOOD IV LLC  
3885 N BROOKFIELD RD #200  
BROOKFIELD WI 53045-8364

JAMES & LYNNETTE LECLAIR  
103 TRAILS EDGE  
HARTLAND WI 53029

LOT OWNERS OF RIVER RESERVE II  
PO BOX 82  
HARTLAND WI 53029

TULSA INVESTORS LLC  
7475 HUBBARD AVE STE 202  
MIDDLETON WI 53562-3146



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

Job Address <i>221 E. CAPITOL DR</i>				
Lot	Block	Subdivision	Key No. HAV	
Owner <i>LAKE COUNTY PLAY HOUSE / BOB HURD MANAGER</i>			Phone <i>920-988-9466</i>	
Address <i>221 E. CAPITOL DR</i>		City <i>HARTLAND</i>	State <i>WI</i>	Zip <i>53029</i>
Contractor <i>MSI GENERAL CORP.</i>		Phone <i>914-4882</i>	FAX <i>367-7390</i>	E-Mail Address <i>DANW@MSIGENERAL.COM</i>
Address <i>PO BOX 7</i>		City <i>CONOMO WOL</i>	State <i>WI</i>	Zip <i>53066</i>

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

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

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

**One & Two Family**

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

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

Date Applied: \_\_\_\_\_ Date of Meeting: \_\_\_\_\_ Item No. \_\_\_\_\_



Department of Building Inspection

PERMIT # \_\_\_\_\_

# APPLICATION FOR BUILDING PERMIT

210 Cottonwood Avenue • Hartland, WI 53029 • Phone (262) 367-4744 • Fax (262) 367-2430

JOB LOCATION 221 E. CAPITOL DR

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBD \_\_\_\_\_ TAX KEY \_\_\_\_\_

OWNER LAKE COUNTY PLAY HOUSE / <sup>BOB</sup> HURD PHONE 920-988-9406 FAX UNKNOWN

ADDRESS 221 E. CAPITOL DR CITY, STATE, ZIP HARTLAND, WI, 53029

CONTRACTOR MSI GENERAL CORP. PHONE 262-914-4882 FAX 262-367-7390

ADDRESS PO BOX 7 CITY, STATE, ZIP OCONEA WISCONSIN, WI 53066

When permit is ready notify:  Contractor  Owner By: Mail  Phone  Fax 262-914-4882 DAN WATRING

Project Description: REHAB THE EXTERIOR OF THE THEATER ON THE EAST ELEVATION TO MATCH THE STREET SIDE OF THE THEATER THAT WAS REHABBED 2 YEARS AGO

Current principal use of property A COMMUNITY PLAY HOUSE (THEATER)

Proposed principal use of property SAME

Width NA Length \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Height \_\_\_\_\_ Cu. Ft. \_\_\_\_\_

Estimated cost of above job(s) \$ 58,900 \$ \_\_\_\_\_ \$ \_\_\_\_\_

State Approval NA Date \_\_\_\_\_

Class of Construction COMMERCIAL Sprinkler NA Stories 2

**TO THE BUILDING INSPECTOR:** The undersigned hereby applies for a permit to do work herein described according to the plans and specifications filed herewith and located as shown on this application. The undersigned agrees that such work will be done in accordance with the said description, plans and specifications and in compliance with the Uniform Dwelling Code of Wisconsin Administrative Code, Zoning Ordinance, all other ordinances of the Village of Hartland and with all the laws and orders of the State of Wisconsin applicable to said premises.

DAN WATRING / MSI GENERAL CORP.

Signature of Applicant [Signature] Date 9/7/21

**CONDITIONS OF APPROVAL:** This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

1. See plans for possible conditions/recommendations
2. \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

\_\_\_\_\_ TOTAL FEES

\_\_\_\_\_ Date Paid

\_\_\_\_\_ Receipt

Meeting dates plans were approved for building permit:  
Plan Commission \_\_\_\_\_ Village Board \_\_\_\_\_ Arch Board \_\_\_\_\_

APPLICATION APPROVED ON: \_\_\_\_\_ BY: \_\_\_\_\_  
DATE BUILDING INSPECTOR

Project Name

# Lake Country Playhouse

Project Address

## 221 East Capitol Drive

## Hartland, WI 53029



PROPOSED EAST ELEVATION NOT TO SCALE

Architects Seal

Engineers Seal

64  
YEARS  
OF  
DESIGN  
EXCELLENCE



PROJECT LOCATION

### SHEET INDEX

NO.	DESCRIPTION	REVISIONS																											
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
G-001	COVER SHEET																												
A-001	DEMOLITION PLAN																												
A-101	FLOOR PLAN																												
A-201	EXTERIOR ELEVATIONS																												
A-201-1	EXTERIOR ELEVATIONS																												



MSI GENERAL CORPORATION  
P.O. BOX. 7  
OCONOMOWOC, WI 53066  
PHONE: 262-367-3661

WWW.MSIGENERAL.COM  
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:  
Proposal: 08/25/21  
Bid:  
Contract:  
State Submittal / Permit:  
As-Built:

NO.	REVISIONS
1	--
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	



PROJECT ADDRESS:  
PROJECT NAME  
Lake Country Playhouse  
STREET ADDRESS  
221 East Capitol Drive  
CITY/ STATE / ZIP  
Hartland, WI 53029

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

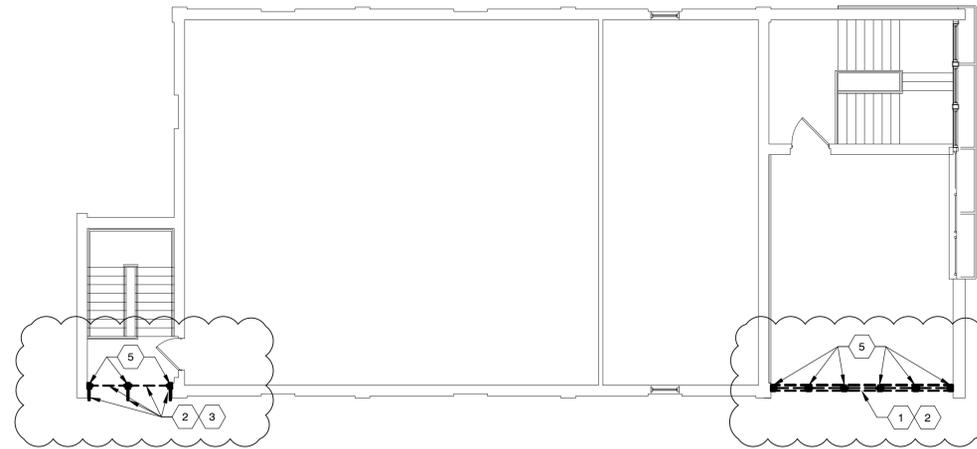
Architect: KJN    Engineer: AGR    Reviewed By: JLM  
Sheet Title:  
COVER SHEET  
Sheet Number:  
G-001  
Project Number: P13182  
P13182

MANAGERS

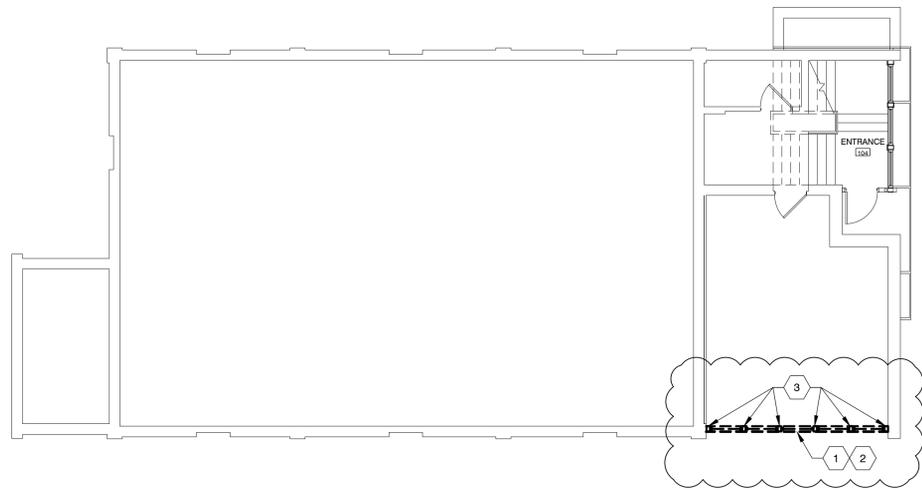
ENGINEERS

CONTRACTORS

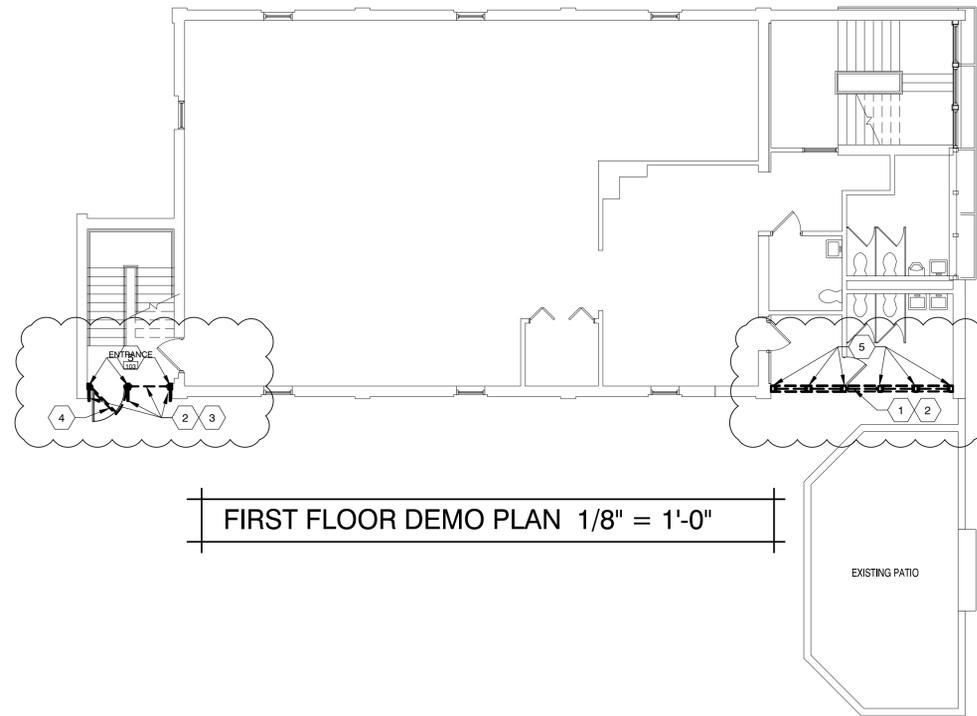
ARCHITECTS



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



LOWER LEVEL DEMO PLAN 1/8" = 1'-0"



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

ELEVATION DEMO NOTES

- 1 REMOVE EXISTING PLYWOOD SIDING, WINDOWS, RESTROOM VENTS AND LIGHT FIXTURE. REMOVE ANY EXISTING WINDOWS THAT MAY BE COVERED BY THE EXISTING PLYWOOD SIDING.
- 2 REMOVE ALL EXISTING WOOD FRAMING BETWEEN EXISTING 4X4 WOOD POST INCLUDING INTERIOR WALL FINISHES.
- 3 REMOVE ALL EXISTING WINDOWS.
- 4 REMOVE EXISTING DOOR AND DOOR FRAME.
- 5 REPLACE EXISTING WOOD 4X4 POSTS W/ NEW WOOD 4X4 POSTS. REWORK EXISTING FLOOR AND ROOF JOIST CONNECTIONS AS REQUIRED.



MSI GENERAL CORPORATION  
P.O. BOX. 7  
OCONOMOWOC, WI 53066  
PHONE: 262-367-3661

WWW.MSIGENERAL.COM  
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Proposal:	08/25/21
Bid:	
Contract:	
State Submittal / Permit:	
As-Built:	

REVISIONS:

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PROJECT ADDRESS:

PROJECT NAME  
Lake Country Playhouse  
STREET ADDRESS  
221 East Capitol Drive  
CITY/ STATE / ZIP  
Hartland, WI 53029

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: KJN    Engineer: AGR    Reviewed By: JLM

Sheet Title:  
**DEMO FLOOR PLANS**  
Sheet Number:  
**A-001**  
Project Number: P13182  
**P13182**



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 P.O. BOX. 7  
 OCONOMOWOC, WI 53066  
 PHONE: 262-367-3661

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PROJECT ADDRESS:

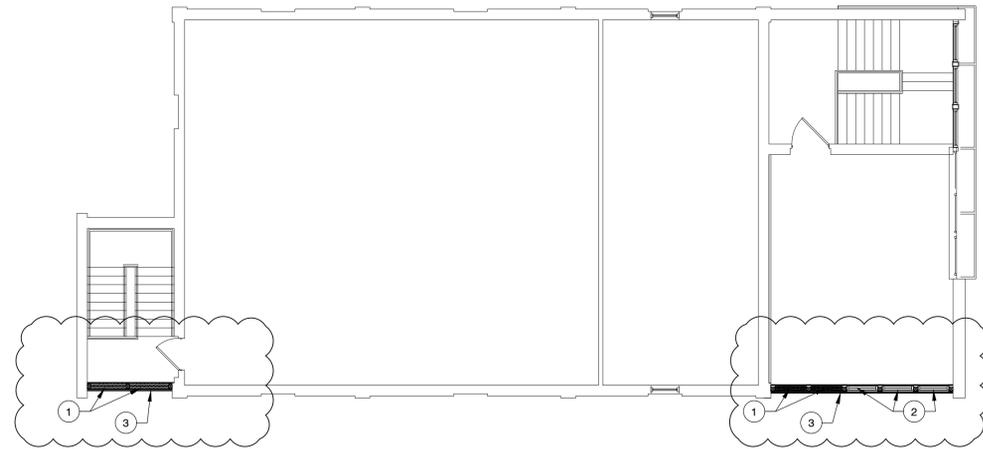
PROJECT NAME  
 Lake Country Playhouse  
 STREET ADDRESS  
 221 East Capitol Drive  
 CITY / STATE / ZIP  
 Hartland, WI 53029

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

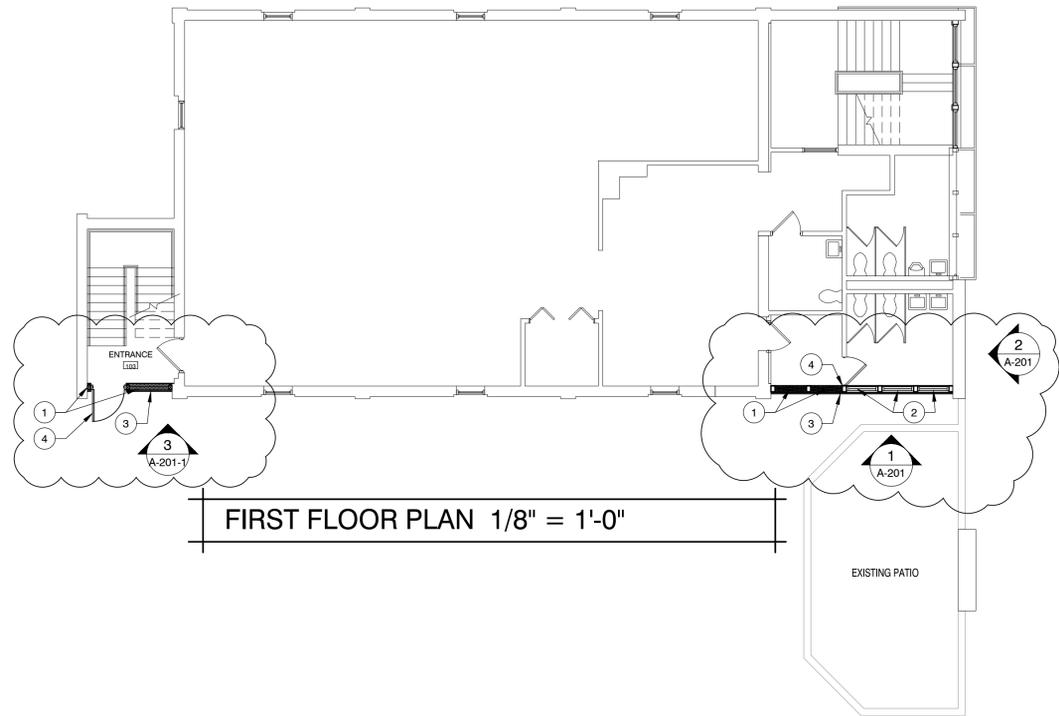
Architect: KJN    Engineer: AGR    Reviewed By: JLM

Sheet Title:  
**FLOOR PLANS**  
 Sheet Number:  
**A-101**  
 Project Number: P13182

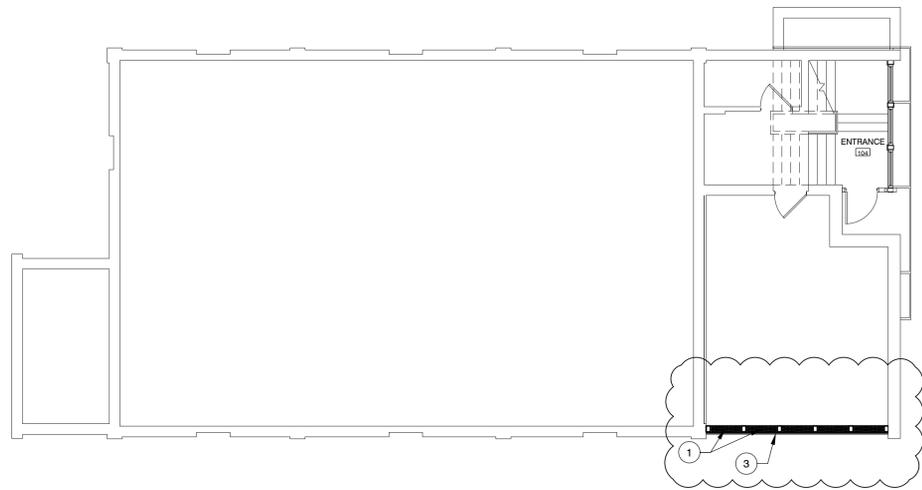
- PLAN NOTES
- INSTALL (2) ROWS 2X4 WOOD FRAMING 16" OC BETWEEN NEW 4X4 POSTS. INSTALL 5/8" EXTERIOR PLYWOOD, W/ BUILDING WRAP, R-19 BATT INSULATION, VAPOR BARRIER, AND 5/8" GYP. BOARD.
  - INSTALL CLEAR ANODIZED ALUMINUM STORE FRONT SYSTEM TO MATCH EXISTING CLEAR ANODIZED ALUMINUM STORE FRONT SYSTEM ON NORTH ELEVATION. INSTALL HEAD AND SILL HEIGHT TO MATCH EXISTING NORTH ELEVATION. FLASH AND CAULK JAMBS, HEAD AND SILL.
  - INSTALL LP SMART SIDING AT NON-WINDOW AREAS.
  - INSTALL 3470 HM DOOR W/ HALF LIGHT AND HM FRAME. INSTALL LOCKING EXTERIOR HANDSET W/ EGRESS BAR ON THE INTERIOR.



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



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



LOWER LEVEL PLAN 1/8" = 1'-0"

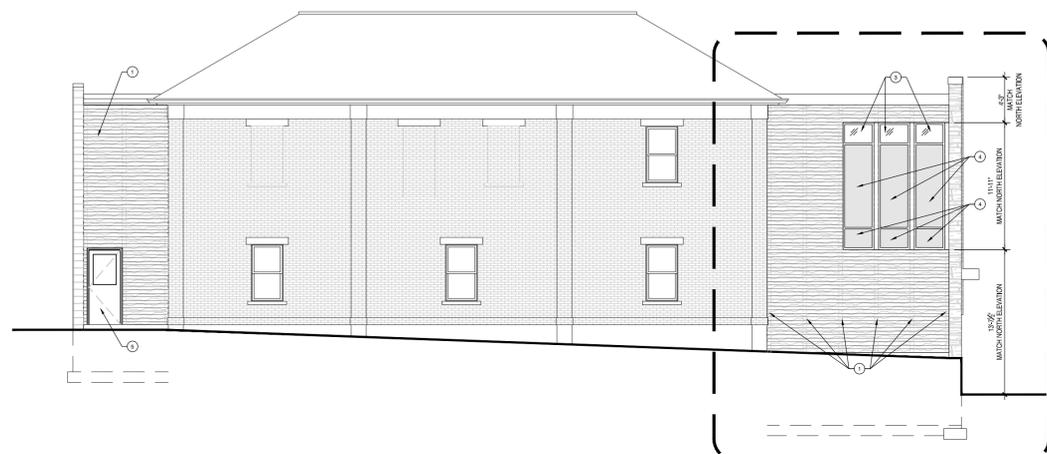
FLOOR PLANS 1/8" = 1'-0"

MANAGERS

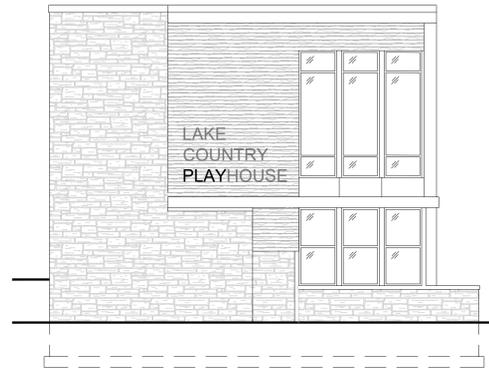
ENGINEERS

CONTRACTORS

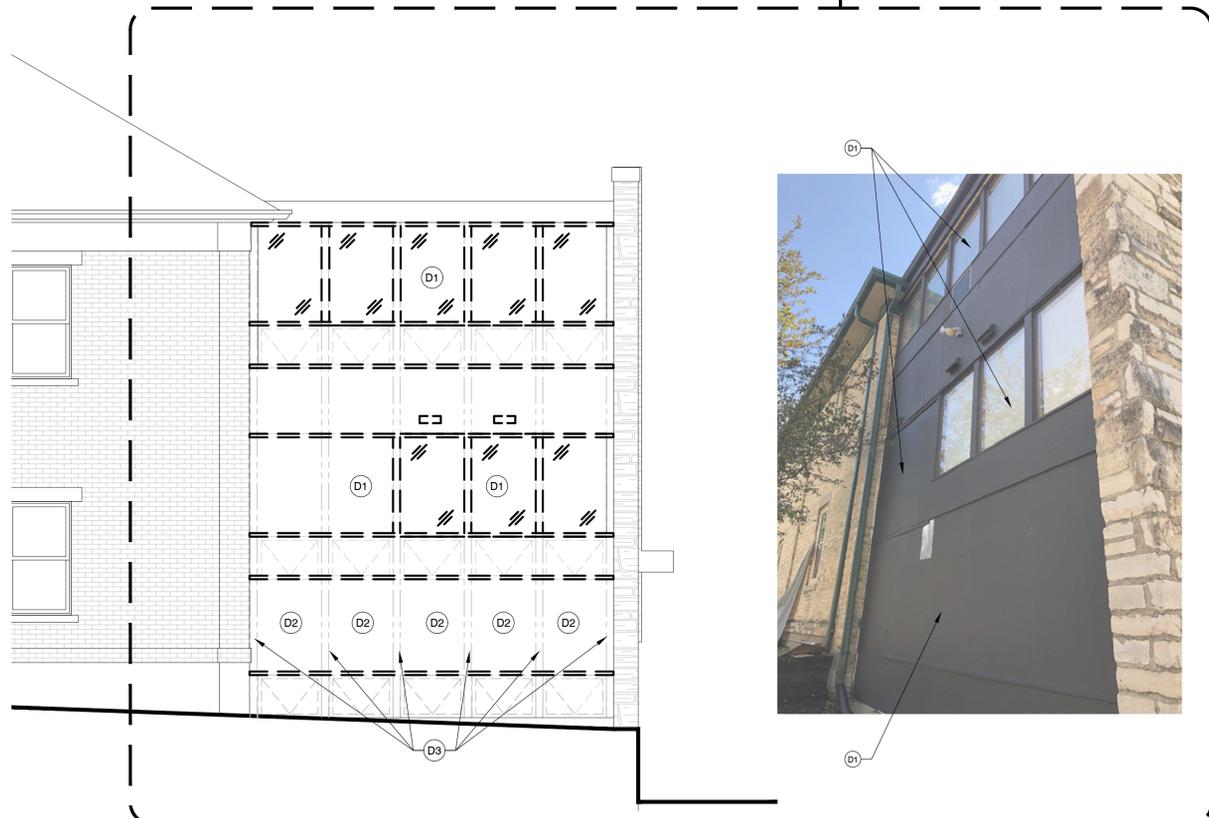
ARCHITECTS



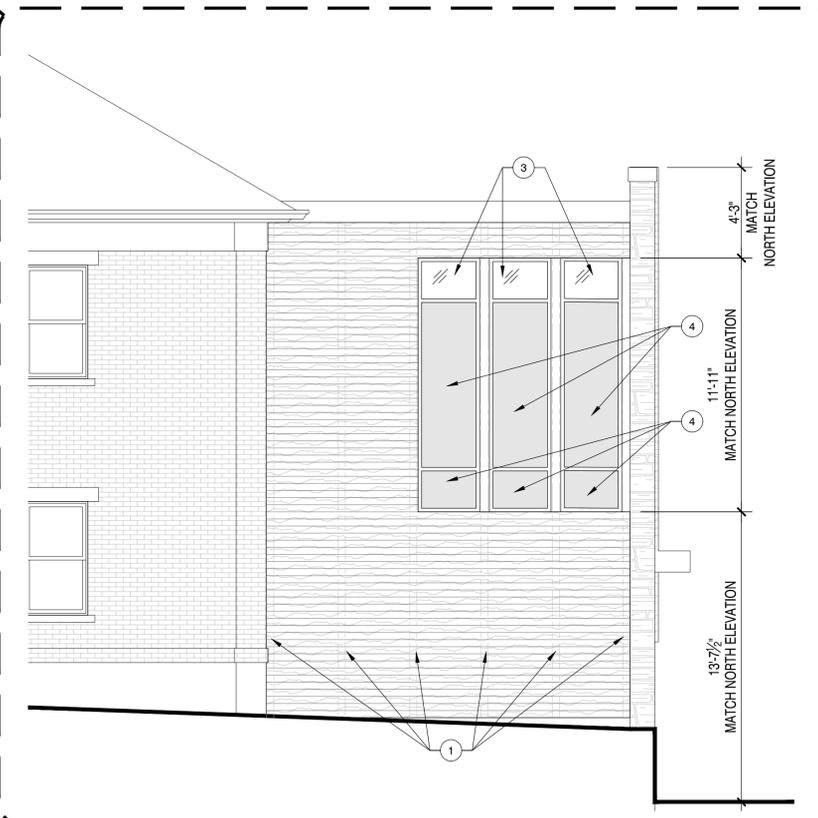
EAST ELEVATION 1/8" = 1'-0" 1



EXISTING NORTH ELEVATION 1/8" = 1'-0" 2



EAST ELEVATION DEMO 1/4" = 1'-0"



EAST ELEVATION 1/4" = 1'-0"

ELEVATION DEMO NOTES
(D1) REMOVE EXISTING PLYWOOD SIDING, WINDOWS, RESTROOM VENTS AND LIGHT FIXTURE. REMOVE ANY EXISTING WINDOWS THAT MAY BE COVERED BY THE EXISTING PLYWOOD SIDING.
(D2) REMOVE ALL EXISTING WOOD FRAMING BETWEEN EXISTING 4X4 WOOD POST INCLUDING INTERIOR WALL FINISHES..
(D3) REPLACE EXISTING WOOD 4X4 POSTS W/ NEW WOOD 4X4 POSTS.

PLAN NOTES
(1) INSTALL 2X4 WOOD FRAMING 16" OC BETWEEN NEW 4X4 POSTS.
(2) LP SMARTSIDE SIDING W/RUSTIC SERIES WOODTONE FINISH - COLOR. ROSEWOOD BUILDING WRAP, 5/8" EXT. GRADE PLYWOOD SHEATHING, 2x4 WOOD STUD INFILL FRAMING, R-19 BLANKET INSULATION VAPOR BARRIER, 5/8" GYP. BD.
(3) KAWNEER #17 CLEAR FINISH STOREFRONT GLAZED W/ 1" O.A. GRAY OVER CLEAR LOW E SOLAR BAN 60 INSULATED GLASS.
(4) SPANDREL PANEL W/ KAWNEER #17 CLEAR FINISH STOREFRONT GLAZED W/ 1" O.A. GRAY OVER CLEAR LOW E SOLAR BAN 60 INSULATED GLASS.
(5) NEW HM DOOR W/ HALF LITE AND HM FRAME PAINTED TO MATCH LP SMARTSIDING.

ISSUE DATES:
Proposal: 08/25/21
Bid:
Contract:
State Submittal / Permit:
As-Built:

REVISIONS:
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PHONE: 262-367-3661

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PROJECT ADDRESS:  
PROJECT NAME  
Lake Country Playhouse  
STREET ADDRESS  
221 East Capitol Drive  
CITY/ STATE / ZIP  
Hartland, WI 53029

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: KJN    Engineer: AGR    Reviewed By: JLM  
Sheet Title:  
**EXTERIOR ELEVATIONS**  
Sheet Number:  
**A-201**  
Project Number: P13182  
**P13182**

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

BENJAMIN & CANDIDA LYONS  
123 CHURCH ST  
HARTLAND WI 53029

CAITLIN & ERIC STRUCK  
190 WARREN AVE  
HARTLAND WI 53029-2118

CAPITOL MOVE LLC  
163 E CAPITOL DR  
HARTLAND WI 53029

DONNA & SCOTT GROSS  
131 MAPLE AVE  
HARTLAND WI 53029

FIRST CONG CHURCH  
111 CHURCH ST  
HARTLAND WI 53029-1701

FIRST CONG CHURCH  
PO BOX 568  
HARTLAND WI 53029-0568

GARTH BOWEN II 2001 LIVING TRUST  
PO BOX 25  
HARTLAND WI 53029

GARTH BOWEN II 2001 LIVING TRUST  
PO BOX 25  
HARTLAND WI 53029

GH HARTLAND LLC  
3150 N BROOKFIELD RD  
BROOKFIELD WI 53045

HARTLAND RIVERWALK LLC  
411 W MAIN ST #106  
MADISON WI 53703-3105

HOPKINS SAVINGS & LOAN  
PO BOX 460169  
HOUSTON TX 77056-8169

HOPKINS SAVINGS & LOAN  
PO BOX 460169  
HOUSTON TX 77056-8169

JAMES & LYNN MUENZENBERGER  
182 WARREN AVE  
HARTLAND WI 53029

JAMES & KATHRYN WEISKOPF  
214 WARREN AVE  
HARTLAND WI 53029

JAN E DASSOW  
116 MAPLE AVE  
HARTLAND WI 53029-2111

JOAN DECKER-NOLD  
120 MAPLE AVE  
HARTLAND WI 53029

JOHN & VICTORIA HORNBURG  
213 WARREN AVE  
HARTLAND WI 53029-2119

JUSTIN & KAYLYNN CALEMINE  
143 MAPLE AVE  
HARTLAND WI 53029-2110

KAY A MOEN  
121 MAPLE AVE  
HARTLAND WI 53029

KEVIN & SHERRY BROWN  
198 WARREN AVE  
HARTLAND WI 53029

KOECK MANAGEMENT LLC  
W294N6030 RIVER GROVE LN  
HARTLAND WI 53029-8211

LAKE COUNTRY PLAYERS INC  
221 E CAPITOL DR  
HARTLAND WI 53029

WATERMARKE II LLC  
301 E CAPITOL DR  
HARTLAND WI 53029

MARK & CHRISTINE MANSKE  
208 WARREN AVE  
HARTLAND WI 53029

MICHAEL & JEANNETTE BETKER  
137 MAPLE AVE  
HARTLAND WI 53029

MICHAEL & SARAH STOLL  
221 LAWN ST  
HARTLAND WI 53029

RALPH & SARAN PIEHL  
203 WARREN AVE  
HARTLAND WI 53029

ROBERT F & LINDA J HAMILTON 2010  
LIVING TRUST  
3410 NAGAWICKA RD  
HARTLAND WI 53029-9355

SHERPERS INC AND GALE L SLATES  
TRUST  
N49W34291 ROAD P  
OKAUCHEE WI 53069-9706

STEEPLE VIEW APARTMENTS LLC  
21500 W GREENFIELD AVE  
NEW BERLIN WI 53146-1112

STEPHEN P & CYNTHIA A GARDNER 2010  
LIVING TRUST  
226 WARREN AVE  
HARTLAND WI 53029

TERRY & AND AMY STELPFLUG  
W289N4795 WILD ROSE CT  
HARTLAND WI 53029

THOMAS & MARY STAWICKI  
225 WARREN AVE  
HARTLAND WI 53029-2119

WATERMARKE II LLC  
301 E CAPITOL DR  
HARTLAND WI 53029



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

Job Address 122 Lawn St Hartland WI 53029			
Lot	Block	Subdivision	Key No. HAV
Owner Lake effect Investments		EMAIL davek@pathwaydesignbuild	Phone 414-839-8819
Address 122 Lawn St		City Hartland	State WI Zip 53029
Contractor Pathway design Build	Phone 414 839 8819	FAX	EMAIL
Address 122 Lawn St		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.
- 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. \_\_\_\_\_

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

PERMIT # \_\_\_\_\_

JOB LOCATION 122 Lawn St TAX KEY # \_\_\_\_\_  
OWNER Lake Effect Investments PHONE \_\_\_\_\_  
ADDRESS 122 Lawn St CITY Hartland STATE WI ZIP 53029  
CONTRACTOR Pathway design Build PHONE 414-839-8819  
ADDRESS 122 Lawn St CITY Hartland STATE WI ZIP 53029

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Pathway design Build.

OVERALL DIMENSIONS OF SIGN 30" X 137" COLOR OF BACKGROUND 1

SIZE OF LETTERS IN INCHES See drawing COLOR OF LETTERS \_\_\_\_\_

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

ILLUMINATED?  YES  NO  INTERNALLY  EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 2,500

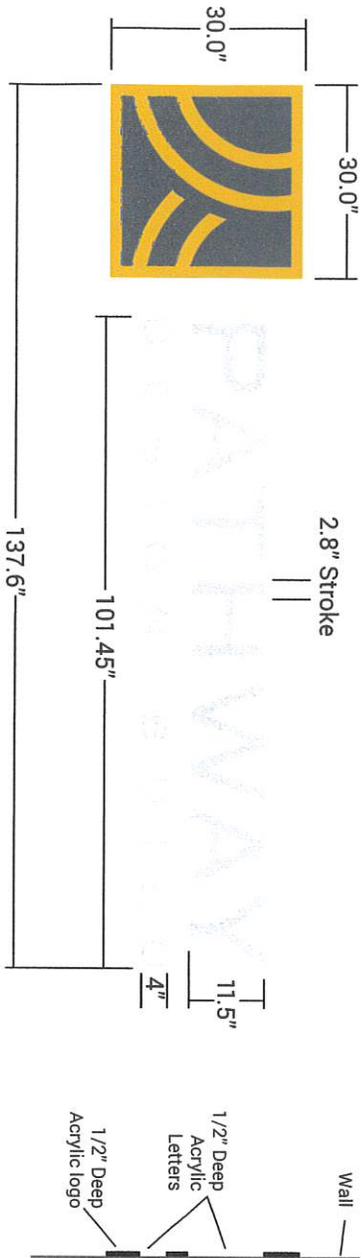
**TO THE BUILDING INSPECTOR:** THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND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

APPLICANT [Signature] DATE 9-13-21

PLANS APPROVED: ARCHITECTURAL BOARD \_\_\_\_\_

APPLICATION APPROVED: BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

Qty: 1



Customer Approval: \_\_\_\_\_



**Client**  
Pathway Design Build  
Dimensional Non Lit  
EST./ORD #

**Size**  
See Above  
**Quantity**  
1  2  3  4  5  6

**Sides**  
 S/S  D/S

**Materials & Specs**  
**Dimensional Non Lit**  
- Logo: 1/2" Dimensional Black Acrylic  
+ Digital Print with lamination applied  
over square  
- Letters: 1/2" Dimensional Copy  
+ White Acrylic Letters  
- Tageline: 1/2" White Acrylic Tag line  
+ Stud Mounted

**Colors**  
 Pantone 1 43c  
 White Acrylic  
 Black Acrylic

**Project Manager**  
Shaun R.  
**Designer - Date**  
Brian Harrigan  
08/31/2021

Front side  
facing south



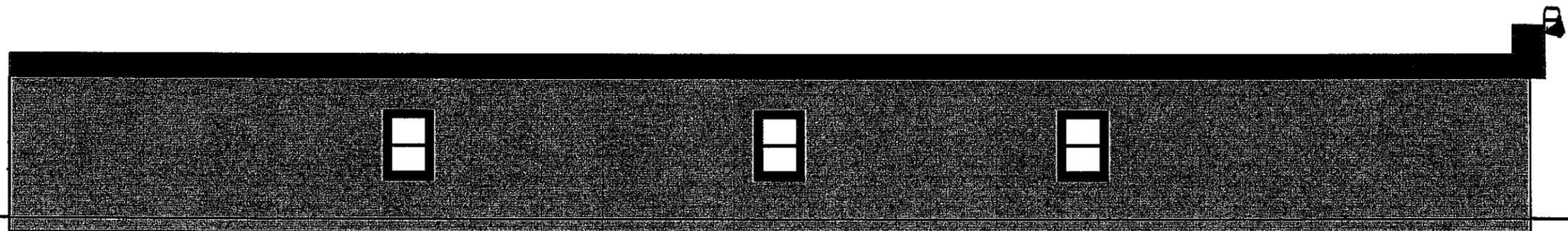
Right side  
facing east

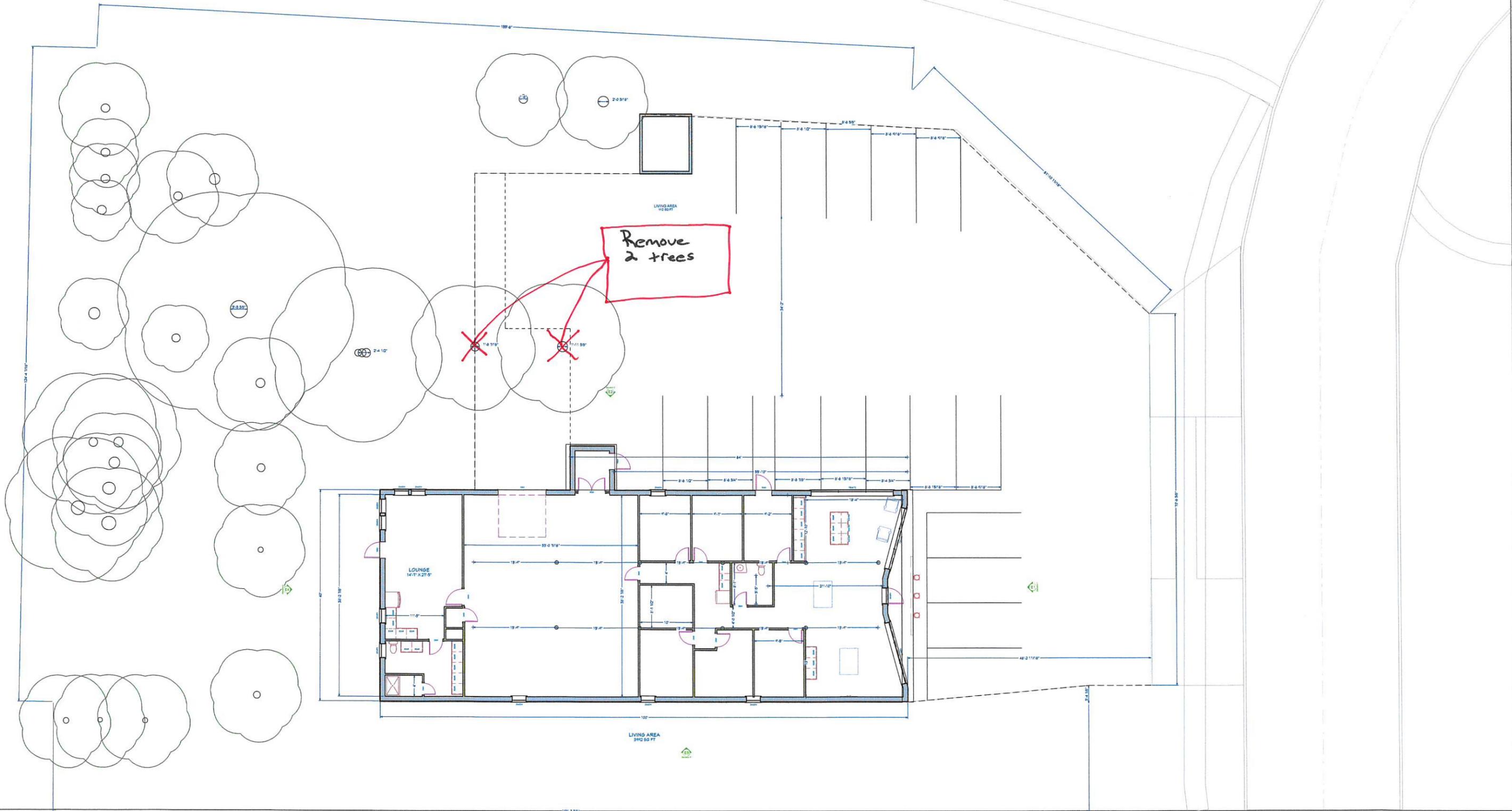


Back side  
facing North



Left side  
facing west





Remove  
2 trees

LOUNGE  
14'1" x 27'5"

LIVING AREA  
11'0" x 27'7"

LIVING AREA  
34'0" x 50'7"

WILLIAM & CAROLYN GROSS  
253 NORTH AVE  
HARTLAND WI 53029

TIMOTHY FREY  
240 NORTH AVE  
HARTLAND WI 53029

ATHAN & SHERRY ECHOLS  
217 NORTH AVE  
HARTLAND WI 53029-1717

CAROL A PFEIFFER TRUST  
301 NORTH AVE  
HARTLAND WI 53029

CHRISTINA LEDONNE  
241 NORTH AVE  
HARTLAND WI 53029

DAVID R MCCLURE AND LINDA S  
MCCLURE  
305 NORTH AVE  
HARTLAND WI 53029-1719

JAMES LEAHY AND MARY LEAHY  
214 NORTH AVE  
HARTLAND WI 53029-1718

JEFFREY B KUETHER AND PEGGY A  
ZIEMANN KUETHER  
229 NORTH AVE  
HARTLAND WI 53029-1717

JJR HOLDINGS LLC  
PO BOX 630  
ELM GROVE WI 53122-0630

JOSEPH ERICK BARNES  
224 NORTH AVE  
HARTLAND WI 53029-1718

JOSHUA J POPP AND MEGAN D POPP  
318 NORTH AVE  
HARTLAND WI 53029-1720

KEVIN M KLINK  
308 NORTH AVE  
HARTLAND WI 53029-1720

LORETTA WERNER  
N3645 OLD M ROAD  
WEST SALEM WI 54669-9101

MARK PAPE  
223 NORTH AVE  
HARTLAND WI 53029

MICHAEL & DAWN THRUMAN  
5971 LINDA CT  
MAZOMANIE WI 53560-9782

NICHOLAS REID AND BRIANNA  
BERNHARDT  
N31W28802 LAKEWOOD LN N  
PEWAUKEE WI 53072-3353

ORP REAL ESTATE HOLDINGS LLC  
PO BOX 278  
DOUSMAN WI 53118

ROBERT & MICHELLE HARROUN  
235 NORTH AVE  
HARTLAND WI 53029

ROBERT JEWELL III AND JANET JEWELL  
218 NORTH AVE  
HARTLAND WI 53029

THOMAS A LUDTKE  
311 NORTH AVE  
HARTLAND WI 53029

TIM COLE AND PAMELA M COLE  
317 NORTH AVE  
HARTLAND WI 53029-1719

TIMOTHY FREY  
240 NORTH AVE  
HARTLAND WI 53029



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

Job Address <b>461 PROGRESS DR.</b>			
Lot	Block	Subdivision	Key No. HAV
Owner <b>MICHAEL RAUCH / DYNAMIC LASER PRINTS LLC</b>		Phone <b>262 354-4800</b>	
Address <b>W225 N6320 VILLAGES D</b>		City <b>COSSICK</b>	State <b>WI</b> Zip <b>53089</b>
Contractor <b>EXECU-PRINT</b>		Phone <b>262 367-0390</b> FAX	E-Mail Address
Address <b>597 PROGRESS DR</b>		City <b>HARTLAND</b>	State <b>WI</b> Zip <b>53029</b>

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

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

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

**One & Two Family**

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

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

Date Applied: \_\_\_\_\_ Date of Meeting: \_\_\_\_\_ Item No. \_\_\_\_\_

DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR SIGN PERMIT

PERMIT # \_\_\_\_\_

JOB LOCATION 461 PROGRESS DR TAX KEY # \_\_\_\_\_  
OWNER MICHAEL RAUCH PHONE \_\_\_\_\_  
ADDRESS W225 N6328 VILLAGE DR CITY SUSSEX STATE WI ZIP 53089  
CONTRACTOR EXECU-PRINT PHONE \_\_\_\_\_  
ADDRESS 597 PROGRESS DR CITY HARTLAND STATE WI ZIP 53029

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

WORDS AS THEY WILL APPEAR ON THE SIGN:  
DYNAMIC LASER PARTS, LLC 461 PROGRESS DR

OVERALL DIMENSIONS OF SIGN Ground 96"x18" COLOR OF BACKGROUND WHITE  
WALL 120"x27" BLUE

SIZE OF LETTERS IN INCHES 10 COLOR OF LETTERS BLUE

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)  
Ground Composite/ALUMINUM WALL STAINLESS STEEL

ILLUMINATED?     YES     NO     INTERNALLY     EXTERNALLY  
Ground    WALL

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

ESTIMATED COST OF ABOVE SIGN \$ 1500<sup>00</sup> (Ground & WALL COMBINED)

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

APPLICANT MICHAEL RAUCH DATE 9.10 9.8.2021

PLANS APPROVED: ARCHITECTURAL BOARD \_\_\_\_\_

APPLICATION APPROVED: BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_



461 Progress Dr.

- Painted Frame 96 x 18 PVC Frame \$65.00~ extra Composite panel with printed Graphics
- Wooden Frame option Painted \$390.00 \$636.00~ install with concrete \$125.00



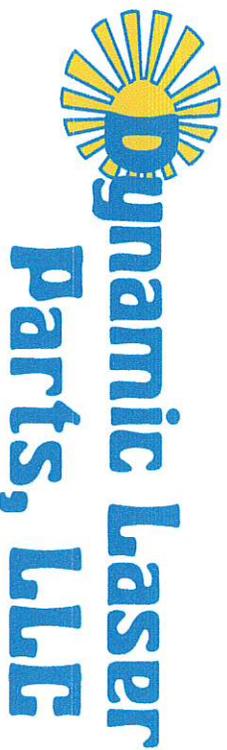
461 Progress Dr.

- Painted Frame 96 x 36 PVC Frame \$65.00~ extra Composite panel with printed Graphics
- Wooden Frame option Painted \$525.00 \$756.00~ install with concrete \$125.00



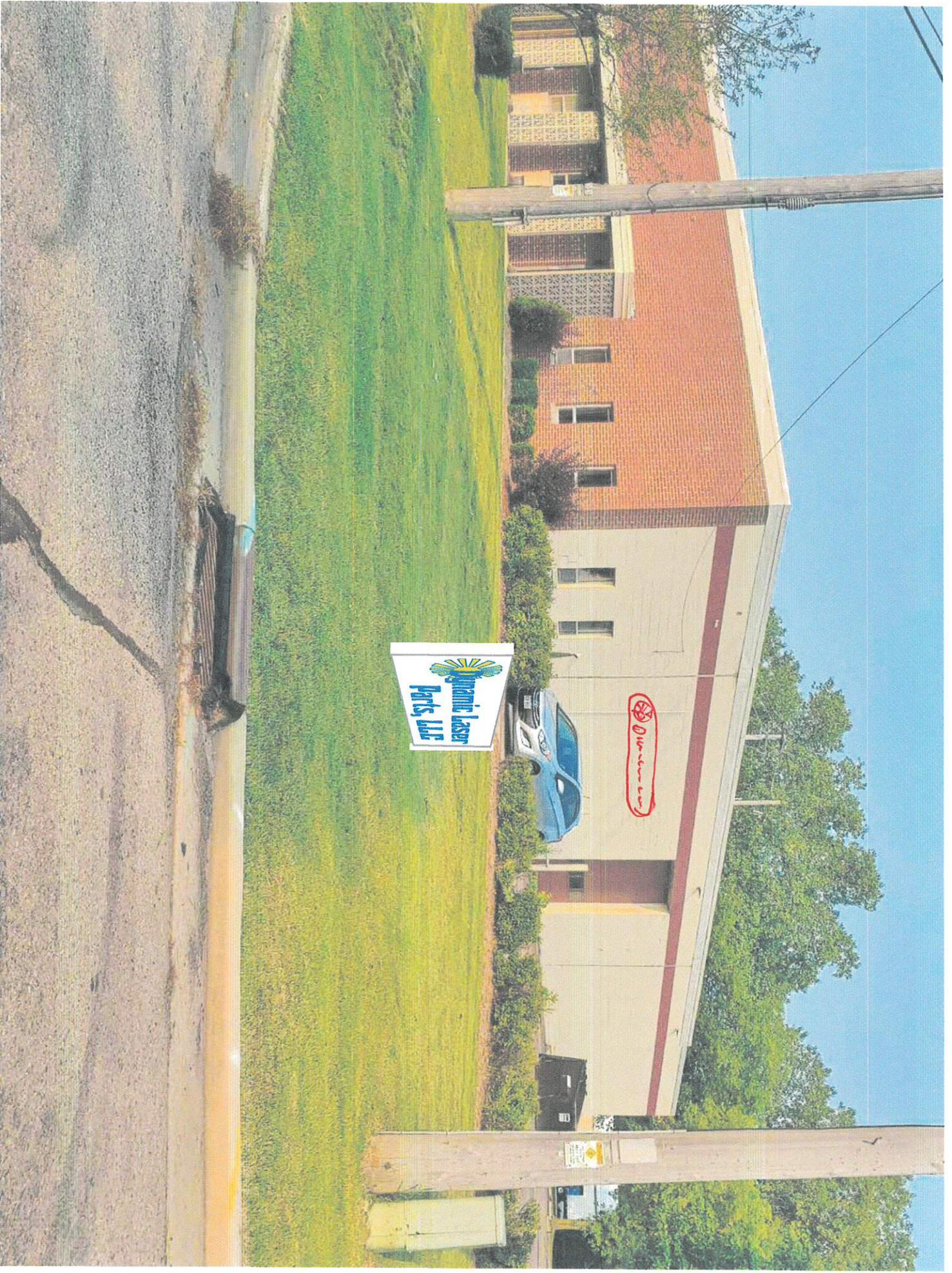
461 Progress Dr.

- Painted Frame 96 x 18 PVC Frame \$65.00~ extra Composite panel with printed Graphics
- Wooden Frame option Painted \$390.00 \$636.00~ install with concrete \$125.00



461 Progress Dr.

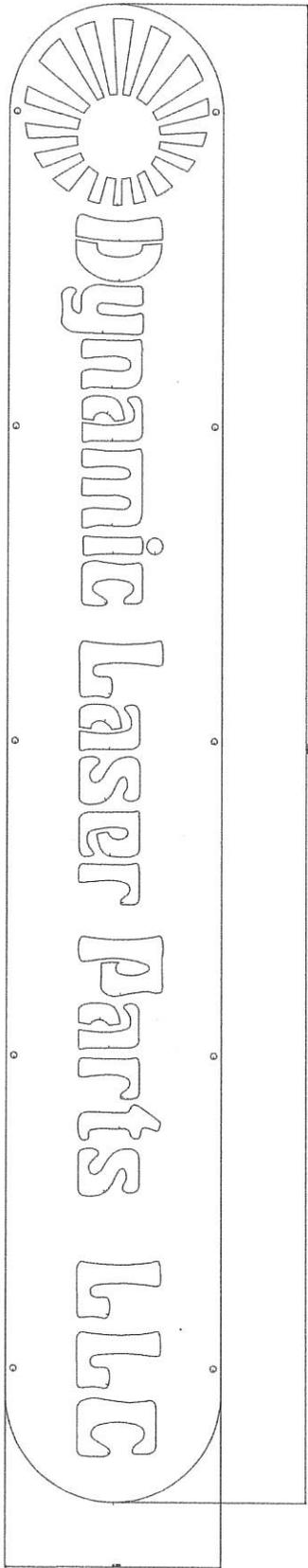
- Painted Frame 96 x 36 PVC Frame \$65.00~ extra Composite panel with printed Graphics
- Wooden Frame option Painted \$525.00 \$756.00~ install with concrete \$125.00



  
Dynamic Laser  
Parts, LLC

  
Dinco

NO PARKING  
ANYTIME



1/5"

1/6"

Wall Sign

461 Progress DR

HARTLAND PROPERTIES LLC  
N5915 N WILLOW GLEN RD  
SULLIVAN WI 53178-9727

KINNEY PROPERTIES INC  
W291N7051 LEANNE CT  
HARTLAND WI 53029-9499

MISALICO LLC  
1204 PILGRIM RD  
PLYMOUTH WI 53073-4977

TOLLEFSEN ENTERPRISES LLC  
S82W18664 GEMINI DR  
MUSKEGO WI 53150-9222

VIRGINIA A SCHREIB AMENDED &  
RESTATED TRUST  
S87W29868 LEPPIN CT  
MUKWONAGO WI 53149-8620

WATERTRONICS PROPERTIES LLC  
PO BOX 530  
HARTLAND WI 53029-0530



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

Job Address			
Lot	Block	Subdivision	Key No. HAV
Owner Circle J Properties L.L.C		Phone 262 751-4000	
Address 557 Cottonwood Ave		City Hartland	State WI Zip 53029
Contractor Sign Works	Phone 457-7895	FAX 673-0718	E-Mail Address Dan@signworks.wi.com
Address 501 W. Sumner St		City Hartford	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.**

**One & Two Family**

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

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

Date Applied: \_\_\_\_\_ Date of Meeting: \_\_\_\_\_ Item No. \_\_\_\_\_

DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR SIGN PERMIT

PERMIT # \_\_\_\_\_

JOB LOCATION 557 Cottonwood Ave TAX KEY # \_\_\_\_\_  
OWNER Circle J Properties, LLC PHONE 262 751-4000  
ADDRESS 557 Cottonwood Ave CITY Hartland STATE WI ZIP 53029  
CONTRACTOR Sign Works PHONE 262 457-7895  
ADDRESS 501 W. Summer St CITY Hartford STATE WI ZIP 53027

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Bailey Family Dental

OVERALL DIMENSIONS OF SIGN 16" x 158" COLOR OF BACKGROUND Green

SIZE OF LETTERS IN INCHES 16" x 158" COLOR OF LETTERS Brown

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

wood of building

ILLUMINATED?  YES  NO  INTERNALLY  EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ \$ 2,900.00

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

APPLICANT Jerry Bailey DATE 9/7/2021

PLANS APPROVED: ARCHITECTURAL BOARD \_\_\_\_\_

APPLICATION APPROVED: BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_



**SIGNworks**  
ASSOCIATES IN GRAPHICS SOLUTIONS  
 CUSTOM SIGNS & DIGITAL GRAPHICS

signworkswi.com 262-673-7318

# Building Sign

OPTION

D

**36**  
 years  
 1985 - 2021

# Option D2

Bailey Family Dental



**JOB DETAILS:**

Non-Illuminated Flat Cut  
 Aluminum Letters

A) 1/4" Custom Painted

Aluminum Letters

- Blind Stud Mounted

 TBD (Bronze)  
 (To Match Sign Cabinet)

- Customer Pickup
- Signworks Deliver
- Signworks Install
- Ship To \_\_\_\_\_

**R1 8/18/2021**

Quote Number:  
 TBD

Customer Name: Bailey Family Dental

Sales Representative: Dan

Designer: Lisa

Customer Address: On File

Job Location: Hartland

File: 2021 Sketches/By Name/Bailey Family Dental/Building Sign RV2

*These conceptual designs are the property of Signworks of Wisconsin, Inc. The drawing is for presentation only - actual colors may vary on the finished sign.*

Your building frontage is 108' lineal feet - meaning that you get 108 sq ft of signage. What you currently have is:

- Bailey Dental on the side of your building = 30" x 120" = **25** square feet
- Specific Chiropractic = 23" x 95" = **15** square feet
- Bailey Dental on front of building = 23" x 95" = **15** square feet.
- Proposed new letters = 16" x 158" = **17.5** square feet

- This is where it gets tricky, the new monument sign is either 76" x 76" = **40** sq feet or 67.75 x 51.5" (that is the size of the actual sign space, not the backer/ base = **24** square feet.

If they say the entire monument sign counts for the square footage, we are 4.5 square feet over, if they count it the other way we are more than fine.

If they do count the monument sign in its entirety for the size, we can decrease the size of the proposed letters on the building to 14" x 136" = 13.5 sq ft. I've attached a sketch showing what that size looks like.

I have also attached a sketch of the monument sign with the sign space size shown in pink. If you want to show this to the city and see what they think?



Bailey Family Dental

EMPLOYEE  
ENTRANCE

Handicap  
Parking

The Specific  
Chiropractic Center

CANON

SIG

445 CARDINAL LLC  
445 CARDINAL LN  
HARTLAND WI 53029-2332

CIRCLE J PROPERTIES LLC  
PO BOX 131  
HARTLAND WI 53029-0131

FIRST-CITIZENS BANK & TRUST  
COMPANY  
100 E TRYON RD  
RALEIGH NC 27603-3581

ICE AGE PARK AND TRAIL FOUNDATION  
INC  
2110 MAIN ST  
CROSS PLAINS WI 53529-9596

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

TW COTTONWOOD HARTLAND LLC AND  
MW COTTONWOOD HARTLAND LLC  
510 HARTBROOK DR STE 206  
HARTLAND WI 53029-1401

TW COTTONWOOD HARTLAND LLC AND  
MW COTTONWOOD HARTLAND LLC  
W229N1433 WESTWOOD DR STE 204  
WAUKESHA WI 53186-1183

pd recpt. 229418



APPLICATION FOR PLAN COMMISSION

\$300 REVIEW FEE DUE AT TIME OF APPLICATION

Project Description <i>Extension of storage room bump out for food coolers for restaurant.</i>			
Proposed Use <i>Bump out for cooler storage</i>		No. of Employees	
Project Location <i>129 Cottonwood Ave Hartland 53029</i>			
Project Name <i>Alteration of build out on rear elevation</i>			
Owner <i>Extension</i>		Phone	
Address <i>129 Cottonwood Ave</i>		City <i>Hartland</i>	State <i>WI</i> Zip <i>53029</i>
Engineer/Architect <i>Builder GM Building &amp; Remodeling</i>		Phone <i>—</i>	FAX <i>—</i>
Address <i>—</i>		City	State Zip
Contact Person <i>Greg Maniaci</i>	Phone <i>262-894-4613</i>	FAX <i>262-369-5318</i>	E-mail <i>greg@maniaci.builders.com</i>

The Plan Commission meets on the third Monday of the Month at 7:00 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

The deadline for filing is a minimum of fifteen (15) working days before the meeting.

All of the requested information must be received prior to the deadline in order to be placed on the agenda. Village Plan Review Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.

Four (4) sets of bound application materials and one (1) electronic copy of all materials must be submitted.

Applications that include site plans must depict the following existing and proposed information:

- > Complete dimensions (lot, building, setbacks, parking, drives, etc.)
- > Scale and north arrow
- > All structures (include building elevations and height)
- > Drainage and grades (include design calculations for drainage)
- > Storm Water Management Plan
- > Utilities and easements (sewer, water, storm etc.)
- > Calculation of lot coverage
- > Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
- > Grading and erosion control
- > Landscaping, including a Tree Protection Plan
- > Exterior lighting details
- > Exterior HVAC equipment location
- > Dumpster location (screening required)
- > Street right-of-way
- > Miscellaneous, 100 year floodplain, wetland boundary, environmental corridor

Additional information may be requested by the Plan Commission or Staff.

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

Date Applied: <i>8/23/21</i>	Date of Meeting:	Return Comments by:
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Phoenix

129 Cottonwood Ave  
Harland 53029

Waukesha County GIS Map

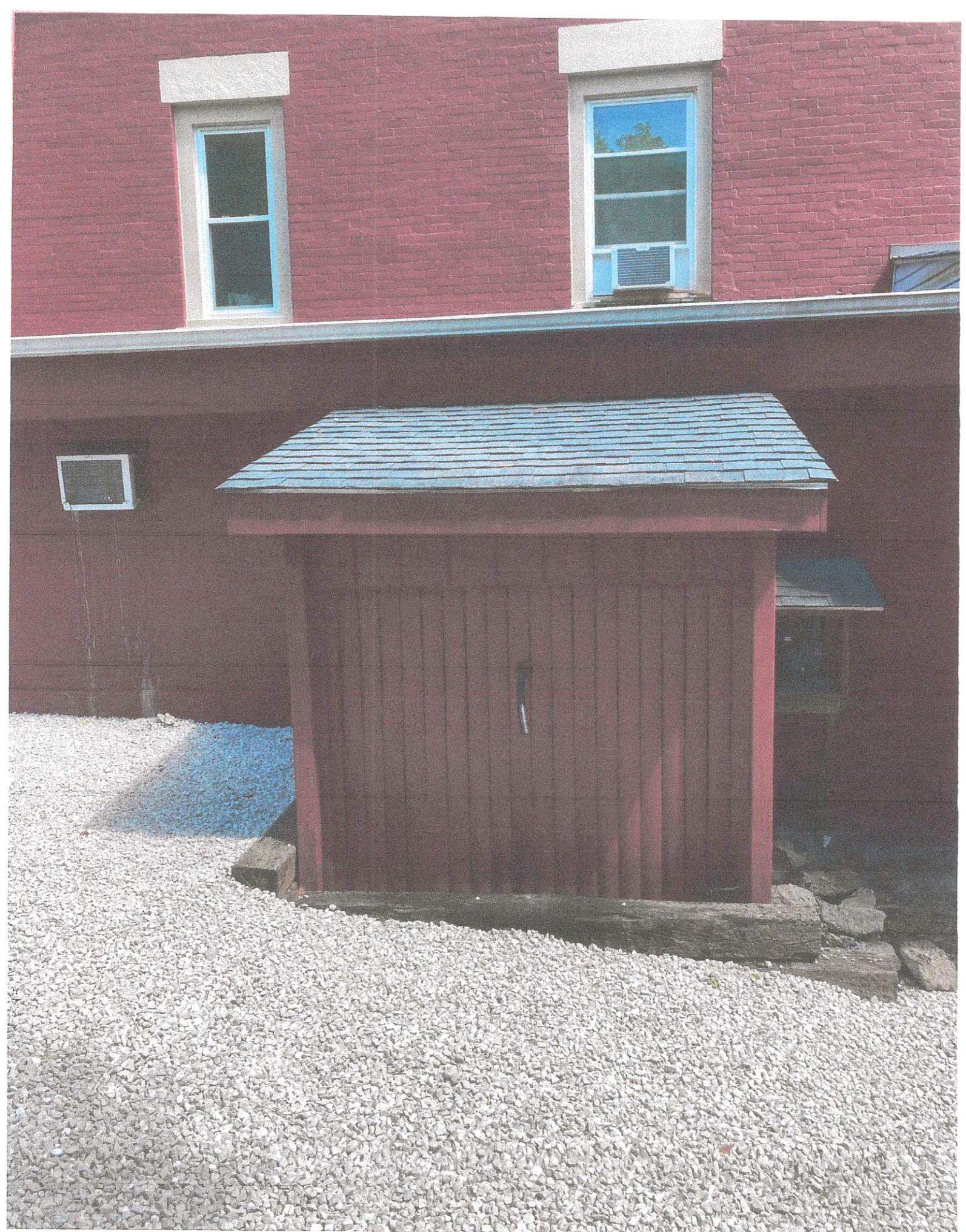


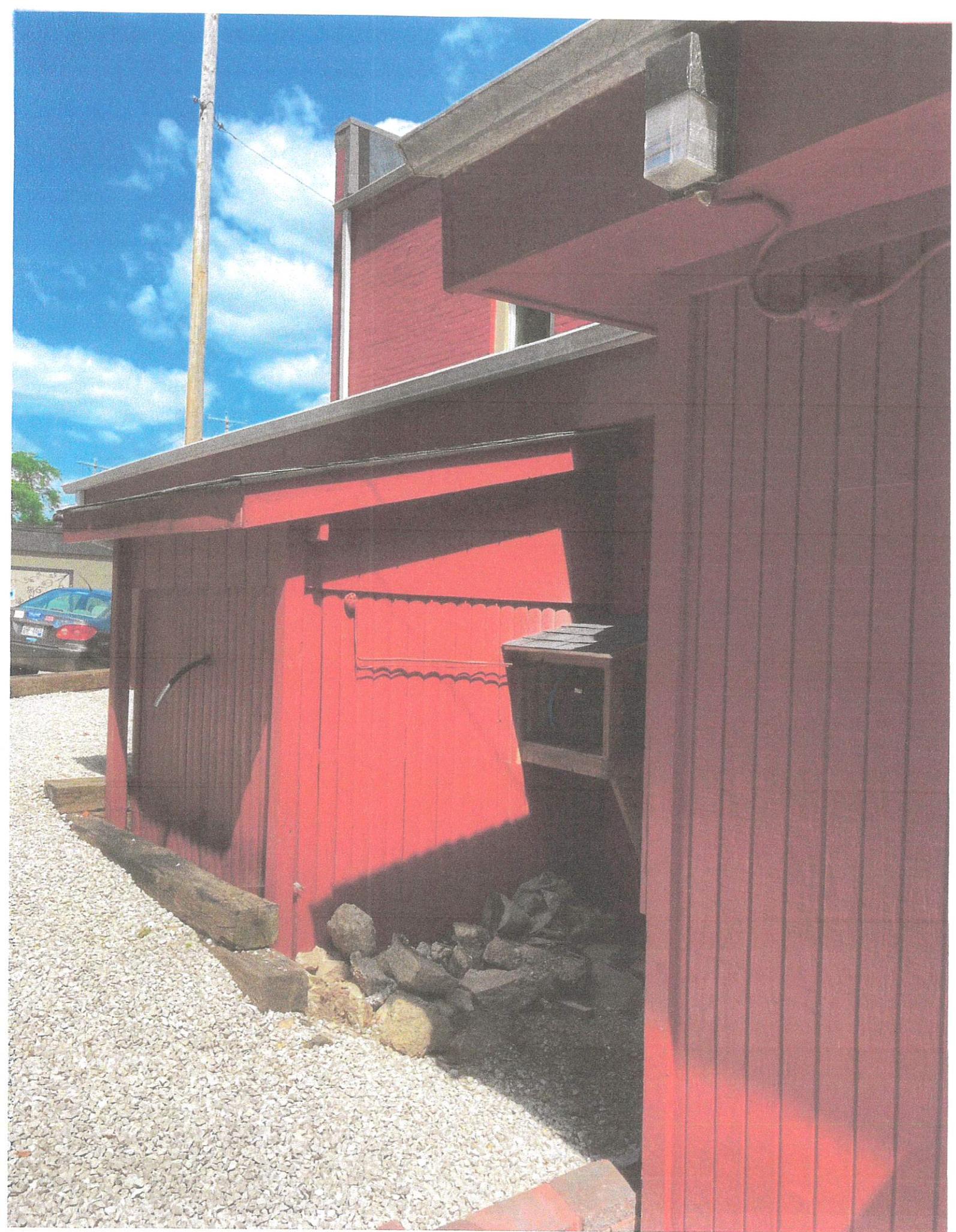
0 26.60 Feet

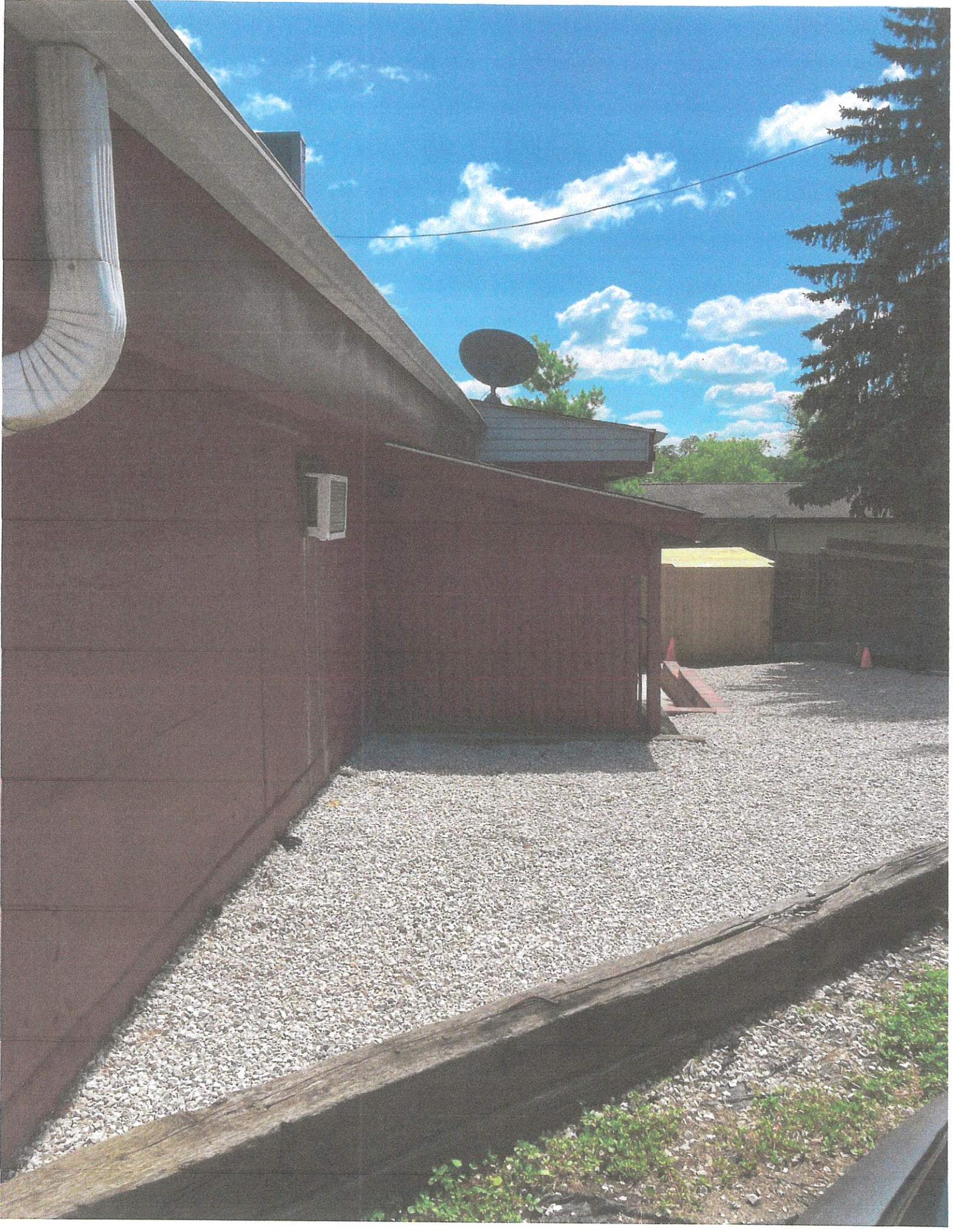
The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that, if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys,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

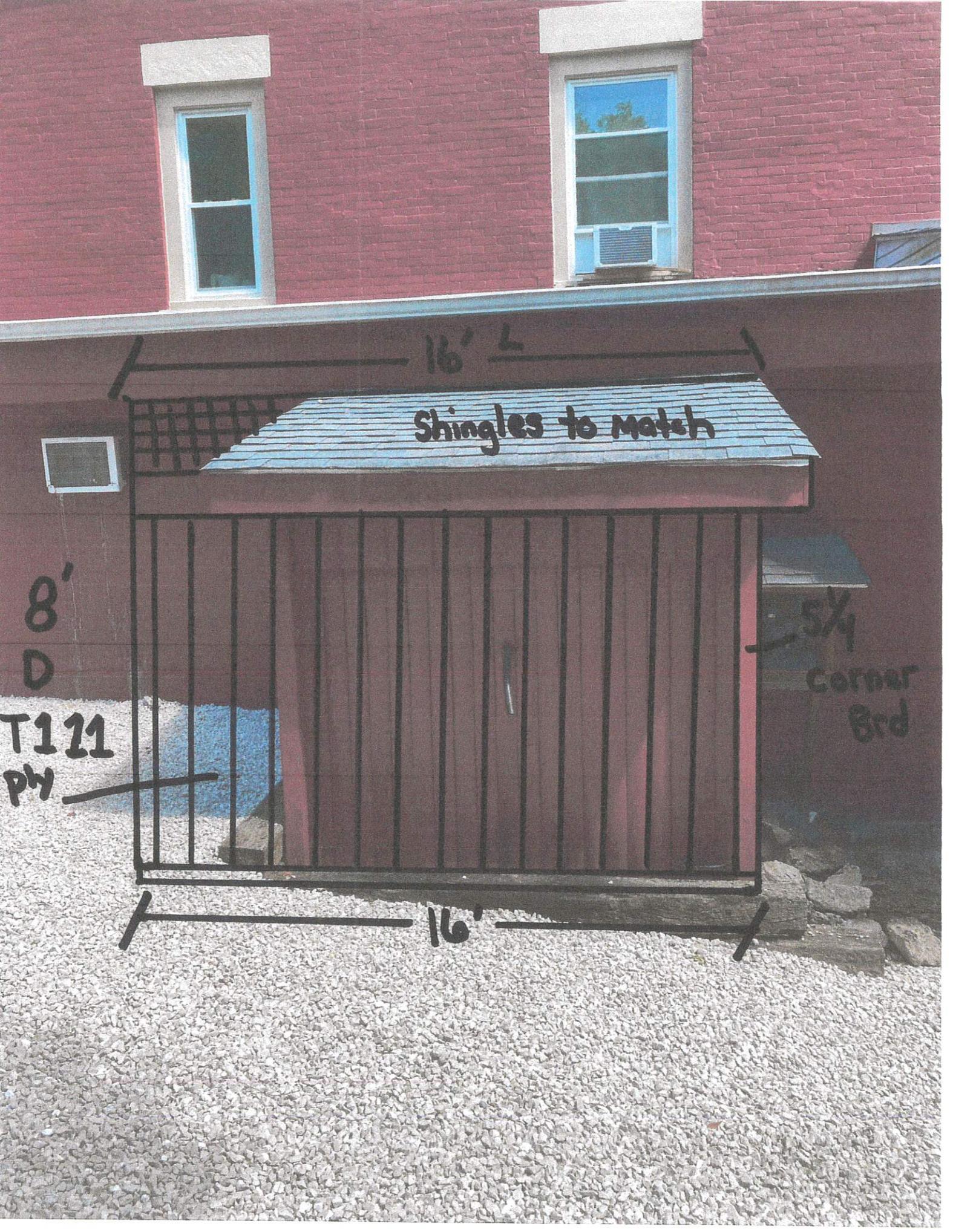
Notes:

Printed: 7/30/2021









Shingles to match

16' L

8' D

T111  
Ply

5/4  
Corner  
Bed

16'



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

CARL & CHRISTINE ZEUTZIUS  
N68W30836 CLUB CIR E  
HARTLAND WI 53029-9766

CHRISTOPHER HENNING  
203 W CAPITOL DR  
HARTLAND WI 53029-2027

COTTONWOOD INVESTMENTS INC  
724 WINSTON WAY  
HARTLAND WI 53029-2538

COTTONWOOD PROPERTIES LLC  
PO BOX 102  
HARTLAND WI 53029-0102

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

EPPLER ENTERPRISES LLC  
N51W35369 RIVER RD  
OCONOMOWOC WI 53066-3306

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

GILBETTI-COTTONWOOD LLC  
249 PAWLING AVE STE 201  
HARTLAND WI 53029-2053

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

HJH 211 LLC  
211 COTTONWOOD AVE  
HARTLAND WI 53029-2016

HL SALONS LLC  
140 COTTONWOOD AVE  
HARTLAND WI 53029

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

KWIK TRIP INC  
1626 OAK ST PO BOX 2107  
LA CROSSE WI 00000

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

MAUREEN & THOMAS SLATTERY  
128 COTTONWOOD AVE  
HARTLAND WI 53029-2015

MICHAEL & KATHLEEN KRETSCHMER  
2009 LIVING TRUST  
W331N5378 CHERRY CT  
NASHOTAH WI 53058-9762

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

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

PETCOFF INC  
141A COTTONWOOD AVE  
HARTLAND WI 53029-2014

ROBERT J WACHOWIAK & PILAR A  
JOSEPH  
151 W CAPITOL DR  
HARTLAND WI 53029-2026

ROBERT S BEHREND  
142 W MAIN ST  
WALES WI 53183-9400

RONALD HEIN AND CAROL HEIN  
202 W CAPITOL DR  
HARTLAND WI 53029

WDI PROPERTIES LLC  
133 HILL ST  
HARTLAND WI 53029



**APPLICATION FOR  
PLAN COMMISSION**

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

Project Description			
Proposed Use			No. of Employees
Project Location			
Project Name			
Owner		Phone	
Address		City	State      Zip
Engineer/Architect		Phone	FAX
Address		City	State      Zip
Contact Person	Phone	FAX	E-mail

The Plan Commission meets on the third Monday of the Month at 7:00 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

**The deadline for filing is a minimum of fifteen (15) working days before the meeting.**

**All of the requested information must be received prior to the deadline in order to be placed on the agenda. Village Plan Review Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.**

**Four (4) sets of bound application materials and one (1) electronic copy of all materials must be submitted.**

**Applications that include site plans must depict the following existing and proposed information:**

- Complete dimensions (lot, building, setbacks, parking, drives, etc.)
- Scale and north arrow
- All structures (include building elevations and height)
- Drainage and grades (include design calculations for drainage)
- Storm Water Management Plan
- Utilities and easements (sewer, water, storm etc.)
- Calculation of lot coverage
- Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
- Grading and erosion control
- Landscaping, including a Tree Protection Plan
- Exterior lighting details
- Exterior HVAC equipment location
- Dumpster location (screening required)
- Street right-of-way
- Miscellaneous, 100 year floodplain, wetland boundary, environmental corridor

Additional information may be requested by the Plan Commission or Staff.

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

Date Applied:	Date of Meeting:	Return Comments by:
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**Hartland Plan Commission  
Application Review Policies**

**All applicants and applications are subject to the following policies in order to be considered by the Plan Commission.**

1. The deadline for filing any application is a minimum of fifteen (15) working days before the meeting.
2. All applicants are encouraged to communicate with or meet with either the Building and Zoning Official or the Village Administrator prior to submission of an application.
3. All requested or required information, including the application and appropriate fees, must be received prior to the deadline in order to be placed on the agenda. Village Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.
4. Four (4) sets of bound site plans or application materials and one (1) electronic copy (PDF) of all application materials must be submitted by the deadline.
5. Applications that include site plans must depict the following existing and proposed information plus other information as appropriate or as requested:
  - a. Complete dimensions (lot, building, setbacks, parking, drives, etc.)
  - b. Scale and north arrow
  - c. All structures (include building elevations and height)
  - d. Drainage and grades (include design calculations for drainage)
  - e. Storm Water Management Plan
  - f. Utilities and easements (sewer, water, storm etc.)
  - g. Calculation of lot coverage
  - h. Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
  - i. Grading and erosion control
  - j. Landscaping, including a Tree Protection Plan
  - k. Exterior lighting details
  - l. Exterior HVAC equipment location
  - m. Dumpster location (screening required)
  - n. Street right-of-way
  - o. Miscellaneous items including, but not limited to, 100 year floodplain, wetland boundary, environmental corridor
6. Additional information may be requested by the Plan Commission or Staff.
7. The Applicant must complete and submit the required Professional Services Reimbursement Form along with any required deposit at the time of application.
8. The Applicant or a representative of Applicant able to make representations on behalf of the Applicant shall attend the meeting at which the matter will be discussed. Failure to have representation will result in tabling of the request to the next meeting.









CBS PROPERTIES LLC  
805 CARDINAL LN  
HARTLAND WI 53029-2319

DALEYS WOODS LLC  
810 CARDINAL LN STE 100  
HARTLAND WI 53029-2390

FIRST BANK FINANCIAL CENTRE  
155 W WISCONSIN AVE  
OCONOMOWOC WI 53066

HM INVESTMENT PARTNERS LLC  
581 S INDUSTRIAL DR  
HARTLAND WI 53029

KRKC-LC LLC  
10840 W ROGERS ST  
WEST ALLIS WI 53227-1135

LANDMARK CREDIT UNION  
PO BOX 510870  
NEW BERLIN WI 53151-0870

LAUDERMILK 710 LLC  
710 CARDINAL LN  
HARTLAND WI 53029

MESCHING PROPERTIES LLC  
PO BOX 379  
HARTLAND WI 53029-0379

RANDALL REALTY LLC  
1604 MANHATTAN DR  
WAUKESHA WI 53186-3900

TROMPLER PROPERTIES LLC  
580 S INDUSTRIAL DR  
HARTLAND WI 53029-2357