

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA  
MONDAY, DECEMBER 20, 2021  
7:00 PM  
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD**

Roll Call

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

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of the November 15, 2021 meeting.
2. Architectural Board review and consideration of an application for signage for KC-K9 Academy Dog Training, 675 Industrial Court.
3. Architectural review and consideration of an application for signage for Evolve Studio Space, 139 E. Capitol Drive.
4. Architectural Board and Plan Commission review and consideration of a request for a Conditional Use for the operation of an arcade for Sweet Dreams/Guppies Game Room, 540 Hartbrook Drive.
  - a. Preliminary consideration of plans for the proposed Conditional Use.
  - b. Motion to set a Public Hearing to be held during the regular Plan Commission meeting on January 17, 2022.
5. Plan Commission review and consideration of a conceptual site plan for the proposed development of property located north of 1112 Lisbon Avenue
6. 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.
7. Adjourn.

Ryan Bailey, Interim Village Administrator

Joint Architectural Board/Plan Commission Agenda

Monday, December 20, 2021

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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.

To participate in the Village of Hartland "Zoom" meeting with video,  
<https://us02web.zoom.us/j/88418958145?pwd=YTRUcVR1U0k2SkwyVThidIFkM0VhQT09>

To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799. The Meeting ID is 884 1895 8145 and the passcode is 729614.

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES**  
**MONDAY, NOVEMBER 15, 2021**  
**7:00 PM**  
**BOARD ROOM**  
**MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

Excused: Ryan Amtmann.

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

Call to Order- 7:00 pm

Roll Call taken.

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 October 18, 2021.**

Motion (Hallquist/Schneeberger) to approve the minutes for the Architectural Board/Plan Commission meeting on October 18, 2021. Carried (7-0).

**2. Architectural Board review and consideration of an application for signage for Colburn's Car Wash, 700 Hartbrook Drive.**

Scott Timm from Elevate97 was present and said Colburn's Car Wash is looking to replace the freestanding sign. He said it is aged and causing a lot of problems. He said the replacement sign will be the same size as what is currently there and will be using the existing footings. Mr. Timm said it will have LED lighting. Hussinger asked if the illumination will be more intense. Mr. Timm said no it will not, he said it will be no more than what is there now. Hallquist asked if the current sign is on all the time or will it be. Mr. Timm said most gas stations have pay at the pump at night. Pfannerstill said that other gas stations in the area usually cut the lighting in half at night. deCourcy Bower said given the location of Colburn's Car Wash he is ok with it being on.

Motion (deCourcy-Bower/Xykis) to approve the application for exterior alterations for Bravo Company, 635 Cardinal Lane. Carried (7-0).

**3. Architectural Board and Plan Commission review and consideration for signage for Gristmill Public House, 375 Cottonwood Avenue.**

Chairman Pfannerstill vacated the seat of Plan Commission Chairman. Motion (Wallschlager/deCourcy-Bower) to appoint Plan Commissioner Hallquist as Presiding Chairman Pro Tem. Carried (6-0).

Jeff Pfannerstill, representing Grist Mill, stated that the proposed sign on the west side will be non-illuminated. He said the proposed sign on the east side will be 36 X 56 and will also be non-illuminated. He said the sign above the front door is currently illuminated and the proposed sign will also be illuminated. Mr. Pfannerstill said the pole sign is illuminated with tube lighting and will be LED. Hallquist asked if the pole light is off when the bar is closed. Pfannerstill said yes. Pfannerstill said he isn't sure if the sign over the door is off, but he will check it. He said the pole light is off at 2:30 on the weekends and midnight Tuesday thru Thursday. Hallquist asked about the signs/flags that were in the back and Pfannerstill said those were removed when he took over the business.

Motion (deCourcy-Bower/Xykis) to approve the signage for Gristmill Public House according to the hours stated by Pfannerstill. Carried (7-0).

#### **4. Announcements-**

None.

#### **5. Adjourn**

Motion (Wallschlager/Schneeberger) to adjourn. Adjourned at 7:17 pm.

Respectfully submitted by  
Recording Secretary,  
Deidre Bush y, Deputy Clerk

DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR SIGN PERMIT

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

JOB LOCATION 675 Industrial Ct. Unit I Hartland TAX KEY # \_\_\_\_\_  
OWNER Scheiter properties LLP PHONE \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
CONTRACTOR \_\_\_\_\_ PHONE \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

KC-K9 Academy Dog Training

OVERALL DIMENSIONS OF SIGN 72" W x 36" H COLOR OF BACKGROUND White

SIZE OF LETTERS IN INCHES 5" COLOR OF LETTERS Black

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

Dibond

ILLUMINATED?  YES     NO     INTERNALLY     EXTERNALLY

Pre-placed wall lights

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

ESTIMATED COST OF ABOVE SIGN \$ \$ 345 (Installation \$350)

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 Katlie Buei DATE 12-6-21

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

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



Pewaukee  
W237 N2889 Woodgate Road  
Unit B  
Pewaukee, WI 53072  
(262) 691-9994

# ESTIMATE

## EST-11730

www.signarama-pewaukee.com

Payment Terms: Payment Upon Completion

Created Date: 11/29/2021

**DESCRIPTION:** Building Sign Options

**Bill To:** KC-K9 Academy Dog Training  
675 Industrial Court  
Unit 1  
Hartland, WI 53029  
US

**Pickup At:** Signarama Pewaukee  
W237 N2889 Woodgate Road  
Unit B  
Pewaukee, WI 53072  
US

**Requested By:** Kate Bucci  
Email: Kate@kc-k9academy.com  
Work Phone: (262) 218-4984  
Cell Phone: (262) 490-4486

**Salesperson:** Ken Skarie  
Email: Ken@signarama-pewaukee.com

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Building Sign (72"W x 36"H) - 3 mm Dibond Digital Print W:72.0 in. X H:36.0 in., 3 mm Dibond, Digitally Printed 6 Color Process Full color digitally printed and laminated vinyl graphics produced on 3 mm Dibond substrate to customer approved artwork. All artwork and set up charges included.	1	\$345.00	\$345.00
2	Building Sign (96"W x 48"H) - 3 mm Dibond Digital Print W:96.0 in. X H:48.0 in., 3 mm Dibond, Digitally Printed 6 Color Process Full color digitally printed and laminated vinyl graphics produced on 3 mm Dibond substrate to customer approved artwork. All artwork and set up charges included.	1	\$595.00	\$595.00
3	Installation Installation of panel sign on building above front door.	1	\$350.00	\$350.00

Regarding production of custom signs, this estimate is valid based on information from client about the project requirements. Please check the estimate and proof over carefully for accuracy. The customer is solely responsible for proofreading.

Therefore, you must review and sign a proof prior to our commencement of your order. By signing your proof, you approve of its content and release Signarama to commence with your work. Once production of your custom sign has begun, the order is non-cancelable.

Terms of payment: Upon ordering, we require a 50% deposit with the balance due upon delivery and/or installation. Collection Procedures: Invoices are considered delinquent 30 days from the date your order is completed. After the 30th day, a late charge of \$25, together with interest accruing at the rate of 1.5% per annum, or the maximum rate allowable by law is assessed. You shall be

**CUSTOMER INFO:**

**COMPANY NAME/CONTACT:**

**ADDRESS:**

**PHONE#:**

**SIGNARAMA-PEWAUKEE REQUIRES THAT YOU REVIEW THE ATTACHED PROOF AND PROOF IS APPROVED FOR PRODUCTION. AN EMAIL REPLY IS REQUIRED TO STATE**

**PLEASE CHECK ALL SPELLING, PUNCTUATION, FONTS, CAPITALIZATION, PHONE NUMBER, WEBSITE, COLOR & SIZE REQUIREMENTS**

# KC-K9 ACADEMY DOG TRAINING

K letter is 5" high

THIS RENDERING IS INTENDED AS A SAMPLE ONLY. COLOR, TEXTURE, MEASUREMENTS, AND ACTUAL APPEARANCE MAY VARY SLIGHTLY FROM COMPLETED WORK AND IS CONSIDERED NORMAL & USUAL.

Please check layout/network, spelling, dimensions) and return with signature. Production cannot begin until written approval is received. Additional charges will be applied for any changes that are needed after approval is received. Signarama is not responsible for any errors in spelling, layout, or dimensions that have been approved by the customer. The proof is for listed items only. Any changes or deletions by the customer not shown or charged herein will be billed separately.

**50% DEPOSIT DUE AT TIME OF ORDER (full amount if under \$100) balance due upon time of completion.**

**I HAVE READ AND AGREE TO ALL TERMS.**

**INITIAL**

**Signarama** Pewaukee  
W237 N2889 Woodgate Rd, Unit B  
Pewaukee, WI 53072  
P: 262-691-9994 | F: 262-691-9995  
www.signarama-pewaukee.com • info@signarama-pewaukee.com

**I HAVE REVIEWED THE ABOVE SPECIFICATIONS & THE CONTENT OF WORK TO BE PERFORMED & APPROVE CUSTOMER APPROVAL SIGNATURE:**

**PRINT:**

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Sign under pre-placed light.

72" x 36"

pre-placed light

KC-K9 ACADEMY  
DOG TRAINING



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

Job Address <u>675 Industrial <del>Dt.</del> Ct. Unit I</u>			
Lot	Block	Subdivision	Key No. HAV
Owner <u>KC-K9 Academy</u>		EMAIL <u>Kate@KC-K9academy.com</u>	Phone <u>262-490-4486</u>
Address <u>675 Industrial Ct.</u>		City <u>Hartland</u>	State <u>WI</u> Zip <u>53029</u>
Contractor <u>Sgn O. Rama</u>		Phone <u>262-691-9994</u> FAX	EMAIL
Address <u>W237 N. 2889 Woodgate Rd.</u>		City <u>Waukegan</u>	State <u>WI</u> Zip <u>53072</u>

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 drawings is recommended.
- Four (4) site plans with dimensions for proposed wall signs or other signs attached to the building.
- Four (4) sets of lighting details. Include sign location, number and photometric plan.
- Submit Sign Permit Application.

**NOTE:** Approval by the Architectural Board for signs on buildings under construction, a building permit must first be obtained.

Date Applied 11/20/21 Meeting 12-20-21 Item No. \_\_\_\_\_  
 Commercial \_\_\_\_\_ Page 1 of 2

1994 HOLDINGS LLC  
PO BOX 695  
PEWAUKEE WI 53072-0695

G HOWE LAKE COUNTRY LLC  
W305N1587 SILVERWOOD LN  
DELAFIELD WI 53018

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

MSI GENERAL CORP  
PO BOX 7  
OCONOMOWOC WI 53066-0007

SCHAEFER PROPERTIES LLP  
1615 NOTRE DAME BLVD  
ELM GROVE WI 53122-1754



DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR ARCHITECTURAL BOARD

Job Address				
Lot	Block	Subdivision	Key No. HAV	
Owner Cheri Cope		EMAIL chericope@me.com	Phone 414-659-1866	
Address 139 E. Capitol Dr.		City Hartland	State WI	Zip 53029
Contractor Signarama		Phone 414-691-9994	FAX	EMAIL ken@signarama-pewaukee.com
Address W237N2889 Woodgate Rd		City Pewaukee	State WI	Zip 53072

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- 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. \_\_\_\_\_

**CUSTOMER INFO:**

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**ADDRESS:**

**PHONE#:**

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**30" x 30"**

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**I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED & APPROVE THIS PROJECT TO BEGIN:**

**CUSTOMER APPROVAL SIGNATURE:** \_\_\_\_\_

**PRINT:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

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I HAVE READ AND AGREE TO ALL TERMS. INITIAL \_\_\_\_\_**

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**COMPANY NAME/CONTACT:**

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**PHONE#:**

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**40" x 40"**

**\*grey Represents glass**

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**PRINT: \_\_\_\_\_ DATE: \_\_\_\_\_**

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I HAVE READ AND AGREE TO ALL TERMS. INITIAL \_\_\_\_\_**



127 E CAPITOL LLC  
142 E CAPITOL DR STE 300  
HARTLAND WI 53029-2104

ARKAD GROUP  
139 E CAPITOL DR  
HARTLAND WI 53029

BRASS INVESTMENTS LLC  
N52W26995 JESSICA DR  
PEWAUKEE WI 53072-1138

CMM REAL ESTATE AND INVESTMENTS  
LLC AND RENEE M EVERT  
170 WARREN AVE  
HARTLAND WI 53029-2118

FLANAGAN-DORN POST #294 THE  
AMERICAN LEGION & FLANAGAN-  
DORN AMERICAN LEGION POST  
231 GOODWIN AVE  
HARTLAND WI 53029

EMANDEMCO LLC  
142 E CAPITOL DR STE 300  
HARTLAND WI 53029

SSI WALKER PROPERTIES LLC  
143 E CAPITOL DR  
HARTLAND WI 53029

JAMES R MUENZENBERGER AND LYNN  
A MUENZENBERGER  
182 WARREN AVE  
HARTLAND WI 53029-2118

JAS COFFEE LLC  
150 E CAPITOL DR  
HARTLAND WI 53029-2104

P RADNEK AND J BOWAN  
128 E CAPITOL DR  
HARTLAND WI 53029



**PETITION FOR CONDITIONAL USE**

**\$150 REVIEW FEE DUE AT TIME OF APPLICATION PLUS \$300 PROFESSIONAL FEE DEPOSIT**

Property Owner <i>Patrick Walker</i>	
Business Name <i>Sweet Dreams / Guppies Game Room</i>	
Business Owner <i>Logan Wehmeyer / Reece Block</i>	
Address <i>540 Hartbrook Dr. STE B Hartland, WI 53029</i>	
Contact Person <i>Logan Wehmeyer</i>	Phone <i>262-951-0203</i>
Key No. HAV	Email <i>logan@cb-elite.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.

State present use of property and basic information on the intended use:

<i>Sweet Dreams - existing Quick Service Restaurant (Burger / Custard). Adjoining Space (Guppies Game Room) to have additional Dine-in seating and arcade games to play. Approx. 12 arcade games to be used in space.</i>
---

Additional documents and materials must be submitted addressing the requirements described in Article IV of the Hartland Zoning Code regarding Conditional Uses.

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

Petitioner Signature <i>Logan Wehmeyer</i>	
Print Name <i>Logan Wehmeyer</i>	Date <i>11-2-21</i>

**OFFICE USE ONLY:**

Date Applied: <i>11/2/21</i>	Date of Meeting:	Return Comments by:
------------------------------	------------------	---------------------

*\$150 230718*

Cup App

### APPLICATION FOR ARCADE LICENSE



210 Cottonwood Avenue  
Hartland WI 53029  
262-367-2714 FAX: 262-367-2430  
[www.villageofhartland.com](http://www.villageofhartland.com)

Permit approved		Date	
Permit fees paid	<u>2307.17</u> \$100.00	Date	<u>11/2/21</u>

### APPLICATION FEE \$100 - ANNUAL LICENSE \$500

Licensing period of July 1 through June 30 annually

#### ORGANIZATION INFORMATION

Business Name of Applicant <u>Sweet Dreams / Gruppies Game Room</u>			
Trade Name (if different from Applicant) <u>Hartland Dreams, LLC</u>			
Applicant's Mailing Address <u>1935 N. Waterville Rd. #4</u>		City <u>Oconomowoc</u>	State <u>WI</u>
Address of Premise <u>540 Hartbrook Dr. STE B Hartland, WI 53029</u>		Zip <u>53066</u>	
Applicant is:		Phone <u>262-951-0203</u>	
<input type="checkbox"/> Individual	<input type="checkbox"/> Partnership	<input checked="" type="checkbox"/> LLC	<input type="checkbox"/> Corporation
<input type="checkbox"/> Other			

If applicant is a partnership, provide names, addresses and phone numbers for all partners. Provide names, addresses and phone numbers for all officers and directors if corporation or members if applicant is a limited-liability company.

Name(s) of individual; Partners or Corporate Officers	Title (Pres., Vice-Pres., Secretary, Treasurer, Member)	Home Address	Date of Birth	Phone Number
<u>Reese Block</u>	<u>OWNER</u>	<u>200 W Summit Ave #180 Wales, WI 53183</u>	<u>11/21 1996</u>	<u>262-490-3259</u>
<u>Logan Wehmyer</u>	<u>Partner/ OWNER/ GM</u>	<u>1935 N. Waterville Rd #4 Oconomowoc, WI 53066</u>	<u>02/04 1994</u>	<u>262-951-0203</u>

Specify the exact type of device being licensed. NOTE: Anything that is a video-type machine that pays out money, coupons, etc. cannot be licensed.

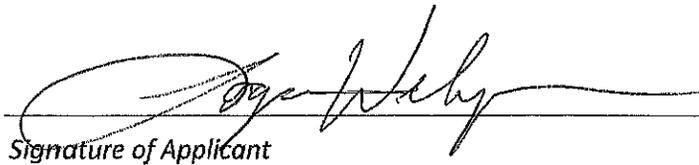
Arcade type Space adjoining to Sweet Dreams via Connected hallway. Coin-operated games in Space. There will be additional Seating for Dine-In and approx. 10-12 games.

Has any person or persons named in this applicatin ever been convicted of violating any federal or state law bearing a criminal penalty, or any county, local, or municipal ordinance in conformity therewith, or conviction of the offenses of contributing to the delinquency of minors, exposing minors to harmful materials, liquor law violations involving minors, sex offenses or sexual assaults involving minors, or offenses against the controlled substances act?

If yes, please explain.

N/A

I hereby certify or declare under penalty of perjury under the laws of the Stae of Wisconsin that the foregoing is true and correct.

  
Signature of Applicant

11-2-21  
Date

For staff use only

Approve/Deny

Police Department

Date

Building Inspector

Date

# GUPPIES GAME ROOM PLAN OF OPERATION

11/7/21



## 1. Intent

Guppies Game Room is an extension of the Sweet Dreams space, previously occupied by Forward Chiropractic. The two spaces are connected by a hallway that provides seamless passing between them. The space is designed to create a fun atmosphere for both children and adults with a diverse offering of arcade style games and fun, eyepopping decor.

## 2. Layout

The layout of the space has been opened and decluttered from the previous use as a chiropractor office. The center of the room includes two high top tables providing additional seating for eating and conversing. Fifteen (15) arcade games are arranged against the perimeter walls of the space leaving ample room to walk throughout and utilize the tables. There is a back room with a larger cafeteria style table that again provides more customer seating. The Guppies Game room extension includes another public bathroom, locked storage room, and locked HVAC room.

## 3. Hours of Operation

The hours of operation will follow that of Sweet Dreams as they are connected and one "unified" space. This will NOT be a late-night hangout destination.

Summer Hours:

**MON-SAT 11AM-9PM**

**SUN 11AM-8PM**

Winter Hours:

**MON-SAT 11AM-8PM**

**SUN 11AM-7PM**

#### 4. Staffing

The space will be staffed, and we will pull from our current pool of employees at Sweet Dreams. We will also have video surveillance in the game room area just as we do in Sweet Dreams. Current management staff hierarchy is as follows:

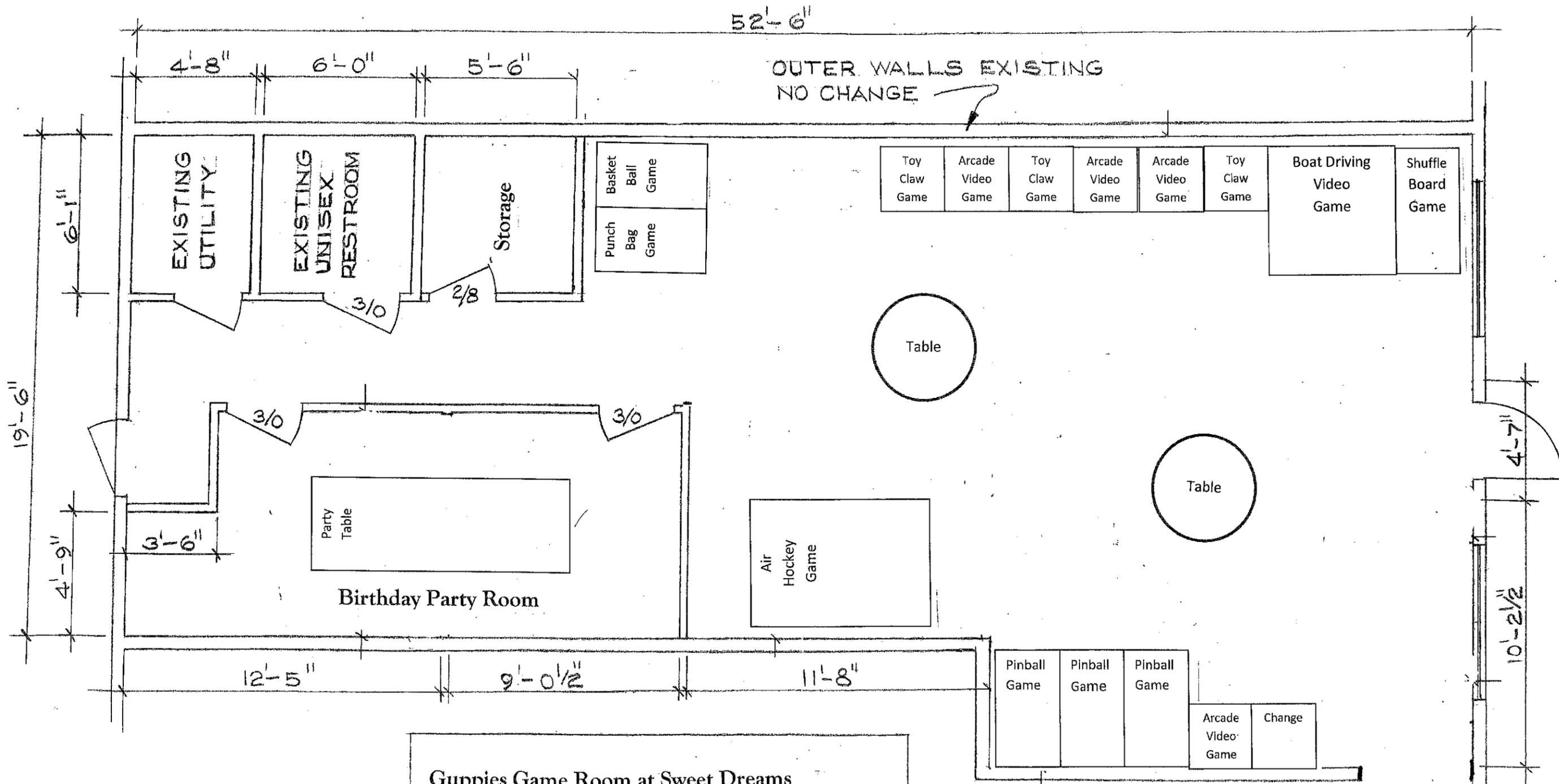
Reece Block – Owner

Logan Wehmeyer – Partner/GM

Sam Theis – Manager

Braeden Coleman – Manager





Guppies Game Room at Sweet Dreams  
 540 HARTBROOK RD.  
 HARTLAND, WI. 53029.

SCALE: 1/4" = 1'-0"  
 1118\$

Entrance  
 Hallway to  
 Sweet Dreams

DHCH PROPERTIES LLC  
10225 W CAPITOL DR  
WAUWATOSA WI 53222

LMJD LLC  
530 HARTBROOK DR  
HARTLAND WI 53029-1414

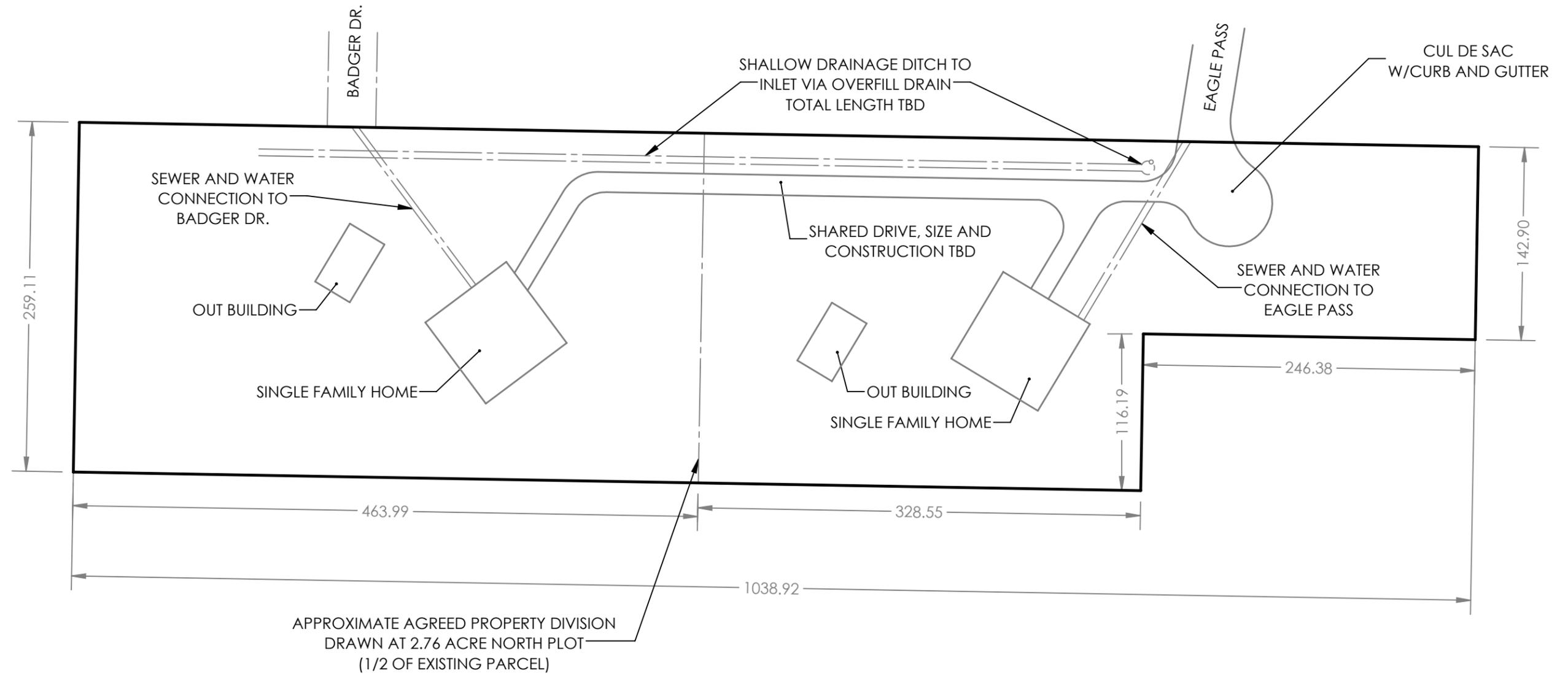
P M WALKER PROPERTIES LLC  
143 E CAPITOL DR  
HARTLAND WI 53029

WAUKESHA STATE BANK  
151 E SAINT PAUL AVE  
WAUKESHA WI 53188-3701

WHPC-BREEZEWOOD II LLC  
150 E GILMAN ST UNIT 1500  
MADISON WI 53703-1499

**NOTE:**

- PROPOSED LAYOUT OF 1112 LISBON AVE LOT 2, HARTLAND WI
- LOCATION OF HOUSES AND OUTBUILDINGS SUBJECT TO CHANGE.
- TYPICAL HOUSE FOOTPRINT SHOWN FOR SPACE SAVING PURPOSES ONLY.
- CUL DE SAC CENTER LOCATION TBD.



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

ALEXANDER & LAURA CHANDLER  
1100 LISBON AVE  
HARTLAND WI 53029-2232

ANDREW & BRANDICE KONOPKA  
1161 EAGLE PASS  
HARTLAND WI 53029

ASHLEY L HOLT  
1131 EAGLE PASS  
HARTLAND WI 53029-1838

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

DAVID & LINDA FELDMANN  
1125 LISBON AVE  
HARTLAND WI 53029

DAVID & KATHLEEN VAN THIEL  
1221 EAGLE PASS  
HARTLAND WI 53029-1839

ELIZABETH & CHRISTIAN SACOMAN  
318 MERTON AVE  
HARTLAND WI 53029-1815

GARY N STROMBECK AND DAWN H  
STROMBECK REVOCABLE  
305 BADGER DR  
HARTLAND WI 53029-1843

GEORGE & KAREN BUCKLEY  
238 MERTON AVE  
HARTLAND WI 53029

GREGORY & KRISTIN SANDEN  
1014 LISBON AVE  
HARTLAND WI 53029

SHAWN HOPPE  
320 PROSPECT AVE  
HARTLAND WI 53029-2023

JEAN A DONOVAN 2020 LIVING TRUST  
1124 LISBON AVE  
HARTLAND WI 53029-2232

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

JEFFREY & NANCY OTT  
265 BADGER DR  
HARTLAND WI 53029

JENSEN REVOCABLE TRUST  
210 MERTON AVE  
HARTLAND WI 53029

KELVIN & JANE MAAHS  
338 MERTON AVE  
HARTLAND WI 53029

MARGIT PROPERTIES LLC  
580 INDUSTRIAL DR  
HARTLAND WI 53029

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

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

MICHAEL & MARY DIGIACOMO  
1130 EAGLE PASS  
HARTLAND WI 53029

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

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

PATRICIA HAMMER REVOCABLE LIVING  
TRUST AND BENJAMIN RODRIGUEZ  
20261 COUNTRY CLUB DR  
ESTERO FL 33928-2003

SARAMARIE BURCLAW  
330 BADGER DR  
HARTLAND WI 53029-1844

TONY R AND SUSAN M PINK REVOCABLE  
LIVING TRUST  
1230 SHELLY LN  
HARTLAND WI 53029-1800

THE DANIEL M KIMMEL AND SHARON C  
KIMMEL REVOCABLE TRUST  
1034 LISBON AVE  
HARTLAND WI 53029-2330