

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, JANUARY 17, 2022
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 December 20, 2021 meeting.
2. Items related to a request for a Conditional Use for the operation of an arcade for Sweet Dreams/Guppies Game Room, 540 Hartbrook Drive.
 - a. **PUBLIC HEARING** for the consideration of a Conditional Use request.
 - b. Consideration of a motion to recommend approval of a Conditional Use Permit.
3. Plan Commission review and consideration of a request for a Conditional Use for the operation of a secured self-storage facility for FreeUp Storage of Hartland, LLC, 840 Rose 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 February 21, 2022.
4. Architectural Board and Plan Commission review and consideration of site and building plans for construction of storage units for Stor It Right – Hartland, 420 E. Industrial Drive.
5. Items related to a conceptual site plan for the proposed development of property located north of 1112 Lisbon Avenue.
 - a. Plan Commission review of proposed site plan
 - b. Discussion regarding a possible amendment to the COMP plan based on project proposal.
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

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

To participate in the Village of Hartland "Zoom" meeting with video,
<https://us02web.zoom.us/j/87065558003?pwd=K0FQSUImeWFDdFQxMkhSamVrR3dWdz09>

To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.
The Meeting ID is 870 6555 8003 and the passcode is 339805.

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, DECEMBER 20, 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.

Others Present: Interim-Administrator Bailey, Scott Hussinger, Shawn Hoppe, Ryan Amtmann Kate Bucci, Mr. Cope, Logan Wehmeyer 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 November 15, 2021.

Motion (Wallschlager/Schneeberger) to approve the minutes for the Architectural Board/Plan Commission meeting on November 15, 2021. Carried (7-0).

2. Architectural Board review and consideration of an application for signage for KC-K9 Academy Dog Training, 675 Industrial Court-

Kate Bucci from KC-K9 Academy Dog Training was present to explain the signage. She said there is no signage there now. She was asked if the sign will be lite, and she said no but there is a lite outside. Hussinger said he had no issues with the signage.

Motion (deCourcy-Bower/Bierman) to approve the application for the signage for KC-K9 Academy Dog Training, 675 Industrial Court. Carried (7-0).

3. Architectural Board and Plan Commission review and consideration for signage for Evolve Studio Space, 139 E. Capitol Drive.

Mr. Cope was present to explain the proposed signage. He said Evolve Studio is taking over the space that was previously occupied by Coda Yoga. He said the signage will be in the same location. Interim-Administrator Bailey asked Building Inspector Hussinger if there were any issues. Hussinger asked if the signage had been approved by the BID and he said yes.

Motion (Hallquist/deCourcy-Bower) to approve the signage for Evolve Studio Space, 139 E. Capitol Drive. Carried (7-0).

4. Architectural Board 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-

Logan Wehmeyer from Sweet Dreams was present and explained the proposed Conditional Use. He said they are looking to expand the space next to Sweet Dreams and will have a hallway to connect the 2 areas. He said the renovation has been done minus the hallway. Wallschlager asked if he was going to have 15 arcade games and he said yes. He said they own some of the arcade games & are adding additional ones.

Wallschlager asked if he will be adding a public bathroom and he said there is an existing bathroom from the former Chiropractor, and it will be turned into a unisex bathroom.

Wallschlager also asked if the door was a fire door and what if he planned to change the change the front windows at all. Logan said it is a fire door and they had put some thought into darkening the front windows. Bierman asked Hussinger if it was a fire wall and he said no.

Hussinger reminded everyone that this needs a Conditional Use and if moved forward the Public Hearing date would be January 17, 2022.

b. Motion to set a Public Hearing to be held during the regular Plan Commission meeting January 17, 2022.

c.

Motion (Hallquist/Schneeberger) to set the Public Hearing date for the Conditional Use for January 17, 2022. Carried (7-0).

5. Plan Commission review and consideration of a conceptual site plan for the proposed development of property located north of 1112 Lisbon Avenue-

Shawn Hoppe was present and explained the concept plan. He would like to build 2 houses on the property with a shared driveway. He said they have been working on this plan for a while, so it works for the Village as well and proper drainage. He said he is looking for feedback on how to move forward.

Xykis asked what the size of the shared driveway would be. Hussinger said the Village of Hartland has minimum driveway standards, but this is just a concept plan and they would expect engineered plans to come before the plan commission at a later date.

Interim-Administrator Bailey said the Cul de sac that is on the drawing, that was drawn to the specifications for our plows, so he said it would be 60 ft. so it would match our plows. He said he spoke to the Fire and Police Dept about getting emergency vehicles in and out of there. Pfannerstill asked if there would be an easement for the shared driveway. Hussinger said that this layout could only occur under a PUD, he said those details the easement and all of that would be on the site plan and on the document.

deCourcy-Bower said this property has come before the plan commission before with this being the fourth time. He said the major stumbling blocks that have been encountered are that this property adjoins properties to the west.

He said when he looks at the plans here, it is the same stumbling block, does it support continued and future development of adjacent properties as currently shown in the Comp Plan. He said from his perspective this plan as shown doesn't fit that need. He said we should allow for the guidance from our Village code that says that we make sure that as properties develop they continue to provide access to future possibilities of those properties to the west. He said it has been a stumbling block for every plan that has come before the Plan Commission for this property. He said as a village the question becomes from the Comp Plan perspective are those going to continue to show development of this area. He said that would have to be something that is addressed by engagement of all of those property owners to the west. He said if we allow this development to go forward, we stop the ability of those properties to develop. He said then essentially, we are devaluing their properties to not allow them the potential to develop as they should in our plan. He said that's why this plan doesn't meet that need. He said to try to get these properties to develop the density was increased to the west. deCourcy-Bower went on to say it is his understanding that one house could be built on this property and Hussinger said yes, one house could be built. deCourcy-Bower said that is the right the current owner has and that is to build a house on this property. He said if he wants to divide it or subdivide it, he needs to look at what the implications of doing that are for the rest of the developments.

Bierman said he agrees that it would land lock those properties.

Wallschlager said if we don't let them develop this then we are telling them they can't really sell it because we have had everything from many homes to 3 homes now to 2 homes and we are telling them you aren't going to be able to sell it because we won't approve it. She asked what more do we want. Bierman responded that they can build a home on this property and Wallschlager said that would still landlock those properties. Bierman said not if that home was in the middle of Badger drive. deCourcy-Bower said right now if they want to build a home on this property and landlock the properties to the west that is currently in their right, that is something they can do. He said as soon as we start subdividing properties down into something further than what they already are, then we need to do what we do for everybody in regard to a subdivision, we look at it and say whether this makes sense and this is what the subdivision zoning code says and what we have to look at. deCourcy-Bower commented that if we want to look at the Comp Plan, we should have a discussion and involve the neighbors to the west to say someone wants to develop something behind this lot because that is a bigger issue. He said once it is out there, he thinks the Village could be liable for landlocking properties that the plan shows developable.

There was discussion on what properties would be landlocked. Hussinger said there was a site plan that went before the Village Board not that long ago. He said it included a property off Merton Ave and the Hammer property, and it was his understanding that the owner of that landlocked piece did not want to participate in the development. Interim-Administrator Bailey said that was a conceptual plan that went before the board that had 8-10 units and that was rejected and this one was conceptually approved by the village board.

deCourcy-Bower commented that he falls back on what does the Comp Plan show, what type of entities does it show on the properties to the west, and how does it tell us that these properties should be developed. He said that is what is reviewed and goes through Plan Commission approval, and ultimately has to have Village Board approval too so that is what he looks at on what kind of a decision do they want to make and does it align with what it says in the Comp plan. He said he doesn't think it is consistent. Bailey said that in the history of the Village of Hartland the Comp Plan has been amended before so it is amendable. Wallschlager said she was told that the Comp Plan is just a guide and not something written in stone. Bailey said that is correct, he said the Comp Plan, the future of what everyone involved in Hartland saw something with more density lead to the other properties, so this is a difficult property. Pfannerstill said he had to take in consider the people to the west and east and the property owners because there is a long history, he has to take into consideration the people in Lake Country Meadows. deCourcy-Bower asked the Village engineer if the roads Eagle Pass and Badger drive been completed to the Village standards. Village Engineer Amtmann said he spoke to the Village Public Works director about those two intersections. He said the concept plan before you with Eagle Pass would show an extension of the roadway with a Cul de sac for turn around movements. He said Badger Drive currently is just a dead end, so the plow plows to the end and then backs up. He said the director said on those two roads that is fine. He said the Fire chief from the standpoint of access for this proposed layout, from Eagle Pass the fire hydrant would be able to reach Badger Drive as well as Eagle Pass. He also said the ability to fight fires on what is proposed here is met and ok with the Fire Chief. He said that long term plan does show for the sewer and water to extend through for the Village to loop around. He said he has the last 3 site plans and the higher density option that wasn't approved by the board. He said the other thing for consideration is the cost to extend the Village standard road through that parcel with relatively limited area to actually develop along with sewer and water is expensive and it could possibly be prohibitive to develop those lots.

deCourcy-Bower said what he is saying is it would be prudent and fair to the property owners the west, that if we are going to revise the Comp plan then we need to be transparent about that process and engage them and make it very clear so the Village isn't held liable. He said he thinks a comp plan amendment would need to be in place if a development like this were going to take place.

Pfannerstill asked for clarification if he meant to go through the comp plan first and deCourcy-Bower said yes. Pfannerstill said typically in other developments that we have done that.

deCourcy-Bower said the difference between those 2 is the change in the Comp Plan has impacted the property that has been brought before us where the change in the comp plan would be for properties not owned by the applicant coming before us. deCourcy-Bower said he wants to make they have a voice and understand the implications of that change. Wallschlager asked if they were notified on this, and deCourcy-Bower said they were notified of this development, but they were not notified of the change in the Comp Plan. Wallschlager asked if they were notified of this meeting. Bailey said this is a conceptual to see if this is even an option. He said if this is voted down by the Plan Commission, it wouldn't go any further. He said if this is something that is desired to move forward, at that point we would have that communication. Bailey said if the Plan Commission decides they like it, then we will need to reach out to these people and move forward.

deCourcy-Bower asked Amtmann per the Comp Plan how many houses could be developed on these properties? Amtmann responded 10-20. deCourcy-Bower said that is the decision we are making here, are we blocking the future development of 20 homes for the sake of 2. He went on to say that is the consideration we need to make from a Village perspective and the housing aspect. He said we hear all the time that there needs to be more affordable housing, that the prices are too high in the Village and these pieces of land have the potential to provide something more affordable in the Village. He said these are the things that go into the Comp Plan.

Wallschlager said having only 2 homes on that big piece of property would be better than 10 or 15 homes. She said like the engineer said the cost of the roads would almost make it cost prohibitive.

Hallquist commented he thinks it is a 2-fold issue. He said the Comp Plan needs to be changed if that is what we are going to do, and second looking at the turn out tonight it seems like the 2 houses is better than the last couple that have come here in regard to density goes. He said he thinks the residents would appreciate the 2 houses versus the 15 or 20.

deCourcy-Bower said that is why he thinks we need to engage with the property owners to the west to make them understand that if we change the Comp Plan, we need to be transparent in the process and make sure everyone agrees on it. Pfannerstill responded he agrees we should be transparent but not everyone is going to agree. deCourcy-Bower said they should be part of the process though. Bailey asked with the Cul de sac being a public road, does that landlock those properties? Amtmann said what's on the concept plan it doesn't show the Cul de sac extending to the west so it would have to be extended further.

Bierman commented that he thinks that 2 homes could still be built on it there was an easement on Badger Drive. He said if he came in with a single home on the property, how would the Plan Commission feel on that, would they feel like it was blocking this road, where with a double lot would it work if the access for these two homes came off Badger and Eagle Pass would be a dead end the way it is now.

Bailey commented on how originally, they had a road coming off Badger and a road coming off Eagle pass and staff worked with them where they got to the joint driveway for better retention and all the water from Badger was going to flow down the street because there is no sanitary sewer there. There was more discussion on access from Badger. Amtmann commented on the water flow in that area and said it drains from north to south so where Badger Drive touches the land it jumps up about 6 or 7 ft, and it would be a significant amount of work to construct the cul de sac in that location. He said the Eagle Pass roadway with a cul de sac in that location allows the water to drain in that area in a long swale and the water would probably be held up near Eagle Pass.

Pfannerstill asked if anyone else had comments and said that moving it forward doesn't necessarily mean it is approved. He said if it were to move forward, it should be a transparent fashion.

Xykis said he agrees with Wallschlager that the gentleman work with the engineer and Hussinger to come up with a proposal that would be a compromise and then we can re-examine. He said we should also make it easy for the owner to take advantage of this property too.

deCourcy-Bower asked would it be on the plan commission to make amendments for changes to adjacent properties and Pfannerstill said that would be the Plan Commission. deCourcy-Bower said at some point we need to bring the Comp Plan in line with what we want to do as a Village.

Hussinger said if we amend the Comp Plan, we are going to have to identify the two other landlocked parcels owned by properties that have road access. And an amended Comp Plan would

have to confirm access to those land locked parcels most likely through other parcels owned by the same individual because where else would it come from. deCourcy-Bower said, or the Comp Plan would have to be revised that those remain as undeveloped land. Bailey asked if the owners of those landlocked properties had ever come forward with a plan to develop them. It was stated we could reach out to them to see their intention.

Pfannerstill said he would like staff to bring forth a notice to let property owners to let them know so they do have a chance to come and give us their feedback. He said he would also like to see it come back next month to see if we change or solidify the Comp Plan.

Hussinger said there is no action item here, this is a concept plan. deCourcy-Bower asked how long to get this through to change the Comp Plan and Hussinger said at least 90 days it could be 120. Discussion on moving this forward. deCourcy-Bower said he has made himself clear that he doesn't think this should move forward without a change in the Comp Plan and it isn't consistent with what the plan shows currently. He said at this point I would have to say it is not consistent with what our plan is and he would move to deny it.

Motion (Wallschlager/Hallquist) for the Conceptual plan to move forward. Carried (6-1). deCourcy-Bower voted no.

Bailey said staff will work with the building inspector and reach out to the property owners.

6. Announcements-

None.

7. Adjourn

Motion (Schneeberger/Wallschlager) to adjourn. Adjourned at 7:53 pm.

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



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

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>	Phone <u>262-951-0203</u>
Applicant is:	Individual	Partnership	LLC <input checked="" type="checkbox"/>	Corporation
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:

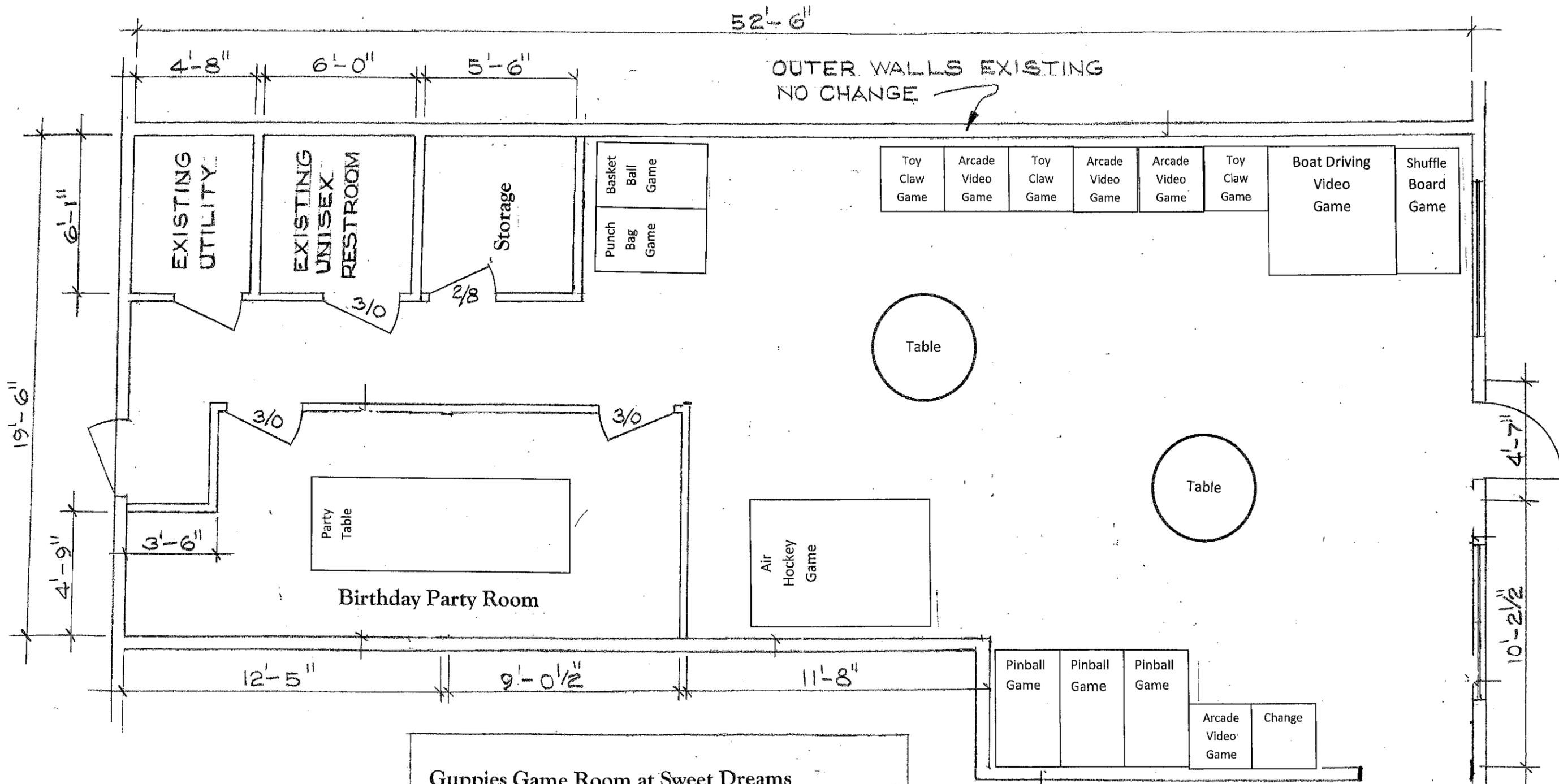
Reece Block – Owner

Logan Wehmeyer – Partner/GM

Sam Theis – Manager

Braeden Coleman – Manager





Guppies Game Room at Sweet Dreams
 540 HART BROOK 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

Village of Hartland

Notice of Public Hearing

Conditional Use

Monday, January 17, 2022

7:00 pm

**Board Room, Municipal
Building, 210 Cottonwood Ave.**

Please take notice that there will be a Public Hearing before the **Plan Commission** to consider the following:

Conditional Use in the B-2 Community Business District per Village Code Sec. 46-469.

Applicant seeks a Conditional Use for Tax Key No. HAV 0427 997 007 for the operation of a game arcade at 540 Hartbrook Drive.

Applicant: Sweet Dreams/
Guppies Game Room, 540
Hartbrook Drive, WI 53029.

Interested persons may attend the hearing in person or submit their comments to the Village Clerk's office, in writing, before said hearing.

Information regarding the above noticed hearing may be obtained in the Clerk's office.

Darlene Igl, MMC/WCPC,
Village Clerk

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



FreeUp Storage of Harland, LLC
840 Rose Dr, Hartland, WI 53029
Petition for Conditional Use

December 21st, 2021

Village of Hartland

Village Clerk
210 Cottonwood Avenue
Hartland, WI 53029

Legal Property Description:

LOT 2 CSM #9413 VOL 85/338 REC AS DOC #2827511 PT SW1/4 SEC 10 T7N R18E :: DOC #4291434

Thank you for your time in reviewing FreeUp Storage's application for conditional use approval at 840 Rose Dr, Hartland, WI 53029. FreeUp Storage of Hartland, LLC has finalized the purchase of Benchmark Secured Storage of Hartland, LLC. Our intention with the facility is to maintain the building to preserve the asset and improve operations while offering a valuable service to the Hartland Community. We greatly look forward to integrating into the Village of Hartland excited with the opportunity to operate in such a tight knit community.

FreeUp Storage of Hartland, LLC would also request at this time a copy of the Village ordinances relating to conditional uses.

Please Direct any inquiries by phone to Alex Dick at (719)338-4329 or send communication to:

FreeUp Storage
C/O Alex Dick
1440 Brickyard Rd
Golden, CO 80403

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read "Alex Dick".

FreeUp Storage of Hartland, LLC



FreeUp Storage of Hartland, LLC

Plan of Operation

Property Operation Description:

This Class-A self-storage facility includes 48,054sf of indoor ambient and climate controlled personal storage, as well as traditional outdoor drive-up storage units. FreeUp Storage plans no expansions or changes existing operating conditions of the storage facility. FreeUp Storage will rent storage space on a short-term, month-to-month while also allowing for longer-term leases. Storage will be provided to store household goods, business supplies, archived records, or in some cases recreational vehicles, trailers, or miscellaneous equipment. No outdoor storage will be offered or accommodated. Liquids, explosives, flammable liquids, toxic materials, live/dead animals, stolen property, drugs, and perishables are among the items that are not permitted for storage within the facility.

Hours of Operation:

The proposed hours of operation for the office will be:

- Monday through Friday 9am-5pm

The proposed hours of facility access will be:

- Monday through Sunday 6am-10pm

Staff/Customer Parking and Operation:

The proposed staff for existing facility will be one (1) employee that will be on site Monday through Friday, 9am-5 pm. Customer parking (currently there are 4 parking spots) for the site will be at the storefront office for the initial leasing and then customers park adjacent to their outdoor storage units or within the fully enclosed carport to load or unload goods.

Site Maintenance:

During the spring/ summer /fall months hired services will continue to provide lawn/landscaping maintenance on a regular basis. During the winter months hired services will continue to provide snow clearing/plowing services on an as needed basis. FreeUp Storage will also maintain and the existing buildings/paving/landscaping on the property to ensure it stays in pristine condition.

Site Security:

The facility is fully secured with perimeter fencing, motorized overhead doors, and a motorized gate. Currently, the site contains motion-activated cameras connected to a Network Video Recorder. Each customer is given their own code to enter as well as exit the property during access permitted hours. The site is well lit inside and out.



Parking:

The property currently has four (4) parking spots for the office, which includes one (1) handicap spot. This will accommodate for anticipated daily operations of the facility as we will have just one employee and the average daily traffic at the facility is 19 cars total.

Drive up Units:

Self-Storage clientele load/unload in front of their overhead door at their specified unit. The main driveway widths are no less than 40' and as wide as 56' allowing for more than adequate amounts of uninterrupted space while accessing units without compromising other units or the drive lanes.

Covered Carport:

Customers accessing the 3-story climate control building utilize the carport, the structure is 47'x 88' with concrete drive lanes down the center. Customers have adequate space in the structure to load/unload their vehicles while still allowing for natural flow of traffic passing through.

Thank you,

A handwritten signature in black ink, appearing to read "A. L. D. W.", is positioned above the company name.

FreeUp Storage of Hartland, LLC



VILLAGE OF HARTLAND
PETITION FOR:



CONDITIONAL USE

With Approval for Location and Plan of Operation

(REQUIRES 2 PLAN COMMISSION MEETINGS, A PUBLIC HEARING AT THE SECOND PLAN COMMISSION MEETING AND 1 VILLAGE BOARD MEETING)

FEE: \$150.00 + \$300 Professional Fee Deposit

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

1. Name: FreeUp Storage of Hartland, 840 Rose Dr, Hartland, WI 53029-8317
Address of Owner/Agent: Spartan Investment Group, 1440 Brickyard Rd, Unit 4, Golden, CO 80403

Phone Number of Owner/Agent: (719)338-4329

FAX No. E-mail alex@spartan-investors.com

2. Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").
LOT 2 CSM #9413 VOL 85/338 REC AS DOC #2827511 PT SW1/4 SEC 10 T7N R18E :: DOC #4291434

3. State present use of property and intended use. Currently, Benchmark Secured Storage of Hartland Operates a 48,054 NRSF Class-A storage facility. FreeUp Storage purchased the property at 840 Rose Dr. and plans to improve business and continue the operation of a Class-A Facility.

Handwritten signature

Signature of Petitioner

1440 Brickyard Rd, Unit 4, Golden, CO 80403

Address

(719)338-4329

Phone

NOTE:

- a. Upon receipt of the petition for Conditional Use, the Plan Commission shall consider the request and set a Public Hearing for the next month's meeting. The Plan Commission will make it's recommendation to the Village Board for consideration. After review of recommendation by the Village Board, approval or modification to request may be made.
- b. Petition for Conditional Use and Approval of Location and Plan of Operation may be made to the Village Plan Commission by filing such petition with the Village Clerk, accompanied by an operation description and a site plan showing the property boundaries, proposed and existing structures, a sketch of the building exterior and floor plan, and indicating uses on abutting property within 25 feet. Plans for landscaping and indication of parking facilities should be attached. Be as detailed as possible in order to fully inform the Plan Commission of your exact purpose and intention.
- c. Include a Plat Map in triplicate, drawn to a scale of not less than 100 ft. to the inch, showing the land in question, its location, the length and direction of each boundary thereof, the location of existing buildings and uses of same on such lands. Also, show the proposed building and the plat plans and indicate setbacks and offsets from the lot line. Parking area should also be shown.
- d. Ask for a copy of the Village Ordinance relating to conditional uses.
- e. Include fee payable to **The Village of Hartland**

\$150 for Conditional Use + \$300 Professional Fee Deposit
- f. Mail or deliver request, in triplicate, to:

**Village of Hartland
Village Clerk
210 Cottonwood Avenue
Hartland, WI 53029**

1 TITLE DESCRIPTION

PARCEL 1: LOT 2 OF CERTIFIED SURVEY MAP NO. 9413 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUWATOSA COUNTY, WISCONSIN ON AUGUST 01, 2002, IN VOLUME 85 OF CERTIFIED SURVEY MAPS, PAGES 338-342 AS DOCUMENT NO. 2827511, BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6096 AND LOT 1 OF CERTIFIED SURVEY MAP NO. 8975, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWN 7 NORTH, RANGE 16 EAST, IN THE VILLAGE OF HARTLAND, WAUWATOSA COUNTY, WISCONSIN.

2 TITLE INFORMATION

The Title Description and Schedule B Items hereon are from First American Title Insurance Company, File #: NCS-1096843-SA1, December 20, 2021.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE B, PART II:

- 1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land. (NONE APPARENT)
2. Easements, claims of easements or encumbrances that are not shown by the Public Records. (NONE APPARENT)
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records. (NONE APPARENT)
4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Plot and not otherwise excepted from coverage herein. (NONE APPARENT)
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (NONE APPARENT)
9. Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and or alley purposes. (NONE APPARENT)
10. Easements, dedications, reservations, provisions, relinquishments, rectals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 6096 recorded March 02, 1990 in Volume 50, Pages 111-113 as Document No. 1580102 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. (AFFECTS - SHOWN HEREON)
11. Easements, dedications, reservations, provisions, relinquishments, rectals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 9413 recorded August 01, 2002 in Volume 85, Pages 338-342 as Document No. 2827511 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. (AFFECTS - SHOWN HEREON)
12. Utility Easement to The Milwaukee Electric Railway and Light Company, dated November 28, 1928, recorded/filled February 05, 1929 as Document No. 163555.
13. Terms, conditions, provisions and other matters as set forth in Stipulation and Order of Judgment recorded July 28, 1998 in Reel 2707, Image 0858 as Document No. 2344800 and also recorded September 21, 1998 in Reel 2744, Image 1210 as Document No. 2364360.
14. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Deed Restriction and Easement Agreement recorded on October 23, 2002, as Document No. 2865806. (AFFECTS - SHOWN HEREON)
15. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Amended and Restated Easement Agreement recorded on April 06, 2007, as Document No. 3470671. (AFFECTS - SHOWN HEREON)
16. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Agreement between The Village of Hartland and Westward Development LLC for Rose Drive Sanitary Sewer, Water Main, and Storm Water Improvements and Access and Perpetual Maintenance of Storm Water Improvements recorded on March 10, 2008, as Document No. 3552087. (AFFECTS - SHOWN HEREON)
17. Conditional Use Permit recorded April 21, 2017 as Document No. 4273301. (AFFECTS - SHOWN HEREON)
18. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, dated June 13, 2018, recorded/filled November 07, 2018 as Document No. 4370014. (AFFECTS - SHOWN HEREON)
19. Agreement to Maintain Stormwater Facilities by and between The Village of Hartland and Benchmark Secured Storage, and its heirs, successors, or assigns upon the terms, conditions and provisions contained therein: Parties: The Village of Hartland and Benchmark Secured Storage. Recorded: August 08, 2019. Instrument No.: 4413506 (AFFECTS - SHOWN HEREON)

Approved CDS Surveyor

Table with columns: DRAWN BY, DATE, SURVEY FOR, APPROVED, DATE, CAH, SCALE, SHEET, PROJECT NO. Includes Precision Land Surveying, LLC information.

4 SURVEYOR CERTIFICATION

To: The Greenwood's State Bank; First American Title Insurance Company and Commercial Due Diligence Services. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items Fannie Mae: 1, 2, 3, 4, 6(a), 6(b), 8, 9, 10 (if there are party walls), 13, 16 and 18 (for access easements only) of Table A thereof. The field work was completed on November 29th, 2021.

Date of Plat or Map: November 29th, 2021

Christian A. Hausfeld, PLS #2492

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 55133C0178H, which bears an effective date of 11/05/2014 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 500 year flood plain.

8 ZONING INFORMATION

AWAITING ZONING REPORT

6 CEMETERY

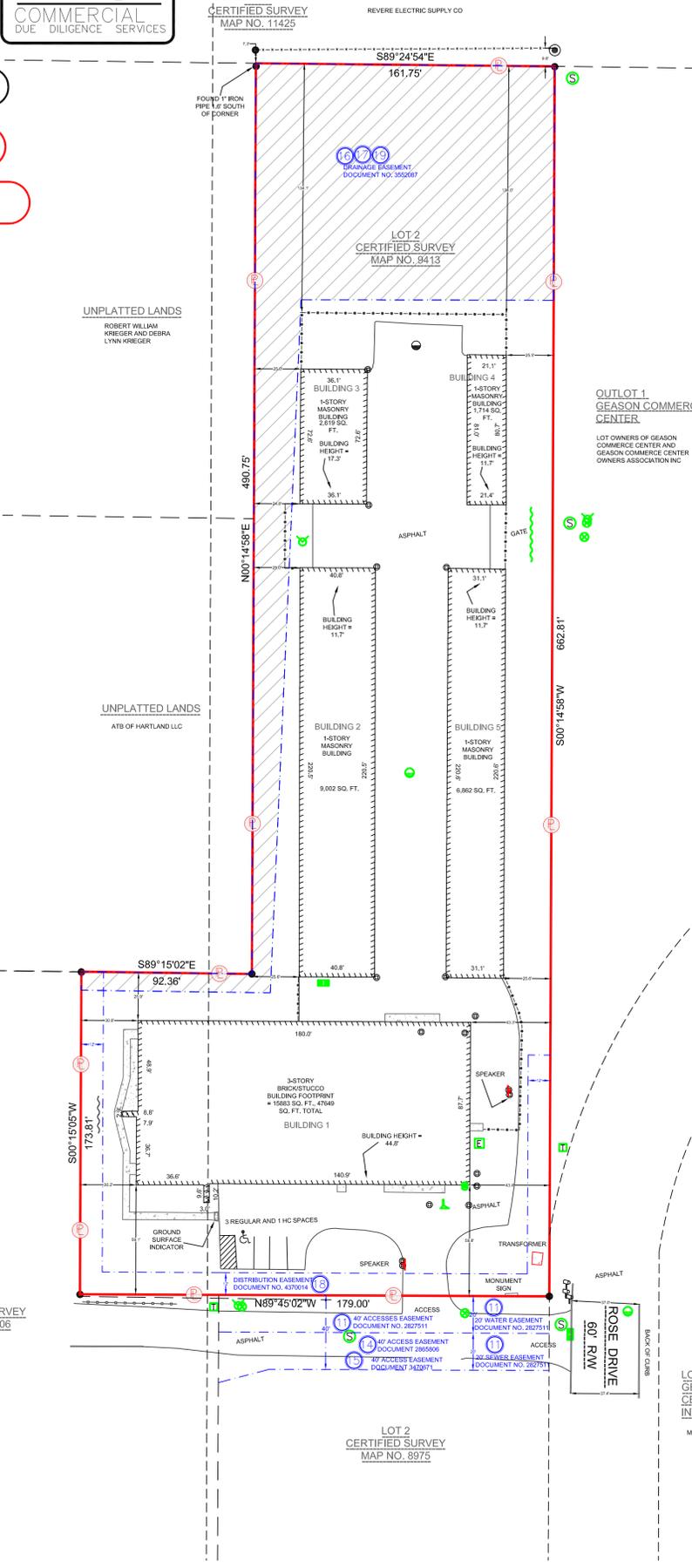
There is no visible evidence of cemeteries on the subject property at the time of survey.

7 POSSIBLE ENCROACHMENTS

NONE APPARENT

9 LEGEND

- 1" IRON PIPE FOUND
2" IRON PIPE FOUND
STORM INLET
ELECTRIC PEDESTAL
GUARD POST
HANDICAPPED PARKING
HYDRANT
CATCH BASIN
MAILBOX
SANITARY MANHOLE
SIGN
TELEPHONE PEDESTAL
WALL MOUNTED HYDRANT
WELL
WATERMAIN VALVE=
PAINT HATCH
CONCRETE
BUILDING SETBACK LINE
PROPERTY LINE
EASEMENT LINE
PREVIOUSLY RECORDED AS
CHAIN LINK FENCE
CULVERT
WIRE FENCE
WOOD BOARD FENCE

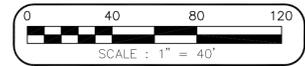


10 BASIS OF BEARINGS

BEARINGS ARE BASED ON WEST LINE OF THE SW 1/4 SEC 10-17-18 PER WISCONSIN STATE PLACE COORDINATE SYSTEM



17 NORTH ARROW / SCALE



11 SURVEYOR'S NOTES

- 1. No observable evidence of earth moving work, building construction or building additions within recent months.
2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
3. Property has direct access to Rose Dr.
4. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
5. The Boundary closes and there are no gaps, gores or overlaps.
6. No offsite easements.
7. No party walls observed.
8. Distance to nearest intersection 0 feet.

16 VICINITY MAP



VICINITY MAP NO SCALE

12 PARKING INFORMATION

- 3 Standard Spaces on site
1 Handicapped Parking Spaces
4 Total Stalls

13 LAND AREA

123,300 SQ. FT. 2.831 ACRES

14 BUILDING AREA

BUILDING 1 = 15,883 SQ. FT.
BUILDING 2 = 9,002 SQ. FT.
BUILDING 3 = 2,619 SQ. FT.
BUILDING 4 = 1,714 SQ. FT.
BUILDING 5 = 6,862 SQ. FT.

15 BUILDING HEIGHT

BUILDING 1 = 44.8'
BUILDING 2 = 11.7'
BUILDING 3 = 17.3'
BUILDING 4 = 11.7'
BUILDING 5 = 11.7'

Key to CDS ALTA Survey

- 1 TITLE DESCRIPTION
2 TITLE INFORMATION
3 SCHEDULE 'B' ITEMS
4 SURVEYOR CERTIFICATION
5 FLOOD INFORMATION
6 CEMETERY
7 POSSIBLE ENCROACHMENTS
8 ZONING INFORMATION
9 LEGEND
10 BASIS OF BEARING
11 SURVEYOR'S NOTES
12 PARKING INFORMATION
13 LAND AREA
14 BUILDING AREA
15 BUILDING HEIGHT
16 VICINITY MAP
17 NORTH ARROW / SCALE
18 CLIENT INFORMATION BOX
19 SURVEY DRAWING
20 PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016)"

This Work Coordinated By: FA Commercial Due Diligence Services Co.



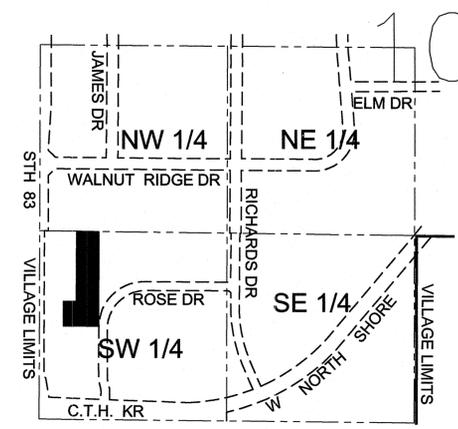
Table with columns: Drwn By, Surveyor Ref.No, Aprvd By, Field Date, Scale, Date, Revision. Includes names and dates.

Prepared For:

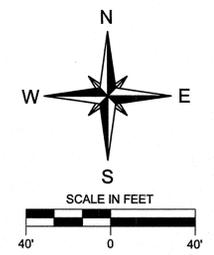
20 PROJECT ADDRESS

840 Rose Drive, Hartland, WI

Project Name: Benchmark Secured Storage - WI
CDS Project Number: 21-10-0765



VICINITY SKETCH
SW 1/4 OF SEC. 10, T7N, R18E
SCALE: 1" = 1000'



REFERENCE BEARING:
THE WEST LINE OF THE SW 1/4 OF SECTION 10, T7N, R18E WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 00°14'58" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)

LEGEND:

- ⊕ SECTION CORNER MONUMENT
- + EX. CHISELED CROSS FOUND
- ⊙ EX. IRON ROD FOUND
- ⊙ EX. IRON PIPE FOUND
- ⊙ EX. STORM MANHOLE
- ⊕ EX. CATCH BASIN ROUND
- ⊕ EX. CATCH BASIN SQUARE
- ⊕ EX. SIAMESE HYDRANT
- ⊙ EX. GAS VALVE
- ⊕ EX. AIR CONDITIONER
- ⊕ EX. ELECTRIC METER
- ⊕ EX. GAS METER
- ⊕ EX. ELECTRIC PEDESTAL
- ⊕ EX. TELEPHONE PEDESTAL
- ⊕ EX. CLEANOUT
- ⊕ EX. POWER POLE
- ⊕ EX. MAILBOX
- ⊕ EX. SANITARY MANHOLE
- ⊕ EX. UNKNOWN MANHOLE
- ⊕ EX. COMBINED SEWER MANHOLE
- ⊕ EX. ELECTRIC MANHOLE
- ⊕ EX. TELEPHONE MANHOLE
- ⊕ EX. GUY WIRE
- ⊕ EX. LIGHT POLE
- ⊕ EX. SIGN
- ⊕ EX. BOLLARD
- ⊕ EX. WATER VALVE
- OH — EX. OVERHEAD WIRES
- BES — EX. BUREAU OF ELECTRICAL SERVICES
- X — EX. FENCE LINE
- COM — EX. COMMUNICATIONS
- T — EX. TELEPHONE LINE
- G — EX. GAS LINE
- FIB — EX. FIBER OPTICS
- SS — EX. SANITARY SEWER
- ST — EX. STORM SEWER
- W — EX. WATER MAIN
- XXXXXXXXXXXXXXXXX EX. RETAINING WALL
- ⊕ UNDERGROUND COMBUSTIBLE GAS LINE

LINE #	LENGTH	BEARING
L1	20.00'	N89° 52' 49.20"W
L2	10.01'	N00° 02' 35.14"W
L3	47.72'	N89° 44' 54.59"W
L4	20.00'	N00° 15' 24.43"E
L5	57.84'	S89° 54' 17.26"E
L6	14.14'	N45° 01' 08.85"W
L7	20.17'	S00° 00' 00.03"W
L8	179.00'	N89° 45' 02.00"W
L9	20.00'	S00° 14' 58.00"W
L10	151.45'	N89° 45' 02.00"W
L11	28.50'	S75° 28' 36.00"W
L12	27.28'	N00° 14' 58.00"E
L13	10.00'	N00° 14' 58.00"E
L14	102.37'	N89° 15' 02.00"W
L15	373.78'	S02° 32' 58.00"W
L16	136.78'	N89° 54' 13.00"W
L17	126.03'	S00° 14' 58.00"W
L18	110.65'	S00° 14' 56.21"W
L19	30.00'	S00° 14' 58.00"W
L20	396.12'	S00° 14' 59.73"W

EXCEPTIONS:

- EXC. No. 7 - Easements or claims of easements not shown by the public records. General in nature and cannot be plotted.
- EXC. No. 8 - Any claim of adverse possession or prescriptive easement. General in nature and cannot be plotted.
- EXC. No. 9 - General Taxes for the year 2017 and subsequent years, not yet due or payable. In the event that the transaction to be insured under this Commitment occurs in December of 2017 or later, then please contact the Company for an update as to the status of taxes. Failure to do so will result in the following appearing as an exception on the final title insurance policy to be issued pursuant to this Commitment: "General Taxes for the year 2017 and subsequent year." General in nature, not due or payable at this date and time.
- EXC. No. 10 - Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes. General in nature, its exact location cannot be plotted.
- EXC. No. 11 - Rights of the public in so much of the subject premises as are affected by ordinance adopted by the Board of Supervisors of Waukesha County June 18, 1954 and approved by the various towns in said County, establishing the width of S.T.H. "83" at 120 feet, and ordaining that said highway be widened to the width so established; together with rights of the public in that portion of said premises lying within the limits of said road and not affected by said ordinance. A notice of plat etc. in said matter was filed April 18, 1957, as No. 1. Establishes ultimate width of STH "83" at 120 feet. Subject site is not contiguous to STH "83" and therefore is not affected by this County action.
- EXC. No. 13 - Limitations upon access and other matters contained in the instrument recorded as Document No. 1639283. Does not affect subject site based on described location and stipulation that it is terminated upon Highway open to the public traffic.
- EXC. No. 14 - Terms, conditions, provisions and other matters contained in the Stipulation and Order of Judgment recorded on July 28, 1998 as Document No. 2344800, and also recorded in part on September 21, 1998 as Document No. 2364360 and re-recorded on March 16, 1999 as Document No. 2432895 and further amended by an instrument recorded on December 21, 1999 as Document No. 2528027. Document No. 3264360 Court Order and Judgment pursuant to Wisconsin Statute in accordance with the attached settlement agreement between the City of Delafield, Village of Hartland and Town of Delafield establish a border agreement stipulating that subject property is in the municipal boundary of the Village of Hartland.
- EXC. No. 15 - Easements, restrictions and other matters shown on Certified Survey Map No. 6096 recorded March 2, 1990 as Document No. 1580102. Access easement as found on CSM No. 6096 is shown on subject survey.
- EXC. No. 16 - Easements, restrictions and other matters shown on Certified Survey Map No. 9413 recorded August 1, 2002 as Document No. 2827511. Easements from CSM No. 9413 shown on subject survey.
- EXC. No. 17 - Deed Restriction and Easement Agreement and other matters contained in the instrument recorded October 23, 2002 as Document No. 2865806. Document No. 2865806 grant of easement for ingress and egress, drainage easement, sign and etc.
- EXC. No. 18 - Amended and Restated Easement Agreement and other matters contained in the instrument recorded April 6, 2007 as Document No. 3470671. Document No. 3470671 Declaration restating Document No. 2865806 and restating the right of Parcel c to use driveway.
- EXC. No. 19 - Agreement and other matters contained in the instrument recorded March 10, 2008 as Document No. 3552087. Document No. 3552087 states that subject property is subject to Storm Water Maintenance Agreement and is responsible for expenses to perpetually maintain said storm water improvements.

NOTE:

The property does not exist within a 100 year floodplain or flood prone area based on FEMA panel No. 55133C0178H.

LEGAL DESCRIPTION:

Lot 2 of Certified Survey Map No. 9413, recorded on August 1, 2002, in Volume 85 of Certified Survey Maps, on Pages 338-342, as Document No. 2827511, being a Redivision of Parcel 1 of Certified Survey Map No. 6096 and Lot 1 of Certified Survey Map No. 8975, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 10, Town 7 North, Range 18 East, in the Village of Hartland, County of Waukesha, State of Wisconsin. Property Address: 840 Rose Drive, Village of Hartland, WI 53235 Tax Key Number: HAV 0759-991-002

SURVEYOR'S CERTIFICATE:

To: BENCHMARK SECURED STORAGE OF HARTLAND, LLC, a Wisconsin limited liability company, NETNEL, LLC, a Wisconsin limited liability company, and KNIGHT BARRY TITLE, INC. its successors and assigns: This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSAPS in 2016, and includes Items 1, 2, 3, 4, 6, 7a, 7, (b)(1), 8, 9, 10a, 11, 16, 18, 19 and 20 in the amount of \$2,000,000.00 of Table A thereof. Pursuant to the Accuracy Standards adopted by ALTA, NSAPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/NSPS Land Title Surveys."

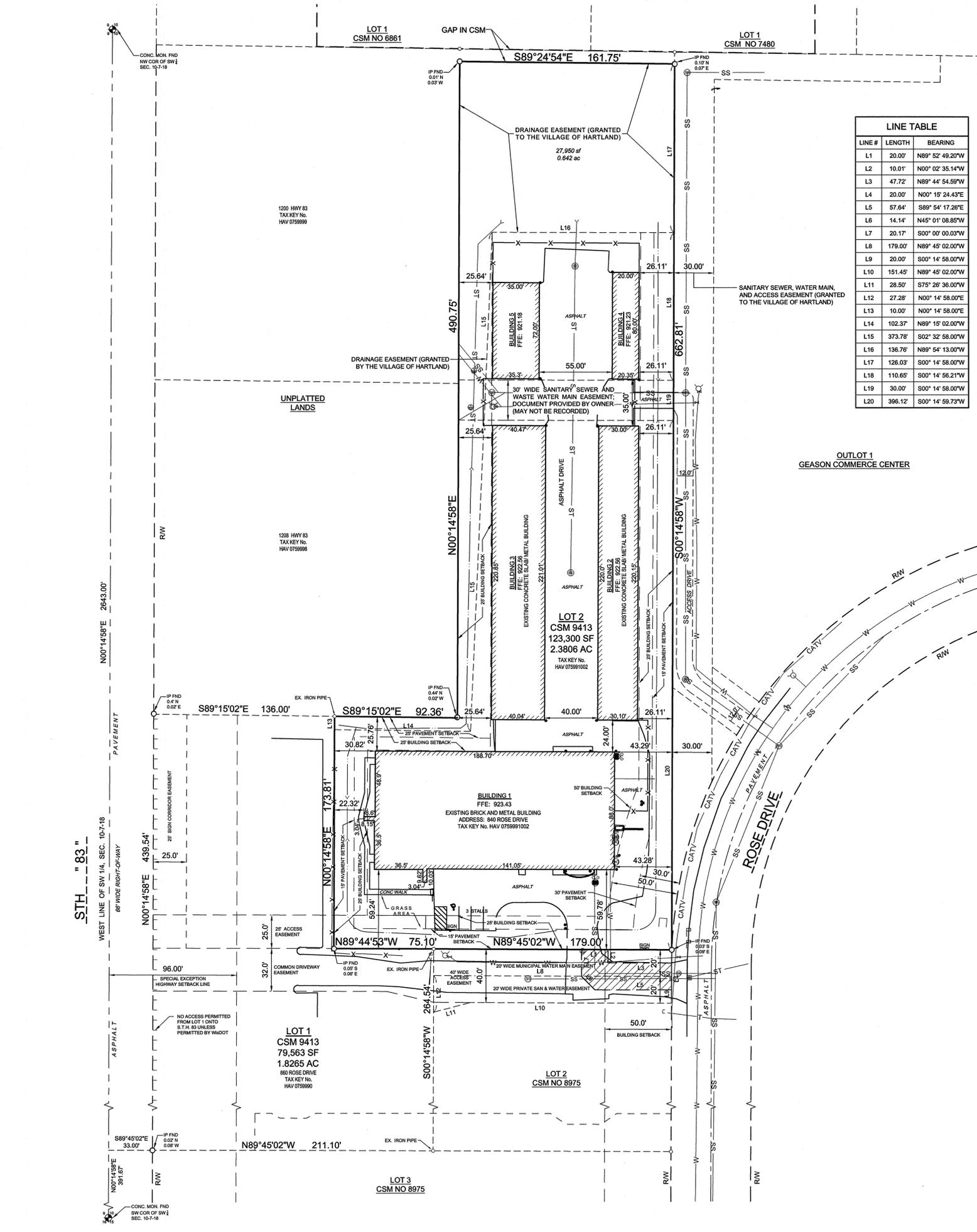
John R. Stigler
John R. Stigler
Wisconsin Registration No. S-1820
Dated this 29th day of November, 2018

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

ALTA/ACSM LAND TITLE SURVEY
FOR: LOT 2 CSM 9413
PART OF THE SW 1/4 OF SECTION 10, T7N, R18E
VILLAGE OF HARTLAND, WAUKESHA COUNTY, WI.

JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD.-WAUKESHA, WI 53188
TEL.No.(262) 542-5797 FAX (262) 542-7698

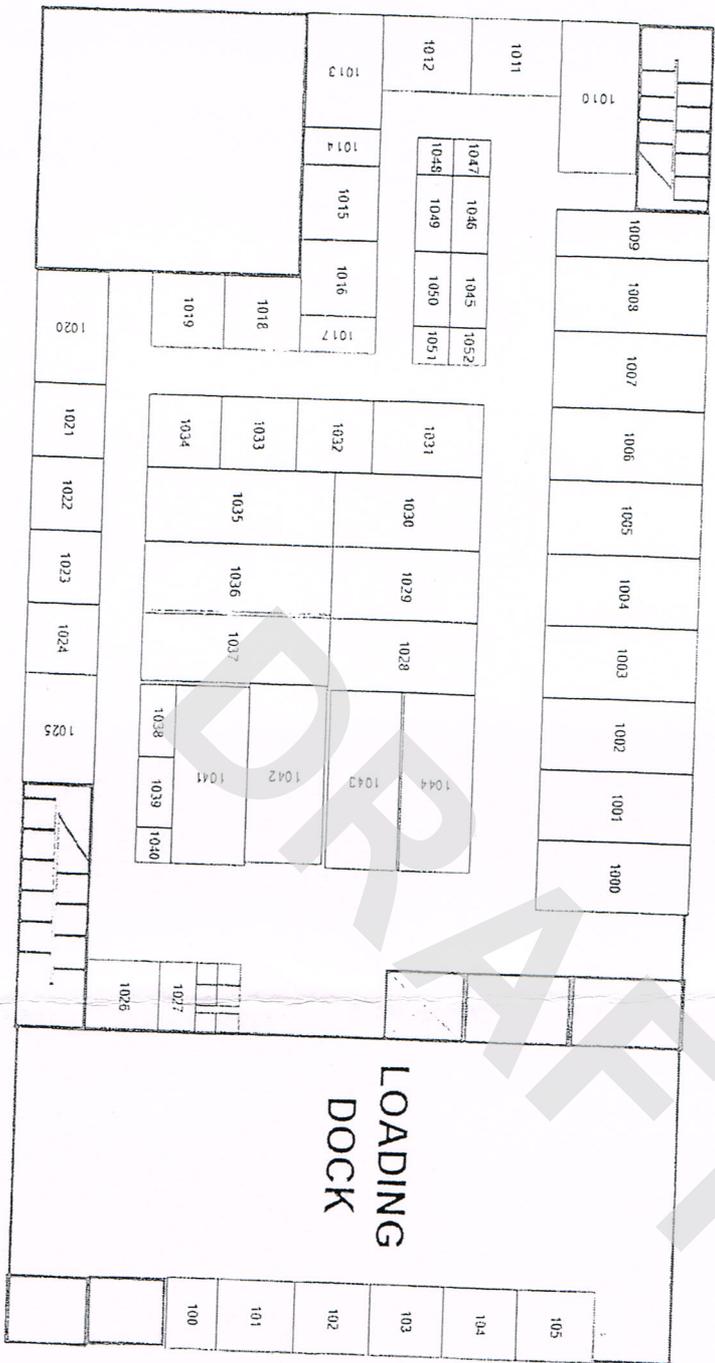
SCALE: 1" = 40' DATE: DECEMBER 19, 2016
DRAWN BY: N.S. CHECKED BY: J.S. FILE NO.: DELAFIELD 610
BOOK NO.: MER 46 JOB: S-8555 SHEET 1 OF 1



FACILITY MAP

Benchmark Secured Storage of Hartland - 840 Rose Drive, Hartland, WI 53029

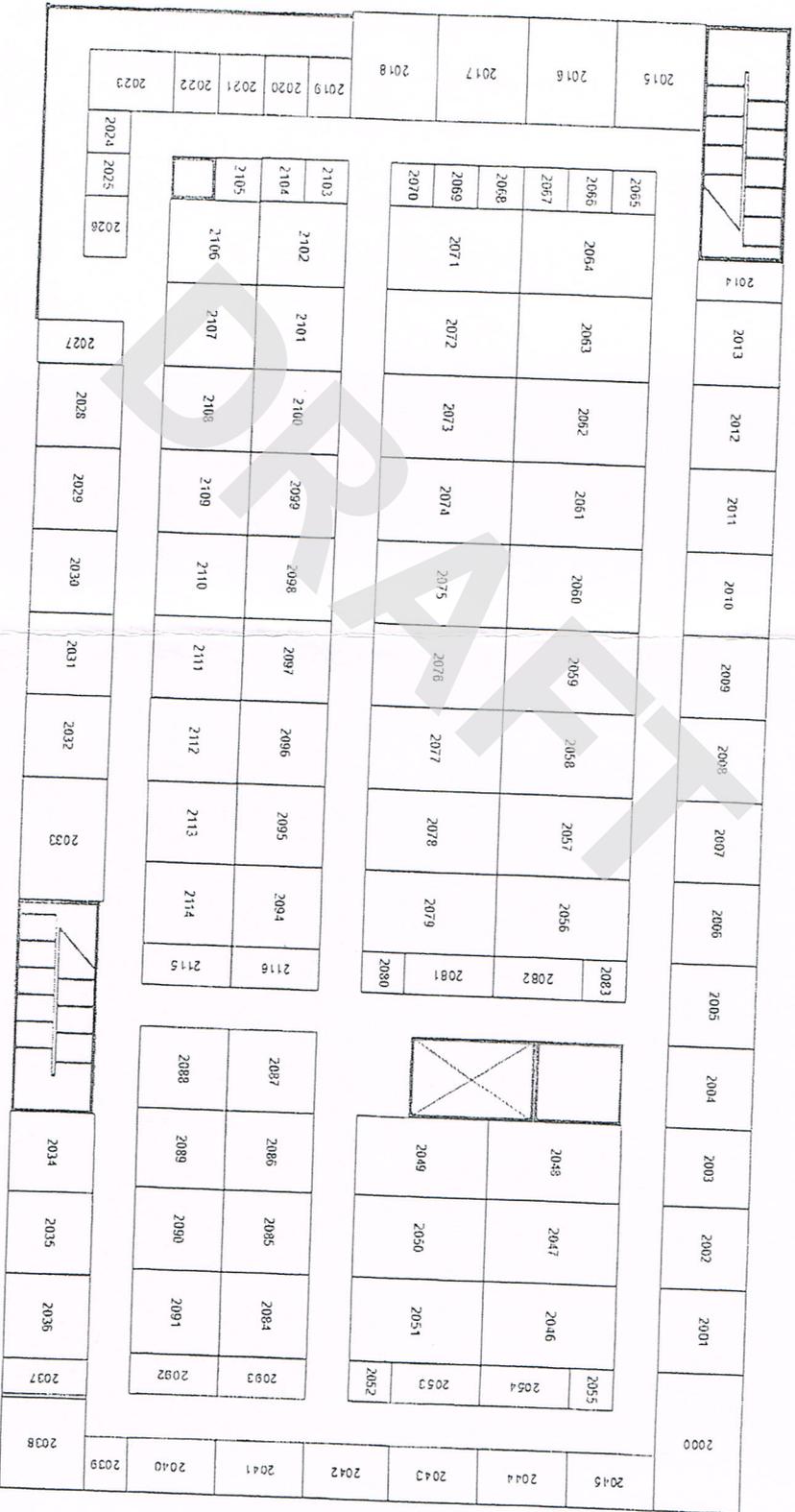
DISPLAYING:
Climate Controlled - 1



FACILITY MAP

Benchmark Secured Storage of Hartland - 840 Rose Drive, Hartland, WI 53029

DISPLAYING: Climate Controlled - 2



↑
T
I
X
E

↓
D
O
O
R

200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221

300	341
301	340
302	339
303	338
304	337
305	336
306	335
307	334
308	333
309	332
310	331

342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363

ENTRY

311	330
312	329
313	328
314	327
315	326
316	325
317	324
318	323
319	322
320	321

400
401
402
403
404
405
406
407

501
502
503
504
505

NON-CLIMATE STORAGE

**Village of Hartland
Professional Services Reimbursement Form**

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

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

Project Name: _____

Submit invoices to: Responsible Party Property Owner

Responsible Party:

_____		_____	_____
Printed Name	Signature	Date	
_____	_____	_____	_____
Street Address	City	State	Zip
_____	_____	_____	_____
Phone	E-Mail		

Property Owner Name:

_____		_____	_____
Printed Name	Signature	Date	
_____	_____	_____	_____
Street Address	City	State	Zip
_____	_____	_____	_____
Phone	E-Mail		

INTERNAL USE ONLY

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

WESTFIELD COMMERCE CENTER LTD
1424 WOODSIDE ST
HARTLAND WI 53029-8848

ATB OF HARTLAND LLC
1208 HWY 83
HARTLAND WI 53029

BENCHMARK SECURED STORAGE OF
HARTLAND LLC
840 ROSE DR
HARTLAND WI 53029-8317

CROSSROAD INVESTMENTS LLC
131 E WISCONSIN AVE
PEWAUKEE WI 53072-3471

LAKE COUNTRY LAND LLC
W240N1221 PEWAUKEE RD
WAUKESHA WI 53188

MEDLINE INDUSTRIES INC
3 LAKES DR
NORTHFIELD IL 60093-2753

OAKWOOD CHURCH
3041 OAKWOOD RD
HARTLAND WI 53029

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

ROBERT WILLIAM KRIEGER & DEBRA
LYNN KRIEGER
1200 HIGHWAY 83
HARTLAND WI 53029-8313

SCF RD FUNDING IV LLC
902 CARENGIE CTR STE 520
PRINCETON NJ 08540-6531

TAKODA INVESTMENTS LLC
28888 CANAL RD UNIT 53
ORANGE BEACH AL 36561-4029

TOWN BANK
10 W MIFFLIN ST
MADISON WI 53703



pd 1/12/22
 receipt # 233666p

**APPLICATION FOR
 PLAN COMMISSION**

\$300 REVIEW FEE DUE AT TIME OF APPLICATION

Project Description <i>Climate Controlled Class "A" Storage</i>			
Proposed Use <i>Storage</i>		No. of Employees	
Project Location <i>440 E. Industrial Dr.</i>			
Project Name <i>Stor It Right</i>			
Owner <i>Joe Graseh</i>		Phone <i>414-406-2001</i>	
Address <i>W284 N3234 Lakeside Rd</i>		City <i>Pewaukee</i>	State <i>WI</i> Zip <i>53072</i>
Engineer/Architect <i>Lynch / Kozit Architecture</i>		Phone <i>262-402-5038</i>	FAX
Address <i>5482 S. Westridge Dr.</i>		City <i>New Berlin</i>	State <i>WI</i> Zip <i>53151</i>
Contact Person <i>Jim Maloney</i>	Phone <i>262-402-5038</i>	FAX	E-mail <i>jmaloney@lynch-engineering.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>1-12-22</i>	Date of Meeting:	Return Comments by:
------------------------------	------------------	---------------------



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

Job Address <i>4410 E. Industrial Dr.</i>			
Lot	Block	Subdivision	Key No. HAV
Owner <i>Joseph Grasch</i>		EMAIL <i>jgrasch@hclproperties.wi.com</i>	Phone <i>414-406-2001</i>
Address <i>W284 N3234 Lakeside</i>		City <i>Pewaukee</i>	State <i>WI</i> Zip <i>53072</i>
Contractor	Phone	FAX	EMAIL
Address		City	State Zip

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

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

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

Commercial/Industrial/Multifamily:

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

Signs:

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

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

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

**Village of Hartland
Professional Services Reimbursement Form**

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

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

Project Name: Star It Right

Submit invoices to: Responsible Party Property Owner

Responsible Party:

Joe Grasch [Signature] 1-10-22
Printed Name Signature Date

6284 N3234 Lakeside Rd Peewaukee WI 53072
Street Address City State Zip

Phone 414-406-2001 E-Mail jgrasch@hcipropertieswi.com

Property Owner Name: Same as Above

Printed Name Signature Date

Street Address City State Zip

Phone E-Mail _____

INTERNAL USE ONLY

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

12-16-21

EXECUTIVE SUMMARY

Stor It Right – Hartland
420 E. Industrial Drive
Hartland, WI 53029

Stor It Right is a new and exciting Class A storage brand in southeastern Wisconsin specializing in small, medium and large humidity and climate-controlled storage as well as extra-large “mega” storage units. Our customer is primarily looking for an extremely safe and secure facility that has modern Class A amenities.

The Stor It Right - Hartland facility located on Industrial Drive is the first of three locations anticipated for Lake Country. The second facility is planned for Oconomowoc and the third is yet to be determined. Stor It Right as a brand will have the following Class A amenities:

- Humidity Control in most units
- Climate Control in most units
- Wide and well-lit hallways for common corridor building
- 100% high security fencing with controlled gate access
- Bright and welcoming office
- Available merchandise for sale
- 24 hour security cameras
- 24 hour payment and leasing kiosk
- Garage door openers for heavy insulated sectional overhead doors
- Generator backup to ensure humidity and climate control for long power outages

Stor It Right – Hartland will have three buildings totaling 47,000 square feet of net leasable space with 35,000 square feet being climate controlled and the remaining 12,000 non-climate-controlled. Two-thirds of our available space will be in the “mega” category while the remaining one-third will be smaller climate controlled interior corridor and drive-up access storage. Our site plan features an efficient one-way traffic pattern through the site with extra wide drive isles and entry and exit gates.

For security, the site will be 100% fenced and gated with a decorative eight feet-foot fence / gate facing Industrial drive and an eight foot chain linked fence at the rear of the site. For entry and exit gates, all customers will have their own unique gate code for detailed tracking. In addition, exterior nighttime lighting will average one foot candle throughout the site. Good lighting along with security cameras and fencing will ensure a high level of security for our customers.

We are looking forward to serving the storage needs of the Hartland community.

Sincerely,

Joseph Grascch

12-16-21

BUSINESS PLAN OF OPERATIONS

STOR IT RIGHT – HARTLAND

420 E. Industrial Drive
Hartland, WI 53029

Stor It Right – Hartland will have typical retail office hours from 8:30am to 6:00pm Monday through Friday and 10:00am to 3:00pm on Saturday. Sundays will be by appointment only. The storage industry is going more contactless and 90% of leasing activity is done online. This said, given that we are a new storage brand in the area and offering new to market “mega” storage, there will be people that want to see available spaces for themselves and walk the facility to inspect for safety, security and cleanliness.

We expect staffing levels to be at 100% for during lease up phase of the project but to require less staffing after stabilization. Stabilization is projected to be July 2023. Post stabilization, we expect staffing at least 15 to 20 hours per week to maintain property inspections and leasing activity.

We are expecting to sell storage related merchandise as well as rent plastic and re-usable pallets for customers that do not want to place their valuable possessions directly on the ground. In addition, locks for each storage unit will be offered to each customer.

This facility will be a 24-hour access facility. All customers will have a unique security gate code for 24-hour access. In addition, we will have a kiosk for leasing units and paying for storage within the office vestibule available 24 hours.

There will be no garbage dumpster on site as we have found that this is often taken advantage of by customers. All customers will be responsible to remove all garbage from their storage unit when vacated. Dumpsters will be brought in on an as needed basis when trashing out abandoned units.

We are looking forward to serving the storage needs of Hartland and surrounding communities.

Sincerely,

Joseph Grasch



VICINITY MAP
SCALE: 1:400

SITE IMPROVEMENT PLANS FOR 440 INDUSTRIAL DR VILLAGE OF HARTLAND, WI

SHEET INDEX	
C000	TITLE SHEET & VICINITY MAP
C001	GENERAL NOTES
C100	SITE PLAN
C200	GRADING & EROSION CONTROL PLAN
C400-401	CONSTRUCTION DETAILS



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE TOLL FREE 800-242-8511
(414-259-1181 MILWAUKEE METRO) (TDD: 800-542-2289)
www.diggershotline.com

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

BENCHMARKS

CONTACT INFORMATION

COMPANY NAME	ADDRESS	CONTACT	PHONE	EMAIL
LYNCH & ASSOCIATES	5482 S. WESTRIDGE DR. NEW BERLIN, WI 53151	JAMES MALONEY, P.E.	262.402.5040	jmaloney@lynch-engineering.com

REVISIONS

NO.	REVISION	DATE
-----	----------	------

SITE IMPROVEMENT PLANS FOR

440 INDUSTRIAL DR
VILLAGE OF HARTLAND, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

ISSUED FOR REVIEW

PLAN DATE 12.08.21

PROJECT NO.
21.0020

SHEET NO.

C000

A. GENERAL

1. THE CONTRACTOR SHALL NOTIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY SEVENTY-TWO (72) HOURS IN ADVANCE OF COMMENCING WORK FOR PROPER CONSTRUCTION COORDINATION.
2. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VILLAGE OF HARTLAND SEWER AND WATER UTILITY AND ENGINEERING DEPARTMENT A MINIMUM OF SEVEN DAYS IN ADVANCE OF WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN TESTING, AND WATER MAIN CONNECTIONS. NO CONNECTION SHALL BE MADE TO THE EXISTING WATER SYSTEM UNTIL SAFE SAMPLES FROM THE NEW MAIN HAVE BEEN OBTAINED. THE VILLAGE OF HARTLAND WILL REQUIRE A METER WHEN FLUSHING THE WATER MAIN AFTER THE PRESSURE TEST AND SAFE WATER SAMPLE IS TAKEN.
3. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY. THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
4. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS PROPOSAL. HE SHALL BASE HIS BID ON HIS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
7. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
8. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
9. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
11. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.

B. PAVING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE VILLAGE OF HARTLAND STANDARDS AND SPECIFICATIONS.
2. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
3. AGGREGATES USED IN THE CRUSHED AGGREGATE BASE SHALL BE 3/4" AGGREGATE BASE DENSE AND 1-1/4" AGGREGATE BASE DENSE PER VILLAGE OF HARTLAND STANDARD SPECIFICATIONS.
4. HOT MIX ASPHALT PAVEMENT (HMA) SHALL BE LOW TRAFFIC (LT) PAVEMENT IN ACCORDANCE WITH SECTION 460 OF THE STANDARD SPECIFICATIONS.
5. ALL STREETS SHALL BE TACKED WITH CSS-1 OIL AT THE RATE OF 0.1 GALLONS PER SQUARE YARD PRIOR TO PAVING IN ACCORDANCE WITH STATE SPECIFICATIONS 455.3.2 AND THE VILLAGE OF HARTLAND STANDARDS SPECIFICATIONS. TACK COAT MUST BE APPLIED BETWEEN EACH LAYER OF ASPHALTIC CONCRETE UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE TACK MUST BE ALLOWED TO CURE BEFORE PAVING.
6. PAVEMENT MARKINGS SHALL BE PAINTED IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. (COLOR SHALL BE INDICATED ON THE PLANS.) THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:
 - PARKING STALLS: WHITE
 - PEDESTRIAN CROSSWALKS: WHITE
 - LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
 - LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
 - ADA SYMBOLS: BLUE OR PER LOCAL CODE
 - FIRE LANES: PER LOCAL CODE
 - EXTERIOR SIDEWALK CURBED, LIGHTPOLE BASES, AND GUARD POSTS: YELLOW
7. ASPHALT PAVEMENT SHALL BE CONSTRUCTED PER VILLAGE OF HARTLAND STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT.

C. GRADING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION AND THE VILLAGE OF HARTLAND STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
3. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
4. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPILL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. HOWEVER, ADDITIONAL CUT MATERIAL MAY BE MINED FROM THE POND AREA AND EXCESS FILL MATERIAL MAY BE DEPOSITED ONSITE AT LOCATIONS APPROVED BY THE OWNER.
5. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AN ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
6. NO FILL SHALL BE PLACED ON WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE AND MATERIAL IS PLACED.
7. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
8. INFILTRATION BASIN 1 SHALL BE SEEDED WITH WET PRAIRIE MIX. SEE VILLAGE'S PRAIRIE MIX ESTABLISHMENT SPECIFICATIONS. CONTRACTOR SHALL SUBMIT PRAIRIE SEED MIX TO FORESTER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK. CONTRACTOR SHALL PLANT PRAIRIE SEED MIX IMMEDIATELY AFTER FINE GRADING AT ALL LOCATIONS WHERE PRAIRIE SEED MIX WILL BE PLANTED. INFILTRATION BASINS 2 & 3 WILL REQUIRE STANDARD SEED MIX.
9. NO TEMPORARY SEED MIX SHALL BE INSTALLED AT LOCATIONS WHERE PRAIRIE SEED MIX WILL BE PLANTED.



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL DIGGERS HOTLINE TOLL FREE 800-242-8511 (414-259-1181 MILWAUKEE METRO) (TDD: 800-542-2289) www.diggershotline.com

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

D. EROSION CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WPDES DISCHARGE PERMITS (IF APPLICABLE), AND VILLAGE OF HARTLAND EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
2. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD.
3. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH THE DNR WPDES GENERAL PERMIT.
4. ALL DISTURBED GROUND LEFT INACTIVE FOR THIRTY DAYS OR MORE SHALL BE STABILIZED WITH TOPSOIL, SEED, AND MULCH IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS 1059 AND 1058.
5. TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.2.1.5.1.4 OF THE WISDOT STANDARD SPECIFICATIONS. USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STATED AFTER SEPTEMBER 1.
6. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
7. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS TO MAINTAIN A THREE FOOT DEPTH OF TREATMENT, MEASURED BELOW THE NORMAL WATER ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OR THE FENCE/BALE. THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
8. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE.
9. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
10. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.
11. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
12. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
13. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.
14. THE PERMANENT SEED MIXTURE FOR RIGHT-OF-WAY AND LOTS SHALL BE WISDOT SEED MIXTURE NO. 40 AND SOWN AT A RATE OF 4LBS/100 SQ. FT. SEED MIXTURE NO. 40 CONSISTS OF 35% KENTUCKY BLUEGRASS, 20% RED FESCUE, 20% HARD FESCUE AND 25% IMPROVED FINE PERENNIAL RYEGRASS.
15. APPROVED EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES.

E. CONSTRUCTION SEQUENCE

1. CONSTRUCT STONE TRACKING PAD AT THE PROPOSED ENTRANCE.
2. INSTALL SILT FENCE AT THE LOCATIONS NOTED ON THE PLANS. THIS MUST BE DONE BEFORE ANY GRADING ACTIVITIES TAKE PLACE.
3. TOPSOIL IS TO BE STRIPPED AND STOCKPILED. THE STOCKPILE IS TO BE PROTECTED WITH SILT FENCE WITHIN 7 DAYS AND SEEDED WITHIN 30 DAYS OF LAYUP.
4. ROUGH GRADING MAY TAKE PLACE AFTER TOPSOIL STRIPPING.
5. UTILITY INSTALLATION WILL TAKE PLACE DURING ROUGH GRADING. ALL INLETS ARE TO BE PROTECTED IMMEDIATELY AFTER INSTALLATION IN ACCORDANCE WITH THE DETAIL IN THESE PLANS.
6. ROADWAY CONSTRUCTION AND FINISHED GRADING TO BE PERFORMED AFTER UTILITY CONSTRUCTION IS COMPLETED.
7. PERMANENT SEEDING TO BE COMPLETED BY OCTOBER 15TH OF THE YEAR GRADING WORK IS COMPLETED OR BY JUNE 1ST OF THE FOLLOWING YEAR.

LEGEND

EXISTING		PROPOSED
	TOWN-VILLAGE LIMITS	
	BENCHMARK	
	CHISELED CROSS	
	CONTROL POINT	
	FOUND 5/8" IRON BAR	
	FOUND 1" IRON PIPE	
	MONUMENT - CONCRETE W/ BRASS CAP	
	PK NAIL - FOUND SPIKE	
	RECORD AS	
	SET 5/8"x18" IRON 1.13#/L.F.	
	SET IRON PIPE	
	WITNESS MONUMENT	
	TREEELINE	
	BUSH	
	TREE - CONIFEROUS	
	TREE - DECIDUOUS	
	TREE - GENERAL	
	FLOODPLAIN LINE	
	WETLAND BOUNDARY	
	WETLAND SYMBOL	
	SOIL BORING	
	TEST PIT	
	ROAD CENTER LINE	
	DITCH CENTER LINE	
	FENCE - BARBED WIRE	
	FENCE - CHAIN LINK	
	GUARDRAIL	
	RETAINING WALL	
	BOLLARD	
	DETECTABLE WARNING FIELD	
	HANDICAP SYMBOL	
	FLAG POLE	
	MAILBOX	
	SIGN	
	STORM SEWER	
	MANHOLE - STORM	
	STORM INLET - CURB	
	STORM INLET - BEEHIVE	
	STORM INLET - SQUARE	
	END SECTION	
	SANITARY	
	SANITARY FORCE MAIN	
	MANHOLE - SANITARY	
	CLEAN OUT	
	SEPTIC TANK COVER	
	SEPTIC VENT	
	WATER MAIN	
	MANHOLE - WATER MAIN	
	CURB STOP	
	HYDRANT	
	WATER MAIN VALVE	
	WELL	
	WATER MAIN BACK FLOW PREVENTER	
	GAS LINE	
	MANHOLE - GAS	
	GAS VALVE	
	GAS LINE MARKER	
	ELECTRIC	
	MANHOLE - ELECTRIC	
	ELECTRICAL TRANSFORMER	
	POWER POLE	
	GUY WIRE	
	LIGHT POLE	
	PULL BOX	
	OVERHEAD UTILITY	
	UTILITY PEDESTAL	
	CABLE TELEVISION	
	CABLE TV BOX	
	TELEPHONE	
	TELEPHONE PEDESTAL	
	FIBER OPTIC	
	MANHOLE	
	CONSTRUCTION LIMITS	
	INLET PROTECTION	
	SILT FENCE	

SITE IMPROVEMENT PLANS FOR
440 INDUSTRIAL DR
VILLAGE OF HARTLAND, WI

LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC

GENERAL NOTES

NO. REVISIONS BY DATE

ISSUED FOR REVIEW

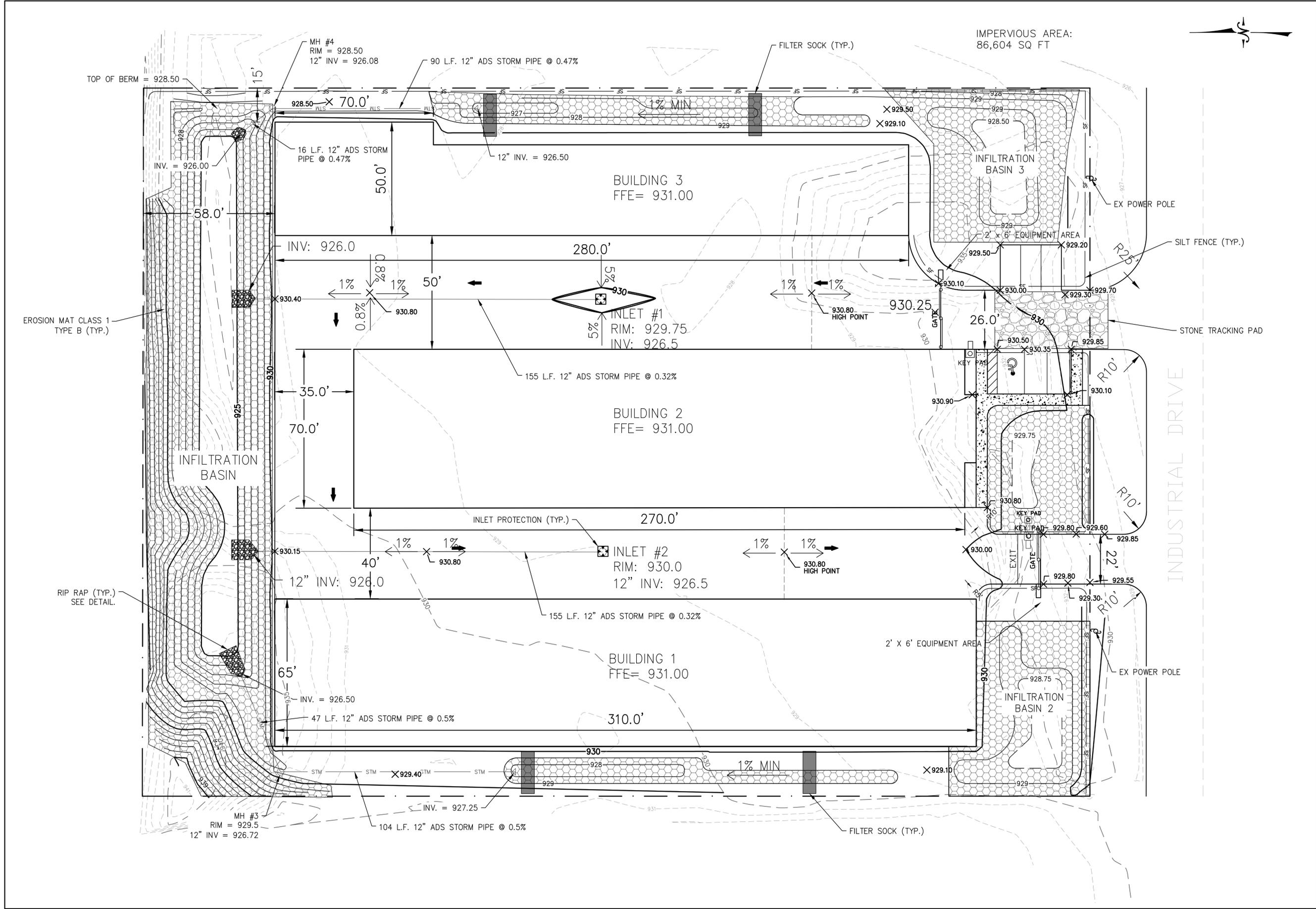
PLAN DATE 12.08.21
DESIGNED BY TKM

0 NTS
SCALE

PROJECT NO.
21.0020

SHEET NO.

C001



SITE IMPROVEMENT PLANS FOR
440 INDUSTRIAL DR
 VILLAGE OF HARTLAND, WI

LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC

GRADING & EROSION CONTROL PLAN

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW

PLAN DATE 12.08.21

DESIGNED BY TKM

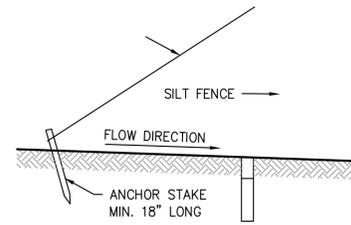
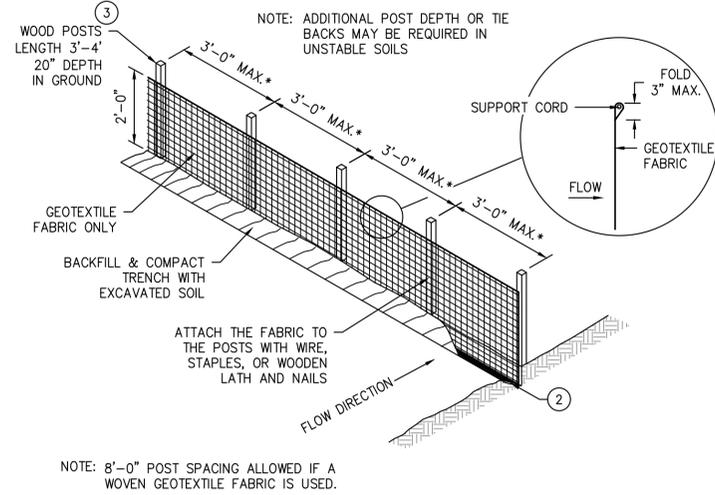
0 20'
 SCALE

PROJECT NO.
21.0020

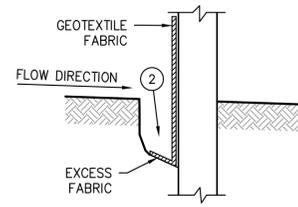
SHEET NO.

C200

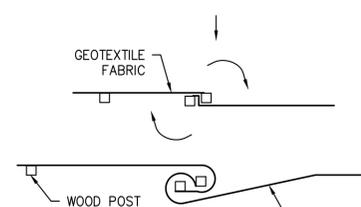
This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.



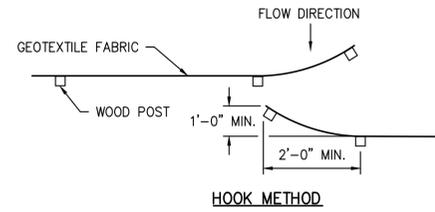
SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL



TWIST METHOD



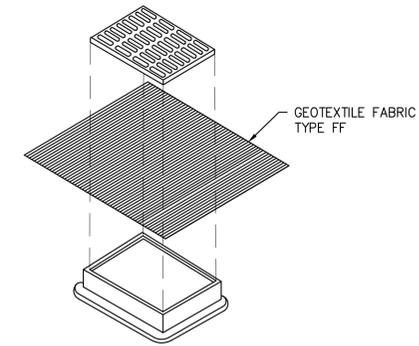
HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE

GENERAL NOTES:

- HORIZONTAL BRACE REQUIRED WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
- TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/8" x 1-1/8" OF OAK OR HICKORY.
- SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180°
B) HOOK THE END OF EACH SILT FENCE LENGTH.
- SILT FENCE SHALL BE INSTALLED USING CURRENT WisDOT STANDARDS AT THE TIME OF CONSTRUCTION.

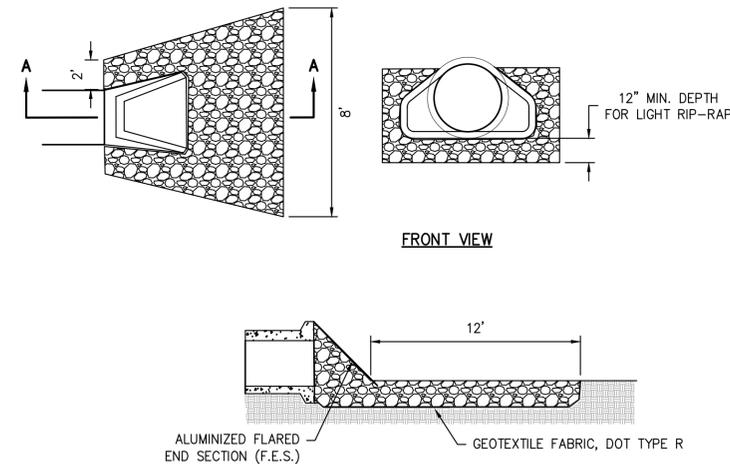
SILT FENCE



INSTALLATION NOTES:

- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- INLET PROTECTION SHALL BE INSPECTED AT A MINIMUM WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES DURING A 24 HOUR PERIOD. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN ACCUMULATION TOTALS BETWEEN 1/3 AND 1/2 THE DESIGN DEPTH OF THE DEVICE OR WHEN THE DEVICE IS NOT FUNCTIONING AS DESIGNED.
- DURING REMOVAL OF INLET PROTECTION ENSURE SEDIMENT DOES NOT FALL INTO THE INLET. ANY MATERIAL WHICH FALLS INTO THE INLET SHALL BE REMOVED.

INLET PROTECTION, TYPE B



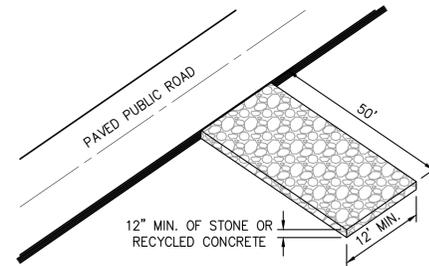
FRONT VIEW

SECTION A-A

NOTES:

- EXCAVATE TO ONE FOOT BELOW PIPE OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP-RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
- PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF ONE FOOT.
- EXERCISE CARE IN RIP-RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
- PLACE RIP-RAP ON ZERO GRADE, TOP OF RIP-RAP TO BE LEVEL WITH PROPOSED OUTLET NO OVERFALL AT ENDS.
- RIP-RAP SHALL BE MEDIUM RIP-RAP IN ACCORDANCE WITH SECTION 606 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.
- LINE CHANNEL TO TOP OF BANKS FOR A DISTANCE OF 12' DOWNSTREAM. NO RESTRICTION OF CHANNEL CROSS SECTION SHOULD EXIST.

FLARED END SECTION AND RIP-RAP

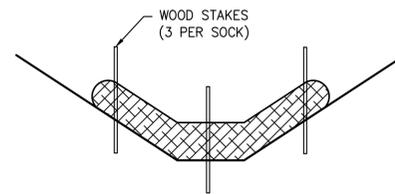


NOTE: PLACE WISDOT TYPE R GEOTEXTILE FABRIC UNDER STONE, IF SATURATED CONDITIONS ARE EXPECTED.

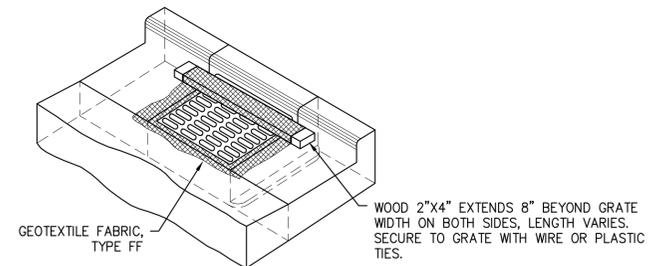
STONE TRACKING PAD

STONE GRADATION	
SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5

ALTERNATE - MEET GRADATION FOR WISDOT SELECT CRUSHED MATERIAL, SECTION 312 OF STANDARD SPECIFICATIONS FOR ROAD AND STRUCTURE CONSTRUCTION.



FILTER SOCK



GENERAL NOTES:

- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- 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.

INSTALLATION NOTES:

- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- INLET PROTECTION SHALL BE INSPECTED AT A MINIMUM WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES DURING A 24 HOUR PERIOD.
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN ACCUMULATION TOTALS BETWEEN 1/3 AND 1/2 THE DESIGN DEPTH OF THE DEVICE OR WHEN THE DEVICE IS NOT FUNCTIONING AS DESIGNED.
- DURING REMOVAL OF INLET PROTECTION ENSURE SEDIMENT DOES NOT FALL INTO THE INLET. ANY MATERIAL WHICH FALLS INTO THE INLET SHALL BE REMOVED.

INLET PROTECTION, TYPE C

SITE IMPROVEMENT PLANS FOR
440 INDUSTRIAL DR
VILLAGE OF HARTLAND, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

CONSTRUCTION DETAILS

NO. REVISIONS BY DATE

ISSUED FOR REVIEW

PLAN DATE 12.08.21

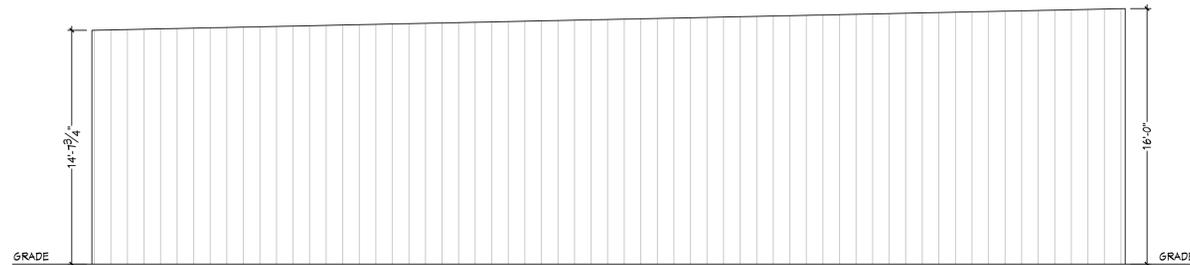
DESIGNED BY TKM

0 XX'
SCALE

PROJECT NO.
21.0020

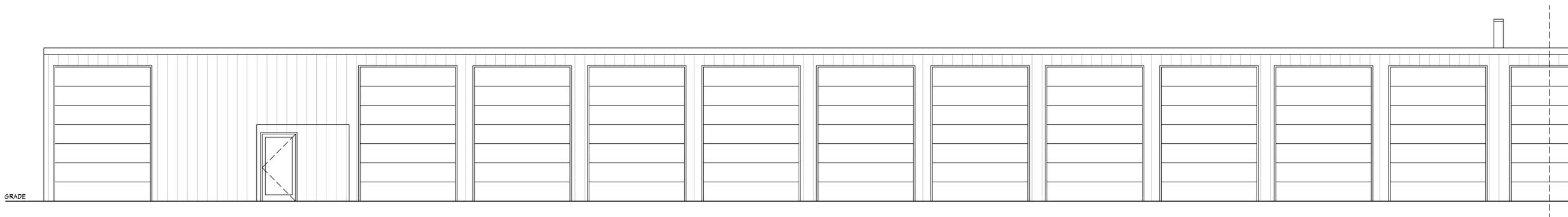
SHEET NO.

C400



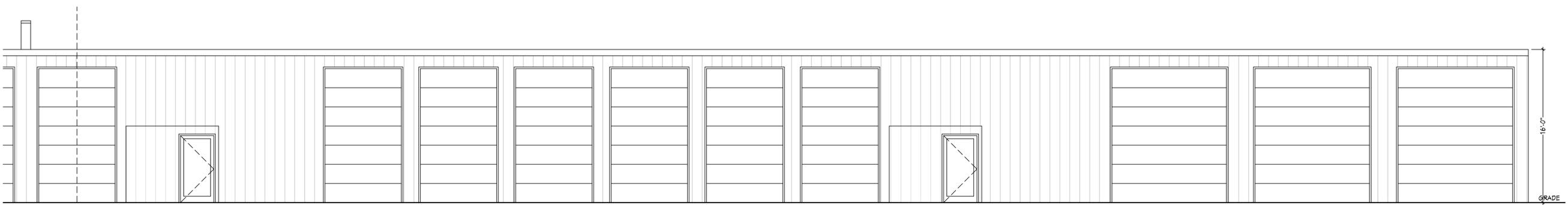
1
A2.0
3/16" = 1'-0"

PROPOSED FRONT (SOUTH) ELEVATION



2
A2.0
3/16" = 1'-0"

PROPOSED SIDE (EAST) ELEVATION (LEFT HALF)



3
A2.0
3/16" = 1'-0"

PROPOSED SIDE (EAST) ELEVATION (RIGHT HALF)

PRELIM SET - (11-16-21)



David J. Koscielniak AIA AIA
12310 West Waterford Avenue
Greenfield, Wisconsin 53022
Cell: (414) 303-8489
Email: koz@kozitecture.com
www.kozitecture.com

OWNERSHIP OF DOCUMENTS

This document, and the ideas and design, incorporated herein as an instrument of professional service, is the sole property of Koz-i-tec-ture and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Koz-i-tec-ture.

**NEW FACILITIES FOR:
STOR-IT-RIGHT**

**CARDINAL DRIVE
HARTLAND, WISCONSIN 53029**

Project:

Sheet Title:
**PROPOSED
ELEVATIONS
BUILDING #1**

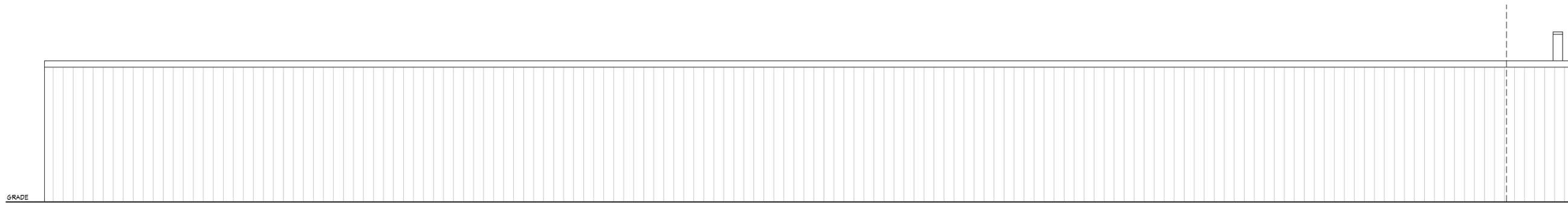
Revisions:

Date: 11/16/21

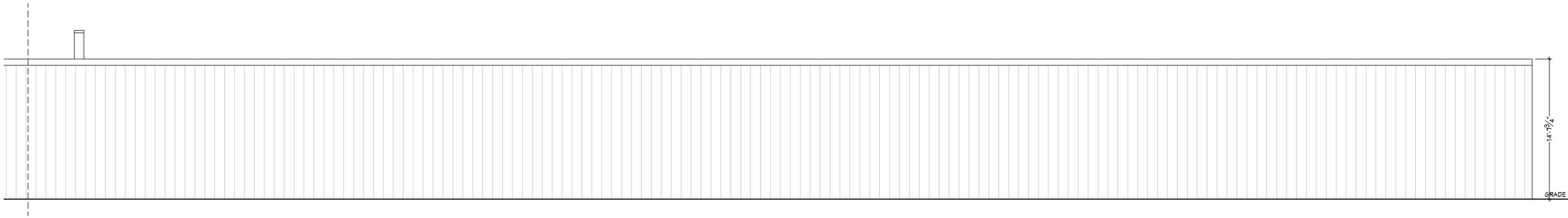
Job No. 21-137

Sheet No.

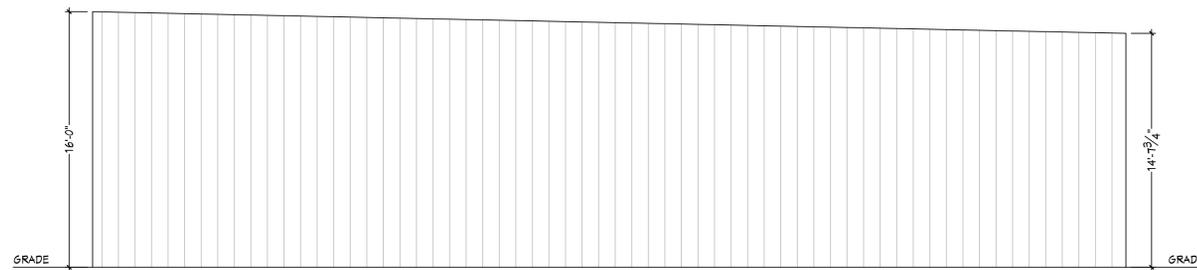
A2.0



1
A2.2 PROPOSED SIDE (WEST) ELEVATION (LEFT HALF)
3/16" = 1'-0"



2
A2.2 PROPOSED SIDE (WEST) ELEVATION (RIGHT HALF)
3/16" = 1'-0"



3
A2.2 PROPOSED REAR (NORTH) ELEVATION
3/16" = 1'-0"

PRELIM SET - (11-16-21)



David J. Koscielniak AIA AIA
12310 West Waterford Avenue
Greenfield, Wisconsin 53022
Cell: (414) 303-8489
Email: koz@kozitecture.com
www.kozitecture.com

OWNERSHIP OF DOCUMENTS
This document, and the ideas and design, incorporated herein as an instrument of professional service, is the sole property of Koz-i-tec-ture and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Koz-i-tec-ture.

**NEW FACILITIES FOR:
STOR-IT-RIGHT**

**CARDINAL DRIVE
HARTLAND, WISCONSIN 53029**

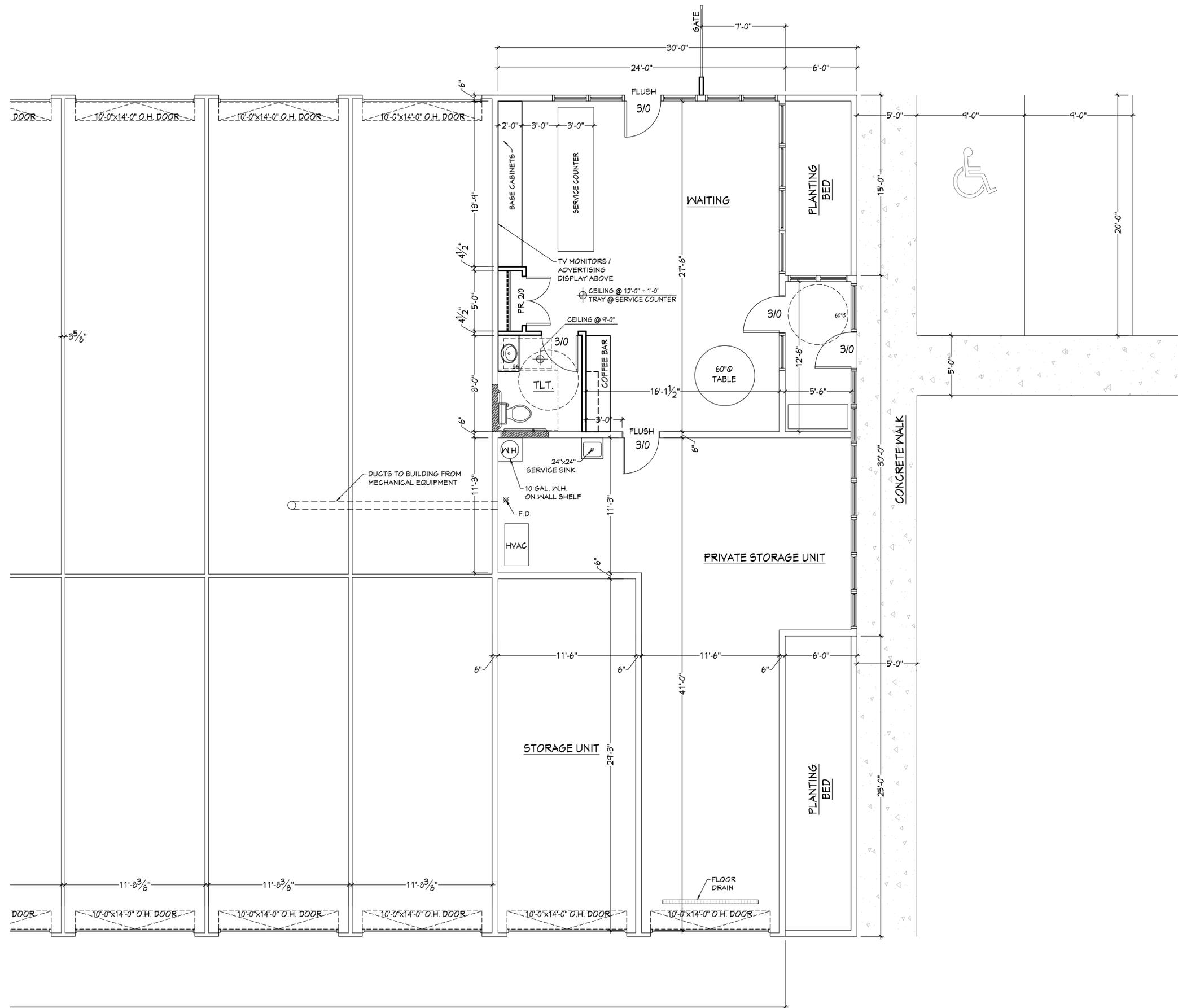
Project:

Sheet Title:
**PROPOSED
ELEVATIONS
BUILDING #1**

Revisions:
.
.
.
.
.

Date: 11/16/21
Job No. 21-137
Sheet No.

A2.2



1 ENLARGED OFFICE PLAN
 A1.4 1/4" = 1'-0"

PRELIM SET - (11-16-21)

OWNERSHIP OF DOCUMENTS
 This document, and the ideas and design, incorporated herein as an instrument of professional service, is the sole property of Koz-i-tec-ture and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Koz-i-tec-ture.

NEW FACILITIES FOR:
STOR-IT-RIGHT

Project:

CARDINAL DRIVE
 HARTLAND, WISCONSIN 53029

Sheet Title:
**ENLARGED
 OFFICE
 PLAN
 BUILDING #2**

Revisions:

Date: 11/16/21

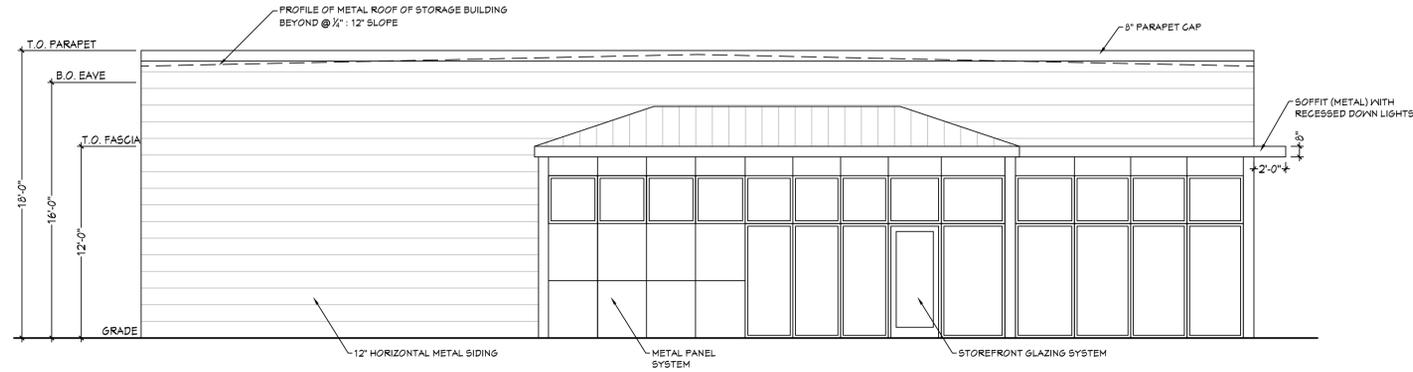
Job No. 21-137

Sheet No.

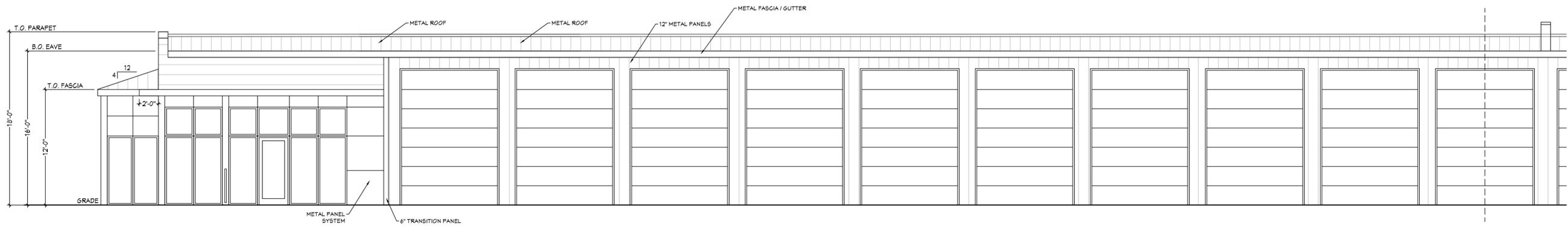
A1.4



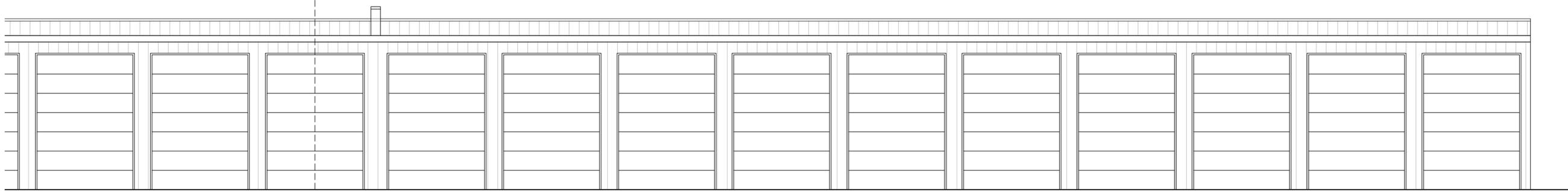
David J. Koscielniak AIA AIA
 12310 West Waterford Avenue
 Greenfield, Wisconsin 53228
 Cell: (414) 303-8489
 Email: koz@kozitecture.com
 www.kozitecture.com



1
A2.2 $\frac{3}{16}'' = 1'-0''$ PROPOSED FRONT (SOUTH) ELEVATION



2
A2.2 $\frac{3}{16}'' = 1'-0''$ PROPOSED SIDE (EAST) ELEVATION (LEFT HALF)



3
A2.2 $\frac{3}{16}'' = 1'-0''$ PROPOSED SIDE (EAST) ELEVATION (RIGHT HALF)

PRELIM SET - (11-16-21)

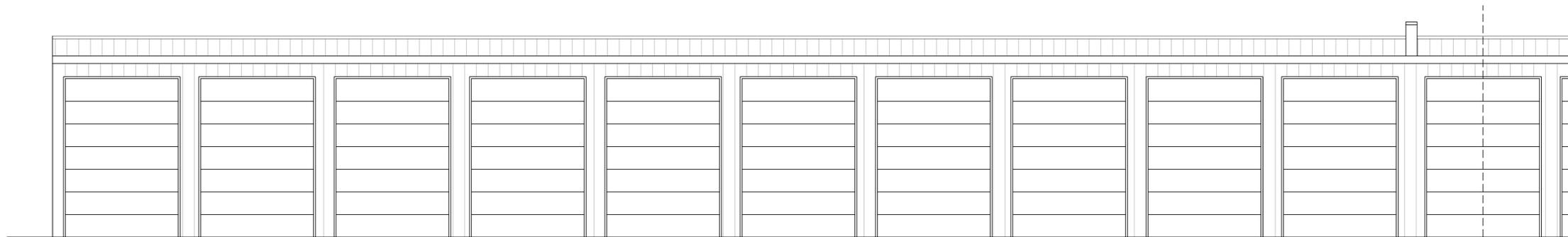
OWNERSHIP OF DOCUMENTS
This document, and the ideas and design, incorporated herein as an instrument of professional service, is the sole property of Koz-i-tec-ture and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Koz-i-tec-ture.

NEW FACILITIES FOR:
STOR-IT-RIGHT
CARDINAL DRIVE
HARTLAND, WISCONSIN 53029

Project:
Sheet Title:
PROPOSED ELEVATIONS BUILDING #2

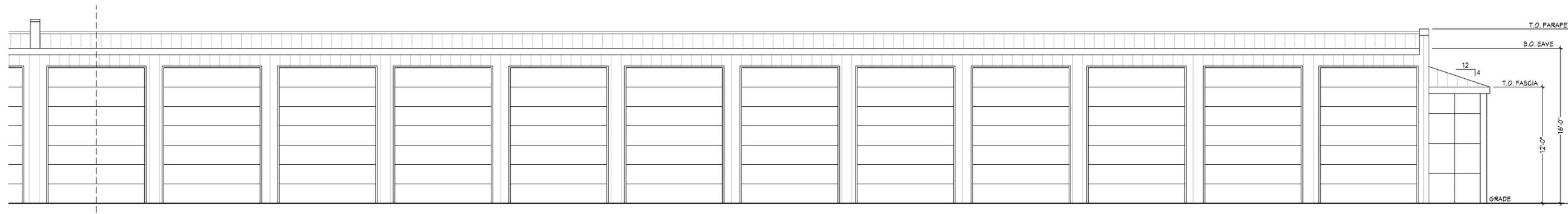
Revisions:
Date: 11/16/21
Job No. 21-137
Sheet No.

A2.2



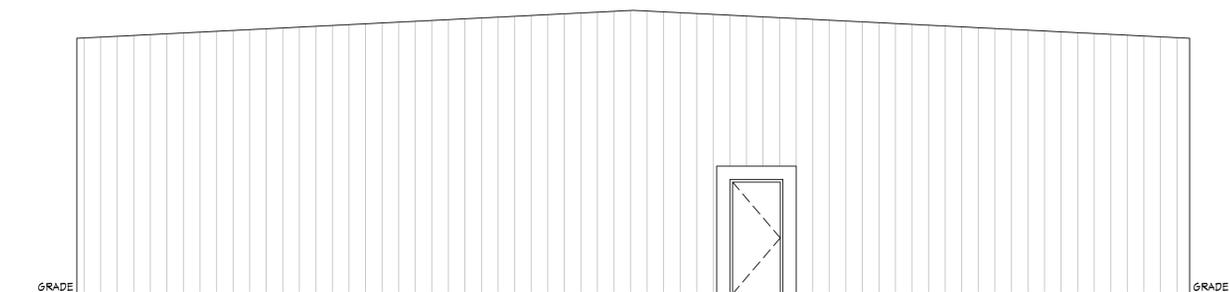
1
A2.3
3/16" = 1'-0"

PROPOSED SIDE (WEST) ELEVATION (LEFT HALF)



2
A2.3
3/16" = 1'-0"

PROPOSED SIDE (WEST) ELEVATION (RIGHT HALF)



3
A2.3
3/16" = 1'-0"

PROPOSED REAR (NORTH) ELEVATION

PRELIM SET - (11-16-21)

OWNERSHIP OF DOCUMENTS
This document, and the ideas and design, incorporated herein as an instrument of professional service, is the sole property of Koz-i-tec-ture and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Koz-i-tec-ture.

NEW FACILITIES FOR:
STOR-IT-RIGHT

CARDINAL DRIVE
HARTLAND, WISCONSIN 53029

Project:

Sheet Title:
**PROPOSED
ELEVATIONS
BUILDING #2**

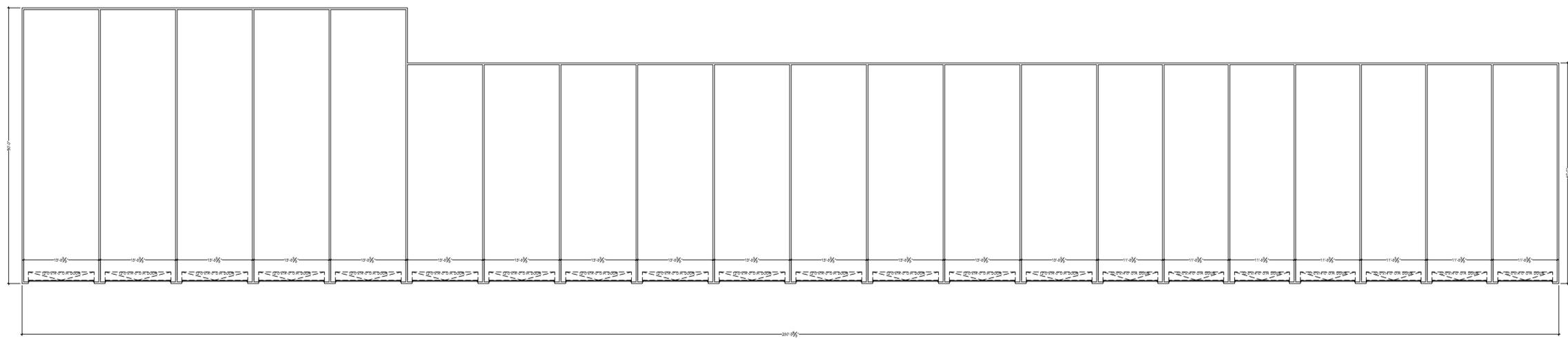
Revisions:

Date: 11/16/21

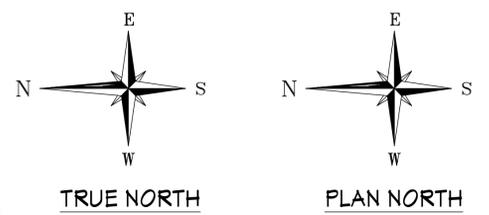
Job No. 21-137

Sheet No.

A2.3



1 OVERALL FLOOR PLAN (BUILDING #3)
 A1.5 3/32" = 1'-0"



PRELIM SET - (11-16-21)

OWNERSHIP OF DOCUMENTS
 This document, and the ideas and design, incorporated herein as an instrument of professional service, is the sole property of Koz-i-tec-ture and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Koz-i-tec-ture.

**NEW FACILITIES FOR:
 STOR-IT-RIGHT**
 CARDINAL DRIVE
 HARTLAND, WISCONSIN 53029

Project:

Sheet Title:
**OVERALL
 FLOOR
 PLAN
 BUILDING #3**

Revisions:

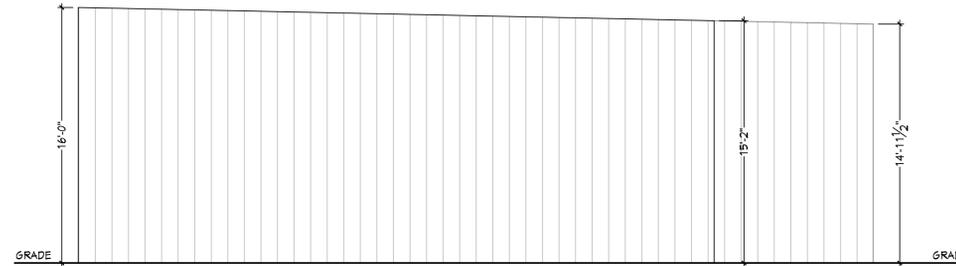
Date: 11/16/21

Job No. 21-137

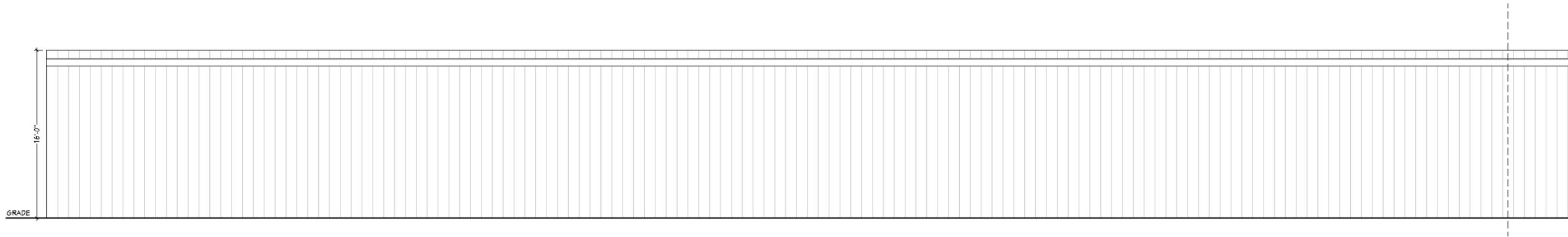
Sheet No.

A1.5

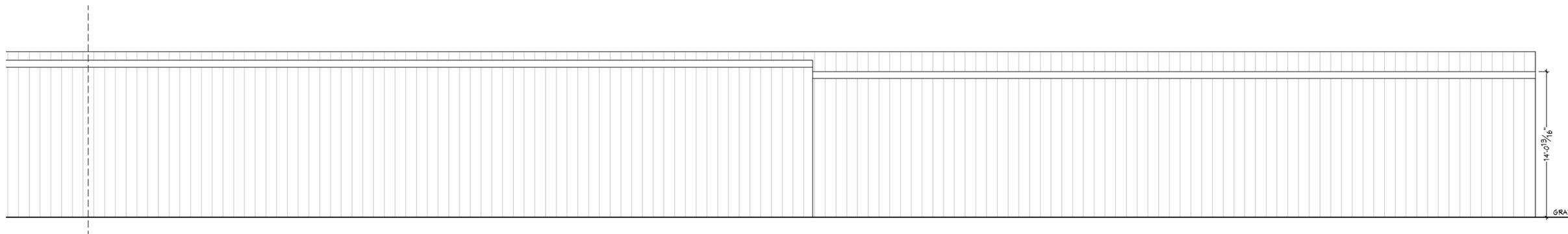
David J. Koscielniak AIA AIA
 12310 West Waterford Avenue
 Greenfield, Wisconsin 53228
 Cell: (414) 303-8489
 Email: koz@kozitecture.com
 www.kozitecture.com



1
A2.4 $\frac{3}{16}'' = 1'-0''$ PROPOSED FRONT (SOUTH) ELEVATION



2
A2.4 $\frac{3}{16}'' = 1'-0''$ PROPOSED SIDE (EAST) ELEVATION (LEFT HALF)



3
A2.4 $\frac{3}{16}'' = 1'-0''$ PROPOSED SIDE (EAST) ELEVATION (RIGHT HALF)

PRELIM SET - (11-16-21)



It's not simply Architecture, it's Kozitecture!
 David J. Koscielniak AIA AIA
 12310 West Waterford Avenue
 Greenfield, Wisconsin 53228
 Cell: (414) 303-8489
 Email: koz@kozitecture.com
 www.kozitecture.com

OWNERSHIP OF DOCUMENTS
 This document, and the ideas and design, incorporated herein as an instrument of professional service, is the sole property of Koz-i-tec-ture and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Koz-i-tec-ture.

NEW FACILITIES FOR:
STOR-IT-RIGHT
 CARDINAL DRIVE
 HARTLAND, WISCONSIN 53029

Project:

Sheet Title:
PROPOSED ELEVATIONS BUILDING #3

Revisions:

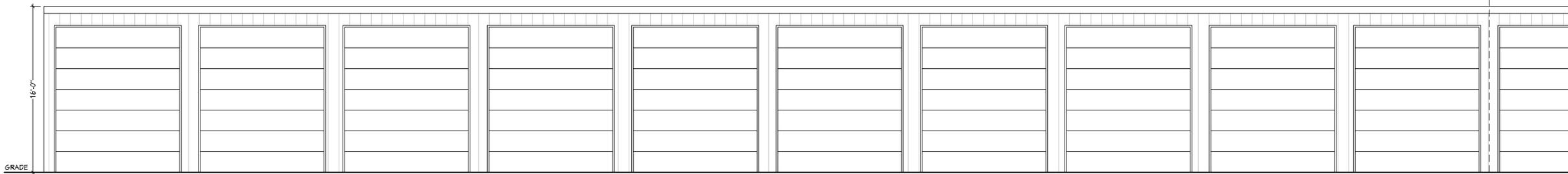
.....

Date: 11/16/21

Job No. 21-137

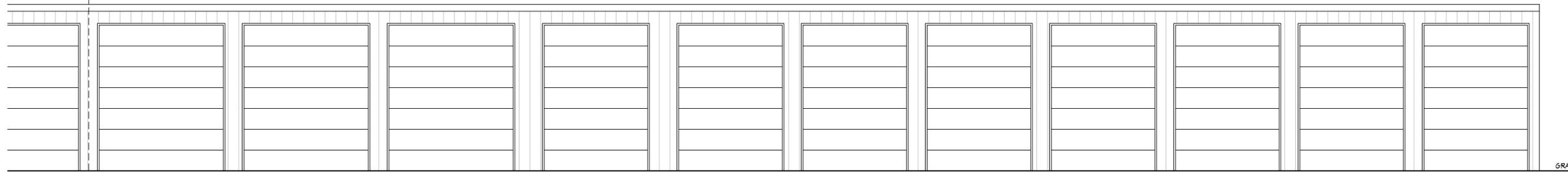
Sheet No.

A2.4



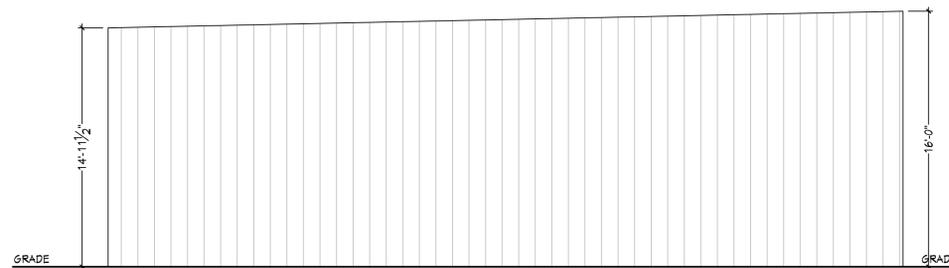
1
A2.5
3/16" = 1'-0"

PROPOSED SIDE (WEST) ELEVATION (LEFT HALF)



2
A2.5
3/16" = 1'-0"

PROPOSED SIDE (WEST) ELEVATION (RIGHT HALF)



3
A2.5
3/16" = 1'-0"

PROPOSED REAR (NORTH) ELEVATION

PRELIM SET - (11-16-21)



It's not simply Architecture, it's Kozitecture!

David J. Koscielniak AIA AIA
12310 West Waterford Avenue
Greenfield, Wisconsin 53022
Cell: (414) 303-8489
Email: koz@kozitecture.com
www.kozitecture.com

OWNERSHIP OF DOCUMENTS

This document, and the ideas and design, incorporated herein as an instrument of professional service, is the sole property of Koz-i-tec-ture and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Koz-i-tec-ture.

NEW FACILITIES FOR:
STOR-IT-RIGHT

CARDINAL DRIVE
HARTLAND, WISCONSIN 53029

Project:

Sheet Title:

**PROPOSED
ELEVATIONS
BUILDING #3**

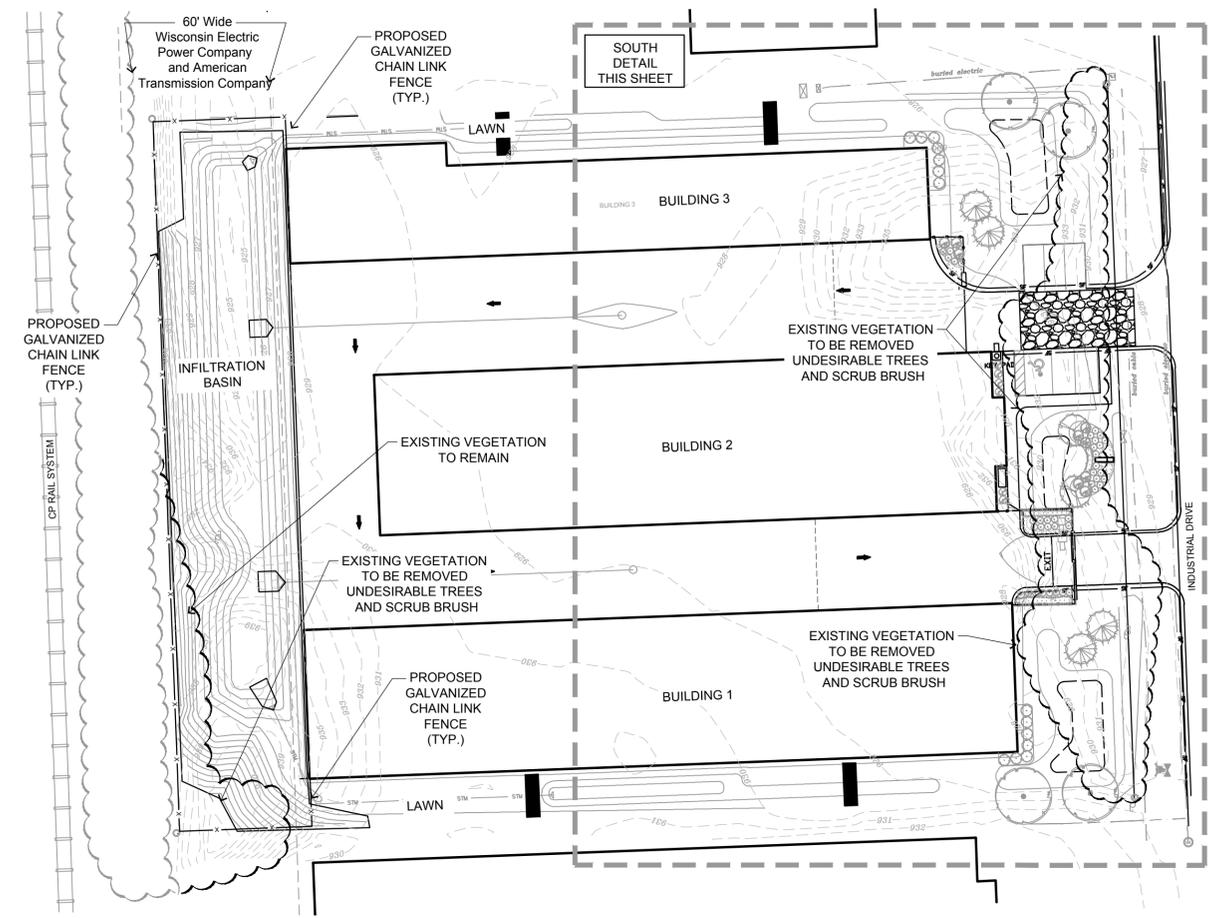
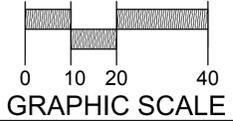
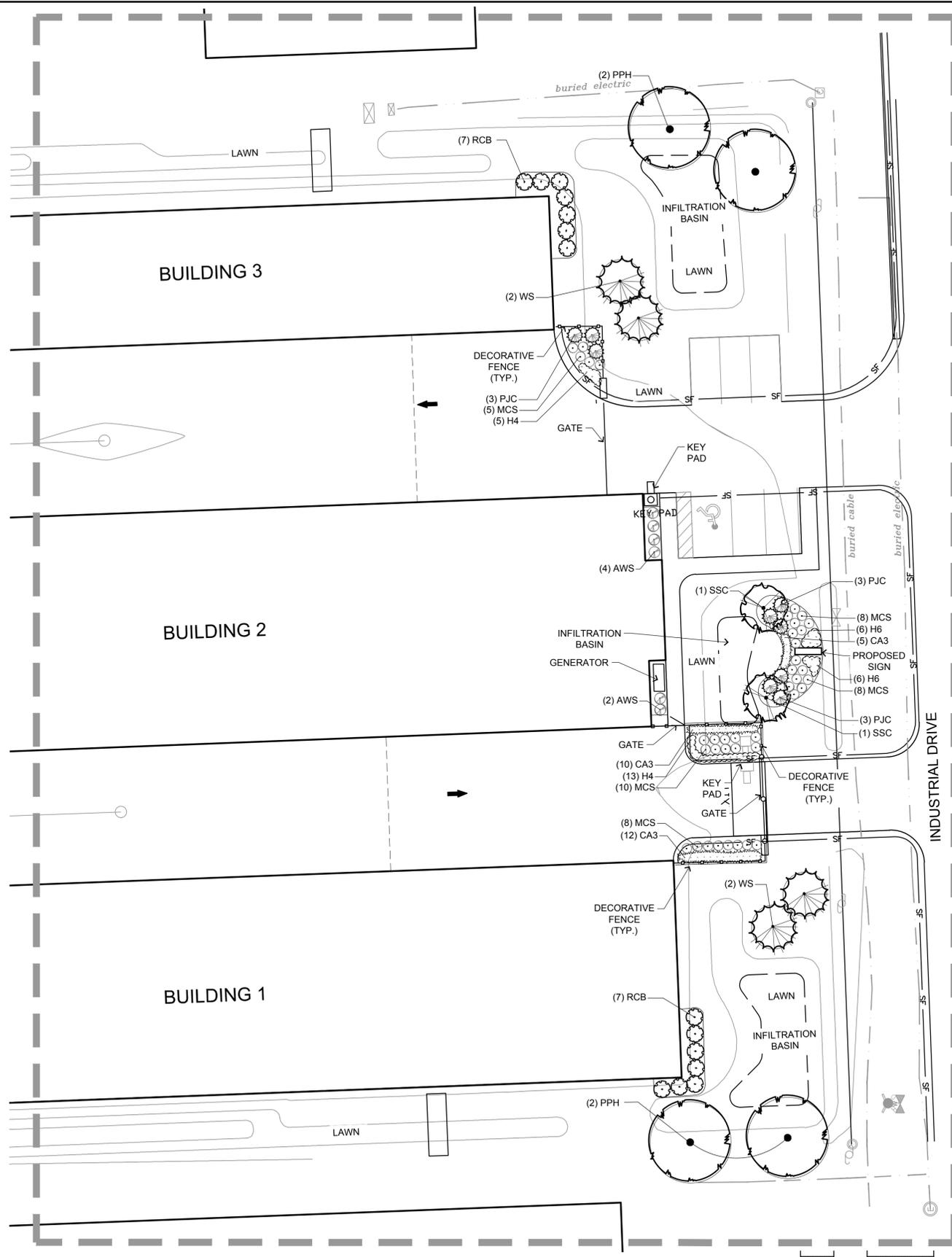
Revisions:

Date: 11/16/21

Job No. 21-137

Sheet No.

A2.5



PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PPH	4	Prairie Pride Hackberry	Celtis occidentalis 'Prairie Pride'	3" CAL	B&B	Full, matching heads
SSC	2	Spring Snow Crab Apple	Malus x 'Spring Snow'	2 1/2" CAL	B&B	Full, matching heads
WS	4	White Spruce	Picea glauca	7 HT	B&B	Semi-sheared, fully branched to ground
DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
RCB	14	Brilliant Red Chokeberry	Aronia arbutifolia 'Brilliantissima'	24" HT	CONT.	
MCS	39	Magic Carpet Spiraea	Spiraea japonica 'Magic Carpet'	15" HT	CONT.	
AWS	6	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	15" HT	CONT.	
EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PJC	9	Kalley Compact Pfitzer Juniper	Juniperus chinensis 'Kalley Compact'	18"SPD	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA3	27	Overdam Feather Reed Grass	Calamagrostis x acutiflora 'Overdam'	1 GAL	POT	24" Spacing
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
H4	18	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	1 GAL	POT	18" Spacing
H6	12	Little Business Daylily	Hemerocallis x 'Little Business'	4 1/2"	POT	24" Spacing

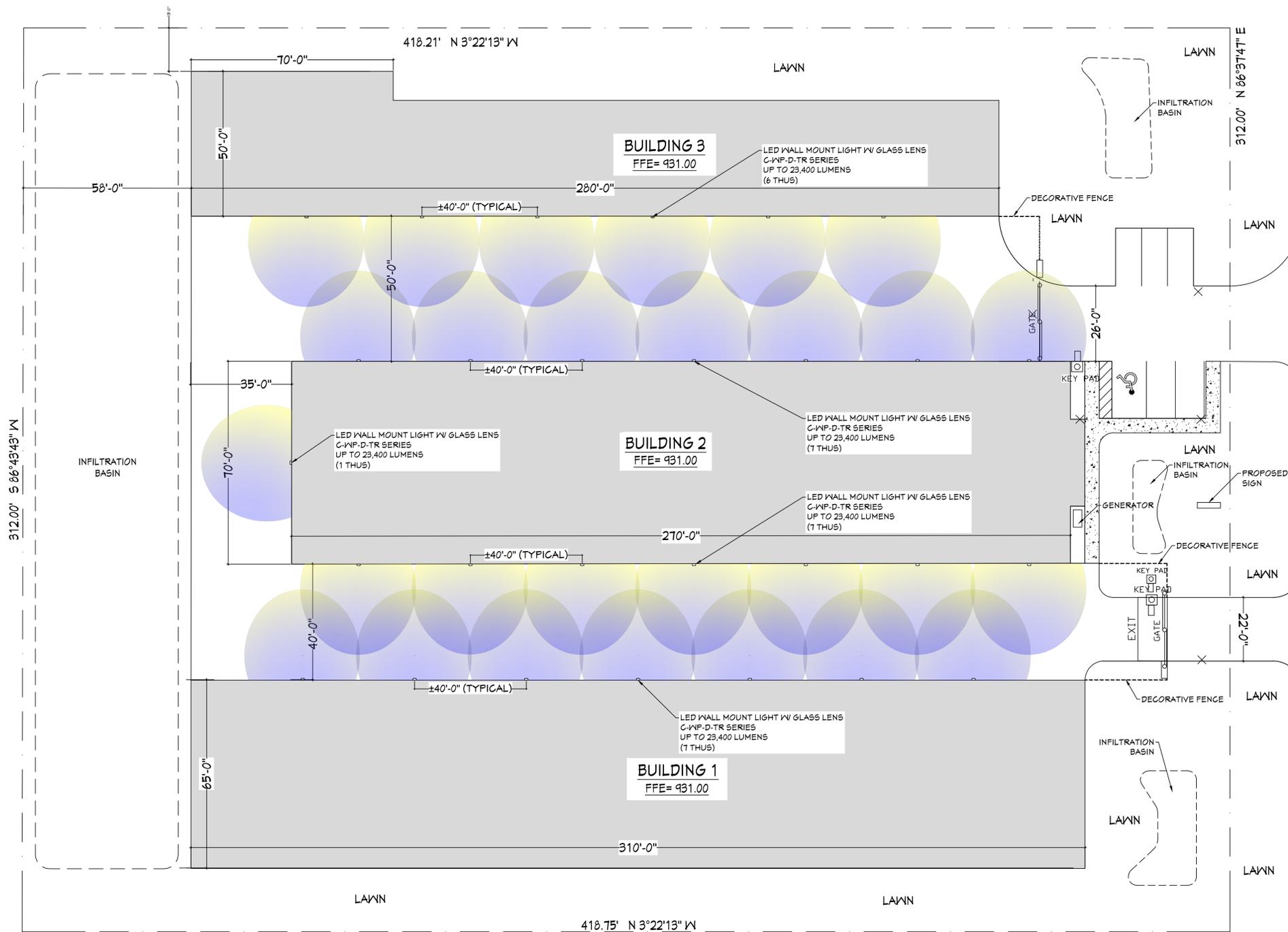


THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.



DESCRIPTION	01-11-2022 SITE CHANGES & CITY COMMENTS
DATE	
<p>16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com</p> <p>raSmith CREATIVITY BEYOND ENGINEERING</p> <p>Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA</p>	
<p>STOR - IT</p> <p>VILLAGE OF HARTLAND, WI</p> <p>LANDSCAPE PLAN</p>	
<p>© COPYRIGHT 2022 R.A. Smith, Inc.</p> <p>DATE: 07/27/2021</p> <p>SCALE: AS SHOWN</p> <p>JOB NO. 321063.01</p> <p>PROJECT MANAGER: TOM MORTENSEN, PLA, ASLA</p> <p>DESIGNED BY: NJW</p> <p>CHECKED BY: TM</p> <p>SHEET NUMBER L100</p>	



1
C1.1
PROPOSED SITE LIGHTING PLAN
1" = 20'-0"

PRELIM SET - (12-16-21)

OWNERSHIP OF DOCUMENTS
This document, and the ideas and design, incorporated herein as an instrument of professional service, is the sole property of Koz-i-tec-ture and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Koz-i-tec-ture.

**NEW FACILITIES FOR:
STOR-IT RIGHT**

**INDUSTRIAL DRIVE
HARTLAND, WISCONSIN 53029**

Project:

Sheet Title:
**PROPOSED
SITE
PLAN**

Revisions:

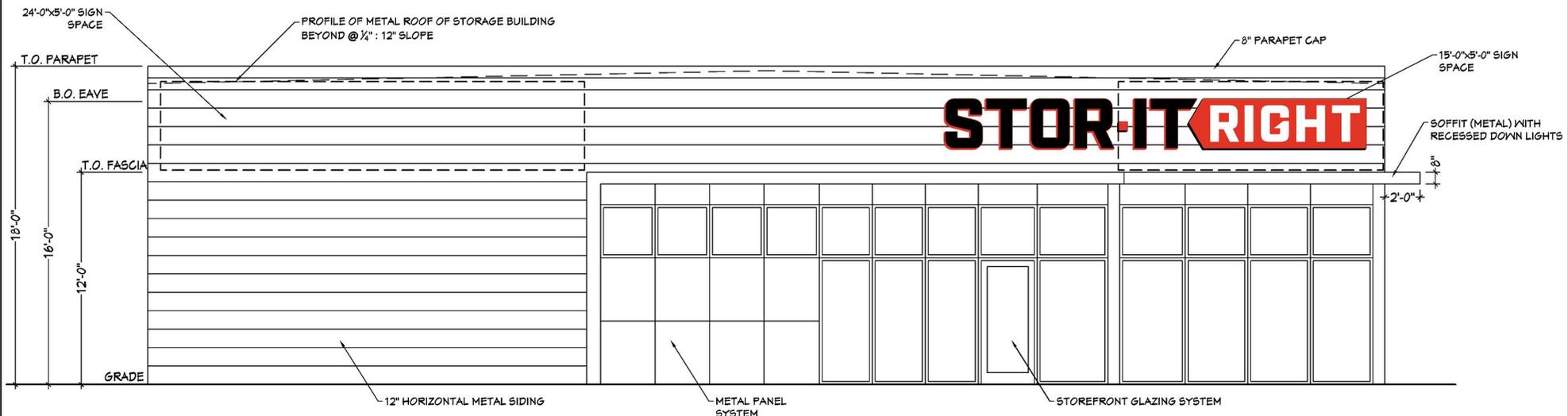
- 01-11-2022 SITE CHANGES PER CITY COMMENTS

Date: 12/16/21
Job No.: 21-137
Sheet No.:

Koz-i-tec-ture
It's not simply Architecture, it's Kozitecture!

David J. Koscielniak AIA AIA
12310 West Waterford Avenue
Greenfield, Wisconsin 53228
Cell: (414) 303-8489
Email: koz@kozitecture.com
www.kozitecture.com

C1.1



1 PROPOSED FRONT (SOUTH) ELEVATION
A2.2 3/16" = 1'-0"

LED Lit Channel Letters (70 sf)



Customer:	
Company:	
Address:	
City:	State/ZIP:
Phone:	
Fax:	



Job No.:	Date:	1/10/2022
Order Date:	Salesperson:	
Sign Dimensions:	Estimate:	0.00
1066.159in x 445.438in		
Comments:		



2500 South 170th
New Berlin, Wisconsin
Proudly Made in the USA!

Web: www.bauersignusa.com
Phone: 262-784-0500
Fax: 262-784-6675

File	Stor-It Right
Location	Hartland
Client	Joe
Sales rep	Paul Butler
Date	cb 12/15/21
Revision	cb 12/17/21, cb 01/12/22



**IMAGE FOR ILLUSTRATIVE PURPOSES ONLY,
SIZING SUBJECT TO FIELD VERIFICATION**



SPECIFICATIONS

FABRICATE AND INSTALL DOUBLE SIDED INTERNALLY ILLUMINATED MONUMENT SIGNAGE

- **CABINET** TO BE ALUMINUM EXTRUSION WITH 1.5" RETAINERS PAINTED BLACK
- **FACES** TO BE WHITE LEXAN
- **GRAPHICS** TO BE 3M SILVER GRAY 3630-51 (BEST MATCH TO COOL GRAY 4C) & 3M 3630-43 LIGHT TOMATO RED (BEST MATCH TO PMS 179C) AND BLACK VINYL OVERLAYS
- **ILLUMINATED** WITH WHITE LEDS
- **POWERED** WITH APPROPRIATE LOAD POWER SUPPLIES
- **REVEAL** TO BE 2" ALUMINUM TUBING PTM 3M 3630-43 LIGHT TOMATO RED
- **BASE** TO BE TBD MATERIAL TO MATCH BUILDING OVER STEEL ANGLE

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples.

These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

**FINAL ELECTRICAL
CONNECTION IS CLIENT'S
RESPONSIBILITY**

our products are certified by:
 Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with the Article 600 of the National Electrical Code and/or the applicable local codes. This includes proper grounding and bonding of the sign. Sign shall bear correct UL labels.

Scale: 3/8" - 1"

VERTICAL PIVOT LIFT GATE STYLES



#100 - Cornhusker



#200 - Barracuda



#300 - Chainlink



#400 - Catawba



#500 - Buckeye



#600 - Congress



#700 - Saratoga



#800 - Prestigious



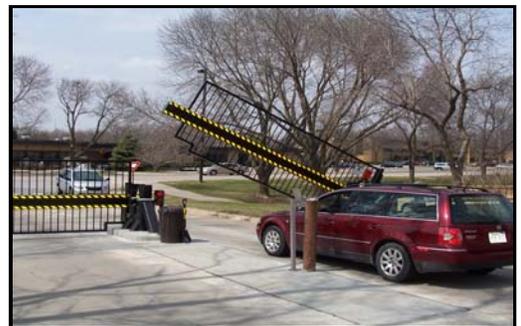
#900 - Ohioan



#1000 - Islander



Custom Curb Notch



Anti-Terrorism

7306 Driver Road
Berlin Heights, OH 44814
PH: 800.944.4283

WWW.AUTOGATE.COM

SALES@AUTOGATE.COM



VERTICAL PIVOT SYSTEM

GATE AND OPERATOR SPECIFICATIONS



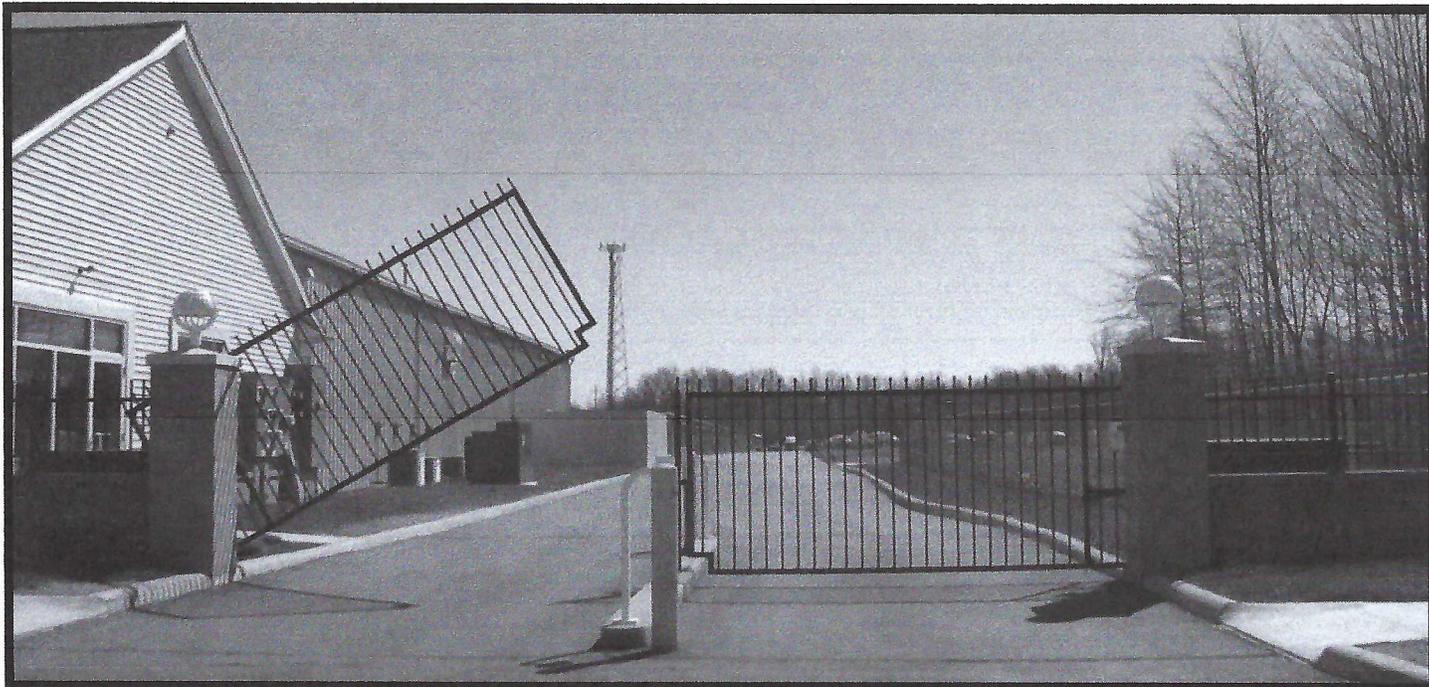
OPERATOR:	UL 325 Listed (Class I, II, III, & IV) - CSA Certified CAN/CSA – C22.2 No. 247-92
OPERATOR CONSTRUCTION:	Frame: 2" Sq., 11 Ga. (.120) Steel Tubing Cabinet Exterior: 18 Ga. Galvaneal Sheet Metal powder coated Black (Custom Color is available with optional gate color matching) Cabinet Doors are 14 Ga. with three point locks. Mounting Pads: 304 SS
OPERATOR SIZE:	Model: VPL-24 & VPL-24-HS Length: 68" Height: 51" Width: 30"
DUTY CYCLE:	Continuous.
POWER SUPPLY:	120VAC – Single Phase (15 amp) supply 240 VAC (10 amp) option, 24v DC powered. Batteries Required: (2) Group 24, 12v, Deep Cycle Batteries recommended, NOT included.
POWER MAINTENANCE:	24v Built-In Battery Maintainer "Over-Charge" protection built-in.
CONTROL CIRCUITRY:	Solid state coated Control Board in NEMA 4x weatherproof electrical enclosure. Sealed Proximity Switches ensure weather & moisture-proof integrity (Boards tested to -40° F).
CONTROL WIRING:	16 & 18 Ga. stranded conductors. Copper w/electrolytic copper compression terminals tin-plated for maximum corrosion prevention.
GEAR MOTOR:	Horse Power: 1/3 Gear Type: Hardened Steel Bearing Type: Ball Gear Lube: Mobilegear® 600 XP 320 OPEN / CLOSING CYCLES: Standard: 10 – 12 seconds High Speed : 7 seconds
DELAYED CLOSING:	Adjustable from 0 – 60 seconds on standard VPL
OBSTRUCTION SENSOR:	Adjustable IRD senses obstructions opening or closing.
SEC. BREACH PROTECTION:	24v built-in System Brake when 120v or battery power is present.
REVERSING EQUIPMENT:	Optional Reversing/Safety Loop, Contact Sensors, Infrared Reversing Beams, Siren or Optical Operated Sensors.
COMPATIBLE CONTROLS:	Keypad, Card Reader, Intercom, Telephone, Wireless & Siren or Optical Operated Sensors.
GATE CONSTRUCTION:	2" Sq., 11 Ga. (.120) Steel Tubing up to 20'. 2 1/2" Sq., 7Ga. (.187) Aluminum Tubing 21'-24' or when specified.
CHAIN LINK CONSTRUCTION:	(Steel) 2-3/8", Sch. 40 & Sch. 20 (.063) Steel Tubing. 9 Ga. Galv. Fabric from 12' up to 22' (Aluminum) 2-3/8", Sch. 80 (.218) & Sch. 40 (.154) Aluminum Tubing. 9 Ga. Alum. Fabric
GATE LENGTHS:	10' – 24' (Consult factory for gates over 24').
GATE HEIGHTS:	4' – 10' from pad grade. Consult factory for gates over 8' high. (Gates over 8' will require special crating & freight arrangements).
PAINT:	Diamond Vogel water based paint on Gates. Exceeded 700 hrs salt spray test . Standard Gate colors are black, white, gray, brown, & green. Custom colors are available with a provided RAL# or sample supplied.
GATE HARDWARE:	Mounting hardware is 304 Stainless Steel
ALUMINUM PICKET CONSTRUCTION:	3/4" Sq. Aluminum Tubing 1/8" wall spaced 5 3/4" O.C. Custom picket spacing available.
STEEL PICKET CONSTRUCTION:	3/4" Sq. 18 Ga. Galvanized Steel spaced 5 3/4" O.C. Custom picket spacing available.
WINDBRACING:	Cable: 75 mph design, 1/4" aircraft coated cable 16'-20' Rigid Masted: Aluminum tubing meets IBC Section 1609.6 Hurricane code of 90 MPH & 150 MPH wind loading
DOUBLE GATES:	Control Panel can be set to accommodate 2nd Operator or Sallie Port with another Operator (Optional Add).
SHIPPING WEIGHT:	Typical VPL-24 Operator with 6' high x 16' long Buckeye style gate = 1,800 lbs. crated weight.
WARRANTY:	Residential = Five (5) Years / Commerical = Three (3) years from date of manufactured components and workmanship. Purchased components and accessories are covered under their respective warranties (See full Warranty for details.)



Buckeye = Gate Style

AutoGate

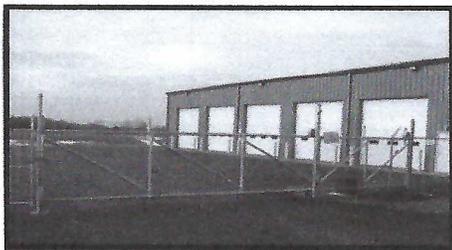
YOUR SOURCE FOR DESIGN AND ACCESS CONTROL



The Vertical Pivot Lift (VPL) is a unique **STAND ALONE** gate system. VPL gates are carefully designed to give years of safe and reliable operation. Standard Gate lengths and heights up to 20' in steel and 24' in aluminum 5-8'tall *



(* consult factory for over-sized gate restrictions)



Slide



Swing



Barrier Arms

COMPLETE GATE ENTRY SYSTEM SOLUTIONS

Government ♦ Commercial ♦ Residential

- ♦ MILITARY, FAA, MUNICIPALITIES
- ♦ MARINAS AND MINI STORAGE

- ♦ GATED COMMUNITIES
- ♦ COMMERCIAL AND RESIDENTIAL

... the Nation's first manufacturer of UL compliant Vertical-Pivot-Lift gates

AUTOGATE ... the leading design source for gate entry systems

THE AUTOGATE ADVANTAGE

- 30 Years of Access Control Experience
- Industry Leading Technology
- Expert System Design and Engineering
- Low Voltage Entry System Design
- Custom Applications
- Innovative Designs for Difficult Sites
- Quality Products to Fit Every Budget
- Free Technical Support Line
- Experienced Installation Experts to Answer Your Questions
- Dealerships Available

ACCESSORIES

Access Controls

- Keypads
- Card & Proximity Readers
- Phone Systems (Commercial & Residential)
- Intercoms
- Cameras

Accessories

- Loop Detectors
- In-Ground Loops (custom sizes available)
- Infrared Photo Electric Reversing Beams
- Miller Reversing Edges
- 24/7 Automatic Timers

Stop it Right - Hoofbeats

VERTICAL PIVOT LIFT

- UL-325 Compliant
- 24v DC System w/up to 72 hrs back-up operation
- LED Diagnostic and Input Indicators
- 10-12 Sec. Operation w/Soft Start/Stop Technology
- Built-in Battery Charger
- Continuous Duty
- Easy Installation and Space Saving Design
- Custom Gate Designs
- Warranty 3 yr/Comm. - 5 yr/Res. (Ltd.)

SWING & SLIDE

- UL-325 Compliant
- 12, 24 & 120 Volt Operators
- 12 & 24 Volt DC Built-in Battery Back Up
- Pad or Post Mount
- Solar Applications
- Custom Gate Designs
- Crash Gates Available

BARRIER

- 12, 24 & 120 Volt Operators
- 12 & 24 Volt DC Built-in Battery Back Up
- Accessory Items Available
- Break Away Arms
- Built-in Close Timers

For More Details, visit us on the Web at www.AutoGate.com, or call us at 1-800-944-GATE (4283)



7306 Driver Road, P.O. Box 50
Berlin Heights, Ohio 44814
Fax (419) 588-3514 • Email Sales@AutoGate.com

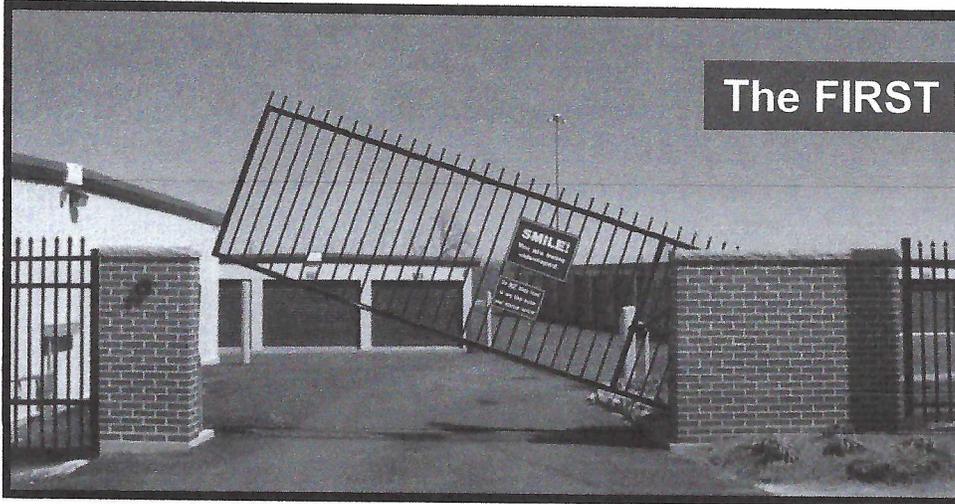


Made in the USA



AutoGate

VERTICAL PIVOT LIFT GATE SYSTEMS



The FIRST UL-325 Compliant VPL!

- ◆ **GOVERNMENT**
- ◆ **COMMERCIAL**
- ◆ **RESIDENTIAL**

FEATURES...	BENEFITS...
UL 325 COMPLIANT (<i>certified early 2001</i>)	Produced to strict standards which provides you with the safest operator possible.
EXTENDED WARRANTY (3 Yrs. Comm./5 Yrs. Res.)	Peace of mind with guaranteed savings.
STAND-ALONE SYSTEM	24VDC power operated – <i>Battery back-up included at no additional charge.</i>
800 PHONE SERVICE	Free calls.
SPACE SAVING	Costly real estate saved.
CUSTOM DESIGN	Increases property value.
ADAPTABLE TO ANY TERRAIN	Curbs -- railroad tracks -- contours
STAND-ALONE 24 VDC GATE ACCESS CONTROL	Continuous security & operation during power outages.
24 VDC RESERVE POWER	1000+ cycles from fully charged batteries (<i>Less when access controls are used.</i>)
BUILT-IN BATTERY MAINTAINER	Economical 110 VAC power supply. Maintains battery at peak reserve.
10-12 SECOND OPERATION	Prevents tailgating.
CONTINUOUS DUTY SERVICE	Dependable, worry-free operation in all services.
RUST & CORROSION RESISTANT	20+ years design life. Saves costly replacement.
LOW MAINTENANCE	Requires simple preventative maintenance to keep system functioning properly.

24V VPL Gate Specifications

OPERATOR: Meets UL 325 Specifications (Certified early 2001)

OPERATOR CONSTRUCTION: Frame: 2" Sq., 11 Ga. (120) Steel Tubing

OPERATOR SIZE: Skins: 18 Ga. Galvaneal Steel

PAINT: Type: VPL-24 Length: 68" Height: 51" Width: 30"

Sherwin Williams Polane®. Std Colors: Black, White, Brown, Green & Gray (Custom colors available)

DUTY CYCLE: Continuous.

POWER SUPPLY: 120VAC (15 amp) supply, 24V DC powered. (2) 12V Batteries required. **NOT** included.

POWER MAINTENANCE: 24v Built-In Battery Maintainer "Over-Charge" protection built-in.

CONTROL CIRCUITRY: Solid state coated Control Board in NEMA 4x weatherproof electrical enclosure.

CONTROL WIRING: Sealed Proximity Switches ensure weather & moisture-proof integrity (Boards tested to -40° F), 16 & 18 Ga. single conductor. Copper w/ electrolytic copper compression terminals in-plated for maximum corrosion prevention.

GEAR MOTOR: Horse Power: 1/3 Gear Type: Hardened Steel

OPEN / CLOSING CYCLES: Bearing Type: Ball Gear Lubr: Dextron II E ATF (Rated to -70° F)

DELAYED CLOSING: 10 - 12 seconds.

Adjustable from 0 - 60 seconds.

OBSTRUCTION SENSOR: Adjustable IRD senses obstructions opening or closing.

SEC. BREACH PROTECTION: 24v built-in System Brake when 120v or battery power is present.

REVERSING EQUIPMENT: Optional Reversing/Safety Loop, Leading Reversing Edge, Infrared Reversing Beams, Stern or Optical Operated Sensors.

COMPATIBLE CONTROLS: Keypad, Card Reader, Intercom, Telephone, Wireless & Stern or Optical Operated Sensors.

GATE CONSTRUCTION: 2" Sq., 16 Ga. (.063) Steel Tubing 10'-16" 2" Sq., 11 Ga. (.120) Steel Tubing over 16' to 20'

2 1/2" Sq., 7 Ga. (.187) Aluminum Tubing 21'-24"

CHAIN LINK CONSTRUCTION: 2-3/8" Sch. 40 & Sch. 20 Steel Tubing 9 Ga. Galv. Fabric from 12' up to 22'

2-3/8" Sch. 40 & Sch. 20 Aluminum Tubing 9 Ga. Alum. Fabric over 22' up to 24'

GATE LENGTHS: 10' - 24' (Consult factory for gates over 24')

GATE HEIGHTS: 4' - 8' from pad grade. Consult factory for gates over 8' high. (Gates over 8' will require special crating & freight arrangements).

GATE HARDWARE: Mounting hardware is 304 Stainless Steel

ALUMINUM PICKET CONSTRUCTION: 3/4" Sq. Aluminum Tubing

STEEL PICKET CONSTRUCTION: 3/4" Sq. 16 Ga. Galvanized Steel

WINDBRACING: 75 mph design, 1/2" aircraft coated cable 16'-20'. Rigid nasted alum over 20'.

DOUBLE GATES: Control Panel can be set to accommodate 2nd Operator or Sallee Port with another Operator (Optional Add).

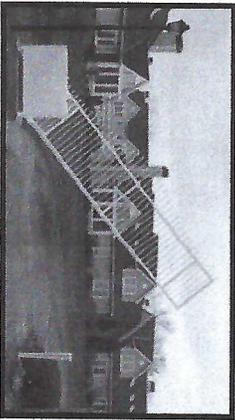
SHIPPING WEIGHT: Typical VPL-24 Operator with 6' high x 16' long Buckeye style gate = 1,200 lbs. crated weight.

WARRANTY: Res. = Five (5) Years / Comm. = Three (3) years from date of shipment on manufactured components and workmanship. Purchased components and accessories are covered under their respective warranties (See full Warranty for details).

The AutoGate Advantage ...

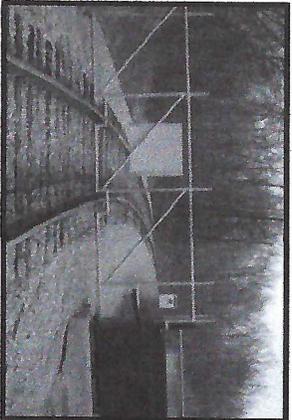


- ◆ Gated Communities
- ◆ Commercial
- ◆ Residential
- ◆ Marinas
- ◆ Mini-Storage
- ◆ Federal, State & Local



Custom gate styles to fit every taste

◆ **Innovative designs for distinguished landscapes**

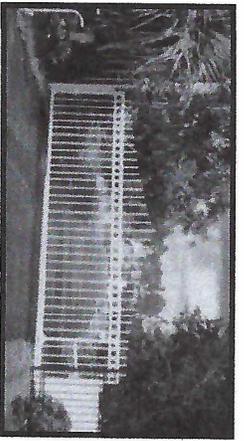


20 years of access control technology

◆ **Quality products to fit every budget**



VPL Gates are carefully designed to give years of safe and reliable operation!



For More Details Contact:



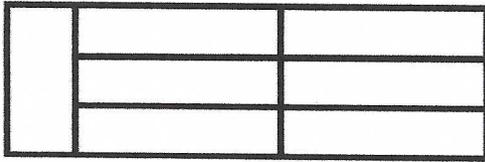
**P.O. Box 50 • 7306 Driver Road
Berlin Heights, Ohio 44814**

**www.AutoGate.com • Email: Sales@AutoGate.com
Phone: 800-944-GATE (4283) • Fax: 419-588-3514**

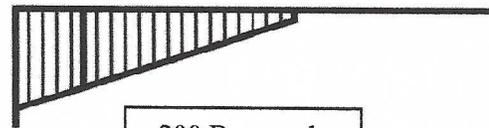


LISTED TO UL-325

AutoGate Gate Styles



100 Cornhusker



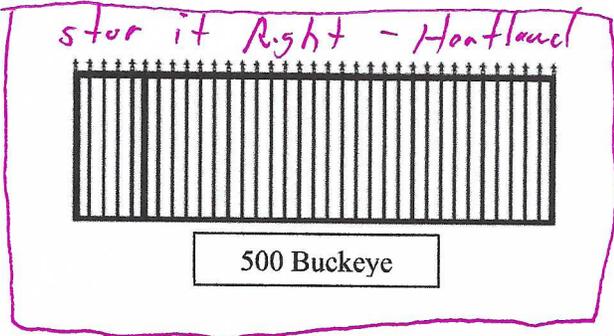
200 Barracuda



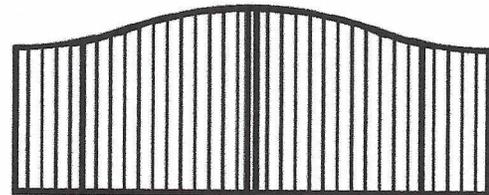
300 Chain Link



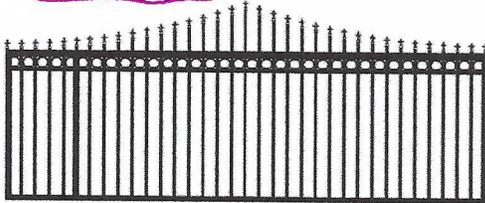
400 Catawba



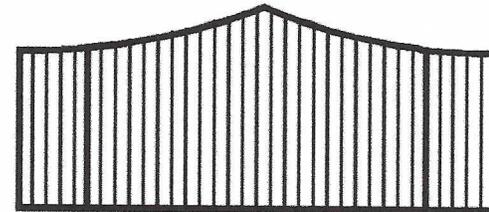
500 Buckeye



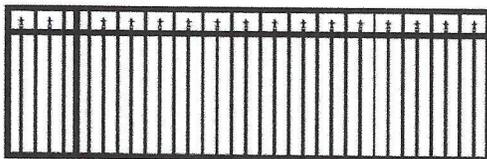
600 Congress



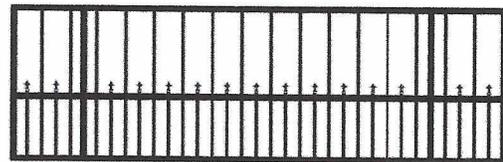
700 Saratoga



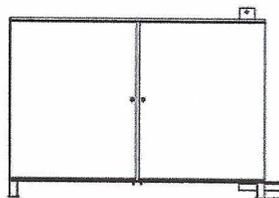
800 Prestigious



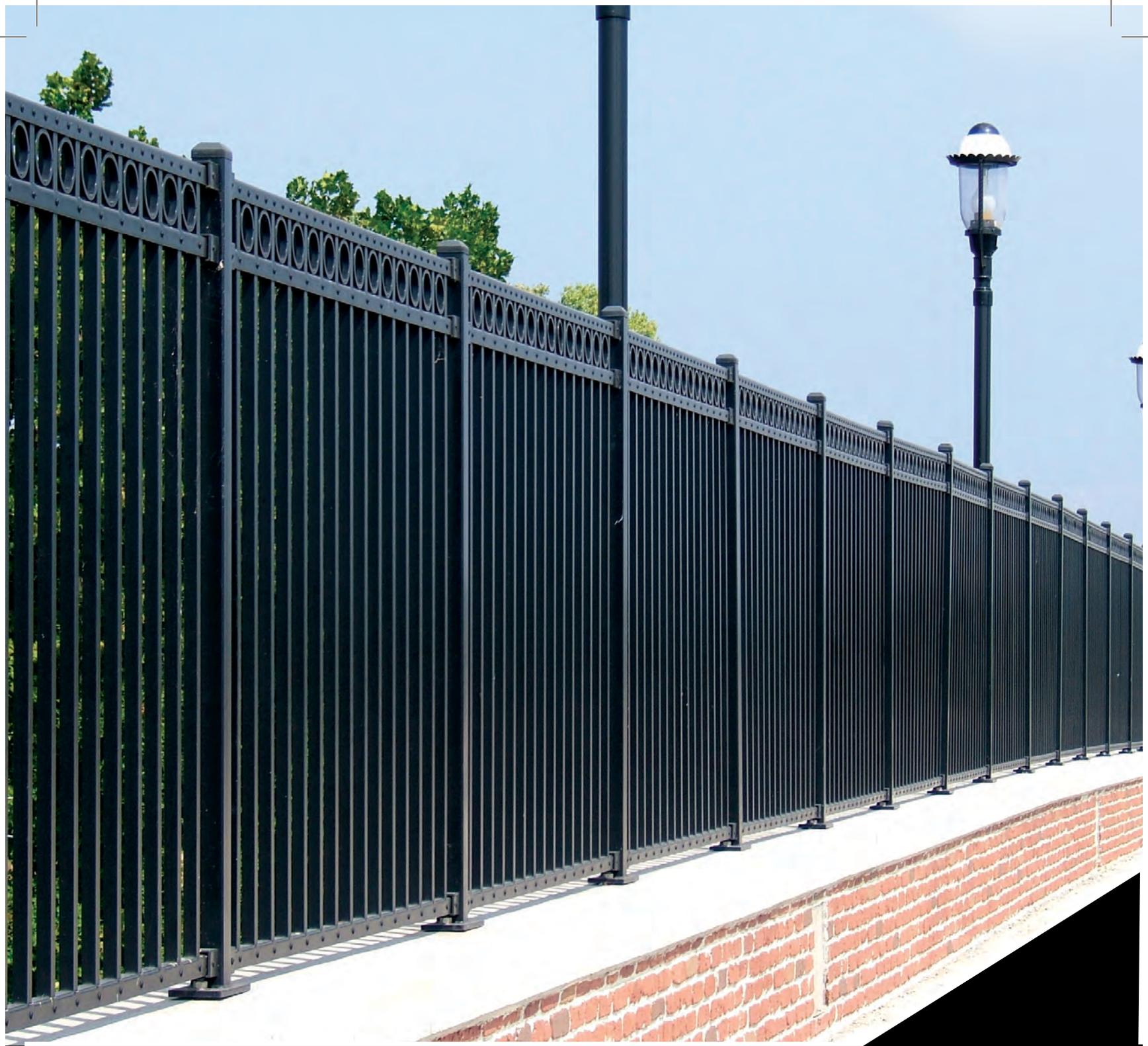
900 Ohioan



1000 Islander



Operator Only



IRON  **WORLD**®

Ornamental Iron

9390 Davis Avenue Laurel MD 20723 Phone: 866-310-2747 Fax: 301-776-7449 www.ironworldfencing.com



Company Overview

Located in Howard County, Maryland, Iron World® is the fastest growing manufacturer and distributor of top-quality ornamental fencing and slide gates in the country. Our world class products meet the highest standards of excellence for design, durability and functionality. You will find our products at such places as the Pentagon, the Washington Monument, the Washington Nationals' Stadium, Norfolk Naval Base, Quantico, New Jersey Devil's Arena, Patriots Stadium and numerous bridges, highways and schools throughout the country.

Our Mission

To provide superior products and services at a competitive price. Iron World® strives to be at the forefront of ornamental fence fabrication and powder coating technology. Customer service is never sacrificed as we service each and every customer as a partner.



Washington Nationals Stadium



Pentagon

We Stand for Quality

Durable Coating – Iron World® coats their products using a five stage pre-treatment culminating with a non-chromatic conversion coating to seal the surface and provide additional corrosion protection. Fourteen oscillating, automatic spray guns then apply a polyester powder to the G90 galvanized steel to ensure all parts of the products are evenly reached with a 3.0-3.5 mil thickness of coating. Our products are coated pre-assembly to ensure a smooth, consistent finish that resists cracking, flaking and peeling at the panel's



Over 1,000ft in-house powder coating line

pivot points. This process ensures a full measure of protection in the areas where moisture accumulates and rust begins. Our in-house 1,000 foot powder coating line is equipped to handle fencing and gates that are up to 50 feet in length, 8 feet in height and 27 inches in width. Our quality control team ensures the finished product by following our four step quality control process:



Products that are not coated pre-assembly are more likely to rust.

Our Four Step Quality Control Process



1. Visual Inspection



2. Verification of Mil Thickness



3. MEK Rub



4. Cross Hatch Test to Check for Proper Adhesive

Industrial Aircraft Rivets

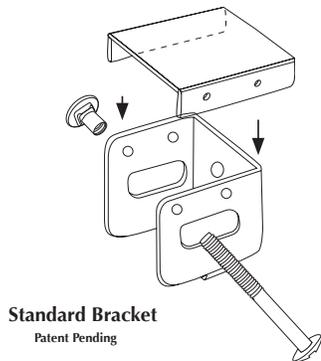
To increase panel strength, Industrial Aircraft Rivets, the same product used to build airliners, fasten each picket to the rail giving the system a terrific look with unmatched durability. Fastening each picket to the rails creates an integral structure that provides fixed point loading and spreads any horizontal or vertical force over the entire section. Riveted panels allow damaged pickets to be replaced without scraping the entire panel. Industrial Aircraft Rivets allow you to rack your panels to meet the topography of your job while eliminating the rusting associated with a welded product.

Brackets

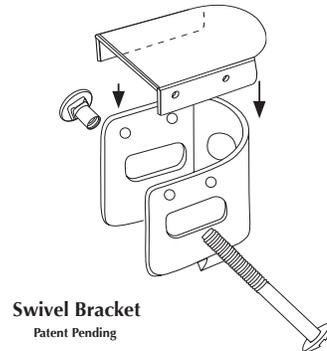
Standard Bracket: Iron World™ has transitioned to a tamper proof bolt to add strength, security and ease of installation when fastening your panels to the posts. These brackets come with a top cover to provide a finished look from unsightly rail cuts and short sections. The brackets are open on the bottom to accommodate for installation with uneven grading.



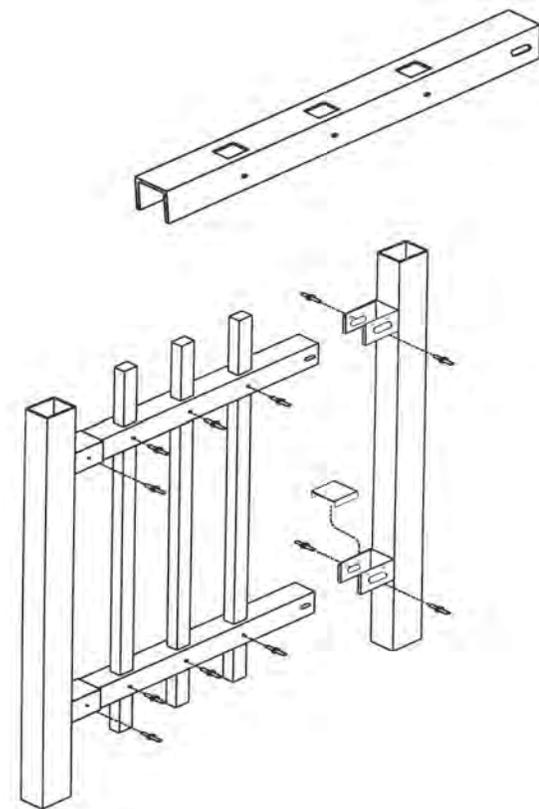
Swivel Bracket: Similar to our standard bracket, the swivel bracket also allows the product to swivel up to 45° left and right. These brackets also use the tamper proof bolt, come with a top cover and are open on the bottom.



Standard Bracket
Patent Pending



Swivel Bracket
Patent Pending



Colors

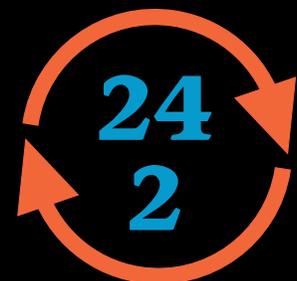
Iron World™ offers the following standard colors. Unlimited colors available upon request.

White	Brown	Ensor Green
Black	Bronze	Woodland Green

We Focus on Service

Everyone on the Iron World™ staff is focused on providing the highest quality product and service at a competitive price. No hidden charges, price is complete. We give 24 hour quotes! Two Week lead time! Call Toll-Free at 1-866-310-2747 or Fax us at 301-776-7449.

24 Hour Quotes
2 Week Lead Time

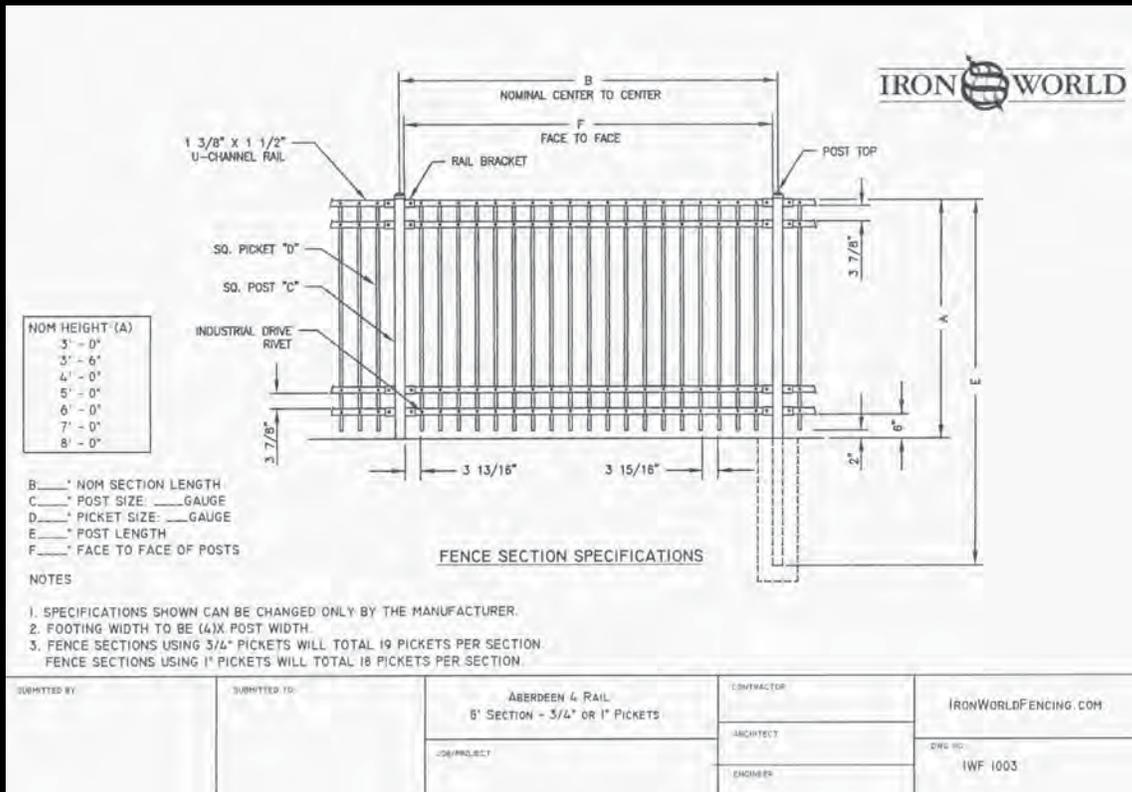


Warranty Information

Iron World™ provides a 20 year warranty on all its ornamental fencing. Our cantilever slide gates come with a 15 year warranty. Please visit our website at www.ironworldfencing.com to print out our warranty information.

Architectural Specifications:

We provide written specification and CAD drawings for each of our product offerings. We also have an architectural team to assist you with getting the information you need to win and complete the job. Visit our website at www.ironworldfencing.com or www.caddetails.com for further information.



Home About IronWorld Architects Welcome Site Map Contact Us Request a Quote
Phone: 1.866.310.2747

IRON WORLD

Maverick Industrial Solid Iron
Maverick Privacy Panels
Maverick Industrial Iron
Maverick Commercial Iron
Maverick Residential Iron
Swing & Slide Gates
Therma-Fused Polyethylene & Framework
Custom Work
Accessories
Warranty
Gallery
Build Sheets
Specifications
Aluminum Deck Rail
Request a Quote

WELCOME
Located in Howard County, Maryland, Iron World™ is the fastest growing manufacturer and distributor of top-quality ornamental fencing and slide gates in the country. Our world class products meet the highest standards of excellence for design, durability and functionality. You will find our products at such places as the Pentagon, the Washington Monument, the Washington Nationals Stadium, Norfolk Naval Base and numerous bridges, highways and schools throughout the country.

OUR MISSION
Iron World™ strives to be at the forefront of ornamental fence fabrication and powder coating technology. Our mission is to provide superior products and services at a competitive price. Customer service is never sacrificed as we service each and every customer as a partner.

FEATURED PROJECTS
Learn how Iron World Inc. improved the fencing around the Washington Nationals baseball stadium. [Read more >>](#)

UPCOMING TRADESHOWS
The 47th Annual American Fence Association's Convention and Trade Exhibition
January 14-16, 2009
New Orleans, LA
Visit Iron World's trade show booth at [Fencecon 2009!](#)

© 2009 Iron World Manufacturing, LLC • 2009 Davis Avenue, Laurel, MD 20723 | Phone: 866-310-2747 | Fax: 301-770-7448

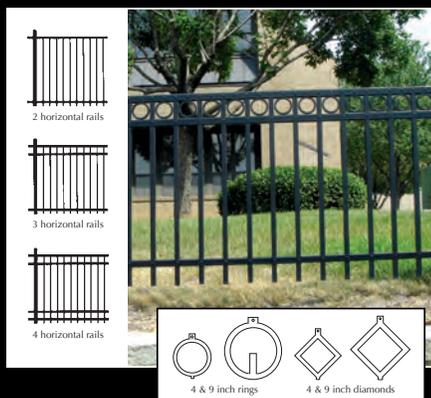
Internet Website:

IronWorldFencing.com enables the user to browse our product offering, submit a quote, find product information and drawings, download architectural specifications and see pictures of recent Iron World™ projects.

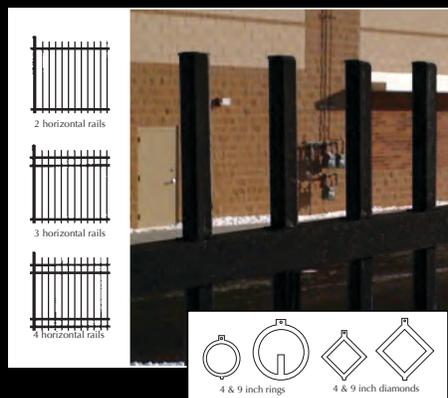
MAVERICK™ - S (Solid) Ornamental Panels

The Maverick™ - S (Solid) Line is made with $\frac{3}{4}$ inch solid hot dipped galvanized steel pickets that are then riveted to an 11 gauge channel. Our pickets are hot dipped to provide a protective coating against moisture and rust. This coating is more protective in nature vs. the traditional decorative coating seen on other iron products. Industrial Aircraft Rivets are used to attach each individual picket to the rail allowing the section to rack to your job specifications. These rivets provide the strength of a welded product without the rusting that accompanies them. Individual pickets can be replaced if damage should occur for any reason. The following styles are available in Maverick™ - S:

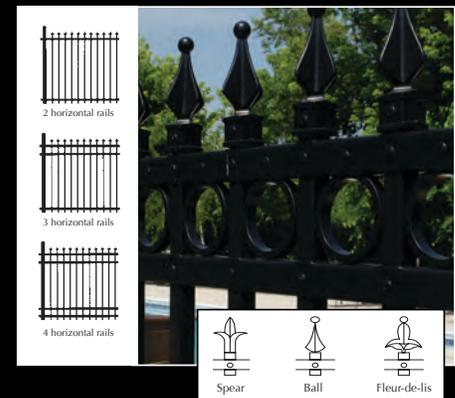
Aberdeen



Canterbury



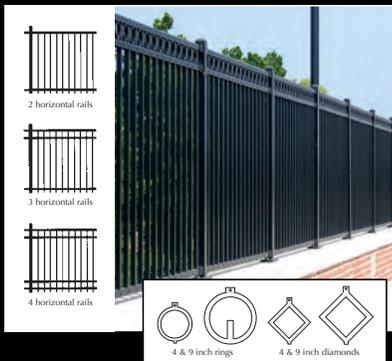
Georgetown



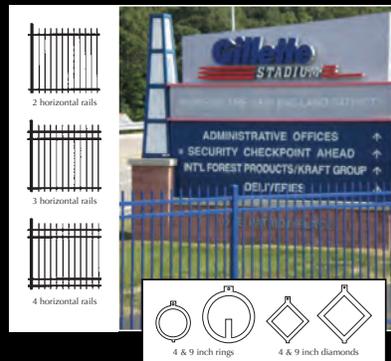
MAVERICK™ - I (Industrial)

The Maverick™ - I (Industrial) is our premier iron product utilizing an 11 gauge channel and both 3/4 and 1 inch steel pickets. These pickets are available in 14 gauge, 16 gauge or 18 gauge steel. Industrial Aircraft Rivets are used to attach each individual picket to the rail allowing the section to rack to your job specifications. These rivets provide the strength of a welded product without the rusting that accompanies them. The Maverick™ - I can rack up to 10 inches on a standard punch channel. The following styles are available in Maverick™ - I:

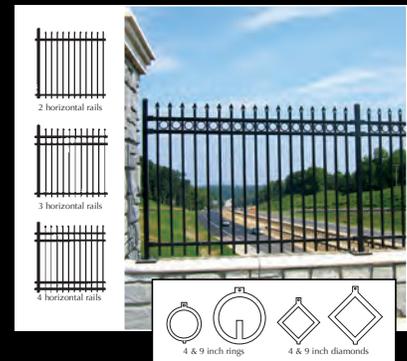
Aberdeen



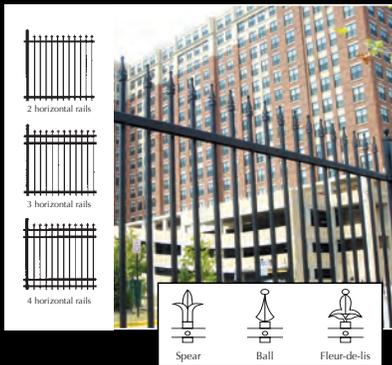
Canterbury



Barcelona



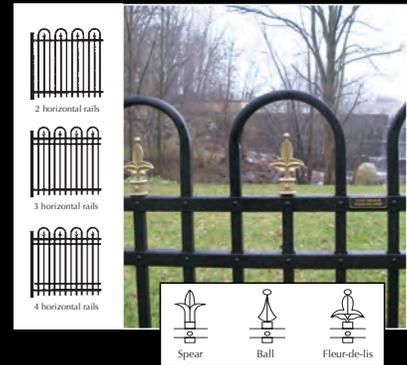
Georgetown



Old Town Series



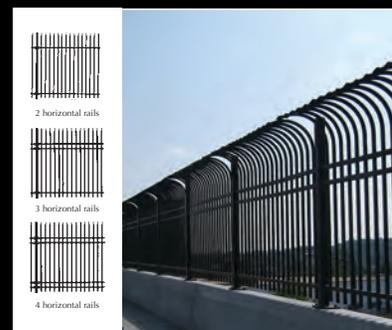
St. Vincent



Guardian (17°)



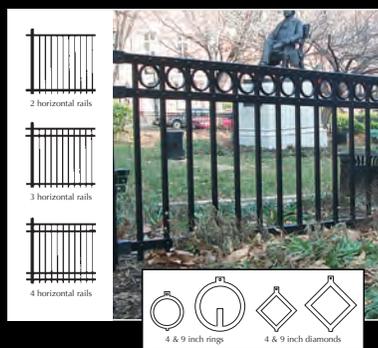
Guardian Plus



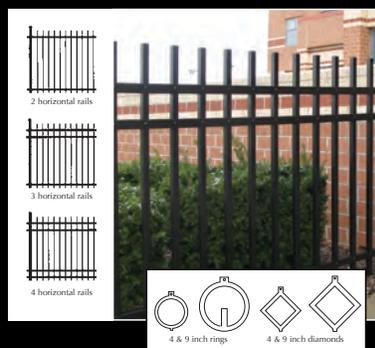
MAVERICK™ - C (Commercial)

The Maverick™ - C (Commercial) is the Maverick™ - I (Industrial) with a 15 gauge channel. The commercial line is available in both 3/4 and 1 inch steel pickets. These pickets are available in 16 gauge and 18 gauge steel. Industrial Aircraft Rivets are used to attach each individual picket to the rail allowing the section to rack to your job specifications. These rivets provide the strength of a welded product without the rusting that accompanies them. The Maverick™ - C can rack up to 24 inches on a standard punch channel. The following styles are available in Maverick™ - C:

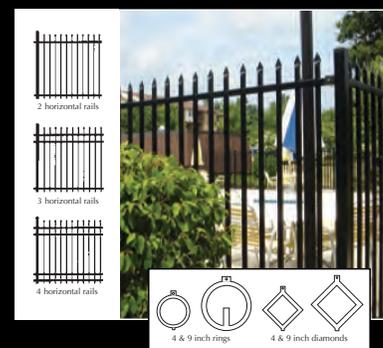
Aberdeen



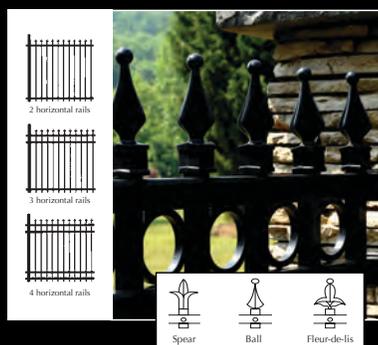
Canterbury



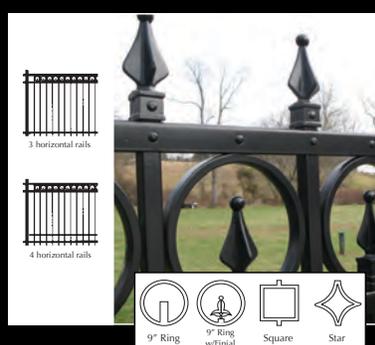
Barcelona



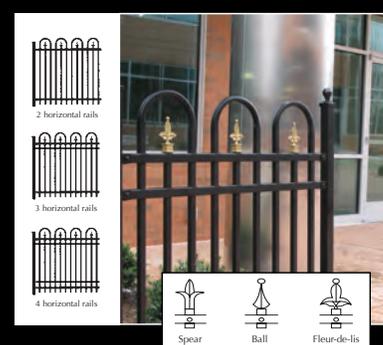
Georgetown



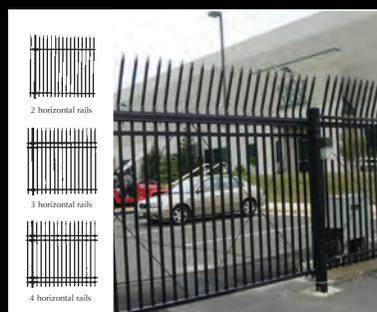
Old Town Series



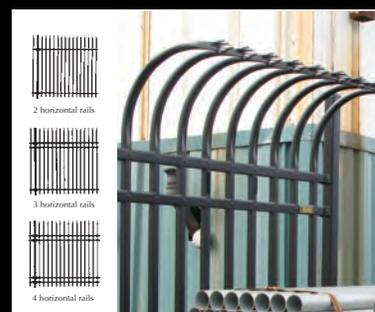
St. Vincent



Guardian (17°)



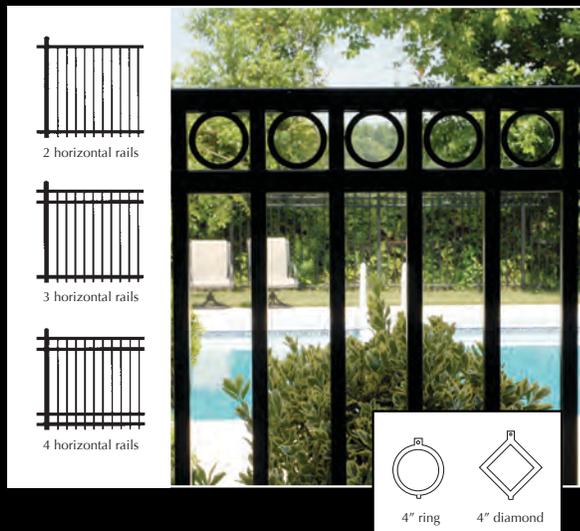
Guardian Plus



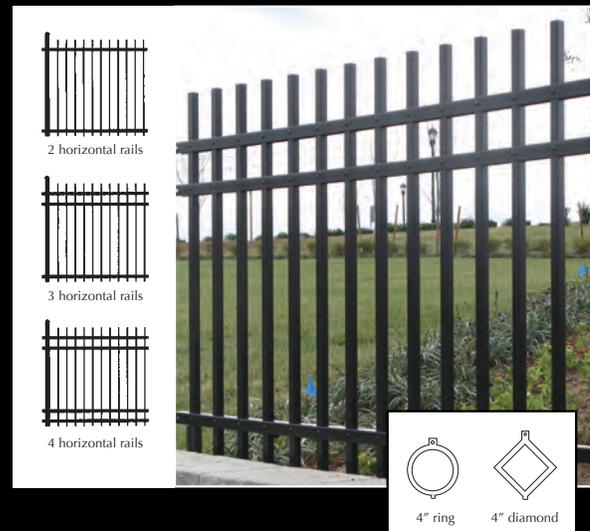
MAVERICK™ - R (Residential)

The Maverick™ - R (Residential) is targeted for residential applications and provides the beauty and security of iron at an affordable price. This product is constructed with a 15 gauge channel and 5/8 inch steel picket. Industrial Aircraft Rivets are used to attach each individual picket to the rail allowing the section to rack to your job specifications. These rivets provide the strength of a welded product without the rusting that accompanies them. The Maverick™ - R can rack up to 24 inches on a standard punch channel. The following styles are available in Maverick™ - R:

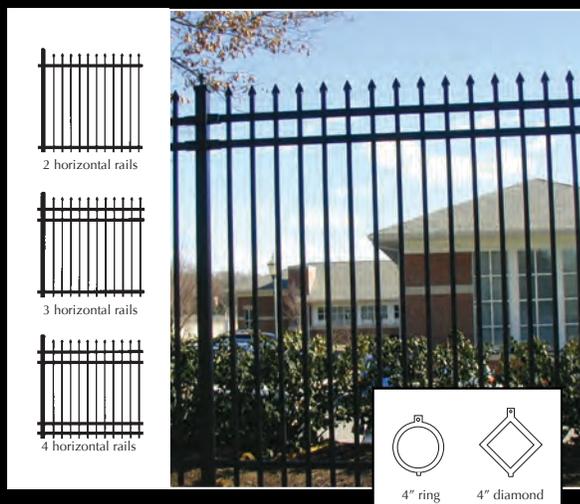
Aberdeen



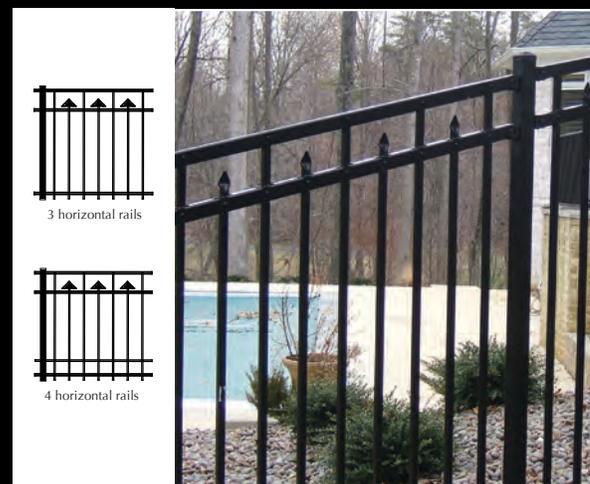
Canterbury



Barcelona



Camden



Swing Gates

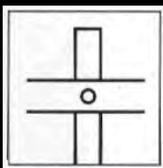
Iron World™ offers a complete line of swing gates (walk and double drive) that offer privacy and security in a multitude of styles designed to complement any setting and enhance both commercial and residential properties. Iron World™ gates are custom made to precisely fit your opening. They can be built using our residential, industrial or standard commercial materials. Swing gates can range in size from 3 foot single gates to 36 foot double gates. Larger sizes are available upon request. We offer all styles with rings, finials and arches.



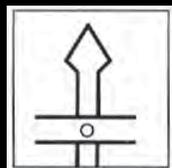
Iron World® manufactures gates in all styles with various accessories and picket tops. Over the next few pages we will show you several examples of single and double swing gates. Please reference your specification disk for more ideas or call us to create your customized gates.



Picket Tops

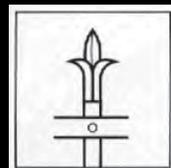


Flat

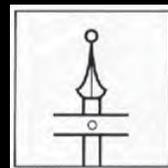


Pointed

Finial Tops



Spear

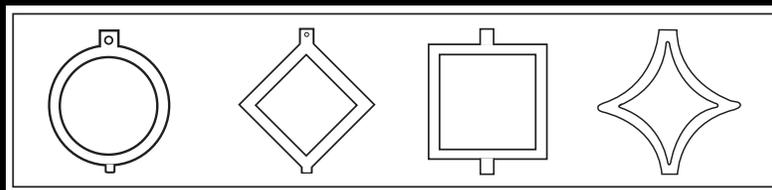


Ball



Fleur-de-lis

Inner Channel Accessories



Ring
4" & 9"

Diamond
4" & 9"

Square
6"

Star
4" & 9"

Aberdeen Style Swing Gates



2 horizontal rails



3 horizontal rails



4 horizontal rails

Single Swing



AS-1



AS-2



AS-3



AS-4

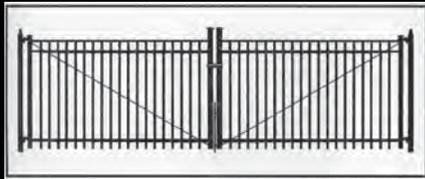


AS-5

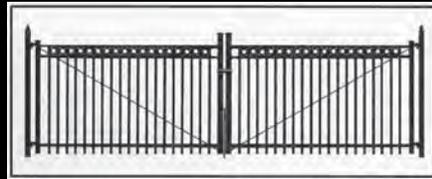


AS-6

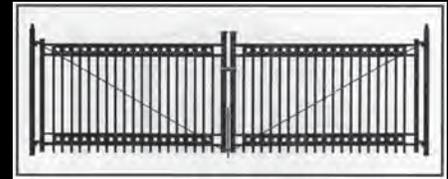
Double Swing



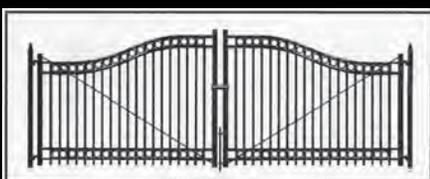
AD-1



AD-2



AD-3



AD-4



AD-5

Barcelona Style Swing Gates



2 horizontal rails



3 horizontal rails



4 horizontal rails

Single Swing



BS-1



BS-2



BS-3



BS-4



BS-5



BS-6

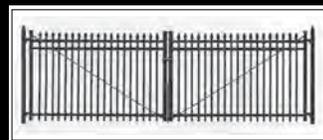
Double Swing



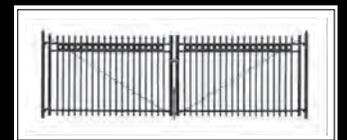
BD-1



BD-2



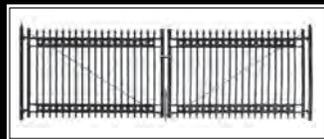
BD-3



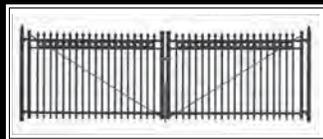
BD-4



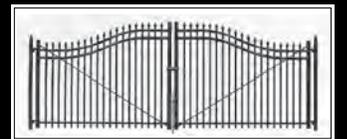
BD-5



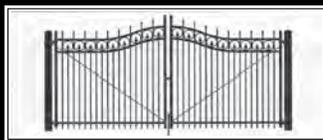
BD-6



BD-7



BD-8



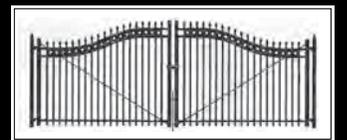
BD-9



BD-10



BD-11



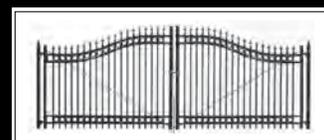
BD-12



BD-13



BD-14



BD-15

Georgetown Style Swing Gates



2 horizontal rails



3 horizontal rails



4 horizontal rails

Single Swing



GS-1



GS-2



GS-3



GS-4

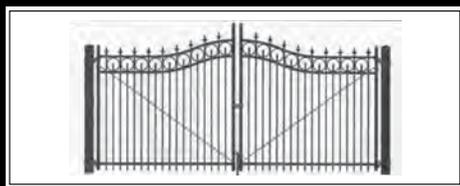


GS-5



GS-6

Double Swing



GD-1



GD-2



GD-3

Old Town Style Swing Gates



3 horizontal rails



4 horizontal rails

Single Swing



OTS-1



OTS-2



OTS-3



OTS-4



OTS-5



OTS-6



OTS-7



OTS-8

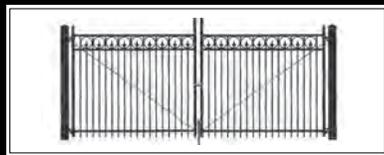


OTS-9



OTS-10

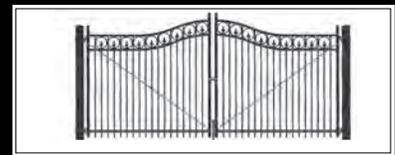
Double Swing



OTD-1



OTD-2



OTD-3



OTD-4

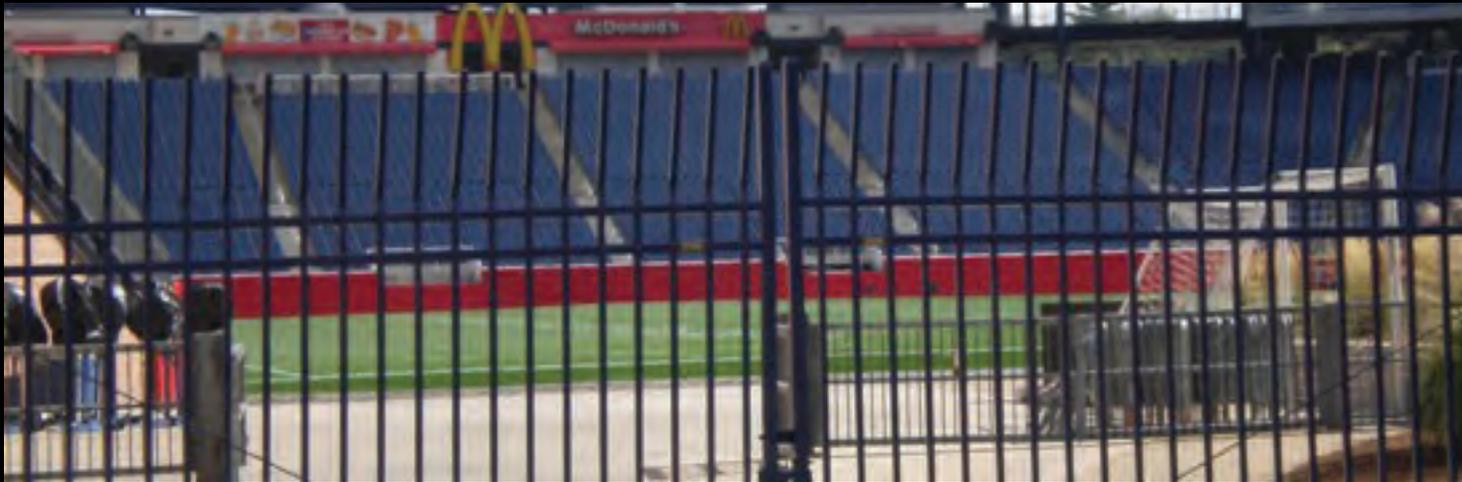


OTD-5



OTD-6

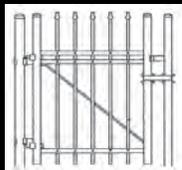
Guardian Style Swing Gates



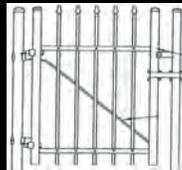
3 horizontal rails



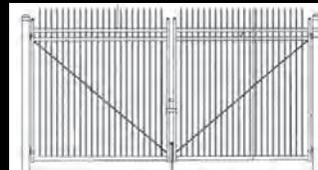
4 horizontal rails



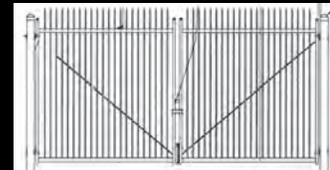
GS-1



GS-2



GD-1



GD-2

Canterbury Style Swing Gates



3 horizontal rails



4 horizontal rails



CD-1

St. Vincent Style Swing Gates



SVS-1



SVS-2



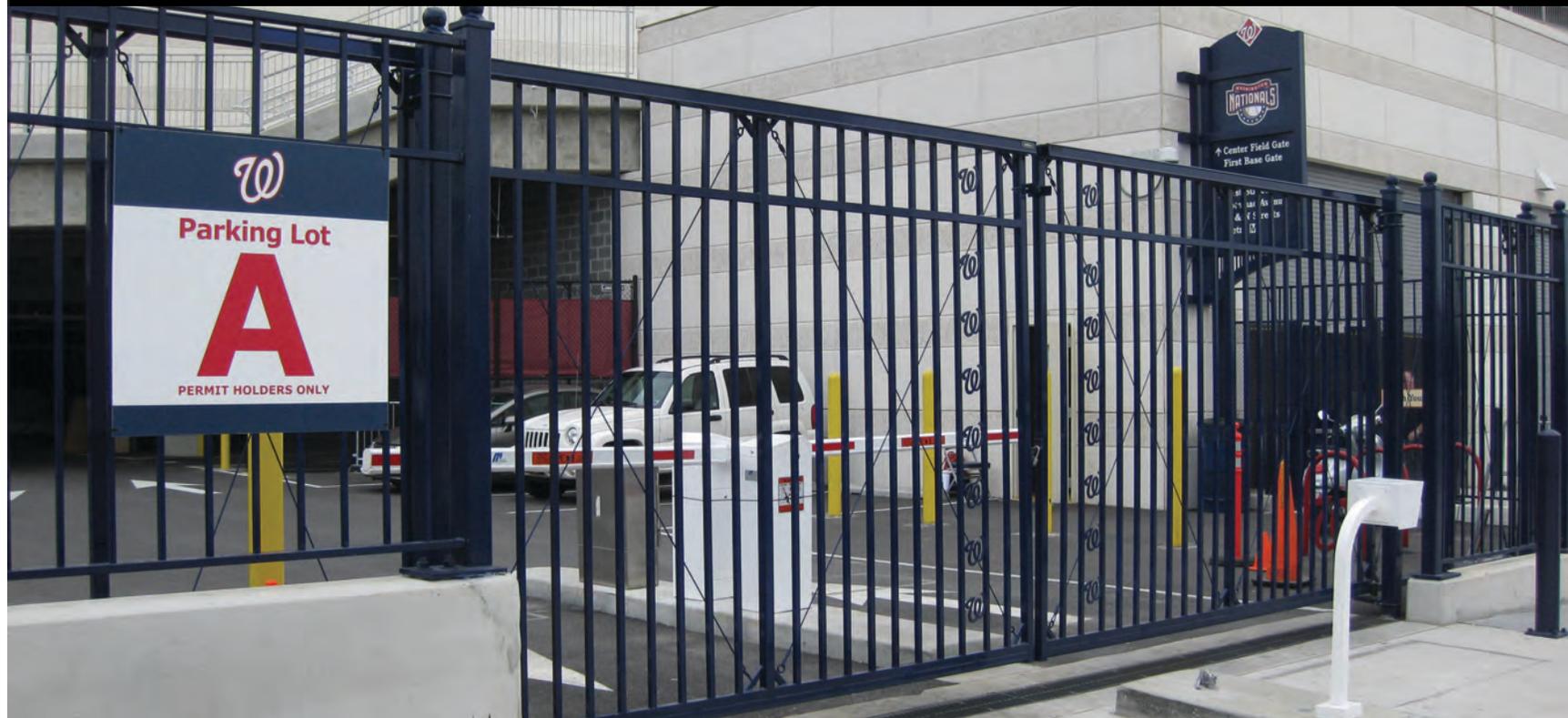
SVD-1

Have You Looked Over the Golden Gate?



Slide Gates

Iron World® prides itself with having the BEST slide gates in the industry. With the Golden Gate Series from Iron World, you will receive the most up-to-date construction features backed by Iron World's quality reputation for craftsmanship, competitive pricing, short lead times and reasonable shipping. Available in an aluminum chain link slider or an ornamental powder coated slider. Features include a closed track system with eight lubricated bearing rollers to protect from the elements and guarantee a smooth opening and closing.



Have You Looked Over the Golden Gate?

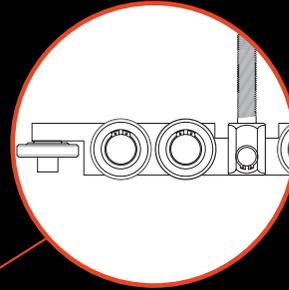
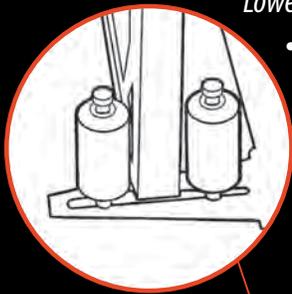
The Golden Gate Series

The Golden Gate Series

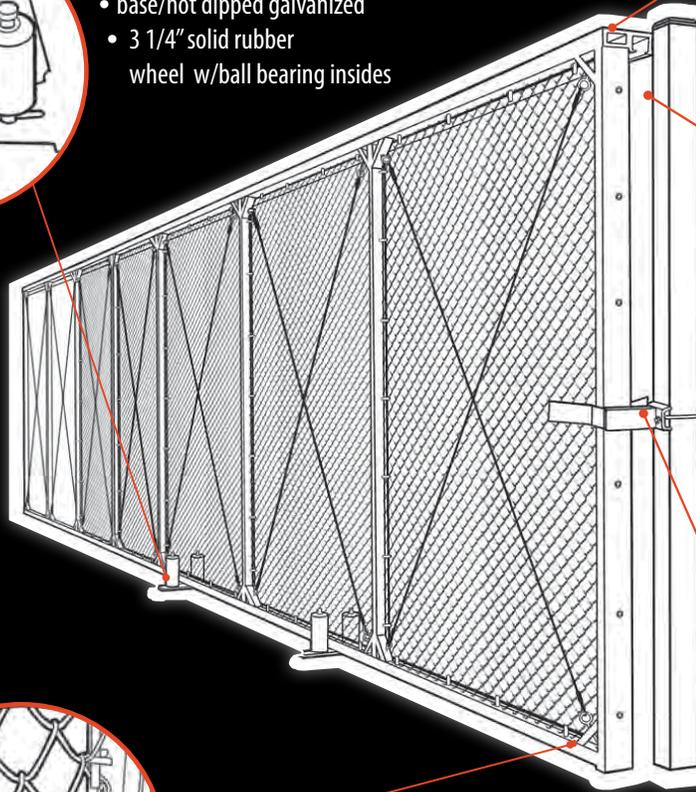
Features

Lower Roller Guides

- 3/8" solid plate steel
- base/hot dipped galvanized
- 3 1/4" solid rubber wheel w/ball bearing insides

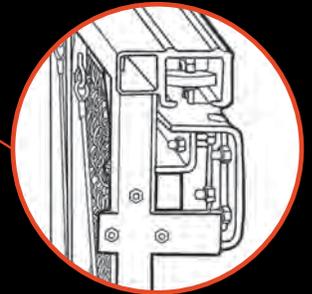


- #### 8 Ball Bearing Rollers
- aluminum shaft
 - two neoprene side rollers



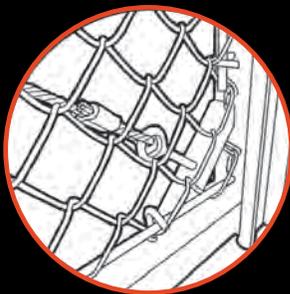
Truck Bracket

- 3/8" hot dipped galvanized
- 5/8" hole to accept 8" bearing truck assembly



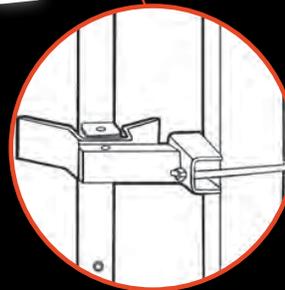
2 x 5 Gate Stop

- hot dipped galvanized
- put at front and back
- ensures gate does not come off rollers



1" Square Gussets

- 5" big eyebolts
- regulate forces of gate as it opens and closes
- will let you make easy adjustments w/nut under gusset
- 1/4" galvanized aircraft cable throughout gate to ensure stability and allows for adjustment



Heavy Duty Gate Receiver

- hot dipped galvanized gate receiver
- guides gate to locking device for secure closure

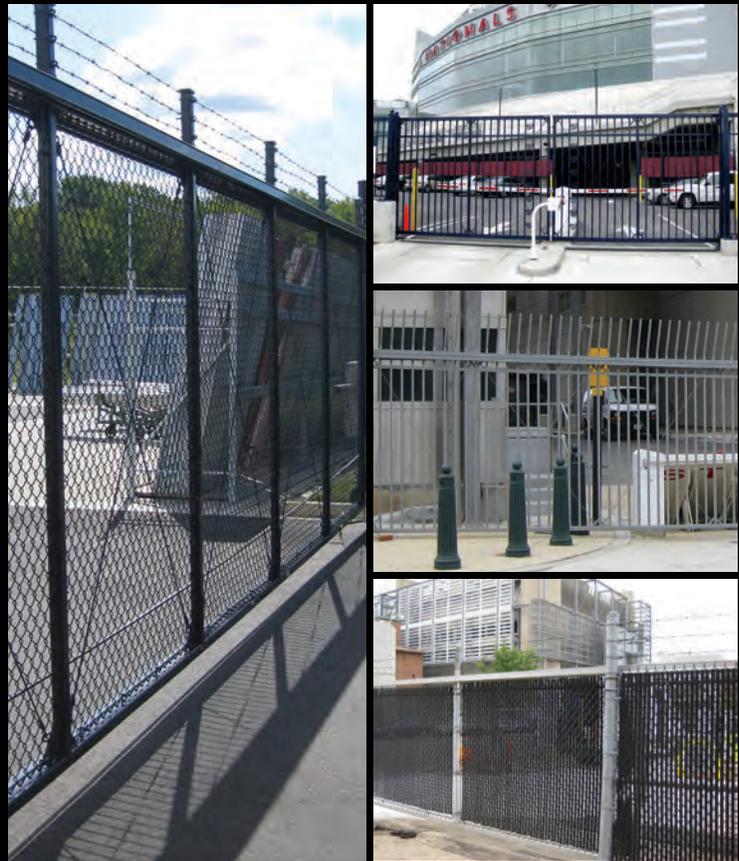
Have You Looked Over the Golden Gate?



The Golden Gate Series

Specifications

- Available in aluminum chain link, coated chain link or ornamental powder coated slider
- Features a closed track system with eight lubricated bearing rollers to protect from the elements and guarantees a smooth opening and closing
- Made from T-6063 aluminum and wired in aluminized fabric or picketed for ornamental projects
- Backed with a 15 year warranty (see warranty for details)
- Custom made to fit your needs: arches, rings, finials, etc.
- Made with safety in mind – Automated gate package which meets UL 325 code available upon request
- Comes with welded gussets and 1/4 aircraft cables for easy adjustment to guarantee smooth operation



Ornamental Slide Gates

Nothing completes a project better than an ornamental slide gate. Not only do you get the beauty of a completed perimeter of ornamental fencing, but you get the added security without having to use barbed wire. Iron World™ fabricates all gates to customer's exact specifications, from the smallest walkways to 65' box frame gates. No gate is too big or too small for Iron World™.

Available in All Styles

- Barcelona
- Canterbury
- Aberdeen
- Guardian
- Guardian Plus



Built to Custom Specifications

- Arches Available
- Dual Track Gates
- Box Frame Gates
- Color Matching Available

Chain Link Slide Gates

Iron World's chain link "Golden Gates" are second to none in the industry. Only the highest quality materials, such as 8-wheel roller and aircraft cables are used in the fabrication of our sliders. We guarantee our gates will protect your entranceway for years to come. Our gates work great with operators and can be made as small single track gates to as large as box frames.

Box Frame Gates Available
Built to Your Custom Specifications

Available with:

- Slats
- Barbwire
- Special Wire
- Color Wire
- Powder Coated



Privacy Panels & Gates

Metal Privacy Panels

Built from the Aberdeen two rail platform, this product provides privacy with an industrial level of quality. An 11 gauge steel channel is used to house 25 gauge interlocking galvanized boards. A polyester resin powder-coated finish crates an aesthetically pleasing, corrosion resistant and virtually maintenance free visual barrier. Swing gates and slide gates are also available.

Great for:

- Hotels
- Junk Yards
- Service Stations
- Restaurants
- Shopping Centers
- Military Bases
- Dumpster Enclosures
- Schools
- Amusement Parks
- Condominiums
- Equipment Enclosures
- Noise Barrier

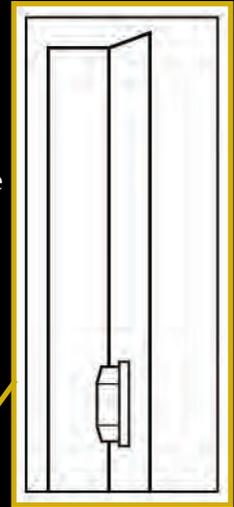


Privacy Panels/Dumpster Enclosures Features

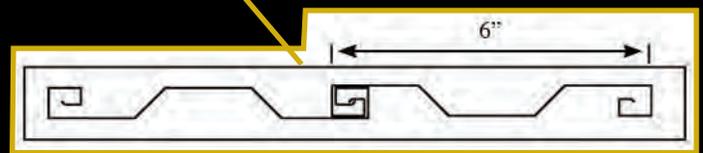
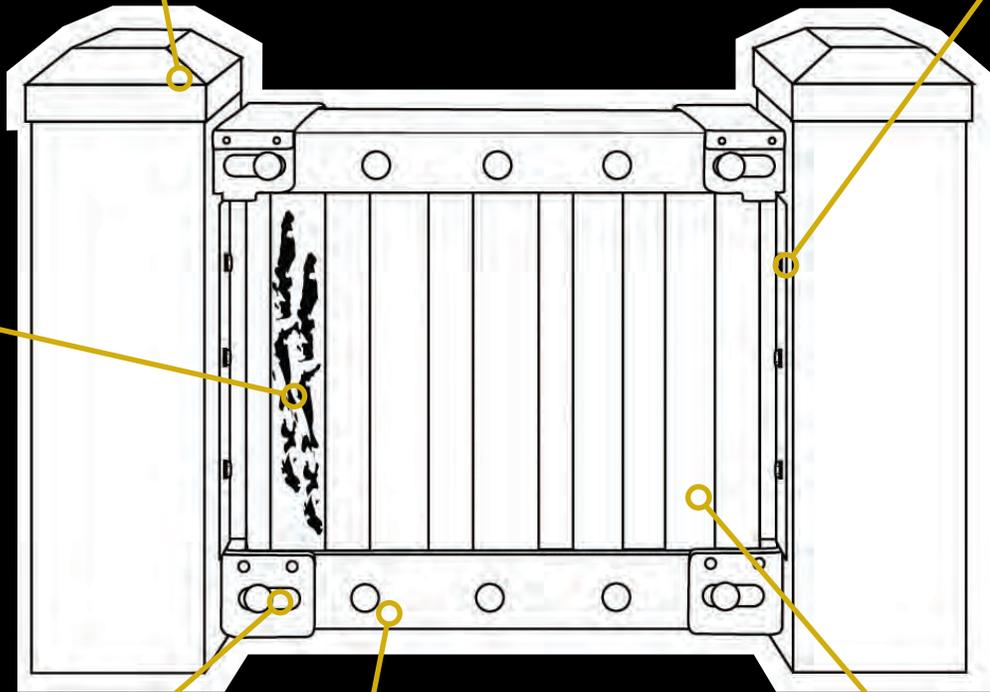


Powder Coated
(All Colors Available)

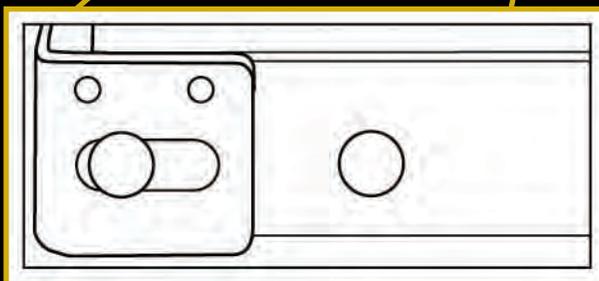
Optional Angle Board for Added Privacy



Embossed Wood Grain Finish



G90 Galvanized Steel Interlocking Boards; 25 Gauge
(Top View)



11 Gauge G90 Galvanized Steel Channel

Industrial Aircraft Rivets for Added Durability and Strength

Polyester Coated Pipe

Post Size	2 inch	2½ inch	3 inch	4 inch	6 inch	8 inch
Gauge(s)	14 & 16 g	14 & 16 g	12 g	11 g	3/16" wall	1/4" wall

Available Hardware

Swing Gate Hardware

Self Closing Hinge	ILD Self Closing
4" Press Steel Hinge	Fulcrum latch 2.5 gav
Barrel Hinges	Fulcrum latch 3 gav
Pilaster Hinges	Fulcrum latch 4 gav
2.5" Black Hinge	Fulcrum latch 2.5 black
3" Black Hinge	Fulcrum latch 3 black
4" Black Hinge	Fulcrum latch 4 black
6" Black Hinge	4" Cantilever latch
Top Pull Latch	6 5/8" Cantilever latch

Ornamental Iron Accessories

- Swivel brackets
- Press steel bracket
- Press steel bracket w/o cover
- Self tapping bracket bolts
- 6x6 post plate
- 8x8 post plate

Slide Gate Hardware

4" Truck bracket	Blank channel
6 5/8" Truck bracket	2" sq. Gate stops
Truck assembly - 4 wheel	4" Lower guide
Truck assembly - 8 wheel	Lock box
Alum 2x2	Drop Rod
Splice kit	

Post Accessories

2" flat cap	2.5" ball cap
2.5" flat cap	3" ball cap
3" flat cap	4" ball cap
4" flat cap	6" ball cap
6" flat cap	
2" ball cap	

Custom

Whatever our customers need, Iron World® can deliver. No job is too small or too complicated for our highly skilled metal workers. In addition to our standard options such as rings and finials, Iron World™ builds custom products to satisfy all of our customers iron fencing requirements.

[Panic Gates](#)

[Reverse Gates](#)

[Special Colors](#)

[Special Spacing](#)

Panic Gate





IRON WORLD[®]

9390 Davis Avenue

Laurel MD 20723

Phone: 866-310-2747 Fax: (301) 776-7449

www.ironworldfencing.com

January 10, 2022

Mr. Joseph Grsch
 Grsch Development LLC

XXXX
 XXXX

Re: Village of Hartland
 Stor It Right – Storage Unit Development
 1st Plan Review Letter

Dear Mr. Grsch:

The Village of Hartland’s Staff as well as Ruekert & Mielke, Inc. (R/M) have reviewed your site plan submittal dated January 6, 2022, consisting civil, landscape, lighting, and architectural drawings. The civil site plans and stormwater management plan were prepared by Lynch & Associates and dated January 6, 2022. We are providing the following comments as guidance and direction for your design staff in preparation of your next plan submittal. **Please respond to the comments below, in writing, with your next submittal.** You should plan to attend the Plan Commission meeting on January 17, 2022, at 7:00 pm to present your project plans.

BASIC INFORMATION	
Project Name	Stor It Right
Applicant Name	Joseph Grsch Development LLC
Consulting Planner and/or Engineer	Lynch Engineering, Jim Maloney
Existing Zoning	M1 - Limited Manufacturing/Wholesale Bus
Requested Zoning	M1 - Limited Manufacturing/Wholesale Bus
Address/Abbreviated Legal	Tax Key HAV0729947007
Comprehensive Land Map Designation	M1- Limited Manufacturing/Wholesale Bus

ADJACENT LAND USE/ZONING MATRIX		
Direction	Land Use	Zoning
North	Central Business/Mixed Use	B-3
South	Limited Manufacturing/Wholesale Bus	M-1
East	Limited Manufacturing/Wholesale Bus	M-1
West	Limited Manufacturing/Wholesale Bus	M-1

Zoning

The property is currently zoned M-1.
 Storage use is allowed as a permitted use per 46-572(5).
 Meets minimum lot width (100’) and area (30,000 sq ft).
 Maximum allowable impervious area is 60% of lot area. Additional impervious surface area is allowed per 46-576(3) if Plan Commission and Village Board approve plans and all storm runoff is managed per Village requirements.

Village property records indicate an address of 440 E. Industrial Drive for this site, change the address from the 420 E. Industrial Drive that is indicated on all documents.

Plan of Operation

The plan of operation mentions that owner will rent pallets to customers.

- There shall be no external storage allowed at the site.

The plan of operation notes that there will be no garbage dumpster on site.

- If garbage becomes a problem, Village will retain the right to require an enclosed garbage dumpster in the future.

Storm Water Management Plan

The stormwater plan was prepared to address the WDNR and Village of Hartland requirements. The applicant completed double ring infiltrometer tested to identify the infiltration characteristics of the soil. The infiltration rates are high an advantageous for infiltration. The Applicant is proposing a prominent infiltration basin on the north end of the site that will take most of the onsite stormwater as well as some offsite stormwater from the property to the west. Grass swale filter strips along the west and east sides of the property will provide pretreatment of the stormwater running to the northerly infiltration basin. In addition, two smaller infiltration basins are located on the front of the property.

1. The grading plan for the three infiltration areas does not appear to correlate with the contour level areas that are modeled for infiltration basins 1 and 2. There is evidence of 3 different grading plans in the submittal: Lynch grading plan dated 1/6; older grading plan on the RA Smith landscape plan; different grading plan in the soils testing exhibit (that seems to match the contour elevations areas that are in the stormwater model). This needs to be updated.
2. Tables within the storm plan showing resulting hydraulic grade elevations need to be updated.
3. Landscaping trees/shrubs shall not be in the infiltration basins.
4. Run the worst-case scenario of frozen condition (i.e., exfiltration set to zero for the three basins) and identify the resulting hydraulic grade line in each basin and the planned overflow routes. Include a narrative summary of the frozen condition on page 7 of the stormwater plan.
5. There may need to be modifications to the size of one or more buildings to accommodate: landscaping outside of infiltration basins and proper area for the infiltration basins (i.e., the westerly building may need to be shorted on the south end to make room for the basin and landscaping.
6. Provide a Stormwater Maintenance Agreement to Village standard form with the maintenance plan. This agreement needs to be signed and recorded with the County.
7. Provide a financial guarantee bond to Village standard form for the value of the stormwater work. Please provide a cost estimate for the stormwater related work.

General Notes – C001

8. Note C. Grading 8. states that the infiltration basins will receive a wet prairie seed mix. Is that the intent for the two infiltration basins on the front of the lot? Verify.

Site Plan – C100

9. Show the location of the monument/ground sign on the site plan, lighting plan and landscape plan.
10. Provide a handicap sign by the ADA stall.

11. Show parking stall dimensions. 180 sq ft minimum. 9-1/2' x 19' is Plan Commission standard.
12. Tabulate the following areas: Lot – Total Building – Other Impervious (including pavement and concrete).
13. What is drive width when vertical pivot lift gate is fully open?
14. Applicant is planning to use an 8-foot tall Ornamental Iron decorative fence on the front side. Which style is being used? Applicant planning to use an 8-foot chain link fence for the rear of property. Proposed fences appear to meet Section 46-12(10).

Grading & Erosion Control Plan – C200

15. Verify/utilize the correct final grading plan.
16. Label the three infiltration basins by number.
17. Provide cross sections of the three infiltration basins or provide the following on the drawing for each: basin ID; top berm elev/spill way elev/bottom elev; overflow direction arrow.
18. The easterly edge of the northerly infiltration basin number 3 does not show ending slopes to keep the basin contained within applicant's property. Modify grading plan to show basin end. OR is there off-site water from the east that needs to come into infiltration basin number three?
19. All side yard swales and slopes on front infiltration basins need to be erosion matted.
20. Size of storm sewer and inlets in paved area not shown. Recommend 12-inch storm sewer and precast concrete inlet structures.
21. Size of storm culverts on west and east side of site of building shown as 8-inch. Recommend 12-inch to lessen chance of clogging or snow freezing at apron end wall.
22. Locate manhole access at the directional change of these two culverts for cleanout purposes.

Construction Details – C400

23. Provide detail of inlets and manholes.
24. Change Type C to Type D inlet protection for first set of inlets downstream along E. Industrial Drive.

Lighting Plan – C1.1

25. Lighting plan appears adequate. C-WP-D-TR Series wall pack LED light submittal material provided.

Landscape Plan – L100

26. Update landscape plan with final grading plan that is being used.
27. Do not plant trees/shrubs in infiltration areas.
28. Distinguish areas that are to get wet prairie seed mix and turf grass seed mix.
29. Village staff suggests a screening fence in front of the generator.

Proposed Elevations Building #1

30. West elevation of building 1 (north end) inconsistent with east elevation.

Signage

31. Proposed 32 sq ft ground sign size does not exceed the 35 sq ft maximum. Must include ground plantings to soften base. Need photometrics on ground sign illumination. Include this on the Lighting Plan – C1.1.
32. Plans detail two wall sign sizes and only 1 location. Applicant must clarify proposed wall sign(s) location and size. Wall sign must not exceed 1 sq ft for every linear foot of building frontage. Building 2 appears to be 70 feet long along Industrial Drive.

Summary

The following are remaining submittals or permits that the applicant will need to provide to complete the Village approval process:

1. Provide 2 paper copies of the final Storm Water Management Plan and Construction Drawings stamped by a Professional Engineer – submit 2 final copies with all relevant information from previous submittals included. Provide record drawings.
2. Storm Water Maintenance Agreement – recorded at County.
3. WDNR Notice of Intent.
4. Village storm water permit and erosion control permit – bond required for storm water improvements.
5. Building permit.

The applicant will be required to obtain any other permits determined to be necessary. If you have any questions, comments, or concerns, please feel free to contact our office.

Respectfully,

RUEKERT & MIELKE, INC.



Ryan T. Amtmann, P.E. (WI, IL)
Village Engineer
ramtmann@ruekertmielke.com

RTA:rta

cc: Ryan S. Bailey, CPA, Village of Hartland
Scott Hussinger, Village of Hartland
Dave Felkner, Village of Hartland

ANDREW J FALLON AND KYLE M MILLER
230 PAWLING AVE
HARTLAND WI 53029-2013

D&B HAYDEN LLC
425 E INDUSTRIAL DR
HARTLAND WI 53029

ELMORE MACHINERY CORP
403 EAST AVE
EAGLE WI 53119-2109

ELMORE MACHINERY CORP
403 EAST AVE
EAGLE WI 53119-2109

EYE COMMUNICATION SYSTEMS
1823 EXECUTIVE DR
OCONOMOWOC WI 53066-4832

HARTLAND MEADOWS RETIREMENT
APARTMENTS LLC
W320N1161 BUTTERNUT RIDGE CT
DELAFIELD WI 53018-2257

HARTLAND SELF STORAGE LLC
74 HALBACH CT
FOND DU LAC WI 54937-8626

HARTLAND STATION LLC
249 PAWLING AVE
HARTLAND WI 53029-2052

ILLINOIS TOOL WORKS INC
PO BOX 110
HARTLAND WI 53029-0110

JOSEPH GRASCH DEVELOPMENT LLC
W284N3234 LAKESIDE RD
PEWAUKEE WI 53072-3318

KOEPPEL HOLDINGS LLC
PO BOX 46
OCONOMOWOC WI 53066-0046

KUSCH INVESTMENTS LLC
N65W30981 BEAVER LAKE RD
HARTLAND WI 53029-9799

ROBERT F KALKE JR
370 PROSPECT AVE
HARTLAND WI 53029

RONALD JAEGER AND ANN JAEGER
430 INDUSTRIAL DR
HARTLAND WI 53029-2329

STACY L SMITH
248 PAWLING AVE
HARTLAND WI 53029-2013

STONEWOOD STORAGE ASSOCIATES
LIMITED PARTNERSHIP
PO BOX 145
HARTLAND WI 53029

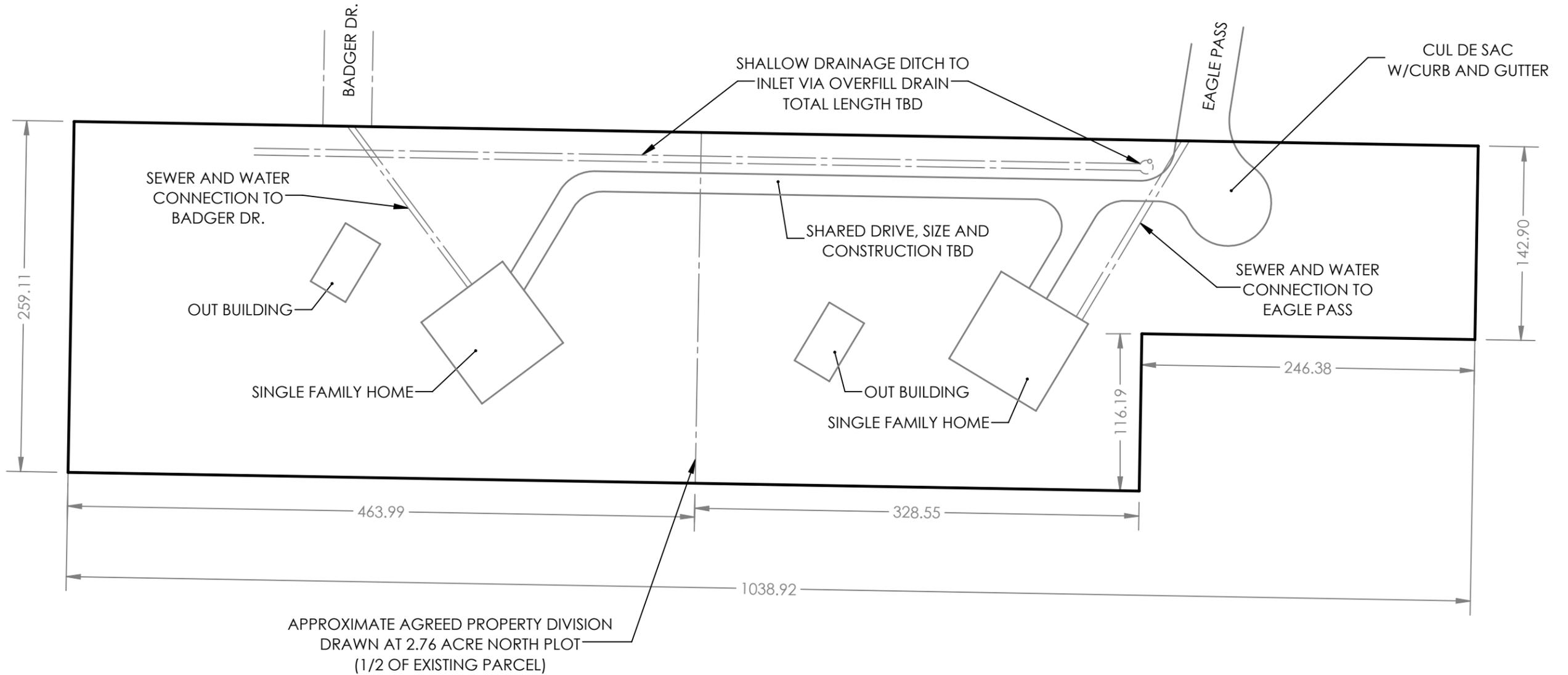
SW 2017 1 LLC AND J F CLEARCOTTON
LLC
1200 N MAYFAIR RD STE 310
MILWAUKEE WI 53226-3288

UNIQUE SUITES LLC
1318 RIVERS EDGE CT
OCONOMOWOC WI 53066-6912

WISCONSIN POSTAL HOLDINGS LLC
75 COLUMBIA AVE
CEDARHURST NY 11516-2011

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

From: Scott Hussinger <scotth@villageofhartland.com>

Sent: Tuesday, January 11, 2022 9:32 AM

To: Ryan Bailey <ryanb@villageofhartland.com>

Subject: Hammer Property

Ryan,

Attached is recommended land use plan from 2018 Village Comp. Plan showing road extensions through the "Hammer" property. PC and VB are considering a site plan for this property that includes the installation of a cul de sac on Eagle Pass, 2 single family dwellings, and no road or utility extensions to the west.

Prior to approving proposed site plan Village Comp Plan should be amended. Amendment should clearly show no road or utility extension through the Hammer property and acknowledge land use and access to "land locked" parcels.

Looking for PC to confirm the following:

- Support for proposed site plan.

- Future land uses for the "land locked" parcels.

- Access to "land locked" parcels.

- Any other details that should be included on amended land use plan.

PC could direct staff to begin process to amend land use plan that is consistent with proposed site plan.

Scott.

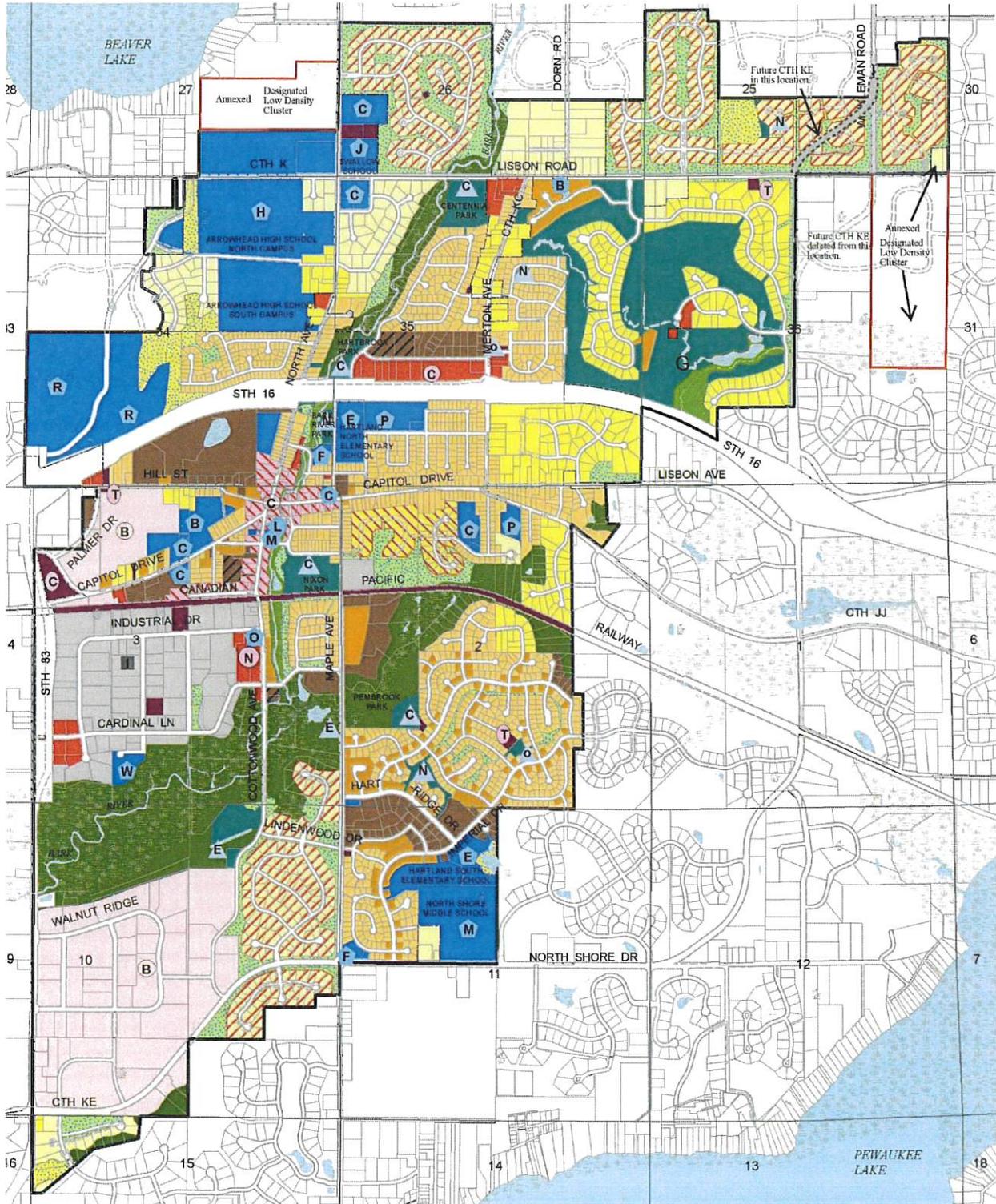
Scott Hussinger

Village of Hartland Building Inspector

262-490-8222

Map 9-6

RECOMMENDED LAND USE PLAN – VILLAGE OF HARTLAND
PLANNED URBAN SERVICE AREA: 2035
(Amended as of March 26, 2018)

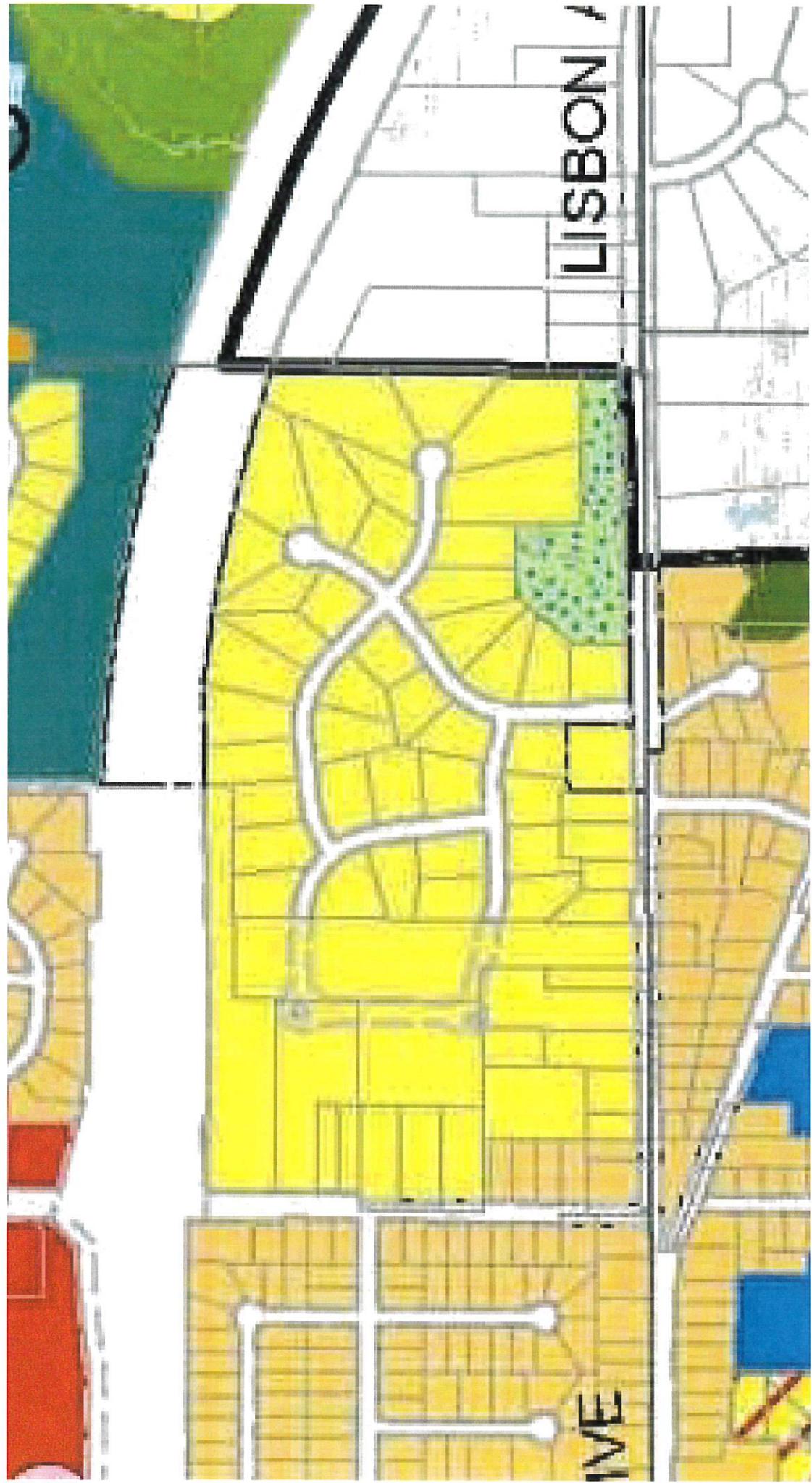


Source: SEWRPC as modified by the Village of Hartland

Map 9-6

LEGEND

-  Planned Urban Service Area Boundaries: 2020
-  Existing Corporate Limit Boundary: May 2011
- SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**
-  Low Density (32,670 Sq Ft or More Per Dwelling Unit)
-  Low Density Cluster Development (32,670 Sq Ft or More per Dwelling Unit)
-  Medium Low Density (20,000-32,669 Sq Ft Per Dwelling Unit)
-  Medium Low Density Cluster Development (20,000-32,669 Sq Ft Per Dwelling Unit)
-  Medium Density (8,000 - 19,999 Sq Ft Per Dwelling Unit)
- TWO-FAMILY RESIDENTIAL DEVELOPMENT**
-  Upper-Medium-Density (Up to 8.7 Dwelling Units Per Acre)
- MULTI-FAMILY RESIDENTIAL DEVELOPMENT**
-  High Density (Up to 17.4 Dwelling Units Per Acre)
-  Senior Housing (Up to 9.4 Dwelling Units Per Acre)
- COMMERCIAL DEVELOPMENT**
-  Retail Sales and Services
 - N Neighborhood Shopping Center
 - C Community Shopping Center
-  Mixed-Use Commercial/Residential (Part of Village Center)
-  Business and Professional Offices
-  Business/Limited Manufacturing Park
- OTHER LAND USES**
-  Industrial
 - I Industrial Park
-  Transportation and Utilities
 - C Commuter Center
 - T Water Tower
-  Governmental and Institutional
 - M Municipal Building and Police Department
 - W Public Works
 - L Library
 - F Fire Station
 - O Post Office
 - E Public Elementary School
 - M Public Middle School
 - J Public Elementary/Middle School
 - H Public High School
 - R Private School
 - C Church
 - P Church and Private School
 - B Cemetery
- PARKS AND RECREATION**
-  Parks and Recreation
 - N Neighborhood Park
 - C Community Park
 - E Conservancy Park
 - G Golf Course
 - O Other Park and Open Space Sites
-  Primary Environmental Corridor
-  Secondary Environmental Corridor
-  Isolated Natural Areas
-  Other Lands to be Preserved
-  Surface Water
-  Existing Property Line
-  Existing Street Right-of-Way Lines
-  Proposed Street Right-of-Way Lines



LISBON A

IVE

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