

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA**  
**MONDAY, FEBRUARY 21, 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 January 17, 2022 meeting.
2. Items related to 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. **PUBLIC HEARING** for the consideration of a Conditional Use request.
  - b. Consideration of a motion to recommend approval of a Conditional Use Permit.
3. Architectural Board review and consideration of site and building plans for construction of a garage addition on the Horn-Matz property, 176 E. Park Ave.
4. Plan Commission review and consideration to begin the process to amend the Village Comprehensive Plan's "2045 Land Use Plan" for the properties located on and east of Merton and North of Lisbon Avenues, and west of Lake Country Meadows.
5. 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.
6. Adjourn.

Ryan Bailey, Interim Village Administrator

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: [www.villageofhartland.com](http://www.villageofhartland.com) (Government/Agendas and Minutes).

Joint Architectural Board/Plan Commission Agenda

Monday, February 21, 2022

Page 2

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/89431988221?pwd=eGFaNjBtVE0rSEpnbms3cWFUU1A1dz09>

To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799. The Meeting ID is 894 3198 8221 and the passcode is 892874.

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES**  
**MONDAY, JANUARY 17, 2022**  
**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, Logan Wehmeyer, Kristin Sanden, Joe Graush 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 December 20, 2021.**

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

**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.**

Pfannerstill opened the public hearing at 7:01pm for comments. There were no comments, so he closed the Public Hearing at 7:02 pm.

**b. Consideration of a motion to recommend approval of the Conditional Use Permit.**

Interim-Administrator Bailey asked Building Inspector Hussinger if there were any issues. Hussinger said there were no issues based on the business plan of operation and hours of operation. Wallschlager commented that the bathroom was listed as a "public bathroom" but it really isn't public, it is for customers only. Hussinger said it is a unisex bathroom and they can strike the word public.

Motion (Hallquist/Bierman) to recommend approval of the Conditional Use Permit. Carried (7-0).

**3. Plan Commission review and consideration of a request for a Conditional Use for the operation of a self-secured self-storage facility for FreeUp Storage of Harland, LLC, 840 Rose Drive-**

**a. Preliminary consideration of plans for the proposed Conditional Use.**

Hussinger said the property is being sold and there will be a name change. He said the Conditional Use is owner sensitive so that is why they are going through this process. So tonight, they are letting you know they would like to begin the process and if you are comfortable enough with it and want to set the public hearing for the next Plan Commission meeting. Hallquist asked if there would be any changes in the operation and Hussinger said no and next month we could look at that in detail.

**b. Motion to set a Public Hearing to be held during the regular Plan Commission meeting on February 21, 2022.**

Motion (Hallquist/Wallschlager) to consider the Conditional Use and set the Public Hearing for February 21, 2022. Carried (7-0).

**4. Architectural Board review 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.**

Joe Graush was present to explain the site and building plans. He said they came about 6 months ago for a concept review of this project, but it took longer than anticipated. He said the storage facility is a Class A storage brand, and is different than others because 85% of the square feet is Climate controlled. And gearing more towards the boat & vehicles storage. He said the word they use in the industry for that type of storage is mega storage with the largest space being 15 x 65, with majority of the spaces being 12/14 ft x 30/40 ft. Graush said with the climate controlled they are looking at doing some document storage as well. He said another unique aspect of this storage is that is a drive-up access facility.

He said they will have an office in this facility. He said someone will be in the office full-time at first then part-time thereafter. He went on to say that most of the overhead doors are 14 ft high. Ryan Amtmann from Ruckert & Mielke said in the packet is a review letter with a compilation of staff comments was issued on 1/12/22. He said Joseph and his team were able to respond to that letter and made most of the adjustments that are already in the plans that you see in your packet. He said here are a few items that need to be resolved and one of the items relates to storm water management. He went on to say they he has a high level of confidence that with a large infiltration basin on the north side of the property and the 2 infiltration basins on the west side of the property it will meet village requirements because the infiltration rates in that area are quite high. He said Mr. Graush's engineer needs to do some updates for the storm water management plan and that needs to be in writing as well set their maintenance agreement. Amtmann said the other item is related to lot coverage. He said the lot coverage allowable in this area is 60% coverage and with the proposal as they have laid it out with the rooftop and pavement, they would be at 65.3% for lot coverage which the village code would allow the plan commission and board to approve that extra 5% as long as they have an adequate storm water management plan. He said a couple other items that staff pointed out, there is a generator on the front side of the building and staff suggested that be screened as that is the norm with some type of fence. Mr. Graush would like that visible for the customers and there will be some landscaping and bushes that will screen it

to some extent, but it will still be visible when driving in the driveway. He said Hussinger can speak to the signage as they will have a monument sign and 1 wall sign that will be lite and internal downcast lights that will illuminate the inner drive aisles.

There will also be no doors on the backside on west and east side. Amtmann said from his point of view it is important to see that stormwater management plan updated and to him by the end of the week. He said he could support conditional approval based upon that stormwater management plan meeting the village requirements in his review as well as the other requirements that are yet to be resolved those of which are not really major.

Xykis commented that the generator needs to be spaced so far from the building and needs to have enough air flow. Hussinger said 1 way to soften the view is to use a section of fence as it softens the view from the street. Mr. Graush said the generator is a small in the scheme of things. He said the generator is important to them as a business as its rare for a storage facility to have a generator and they want the customers to see it. Xykis asked how many kilowatts and amps the generator and Mr. Graush said he doesn't have that number right now. Hussinger said it is only in case of loss of power. He said I'm sure it goes through a test cycle once a week and during the day. Pfannerstill asked if the generator being visible going to be a code issue. Hussinger said it is not a code issue. He said if the Plan Commission says it is allowed, it is ok, and he just wanted the Plan Commission to know about it. He said the landscaping screens the view.

Wallschlager said a previous company that came to the Plan Commission that had a generator we made them put a fence around it. Hussinger said that was a large commercial building. Bierman commented on siding design on a nearby facility and asked when that facility went in, if that design was something the architectural board did at the time who wanted the elevation at the street to be a little different than the just the other normal sides of the building, if that was done on their own or requested by the board to be different, and he thinks it should be consistent with that.

The petitioner said it is called a boomerang and they didn't want to be the typical boring storage facility, so they are trying to add a little architectural interest on the other 2 buildings.

Schneeberger asked if they were required to have fire protection and Mr. Graush said they are not required by code to have fire protection. He said there is a 3-hour cmu wall in building 1 & 2, he said they are required to have a firewall every 12, 000 sq. feet per code. And he said they are no required to have any specific ventilation per code. He said they are hvac controlled so they are cold air returns so the ceilings are open so there is room for air to flow in the ceiling. Schneeberger asked if the plan is state approval and Graush said yes, it is, the village requires it because it is a commercial building.

Hussinger pointed out that is a state issue, but he said the facility next door doesn't have any hvac, he said they do in their office but not in their storage area. Graush said if the state required ventilation, they would put it in there. There was brief discussion on the state confirming standards.

Hussinger said they are looking for approval for 1 wall sign and 1 monument sign, so we need to look at that at some point. deCourcy-Bower commented that in the plan of operation he didn't see anything about prohibiting hazardous material and he thinks something should be in the Plan of Operations that states no hazardous materials allowed to be stored. Mr. Graush said he would

be more than happy to put that in the Plan of Operations. Hussinger said we will just need to see an updated business plan of operation.

Hussinger said the wall sign is 70 sq. feet and illuminated. Hussinger asked if it would be illuminated all night and Mr. Graush said he had not thought about it, but he would prefer for it to be. Hussinger said there is residential on Cottonwood. Mr. Graush said he is willing to work on a dimmable option and willing to work on any concerns with neighbors.

Motion (Hallquist/deCourcy-Bower) to conditional approve meeting the requirements set forth by the Village engineer, and Building Inspector with the approval of the signage, the landscaping and lighting on/off schedule of 10pm and the no storage of hazardous materials. Carried (7-0).

**5. Items related to a conceptual site plan for the proposed development of property located north of 1112 Lisbon Ave-**

**a. Plan Commission review of proposed site plan**

Shawn Hoppe the owner of the property was present and said they are looking to get approval for the site plan and move forward. He said the site plan is for 2 houses, a cul-de-sac a shared driveway. Interim-Administrator Bailey said at the last Plan Commission meeting he and Building Inspector were tasked to reaching out to some of the owners of the land locked properties. He said they did reach out to one of the owners of the land locked parcel and the other is landlocked and not touching this property. Hussinger said he reached out and talked to the owner of the landlocked parcel who also lives adjacent to the landlocked property on Merton Ave. He said he does not wish to have that parcel developed ever. He said he would prefer this property never be built on, so he is in favor of the Village removing the road extension from our Land Use Plan.

**b. Discussion regarding a possible amendment to the COMP plan based on project proposal.**

Hussinger said he thinks what needs to be determined is if there is support for this site plan and if there is then we need to amend the Land Use Plan and direct staff to begin that process.

Pfannerstill said what this board needs to decide is this in the best interest of the Village and if it were then the process would involve changing the plan for the future which included roads that would go through this property and being fully transparent.

Bailey said if this site plan is something the Plan Commission decides they like, the process to amend the code would take several months and all the property owners in the subdivision and the surrounding properties would be notified that there would be a public hearing. Hallquist asked if this property would then become part of Lake Country Meadows or would it stand alone. Hussinger said it would stand alone.

deCourcy-Bower said 2 things to note. He said the comp plan and images that were included in the packet for clarity those are from the old comp plan, the previous comp plan. He said when we were discussing revising the old comp plan, to the new updated one, we did discuss this particular area and at that time when the comp plan was done, the densities that were allowed in the western half were increased to try to encourage development of these properties.

He said his understanding is, that there was a proposal or plan that came before the board that didn't make it to Plan Commission that was more aligned with that and it essentially got rejected.

He said he would encourage speaking not with just 1 of the property owners. He said really any of the properties that the Land Use would be changed, should be reached out to. He said if it were to be changed to undeveloped and no desire or intent to develop these properties, he is ok with it. He said the Hammer property at one point said the same thing, they said no we never want to develop the properties which is why it wasn't developed, so he said he is a little cautious to just rely on 1 property owner saying he is ok with it. He said if it is the consensus to changing the comp plan then he is certainly open to it, but he wants to make sure that happens.

Bierman asked if this is a separate parcel and Hussinger said this parcel is a unique parcel and it has not structures on it. He also asked about the overflow drain. Hussinger reminded everyone that this is just a concept plan, and they will have to submit engineered plans. He said they just wanted to make sure it was on the plan; he said the plan details will be in front of this board in the future. Bierman asked if the properties to the west were ever developed, does that have to go down to the pump station at Shelly or does that drain at Merton for sewer. He said in other words, are we taking all these that are left and saying if it ever got developed there is a 100 ft strip that gravity feed doesn't work for sewer therefore it can never be developed. Hussinger said no because the 2 landlocked parcels if they are developed in the future, they would have to provide road access and Likely through their own properties and utility access through their own properties. He said 90% of our sewers are gravity sewers but we do have some grinder pumps in the Village of Hartland and those are common just not very common in Hartland. He said if someone had to take their sanitary sewer, 1 gravity to outside the house with a septic system and a pump on it, they are going to pump it all the way up to Merton Ave for example and connect to the sanitary sewer there.

Bierman asked if having an easement for sewer and water coming in off Badger is deeming that land having to go down to Shelly for those sewers or would each one have to have a pump and pump it down to Merton.

Hussinger said for these two lots, he can't say for sure right now but thinks they would have a gravity sewer and for the landlocked parcels at the very least they have access to sewer and water through the homes owned by the owners of the landlocked parcels, they could run their sewer through their sewer lateral. Brief discussion on access to sewer and the landlocked parcels.

Pfannerstill said he didn't know if you will get all the owners to agree on the same thing and he said things do change. And we need to take into consideration the long history of this. Bierman said he is for it but wants to know that we don't create a dead space and a large expense. Amtmann said it is a great point regarding sewer and water. He said on one hand we could extend to the westerly edge at a significant cost and who would pay that.

It was stated if the comp plan is amended the owners do need to be contacted.

deCourcy-Bower said if we go through the comp plan, we need to be transparent and if it is not going to be developed it needs to show that to service lands that you don't know if they will be developed. He said you could also do a preliminary design to see you could best service those lots in sewer and water and preserve an easement as was mentioned. He said he thinks you could go either way; you could go off Merton or you could go in this direction but as Hussinger mentioned it might have to be on a pump on privately owned pump station.

deCourcy-Bower said as we go through the process, I just want people who are buying properties to understand what their ability to develop is based on the comp plan. He said if we think there are all these hurdles that are getting in the way of being developed the properties to the west then I would rather go through the comp plan process transparently and say look it's not going to get developed because of the limitations of those lots because of those limitations, it planned to be undeveloped so at least someone buying it knows rather than right now us showing a higher density and someone coming to the board and getting shot down. He said he just wants to make sure we are transparent in our comp plan and what we show in our comp plan and what the actual intent is and what the actual decision is going to be rather than show something that doesn't reflect what is actually going to happen.

Bailey said we currently have a site plan in front of us that doesn't match our comp plan and if this is something the board doesn't want to go any further with, then there isn't any point in going through changing the comp plan currently.

Wallschlager said it is one of the best plans that I've have seen for this property. She said she has seen developments before us with a lot of houses on it, down to 3 now 2. She said if we have to review the comp plan which is just a guideline for us, she said she doesn't know how we can say no to 2 houses on this parcel vs you can't build anything.

Xykis said his comments are along the same line as Wallschlager's. He said the comp plan is a guidance and he is very much in favor.

deCourcy-Bower commented that he too believes that property owners have the right to develop their property and he too also believes that they have the right to do that in accordance with what the comp plan shows. His concern is the that other property owners came forward with plans according to the comp plan and got turned down. He said he wants transparency in the comp plan so property owners know what they can and can't do, it is only fair. He said the comp plan should be updated so everyone knows what the plans are. Pfannerstill pointed out that to update the comp plan, the property owners need to be notified and that hasn't happened yet, and to update the comp plan will take months to do it properly and transparently.

Motion (Xykis/Wallschlager) to begin the process in directing staff to look into updating the comp plan for this property and surrounding area and start the process moving forward. Carried (7-0).

## **6. Announcements-**

Pfannerstill commented that today is Martin Luther King Day and not cancelling the meeting is not meant to take away anything from this day.

## **7. Adjourn**

Motion (Schneeberger/Wallschlager) to adjourn. Adjourned at 8:05 pm.

Respectfully submitted by

Recording Secretary,  
Deidre Bush  y, Deputy Clerk

CONDITIONAL USE PERMIT  
**[FreeUp Storage of Hartland, LLC**  
**840 Rose Drive]**  
Document Title

Document Number

THIS CONDITIONAL USE PERMIT is hereby granted this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by the Village of Hartland (hereinafter Village) to FreeUp Storage of Hartland, LLC (hereinafter “Grantee”) for the operation of a **storage or warehousing establishment** at the property located at 840 Rose Drive.

RECITALS

**WHEREAS**, Grantee has applied for a conditional use permit (the “CUP”) pursuant to Section 46-847 of the Village of Hartland Code of Ordinances for the operation of a storage or warehousing establishment at the property located at 840 Rose Drive, Hartland, Wisconsin, (the “Property”) more specifically described as:

**Tax Key No. HAV 0759.991.002**  
**Legal Description: LOT 2 of Certified Survey #9413, Vol 85/338;**  
**Part of the SW1/4 of Section 10, Township 7 North, Range 18**  
**East, Recorded as Document #2827511**  
**Owned by Spartan Investment Group**  
**c/o Alex Dick**  
**1440 Brickyard Rd., Unit 4**  
**Golden, CO 80403**

Recording Area

Drafted By and Return Address  
Ryan Bailey, Interim  
Administrator  
Village of Hartland  
210 Cottonwood Ave.  
Hartland, WI 53029

Parcel Identification Number

HAV 0759.991.002

**WHEREAS**, the Property is located in the B-5 Zoning District; and

**WHEREAS**, Section 46-545 of the Village of Hartland Code of Ordinances provides that a storage or warehousing establishment use in the B-5 District is a conditional use; and

**WHEREAS**, Applicant has submitted all information as required under Section 46-847 of the Village of Hartland Code of Ordinances and the Plan of Operation along with clarifications attached hereto as Exhibit A; and

**WHEREAS**, the Village Plan Commission reviewed the subject CUP application and Plan of Operation and held a Public Hearing on February 21, 2022 pursuant to Section 46-848 of the Village of Hartland Code of Ordinances and recommended the following conditions of approval necessary to fulfill the purpose and intent of the Village Code of Ordinances:

1. Operation of the storage or warehousing establishment use consistent with the applicant's submissions and statements at public meetings including up to 350 interior climate-controlled units and 101 drive up and walk up non-controlled units in five buildings except as modified by this Conditional Use Permit or directives of the Plan Commission or Village Board,
2. No other uses shall be authorized for the site,
3. Construction of Building Number 1 (three-story, climate controlled facility) and all site improvements shall occur prior to or contemporaneous to construction of the four additional storage buildings on the northerly portion of the site,
4. Parking related to the authorized use shall occur only in marked parking spaces on the site,
5. Maintenance of access for the Village over the entire area of the utility easement held by the Village through the subject property including provision of gates of a design acceptable to the Public Works Director and Village Engineer and the ability to access the gates at any time without previous notice to the Grantee,
6. Notwithstanding the forgoing, the Village will provide notice to the Grantee on the business day prior to any day on which the Village intends to access the easement area for scheduled maintenance of the infrastructure located within the easement,
7. Posting and maintenance of appropriate signage to ensure that parking does not occur in the easement area,
8. Establishment and maintenance including plowing of a Fire Department access acceptable to the Fire Department and Village Engineer over the utility easement held by the Village on the property immediately east of the subject property,
9. Prohibition of outside storage of materials or items on the site,
10. Maintain facilities for the collection of trash and ensure that trash is contained within the site and no accumulations of trash occur on the site,
11. Loading and unloading of storage units shall occur within the secure areas of the site including inside the carport and within the fenced portions of the site and shall not occur from the parking areas outside the secure area; and

**WHEREAS**, the Village Board of Trustees has considered the Plan Commission's recommendations and has determined that the proposed conditional use and structures are in accordance with the purpose and intent of Chapter 46 of the Village Code of Ordinances and is found to be not hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the community.

**NOW THEREFORE**, the Village Board of Trustees hereby approves the issuance of this conditional use permit to FreeUp Storage of Hartland, LLC, 840 Rose Drive, Hartland, WI 53029 for the operation of a storage or warehousing establishment, at the Property, which conditional use permit shall be subject to the following conditions:

1. The conditional use permit granted hereunder is for the sole benefit of FreeUp Storage of Hartland, LLC, Spartan Investment Group, Owner/Agent.
2. The business activities permitted hereunder are limited to the operation of a storage or warehousing establishment.

3. All business activities conducted on the Property shall conform to this CUP and the approved Plan of Operation and the Village of Hartland Code of Ordinances. The approved Plan of Operation is attached hereto and incorporated herein.
4. The foregoing recommended conditions of the Plan Commission are hereby included by reference as if set forth herein.
5. Changes subsequent to the initial issuance of this CUP shall require an amendment to this CUP.
6. This CUP shall terminate upon the occurrence of any of the following:
  - a. Upon Grantee failing to conduct business at the Property in substantial conformity with this CUP or the approved Plan of Operation; or
  - b. Upon the cessation of the operations permitted under this CUP; or
  - c. Upon revocation in accordance with the Village Code.
7. The operation of the storage or warehousing establishment shall be reviewed by the Village after the establishment has been in operation for a period of time to ascertain whether all conditions of this Conditional Use Permit are being met. Therefore, Grantee shall apply to the Village for review of the storage and warehousing establishment operations by April 1, 2024.
8. Notwithstanding the forgoing, this CUP is issued to FreeUp Storage of Hartland, LLC, and shall expire or terminate as indicated above in paragraph 6 including cessation of operation by FreeUp Storage of Hartland, LLC, Spartan Investment Group, Alex Dick, Owner/Agent.

This conditional use permit is hereby issued this \_\_\_\_\_ day of \_\_\_\_\_, 2022 subject to the conditions provided herein.

[SIGNATURES FOLLOW]

**VILLAGE OF HARTLAND**

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

\_\_\_\_\_  
Darlene Igl, MMC/WCPC, Village Clerk

[VILLAGE SEAL]



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

December 21<sup>st</sup>, 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", is written over a horizontal line.

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

over [hand icon]

**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 WAUKESHA 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 SOUTH-WEST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 10, TOWN 7 NORTH, RANGE 16 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

PARCEL 2:  
A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN AMENDED AND RESTATED EASEMENT AGREEMENT RECORDED APRIL 6, 2007 AS DOCUMENT NO. 3470671.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, FILE #: NCS-1096843-SA1, DECEMBER 20, 2021.

### 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.  
The above document was re-recorded March 16, 1999 in Reel 2862, Image 0642 in as Document No. 2432895 of Official Records.  
Modification and/or amendment by instrument: Stipulation Regarding Amendment of Order of Judgment.  
Recording Information: December 21, 1999 in Reel 3045, Image 0574 as Document No. 2528027 **(NOT SURVEY RELATED)**
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

PRECISION LAND SURVEYING, LLC 1024 W. TAYLOR ST., APPLETON, WI 54914 (920) 205-8995		
DRAWN BY	DATE	SURVEY FOR
GMS		CDS
APPROVED	DATE	3550 W. ROBINSON ST. NORMAN, OK 73072
CAH		
SCALE	SHEET	PROJECT NO.
1" = 40'	1 OF 1	9642

### 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

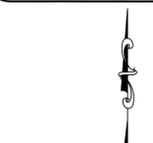


CERTIFIED SURVEY MAP NO. 11425

REVERSE ELECTRIC SUPPLY CO

### 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

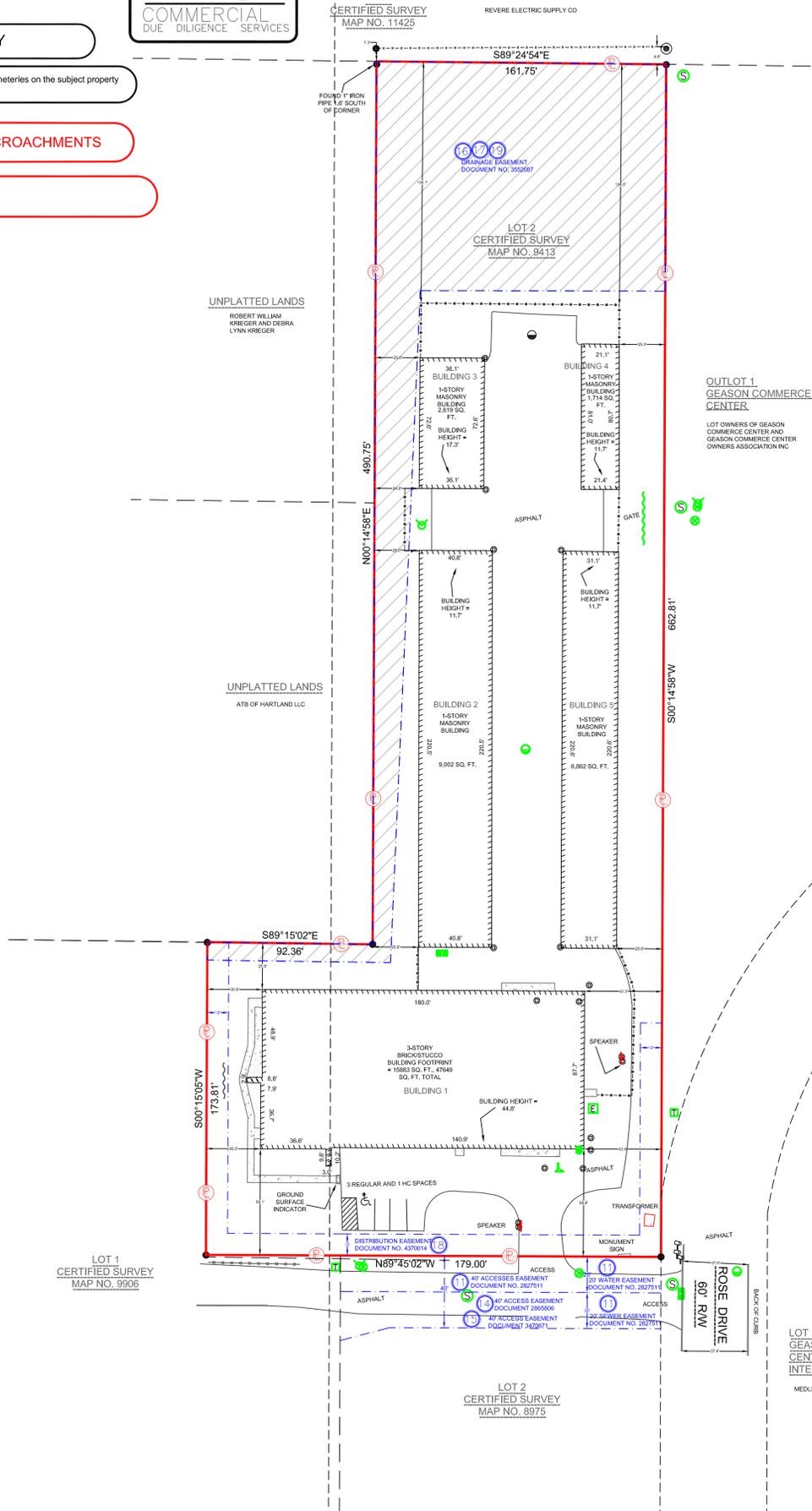
BUILDING 1 = 15,883 SQ. FT.  
BUILDING 2 = 9,002 SQ. FT.  
BUILDING 3 = 2,619 SQ. FT.  
BUILDING 4 = 1,714 SQ. FT.  
BUILDING 5 = 6,862 SQ. FT.

### 15 BUILDING HEIGHT

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

### 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
- EASEMENT LINE
- ( ) PREVIOUSLY RECORDED AS
- CHAIN LINK FENCE
- CULVERT
- WIRE FENCE
- WOOD BOARD FENCE



### 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.



3550 W. ROBINSON STREET, THIRD FLOOR  
NORMAN, OKLAHOMA 73072  
OFFICE: 405.253.2444

Toll Free: 888.457.7878

Drwn By:	GMS	Date:	11/29/2021
Surveyor Ref.No:	9642.dwg	Revision:	
Aprvd By:	CAH	Date:	
Field Date:	10/24/2021	Revision:	
Scale:	1" = 40'	Date:	
		Revision:	

Prepared For:

### 20 PROJECT ADDRESS

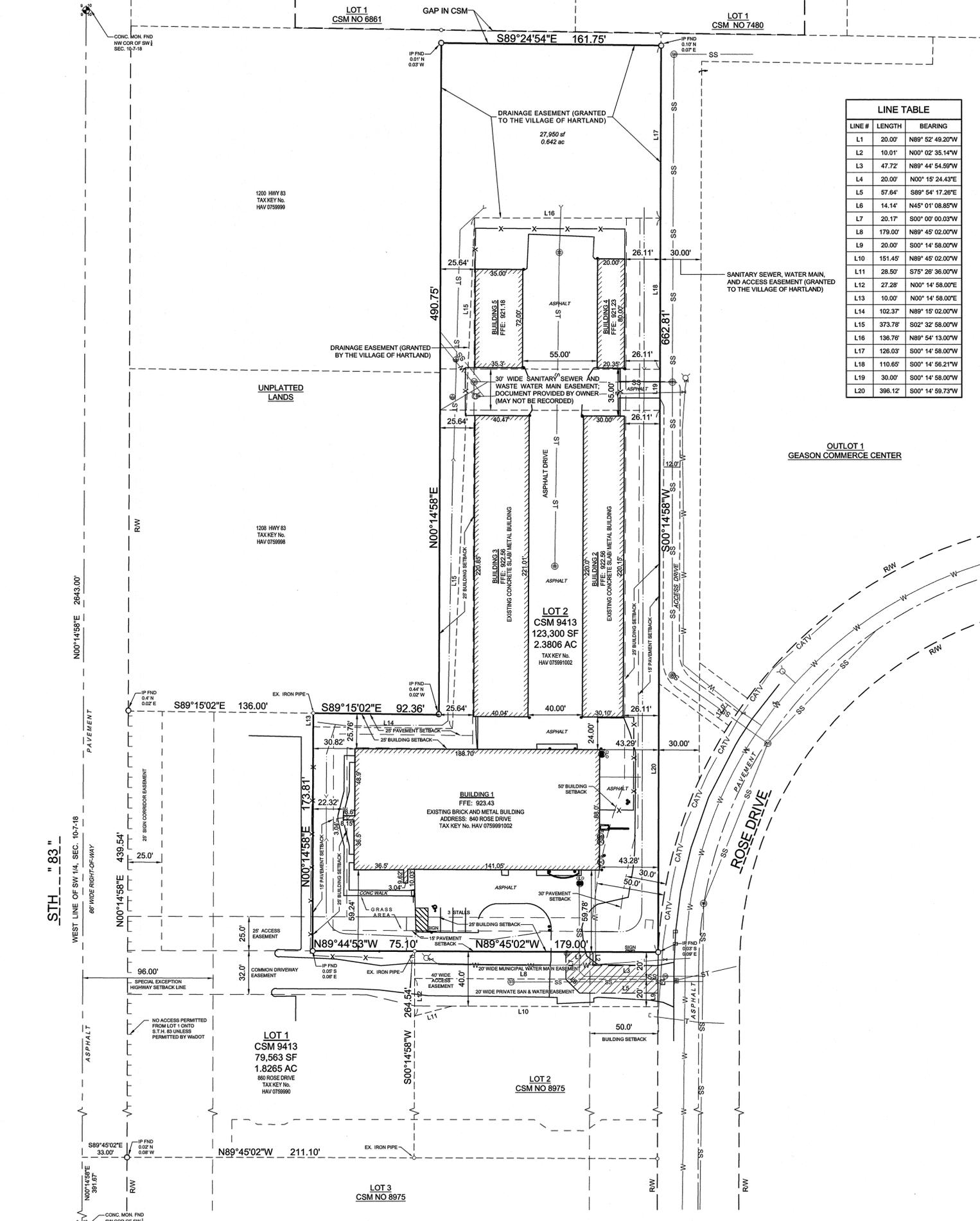
840 Rose Drive, Hartland, WI

Project Name:

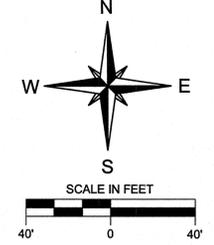
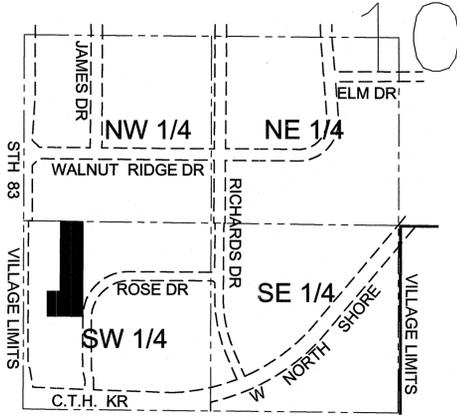
Benchmark Secured Storage - WI

CDS Project Number:

21-10-0765



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



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 — 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
- XXXXXXXXXXXXXXXXXXXX EX. RETAINING WALL
- ⊕ UNDERGROUND COMBUSTIBLE GAS LINE

**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, 6a, 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

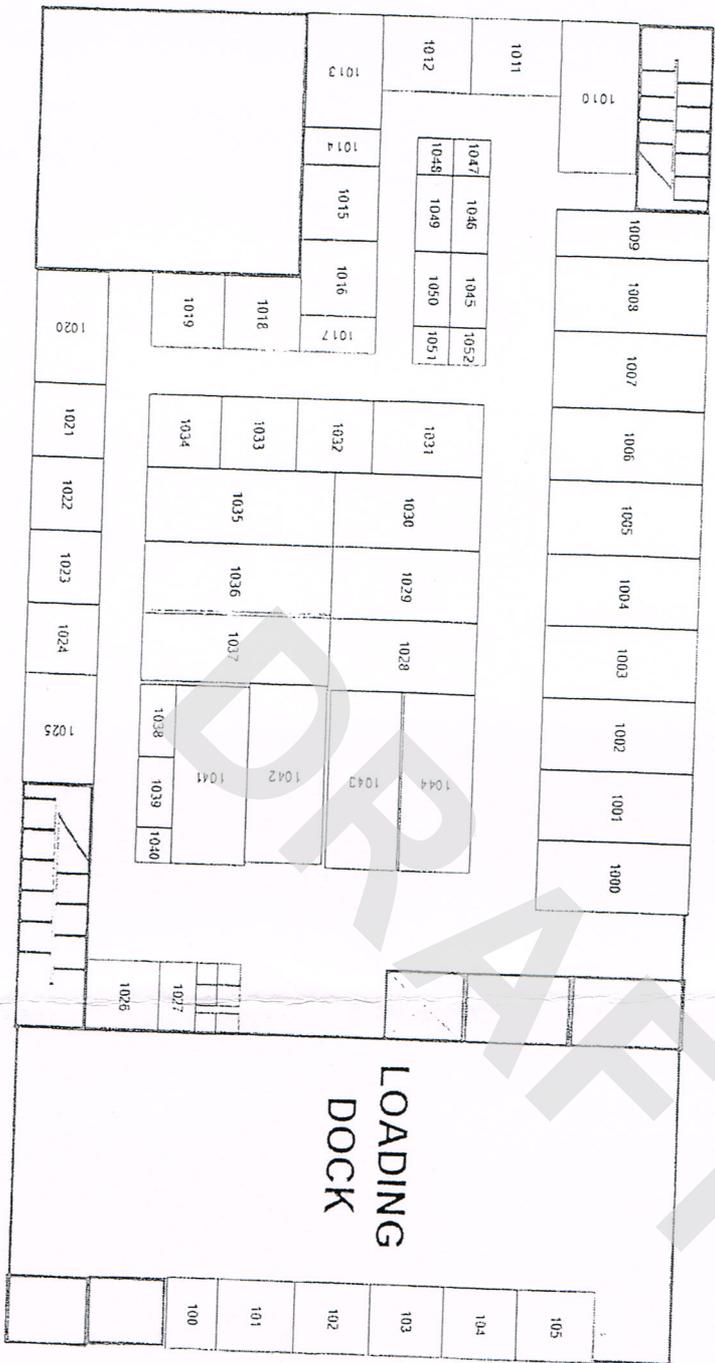
SCALE: 1" = 40'	DATE: DECEMBER 19, 2016
DRAWN BY: N.S.	CHECKED BY: J.S.
BOOK NO.: MER 46	FILE NO.: DELAFIELD 610
JOB: S-8555	SHEET 1 OF 1

FILE NAME: S:\PROJECT\S\S6555\DWG\S6555-ALTA.DWG

# FACILITY MAP

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

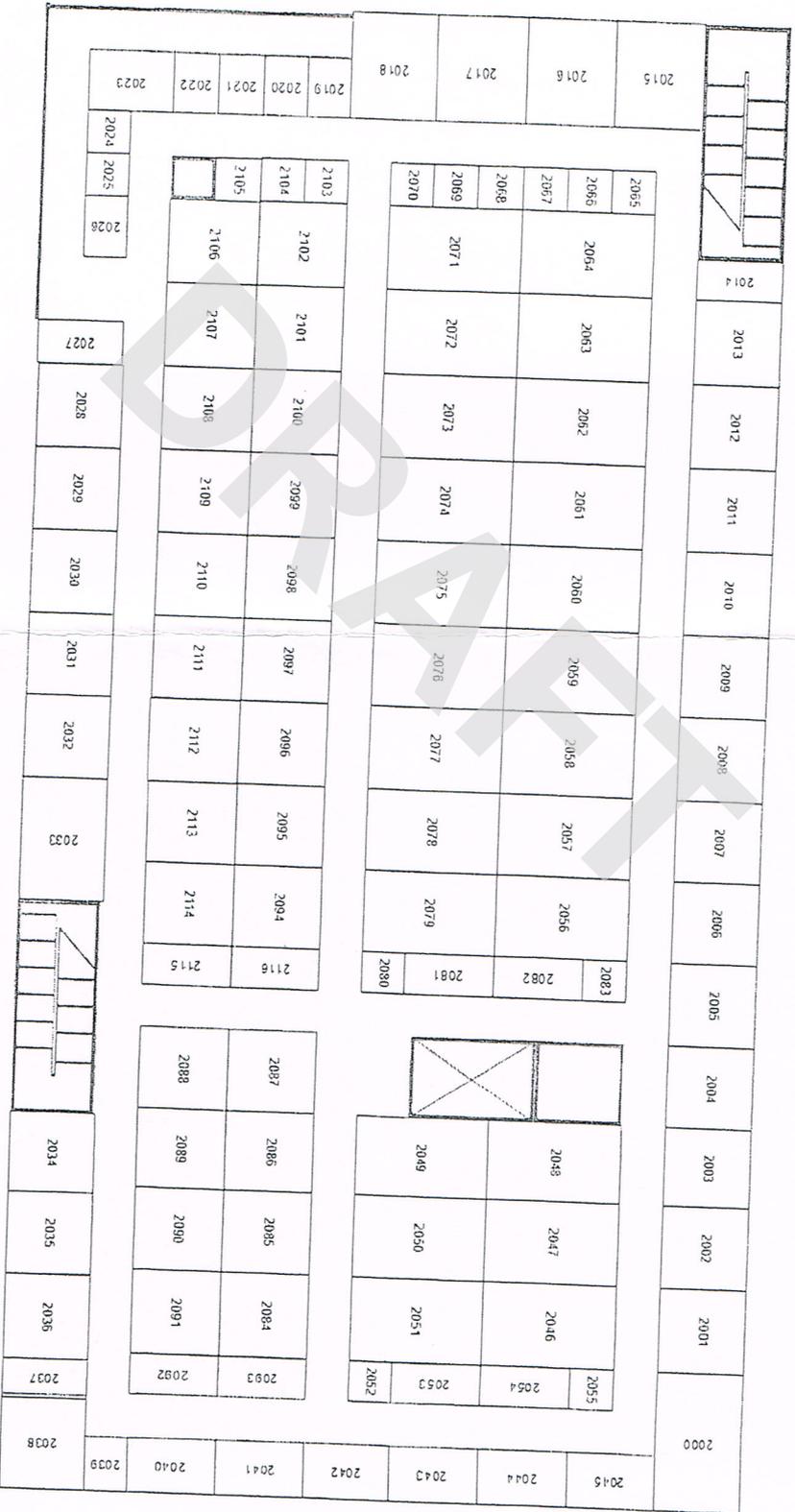
DISPLAYING:  
Climate Controlled - 1



# FACILITY MAP

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

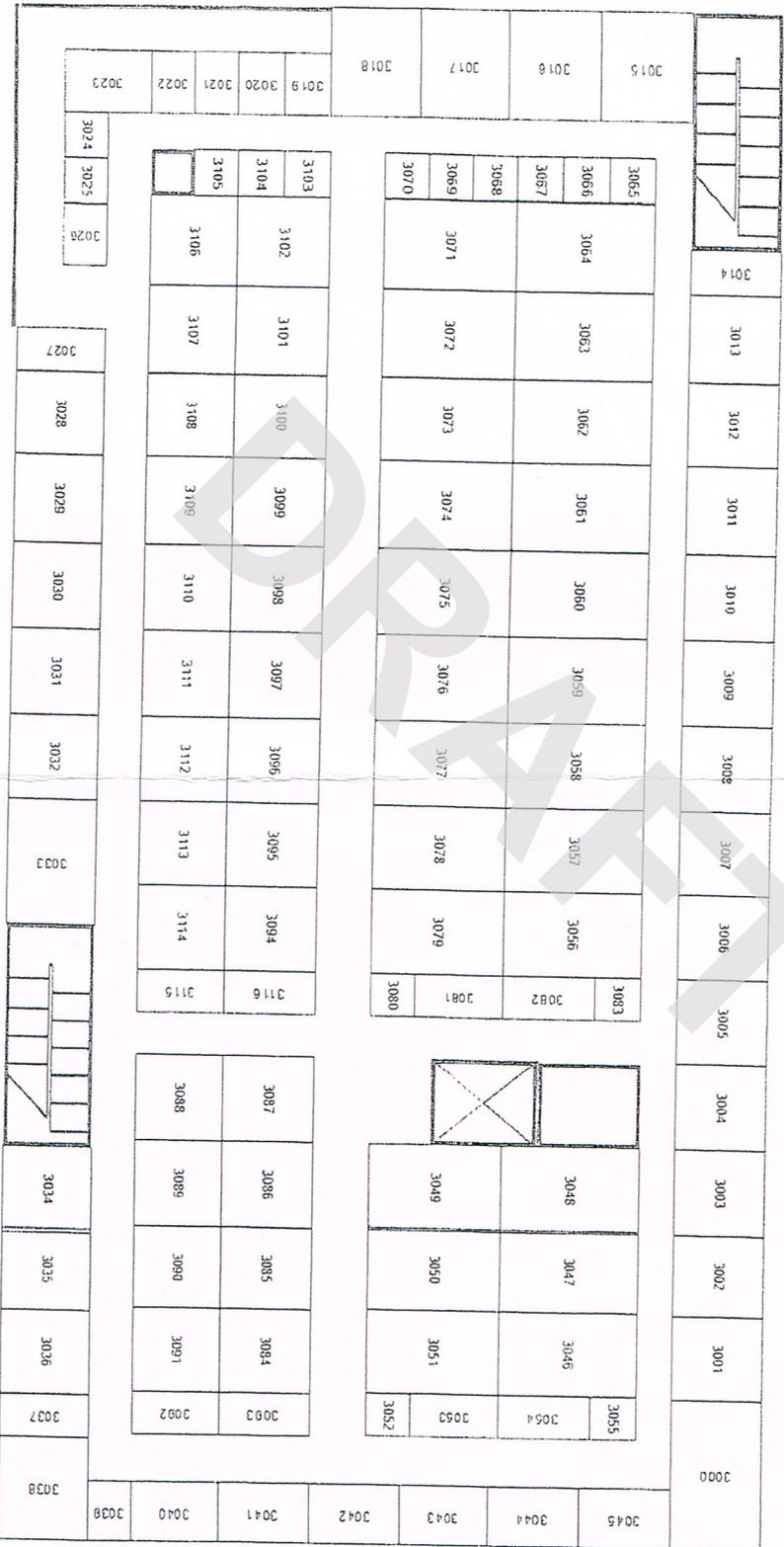
DISPLAYING: Climate Controlled - 2



# FACILITY MAP

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

DISPLAYING:  
Climate Controlled - 3



↑  
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

**Village of Hartland**

**Notice of Public Hearing**

**Conditional Use**

**Monday, February 21, 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-5 Light Industrial Planned Unit Development District per Village Code Sec. 46-545.

Applicant seeks a Conditional Use for Tax Key No. HAV 0759991002 for the operation of a secured storage facility.

Applicant: FreeUp Storage of Hartland, LLC, 840 Rose 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  
**2/02 & 2/09**

---



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

Job Address <u>176 E. Park Ave.</u>			
Lot	Block	Subdivision	Key No. HAV
Owner <u>Carolyn Horn-Matz</u>			Phone <u>262-397-7181</u>
Address <u>176 E. Park Ave.</u>		City <u>Hartland</u>	State <u>WI</u> Zip <u>53029</u>
Contractor		Phone	FAX
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.**

**One & Two Family**

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

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

Date Applied: 2-11-2022 Date of Meeting: \_\_\_\_\_ Item No. \_\_\_\_\_

**Hartland Architectural Board  
Application Review Policies**

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

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

8-9:30

Scott  
367-2714



Department of  
Building Inspection

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

# APPLICATION FOR BUILDING PERMIT

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

JOB LOCATION 176 E. Park Ave.

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

OWNER Carolyn Horn-Matz PHONE 262-397-7181 FAX \_\_\_\_\_

ADDRESS 176 E. Park Ave. CITY, STATE, ZIP Hartland, WI 53029

CONTRACTOR \_\_\_\_\_ PHONE \_\_\_\_\_ FAX \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY, STATE, ZIP \_\_\_\_\_

When permit is ready notify: Contractor Owner By: Mail Phone Fax

Project Description: Garage expansion

Current principal use of property Private Home use

Proposed principal use of property Private Home use

Width \_\_\_\_\_ Length \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Height 15' max. Cu. Ft. \_\_\_\_\_

Estimated cost of above job(s) \$ 30,000 \$ \_\_\_\_\_ \$ \_\_\_\_\_

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

Class of Construction \_\_\_\_\_ Sprinkler \_\_\_\_\_ Stories \_\_\_\_\_

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

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

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

1. See plans for possible conditions/recommendations

2. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Meeting dates plans were approved for building permit:

Plan Commission \_\_\_\_\_ Village Board \_\_\_\_\_ Arch Board \_\_\_\_\_

TOTAL FEES

Date Paid

Receipt

APPLICATION APPROVED ON: \_\_\_\_\_ BY: \_\_\_\_\_

DATE

BUILDING INSPECTOR

# PLAT OF SURVEY

PROPERTY DESCRIPTION: (Per Document No.:3620561)

Lot Nineteen (19) Block "B" of RIVERSIDE PLAT, Village of Hortland, Waukesha County, Wisconsin, being a part of the North East Quarter of Section Three (3), Town Seven (7) North of Range Eighteen (18) East, as recorded in Vol.8 of Plats on page 50, on July 17, 1923.

**NOTE: Title Policy**

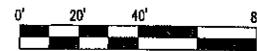
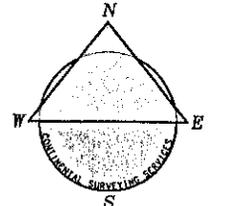
As of the date of this survey, no title policy was provided, therefore this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in a title search or current Title Policy.

For questions regarding underground utilities please contact:

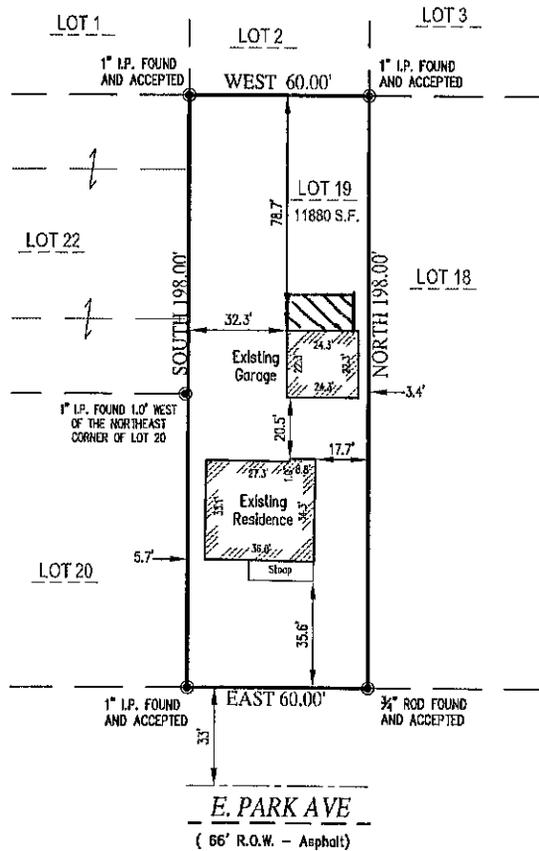
**DIGGERS & NOTLINE**  
PHONE: Wisconsin 1 Call center 1 (800) 242-5511

**NOTE: Underground Utilities**

Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.



SCALE:  
1"=40'



Conversion to Inches	
0.083' = 1"	
0.166' = 2"	
0.250' = 3"	
0.333' = 4"	
0.416' = 5"	
0.500' = 6"	
0.583' = 7"	
0.666' = 8"	
0.750' = 9"	
0.833' = 10"	
0.916' = 11"	
1.000' = 1 Foot	

This map was drafted by: RDR

**LEGAL NOTICE:** UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP, CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.



Main Office:  
2059 Hwy 175, Suite "A"  
Richfield WI, 53076

Phone: (262) 389-9200  
Website: www.cassurveys.com  
Email: survey@cassurveys.com

CLIENT:  
David Malz  
176 E Park Ave  
Hortland, WI, 53029

PROPERTY ADDRESS:  
176 E Park Ave  
Hortland  
Wisconsin 53029

PARCEL INFO:  
TAX KEY NUMBER: HAV 0729063  
PROJECT NO.: 20190325\_MTG0001  
SERVICE PERFORMED: MTG

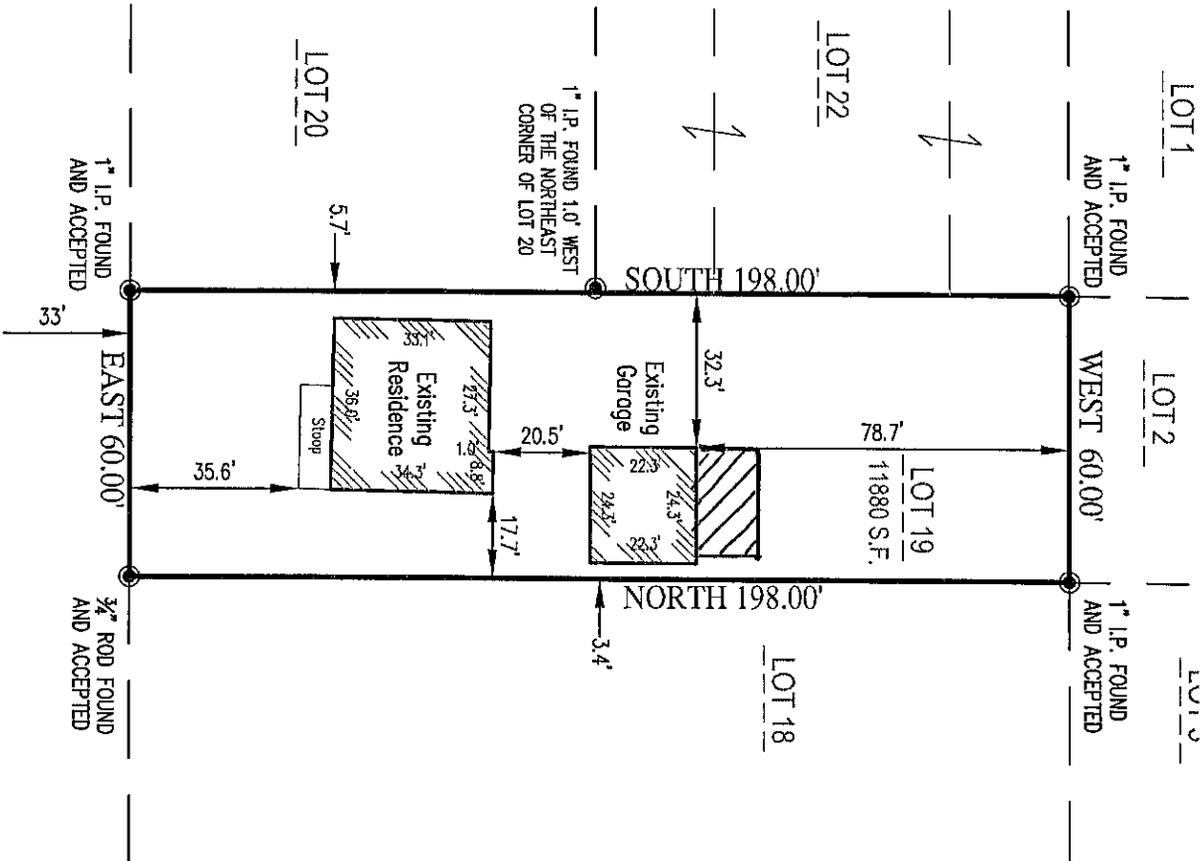
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AC-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 89.37 THAT DENIES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

Dated this 10<sup>th</sup> Day of APRIL, 2019.

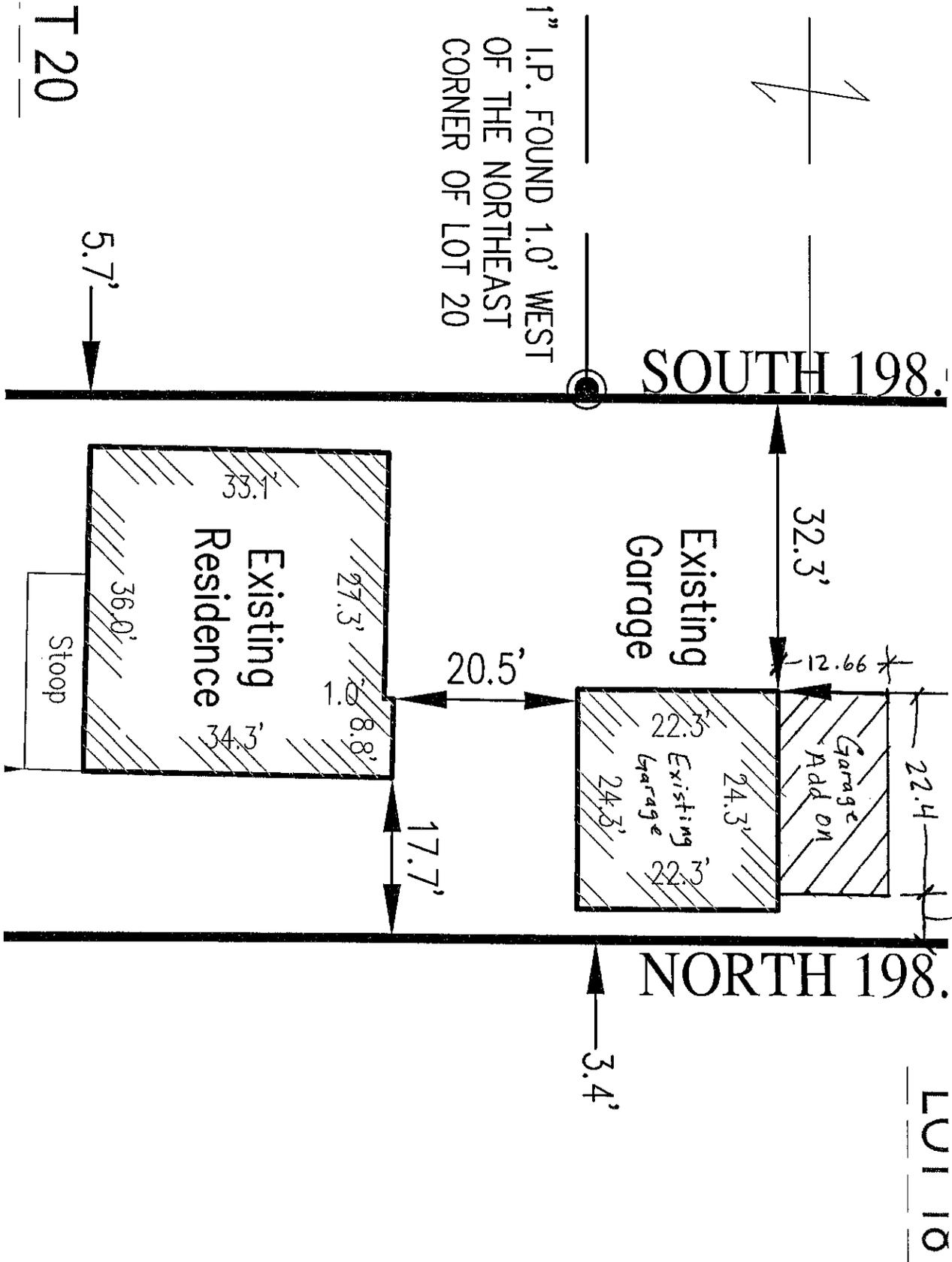


By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services



1"=40'

Conversion to Inches	
0.083'	= 1"
0.166'	= 2"
0.250'	= 3"
0.333'	= 4"
0.416'	= 5"
0.500'	= 6"
0.583'	= 7"
0.666'	= 8"
0.750'	= 9"
0.833'	= 10"
0.916'	= 11"
1.000'	= 1 Foot



T 20

SOUTH 198.

NORTH 198.

LOT 18

1" I.P. FOUND 1.0' WEST  
CORNER OF LOT 20

5.0 Ft.

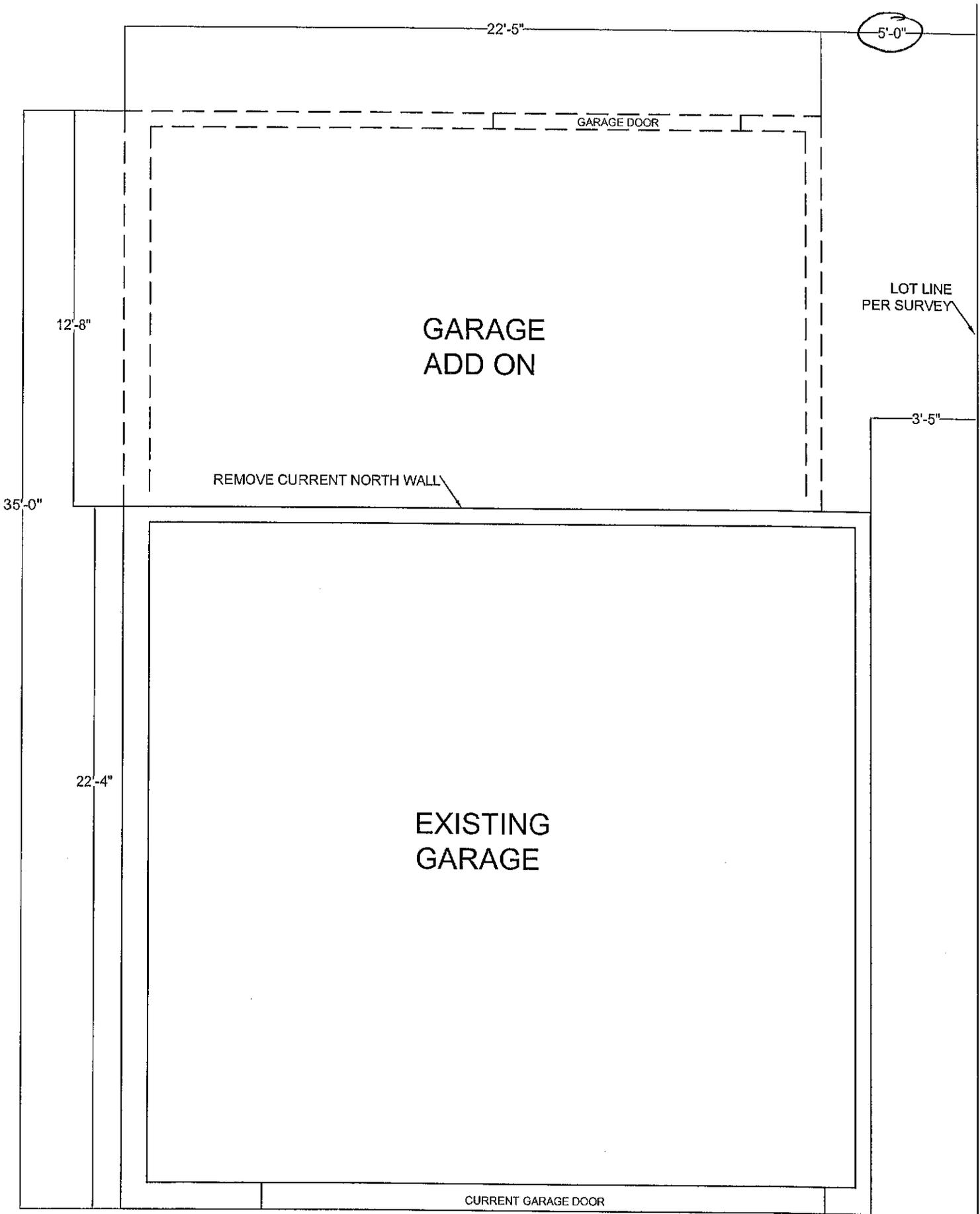
Stoop

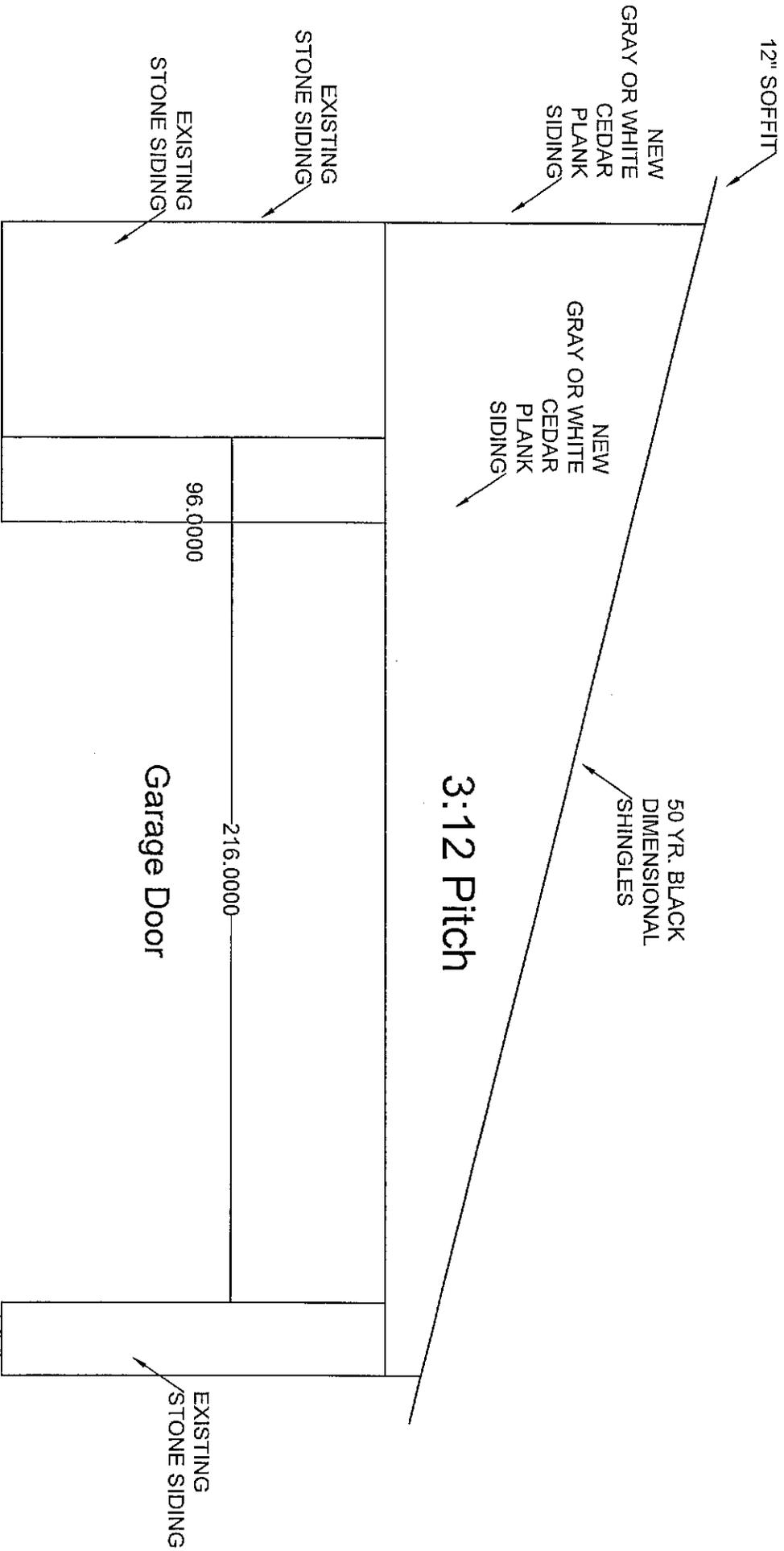
Existing  
Garage

Existing  
Garage

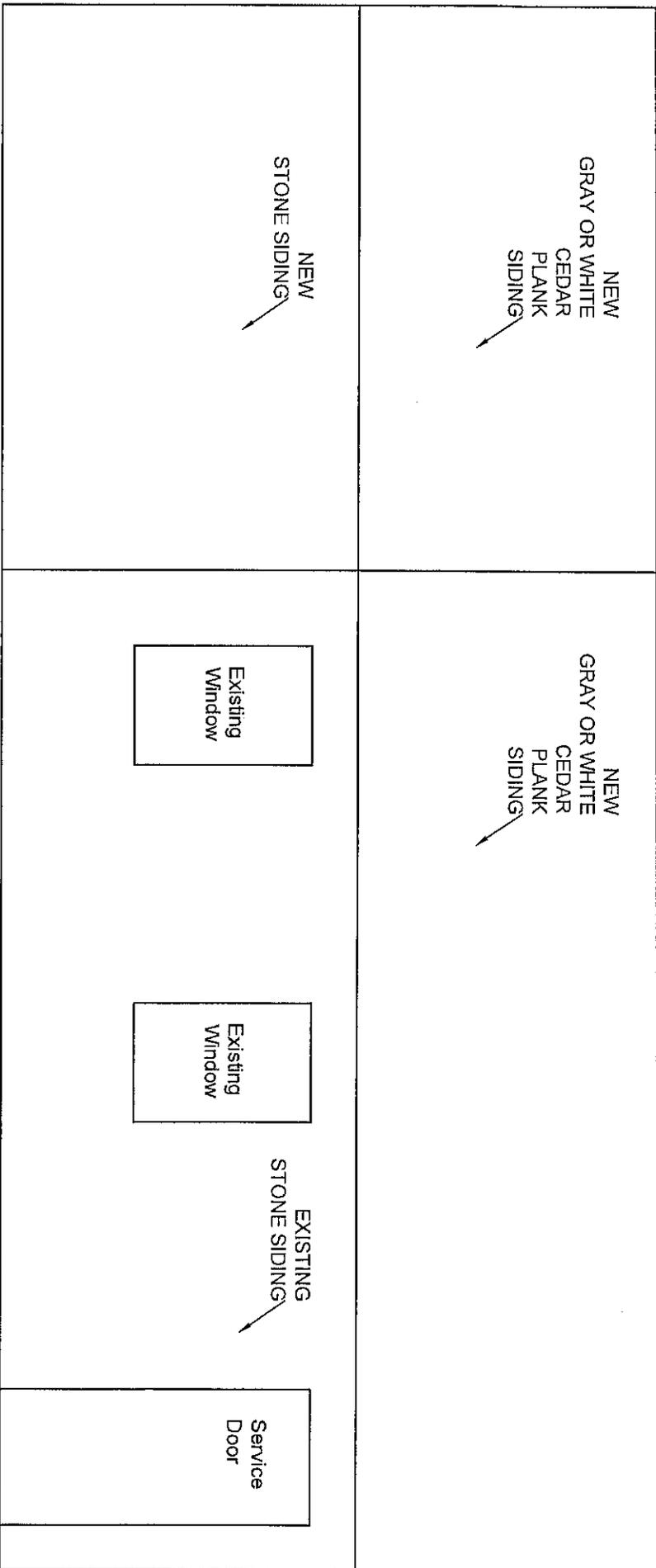
Garage  
Add on

Existing  
Residence





Front View  
View from Street



New Addition

Existing Garage

Side View

ANDREW & SHELLY NORDQUIST  
179 WARREN AVE  
HARTLAND WI 53029-2117

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

CAMILLE PIERCE  
192 E PARK AVE  
HARTLAND WI 53029-2132

CAROLYN A HORN  
176 E PARK AVE  
HARTLAND WI 53029

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

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

HARVEY H MILLER  
221 GOODWIN AVE  
HARTLAND WI 53029-2108

JACOB A NEIGUM  
208 E PARK AVE  
HARTLAND WI 53029-2116

JAMES & LYNN MUENZENBERGER  
182 WARREN AVE  
HARTLAND WI 53029-2118

JENNIFER M RESTOCK  
222 GOODWIN AVE  
HARTLAND WI 53029

JILL S HAZOD  
186 E PARK AVE  
HARTLAND WI 53029-2132

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

KATIE L GRUBA  
180 E PARK AVE  
HARTLAND WI 53029-2132

KEVIN & SHERRY BROWN  
198 WARREN AVE  
HARTLAND WI 53029

LAWRENCE & DEBRA KROLL  
172 E PARK AVE  
HARTLAND WI 53029

LISA HOLMES  
N61W28917 PARKSIDE PL  
HARTLAND WI 53029-8222

LISA PELLEGRINI & CHRISTOPHER SCOTT  
KWIAT  
191 WARREN AVE  
HARTLAND WI 53029-2117

LUKO FAMILY TRUST  
214 E PARK AVE  
HARTLAND WI 53029

MARIE CIOLEK  
185 WARREN AVE  
HARTLAND WI 53029-2117

MICHAEL BOOKS  
206 GOODWIN AVE  
HARTLAND WI 53029

RALPH PIEHL AND SARAN PIEHL  
203 WARREN AVE  
HARTLAND WI 53029

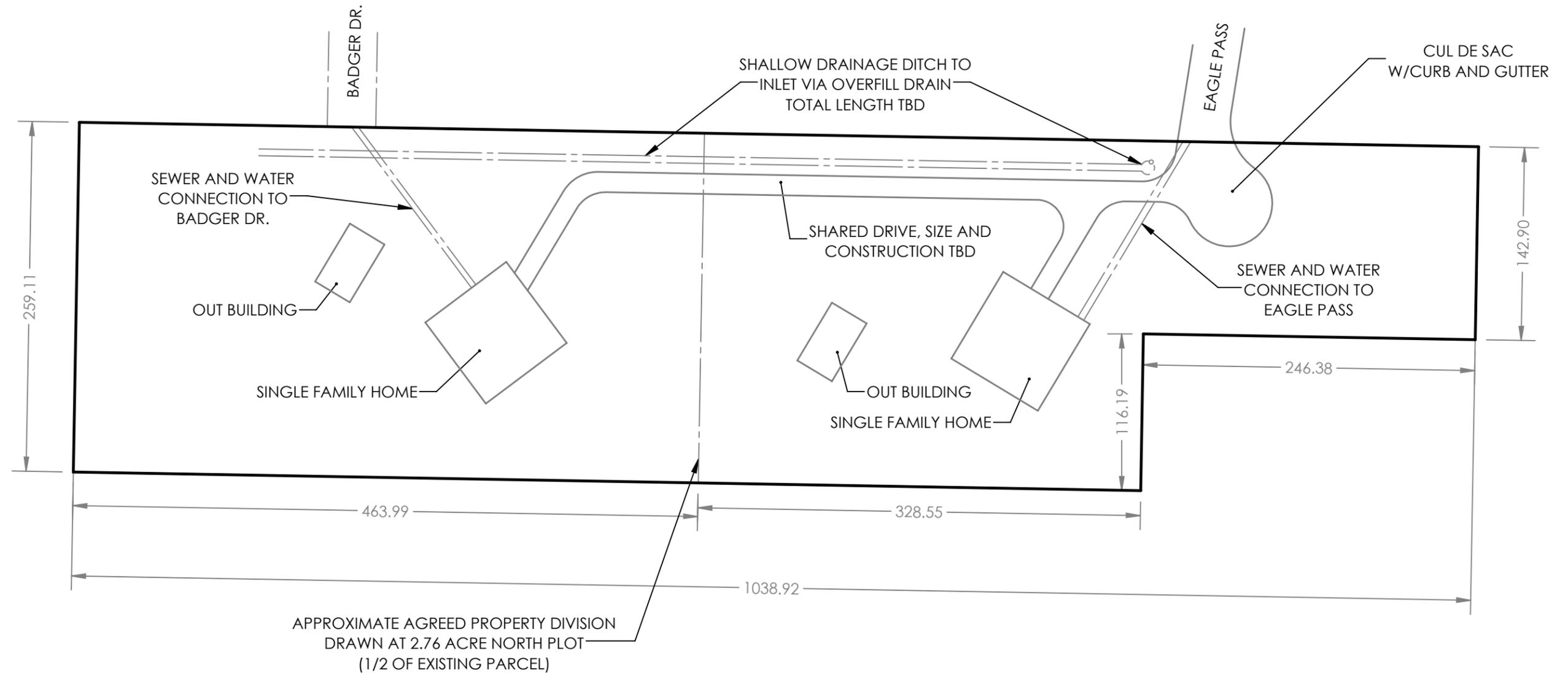
RYAN J SANDBERG  
200 E PARK AVE  
HARTLAND WI 53029-2116

TERRANCE J GUNDERSON  
227 GOODWIN AVE  
HARTLAND WI 53029

TIMOTHY & DIANE WILLIAMS FAMILY  
TRUST  
232 GOODWIN AVE  
HARTLAND WI 53029

**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](mailto:scotth@villageofhartland.com)>

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

**To:** Ryan Bailey <[ryanb@villageofhartland.com](mailto: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.

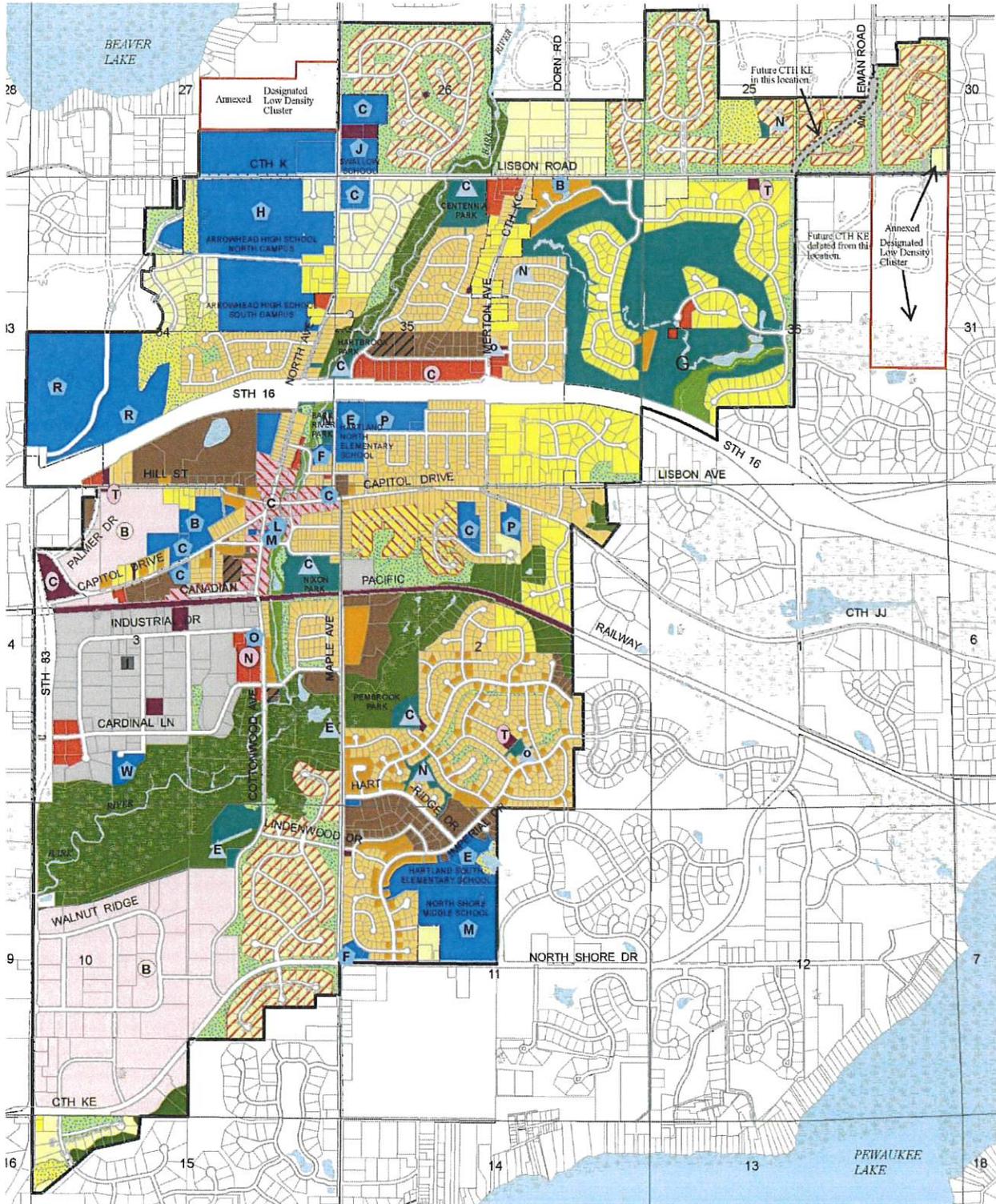
Scott Hussinger

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)

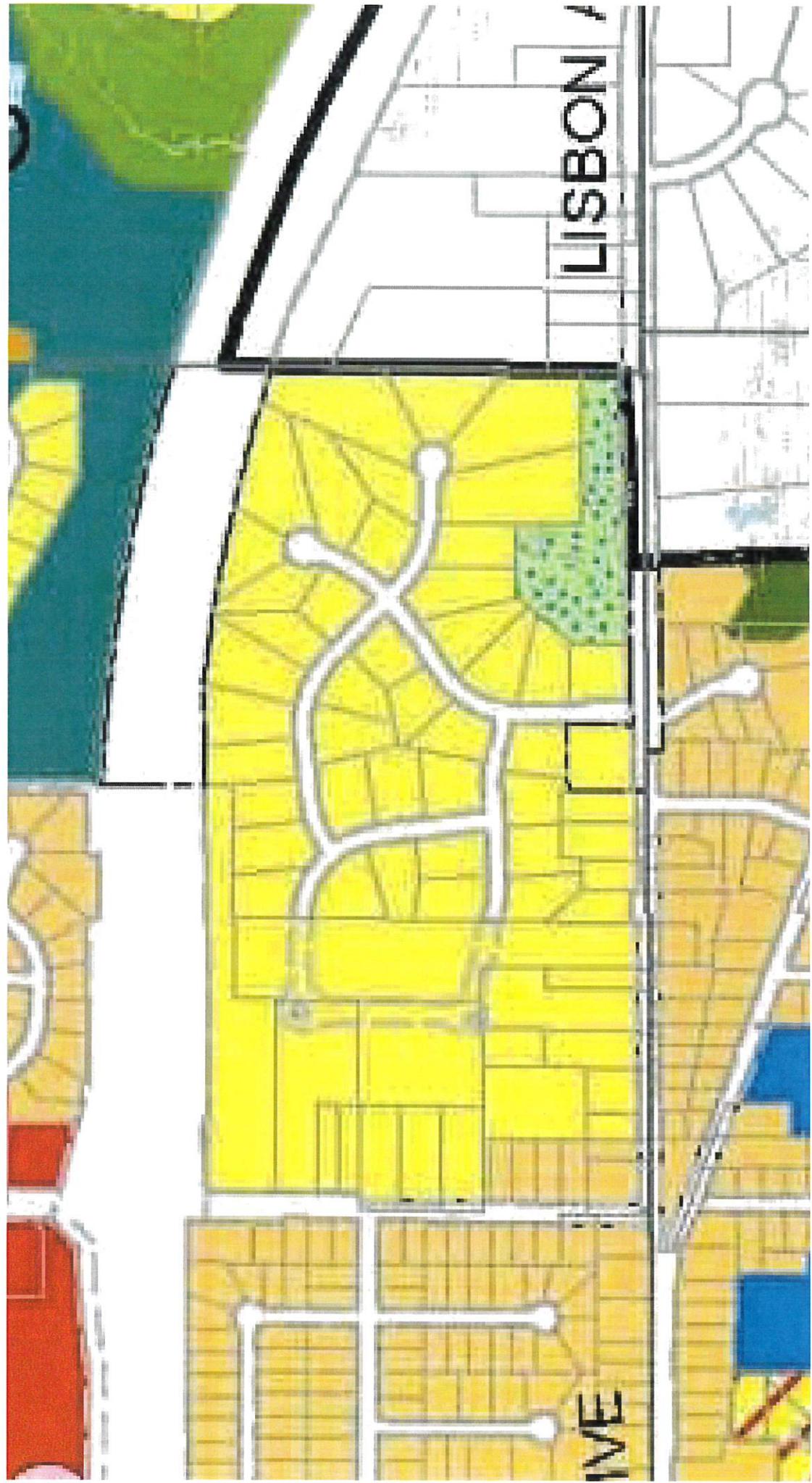


Source: SEWRPC as modified by the Village of Hartland

# 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