

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, MARCH 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 and February 21, 2022 meeting.
2. Architectural Board review and consideration of a request for an addition on the Wamsley residence, 1801 E. Juniper Way.
3. Plan Commission review and consideration of a request for a Conditional Use for the operation of a pre-school and childcare facility for Busy Beez Preschool and Childcare, LLC, 123 Lawn Street.
 - 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 April 18, 2022.
4. Plan Commission review of conceptual review of a proposal for an events venue at 415 W. Capitol Drive.
5. Items related to Tax Incremental District No. 6 Amendment:
 - a. Public Hearing regarding the proposed amendment of Project plan for Tax Incremental District No. 6 (See the Public Hearing Notice which was published on March 12, 2022).
 - b. Consideration and possible action on "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 6, Village of Hartland, Wisconsin".
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/87803186808?pwd=SXd5RnJYYm81Z1BoZ1NLWTZlSk1xQT09>

To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799. The Meeting ID is 878 0318 6808 and the passcode is 066078.

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES - Amended
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 it 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 change, should be reached out to. He said if folks were in agreement that it should 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 they don't want to develop a property to shift , but again if it is the general consensus of all the property owners then he is certainly open to amending and changing the comp plan, 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 no 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 to service lands that you don't know if they are going to develop. 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 that other property owners came forward with plans according to the comp plan and were 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

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, FEBRUARY 21, 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, Jane Maahs, Ryan Amtmann, Kristin Sanden, David Malz and Deputy Clerk Bushey.

Call to Order- 7:11 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.

No comments.

1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes from January 17, 2022.

Motion (deCourcy-Bower/Xykis) to table the minutes to the March meeting for staff to review.
Carried (7-0).

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.

Pfannerstill opened the public hearing at 7:12pm for comments. There were no comments, so the Public Hearing was closed at 7:12 pm.

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

Pfannerstill asked Hussinger if he had comments on this and he said no, he said this is just a review of their Plan of Operations.

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

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-

David Matz said they are looking for a little extra storage space on the garage. Hallquist asked Hussinger if there are any issues with anything. Hussinger said the proposed addition meets the

Village zoning requirements so he would support approving this project for up to a total of 800 sq ft, which he said he thinks is being proposed. He said it meets the setback requirements and the height requirements. Mr. Matz said if you scroll down to the next page, you can see an odd shape in the garage. He said the current wall of the garage is close to the property line it is like 3.5 ft off the property line and the new addition on the garage is the required 5 ft. that is why there is the goofy shape. deCourcy-Bower asked about the materials and Mr. Matz said it is going to be a block construction with a stone exterior. He said the construction will remain the block construction and stone siding and cedar plank siding along with a couple windows.

Motion (deCourcy-Bower/Xykis) to approve a garage addition of less than 800 feet on the Horn-Matz property, 176 E. Park Ave. Carried (7-0).

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 Avenue and west of Lake Country Meadows.

Interim Administrator Bailey said there had been some desire if the hammer property got developed as is, possibly changing the comp plan for the property to the west of there. He said that parcel is owned by someone on Merton Ave. There are a couple of things pc can choose to keep the comp plan as it is which shows a higher density or move to change it to a density, they feel might fit in that 2045 Plan. He said an owner at Merton Ave from our discussion with them, seems like they may want to join the lots, they don't have a desire to develop currently. Bailey said it actually seemed like they don't have a desire to develop it all. Bailey said we brought this forward because there was some desire to possibly go thru a comp plan change or leave it as it. deCourcy-Bower said it might be helpful to talk through the 2 plans that have come before and show that images of what they currently show and then maybe take it from there as far as discussion goes. deCourcy-Bower showed the image of the previous comp plan and on that plan pointed out the properties that are in question, the ones located to the west of the subdivision and the ones north of Lisbon. He said back in this version of the comp plan there were some proposed road layouts of a concept of how that could be developed at some point, and it is the precursor of the current comp plan. He said when the current comp plan was developed, He showed the image of the current comp plan and said the hammer property was discussed and was supposed to be somewhat similar density as the properties in the subdivision to the east. He pointed to the properties to the west and said the density was supposed to be a little higher than the properties to the east. He said the intent of doing that was to support and enable the development of these properties of slightly higher density but yet maintaining the buffer between the existing subdivision and the slightly higher density. He said this is what the comp plan currently shows, and this is the approved version of the comp plan that went through public comments, development, Plan Commission review and Village board review and approval. He said the intent was similar density in the subdivision to the east and higher density to the west. He went on to say what is being considered here is what kind of changes if any, do we want to make to this comp plan. He said the property owner of the former hammer property has come to Plan Commission with a

proposed development and the question is, that is what has triggered the discussion here, as far as what is the best use of these properties back here (in the slightly higher density area) and how should the comp plan work to reflect what is desired by the Village and what is desired by the property owner.

Wallschlager asked if the proposed development is only going to be 2 houses, why can't it be left as is. Pfannerstill said technically we could, but it has been requested that we look into this.

Wallschlager responded but why and Pfannerstill said because of the discussion that went on from deCourcy-Bower that the comp plan reflect the most accurate rendering of what we may be hoping adds up. deCourcy-Bower said from his perspective what has triggered the discussion on the comp plan is the applicant has come forward to sub-divide this property into 2 properties to enable the building of 2 houses. He said the comp plan and the text of the comp plan says you essentially need to enable the orderly development of properties in accordance with the plan. He said the intent here as you can see from the former plan as well as the intent of the applicant's discussion of the improved comp plan, is that the access would be provided from the east to the west into these properties. He said he feels it is unfair to (inaudible) on the west to preclude them from the ability to develop their properties unless we make it clear in the comp plan, he said that is his opinion. (Wallschlager's comment inaudible). deCourcy-Bower said he wants to make sure its transparent for the property owners that if we are going to approve a development of an adjacent property that precludes them from developing their property that it is clear and transparent and done in accordance with the plan. He said because ultimately our responsibility as a Plan Commission is to approve developments that allow implementation of the plan. Wallschlager commented that she thinks it is great with only 2 homes on the property and asked if Bailey had talked to one of the property owners and he replied he did talk to 1 of the property owners but not all of the property owners. Xykis asked Pfannerstill to have the Plan Commission stick to the rules of speaking one at a time.

Jane Maahs 338 Merton Ave – said she and her husband own the property to the west of the two properties that he was talking about. She said the whole intent they understood when they bought was that, at some point in the future that this would be eventually built up. She said she understands the need for a Comp plan change, in fact she would like to compliment the layout on the hammer property which is more than generous however because of the layout of the land, because of the fact that their water is not brought in from the same well as their neighbors. She said their water comes from Hilger farms. She said we would have 3 different wells now that would be dealing with this and in order to not have 8 pumps stations way in the back in order to develop that if we go off of Merton Ave, we would need at minimum an easement for water and sewer from Lake Country Meadows so that could be developed in the future. We need to see if they are going to do those 2 houses, maybe reduce on this comp plan to only one easement that could and would service all of that area. She said the long skinny strip of her property doesn't look like a lot to the Plan Commission, but it is a buffer and they do enjoy walking on it, she said however at some point in the future those other properties may want to add on. She said the problem that she sees is that not all of the property owners are being taken into consideration and the Plan Commission is not looking at where the water sources are coming from. She commented

do we add more on to one well that couldn't handle it and she said like I said before we have 3 different wells being tasked here, for those properties in back and on Merton Ave. She said between her neighbor and herself, they have 2 different wells systems. She commented more on the well. She commented that somewhere down the road you don't take that ability away for that to be developed properly and not just hodgepoded which she said she has told the board numerous times.

She wanted to commend who has the property now but also look at the fact there should be some easement that goes thru for sewer and water.

Inaudible from 36:00-37:40.

Amtmann commented regarding the sewer and water. He said the question that he has is how those properties are individually serviced with sewer and water. He said there is a sewer and water main to the west of those properties in the roadway. He said he heard the resident comment that there are private wells back on those properties and he said Hussinger may know how those properties are serviced but he thinks following the meeting here in terms of where a sewer and water easement would be, it would be worthwhile to at least do a preliminary layout of how that would be serviced. Hussinger said he doesn't know that any of those properties are serviced by private wells. He said it could be, but he said he just doesn't know. He said he thinks the idea of having an easement through the Hammer property is not a bad idea. For future utilities. Pfannerstill said we could look into that.

(Inaudible).

Pfannerstill said it is good to look at things when they come up. He said we usually leave it until a developer comes. He said there are properties on the other side of the street of Merton as well. Pfannerstill said while it may get developed someday, he said two things: he said number one he thinks would great an upload in the neighborhood if a large development or even if only one property was developing. He said he knows it is on our comp plan, even if someone came forward and even if they found a way to get access by putting a driveway in for an apartment building or something he said it would be very tough to get it across the line. He said at the same time, he doesn't foresee all these properties are going to be developed in the near future, say the next 15 years he doesn't see them getting developed into a big development. He went on to say speaking only for himself, he would like to see the properties just the way they are, and he is in agreement that the comp plan should show what we want it to be, and he said he is speaking for himself. He did ask if anyone knew who owns the property next to the hammer property. There was discussion on who owns property next to the Hammer property. Pfannerstill said technically those lots are not landlocked because they are owned by people who have a property right next to those properties, he said he wanted to say that for clarity.

Bierman commented on how the current comp plan doesn't even show the road going through anymore.

Pfannerstill talking about density in the comp plan in that area. He said we are basically deciding if we need to change the comp plan. Biermann commented what are we changing it to, there are only 2 homes proposed on that property. Pfannerstill said we were asked to look at it because the proposals that keep coming forward and decided not to be allowed by either the Village Board or the Plan Commission even though the comp plan shows that they would meet what the comp plan shows. Bierman said the Village engineer should look into do we need a utility easement off of

Badger or Eagle Pass for the future because of the lay of the land and the sewer layout if someone were to buy all those properties.

deCourcy- Bower said to him the purpose of the comp plan is to facilitate the orderly development of the village. He said in other words we are going to say the land uses of this particular part of the village and the lower density on the east side and med-low density on the west side, he said to him it is the job of the Plan Commission to look at that, and to then evaluate developments as they come up and make sure they provide the amenities & facilities so that we can develop the properties to meet the intent of the comp plan in an orderly way. He went on to say from his perspective if we don't provide access from the east, we have 2 dead end roads from Lake Country Meadows that head into the Hammer property, the historical intent of the old comp plan was to connect these properties from the east. He said he wants to be transparent so if one of the properties owners off Merton Ave comes to the Plan Commission and says I want to put a driveway to the back of my property and build 6 houses back there, this comp plan says that is ok and it would be allowable. He said he doesn't think that is an orderly way to do this. He showed a previous development that was proposed for this property that came before the Village Board but didn't come to the Plan Commission. He said it essential laid out the roads in this manner, where the roads would have been extended to the west, the density would have been met according to the comp plan. He said the eastern portion and western portion it would have finished the roads to the Villages design standards which he said which they don't currently meet the design standards because there is no turn around. He said it would have provided easement and access further to the west. He said when he looks at that plan it is better organized and meets the intent of the comp plan, but he doesn't know why it was denied. He said the reason he thinks we should consider what the comp plan shows is, if this is getting denied by the Village Board and it fits the comp plan, the comp plan needs to change. He said he doesn't think it is reasonable for the properties owners to be shown higher density on the west and properties to be developed at these densities if it is going to be denied. He said he thinks it is unfair to property owners and he wants to make sure we are being transparent. He said he doesn't want to keep the comp plan the same if we as a Village have no intention of allowing the densities shown to go forward. He said that is why he brought it up and wants to be transparent. If the Village isn't going to allow properties to be developed at the densities, then don't show it in the comp plan, that is his perspective on it. He said if we are comfortable with treating the properties isolated and separately, he thinks it is poor design and it doesn't meet our design standards as well as something like this, that is why he has issue with keeping the densities shown as they are on the comp plan. He if the property owner doesn't want the property developed and they explicitly tell us they don't want it developed, then my recommendation is to change the comp plan to show it is not going to be developed.

Pfannerstill said he would agree with that. He said he knows it is a lot of work but in his opinion, he would like to have it show that it is low density. He said one thing that is much more important to him than the comp plan itself is the people in Lake Country Meadows who moved into the subdivision thinking it would just stay a subdivision. He said they come to the meetings when this is going saying they don't want it to turn into an access way into some other subdivision.

deCourcy-bower said he wanted to respond to 2 things. He said for the people that own property in Lake Country Meadows, the comp plan has always shown those properties were going to be developed. He said it even showed that road would be connected, so he doesn't think it isn't fair

to say they didn't know. He said the second thing, when Sanctuary of Hartland was developed there was a question if there should be a connection to Tenny, if it should be a road or a walking trail. And what the village did as a compromise was, he said we retained a full road right of way access from Tenny to the Sanctuary, that is a road right away size easement. He said the reason we did that was in case we needed to extend that road because of having connectivity issues but there is an easement there. He said he just wanted to point out those points. He said if the previous plan was rejected because we worried about connectivity of properties to the North, not having access, he said right now we are saying they are going to come off Merton Ave anyways. He said they can still do that with a plan like this. deCourcy-Bower said he just wants to be transparent telling them accurately what they can or can't do with their property. He said he doesn't want to keep a comp plan in place, that's going to get shot down again and again. Hallquist asked if we could continue to adjust the comp plan to the west of the property and with the sewer and water and not delay what they want to do. He said he thinks everyone is in agreement with the 2-house property. He said the house to the west of there is the one in question, and why should we delay what they are building when this apparently what we are discussing can go on for 2-3 year. Bailey said there won't be a delay. Wallschlager asked if we would be putting it back to what it was, and Bailey said he doesn't know what it was, but we would just be making it low density. Jane Maahs commented on the restrictions of her property from the state and on the density. She said the reason the other plan didn't go thru was what it was doing to their property, and they couldn't put a second driveway in. Pfannerstill requested that the next plan commission it should be shown what the changes would be.

Motion (Pfannerstill/Hallquist) to take steps to show corrections in the Comp plan and will allow to look at the sewer system East of Merton, south of 16 and West of Lake Country Meadows and prepare to possibly amend the comp plan. Carried (7-0).

5. Announcements-

Pfannerstill said there is no Village Board meeting on the 28th as well as the Joint Plan Commission meeting.

6. Adjourn

Motion (Hallquist/Wallschlager) to adjourn. Adjourned at 8:12 pm.
Respectfully submitted by

Recording Secretary,
Deidre Bush y, Deputy Clerk



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

Job Address				
Lot	Block	Subdivision	Key No. HAV	
Owner			Phone	
Address		City	State	Zip
Contractor	Phone	FAX	E-Mail Address	
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: _____ 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.



ARCHITECTURAL APPROVAL REQUEST FORM

The following items need to be submitted along with this application unless waived by the Board of Directors.

- Description of the Project: This will need to include a complete list and description of the materials to be used, the finishes and dimensions, and a color sample or brochure/link showing color.
Survey, Plot Plan, or Site Plan: One of these items will need to be included showing the location of the project, dimensions, setbacks, and distances in conjunction with other items on the lot to scale. This item will not be required for painting, decorating or roofing.
Copy of City Permits: (if applicable)

Please submit this application and all required documentation at least 30 days prior to beginning your project. Approval does not constitute any review or approval as to the adequacy or sufficiency of the design or the structure itself. For you own protection, please obtain a certificate of insurance and contractor's license from your contractor. You must also comply will all other State and Local laws and ordinances.

Owner Name: James & Echo Wamsley
Type of Project: Four Season Expansion/ Addition
Address: 1801 E. Juniper Way Hartland WI 53029
Home Phone: 410 456 9969 Cell: 443 8906142 Email: jpwamsley@me.com
Signature: [Signature] Date: 2-4-22

ACTION TAKEN BY THE BOARD OF DIRECTORS

- X APPROVED AS SUBMITTED
APPROVED WITH THE FOLLOWING CONDITIONS:
DECLINED FOR THE FOLLWING REASON:

Paige Riordan as AGENT 02/23/2022
Signature / Title Date

Please submit to Lisa Komppa via e-mail at: lisa@ppc-wi.com

Or mail to: Bristlecone Pines HOA
c/o Professional Property Consultants, LLC
PO Box 923
Menomonee Falls, WI 53052-0923



GENERAL NOTES

- SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL GENERAL AND SPECIFIC REQUIREMENTS.
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLARIFICATION OR ADDITIONAL DIMENSIONS ARE REQUIRED, NOTIFY THE ARCHITECT IMMEDIATELY, FOR WRITTEN CLARIFICATION.
- EACH CONTRACTOR SHALL CAREFULLY EXAMINE DRAWINGS AND SITE PRIOR TO BIDDING TO ASCERTAIN EXTENT OF DEMOLITION AND NEW CONSTRUCTION REQUIRED. EXISTING CONDITIONS ARE SHOWN BASED ON ORIGINAL DRAWINGS AND FIELD OBSERVATIONS AND MAY VARY. ANY DISCREPANCIES FOUND IN THE DRAWINGS OR EXISTING CONDITIONS ARE TO BE REPORTED TO ARCHITECTURAL DESIGNS, INC. IMMEDIATELY. ALL DISCREPANCIES WILL BE CLARIFIED BY WRITTEN ADDENDUM.
- IT SHOULD BE UNDERSTOOD BY ALL CONTRACTORS THAT THE OLD CONSTRUCTION MAY NOT BE COMPLETELY SQUARE, PLUMB OR TRUE, AND THAT ALL DIMENSIONS SHALL BE FIELD-VERIFIED AND ADJUSTED AS REQUIRED. FAILURE TO DO SO WILL IN NO WAY RELIEVE CONTRACTOR OF COMPLETING HIS WORK ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS AT NO ADDITIONAL COST. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL REQUESTS FOR INFORMATION, INTERPRETATION, INTENT, ETC. MUST BE MADE AT LEAST (10) DAYS PRIOR TO BID DUE DATE. RESPONSES WILL BE CONFIRMED IN WRITING. ARCHITECTURAL DESIGNS, INC. WILL NOT BE RESPONSIBLE FOR ANY VERBAL INFORMATION.
- VERIFY ALL DIMENSIONS AND UTILITY REQUIREMENTS OF ALL EQUIPMENT SUPPLIED BY OWNER PRIOR TO CONSTRUCTION RELATED TO THE PLACEMENT OF THE OWNERS EQUIPMENT. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME KNOWLEDGEABLE OF THE CONSTRUCTION REQUIREMENTS OF THE OWNER AND/OR OPERATOR. ALL CONDITIONS RELATIVE TO THE CONTRACTOR COMPLETING WORK WITHIN THE BUILDING AND TIME FRAME MUST BE ADHERED TO.
- ALL WORK IS TO BE COMPLETED USING GOOD AND ACCEPTABLE CONSTRUCTION PRACTICES AND QUALITY MATERIALS. IF MATERIALS ARE NOT SPECIFIED AND SPECIFICS ARE REQUIRED, THE CONTRACTOR MAY SUGGEST MATERIALS TO THE OWNER AND THE ARCHITECT FOR THEIR REVIEW AND APPROVAL. THE ARCHITECT HAS THE RIGHT AND THE RESPONSIBILITY TO REJECT WORK OR MATERIALS THAT DO NOT CONFORM TO THE INTENT OF THE PROJECT OR ARE NOT ACCEPTABLE QUALITY.
- CONTRACTOR'S WORK SHALL CONFORM TO ALL APPLICABLE CODES AND GOVERNING AUTHORITIES.
- CONTRACTORS SHALL FURNISH AND INSTALL ALL MATERIALS INCLUDED WITHIN THE LIMITS OF THEIR CONTRACT. INCLUDE ALL LABOR TAXES, PERMIT FEES, MATERIALS, BLOCKING, EQUIPMENT, AND/OR ITEMS REQUIRED FOR THEIR COMPLETION.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK WITH THE OWNER/ CONSTRUCTION MANAGER AND OTHER CONTRACTORS. WORK BY ANOTHER CONTRACTOR WHICH WOULD CHANGE OR ALTER WORK OF THE CONTRACTOR IN ANY WAY OR WHICH WOULD PREVENT THE CONTRACTOR FROM COMPLETING HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT.

- CONTRACTORS SHALL PROVIDE SHOP DRAWINGS, MATERIAL SAMPLES, RELEVANT TECHNICAL DATA, FINISH SAMPLES, CATALOG CUTS, ETC. FOR ARCHITECT'S REVIEW AND ACTION PRIOR TO COMMENCEMENT OF WORK. SUBMITTALS TO INCLUDE BUT ARE NOT LIMITED TO CABINETS, SIGNAGE, DOORS, HARDWARE, STEEL, ETC., ETC.
- CONTRACTORS SHALL COORDINATE THEIR SCHEDULES WITH THE OWNER.
- CONTRACTORS SHALL BE RESPONSIBLE FOR CLEANING UP AFTER THEMSELVES DAILY.
- CONTRACTORS SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PORTIONS DAMAGED DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE, NECESSARY AND REQUIRED BARRICADES, FENCES AND SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC'S SAFETY NEAR THE SITE. GENERAL CONTRACTOR TO PROVIDE TEMPORARY BARRICADES (AND DUST BARRIERS) AS REQUIRED BY THE OWNER OR THE JOB CONDITIONS.
- FIRE EXTINGUISHER(S) ARE TO BE PROVIDED AND LOCATED BY GENERAL CONTRACTOR AS REQUIRED BY CODE.
- ALL CONTRACTORS SHALL GUARANTEE ALL THEIR WORK UNDER CONTRACT AGAINST DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF SUBSTANTIAL COMPLETION OF CONTRACT.
- ALL CONTRACTORS SHALL PROVIDE ALL NECESSARY INSURANCE, PROGRESS SCHEDULES, PERMITS, AND OTHER PROVISIONS REQUIRED IN ACCORDANCE WITH AIA GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION A201 AND AS REQUIRED BY OWNER.
- ARCHITECTURAL DESIGNS, INC. AND/OR OWNER SHALL HAVE THE RIGHT TO MAKE CHANGES DURING THE PROGRESS OF WORK WITHOUT VOIDING CONTRACTS. ALL CHANGES MUST BE MADE BY WRITTEN CHANGE ORDER.
- EACH CONTRACTOR MUST COMPLY FULLY WITH OSHA REGULATIONS FOR CONSTRUCTION.
- OWNER SHALL FURNISH TEMPORARY SANITARY FACILITIES, WATER, AND ELECTRICAL. GENERAL CONTRACTOR SHALL MAINTAIN THE SAME TO BE IN GOOD WORKING ORDER.
- ALL PLUMBING, HVAC, AND ELECTRICAL WORK SHALL BE COMPLETED AS A "DESIGN/BUILD" PROCESS. THESE CONTRACTORS SHALL PROVIDE ALL DESIGN DRAWINGS, CALCULATIONS, FEES, ETC. TO SECURE ALL REQUIRED PERMITS. THEY SHALL BE RESPONSIBLE FOR ALL EQUIPMENT, MATERIALS, LABOR, ETC. TO COMPLETE THEIR WORK AS SHOWN ON THEIR DRAWINGS AND AS NOTED ON ARCHITECTURAL DRAWINGS. ALLOW FOR THE COST OF COORDINATION WITH OTHER TRADES. ALL WORK SHALL MEET ALL STATE AND LOCAL CODES, ETC.

PRELIMINARY
NOT FOR CONSTRUCTION



LOCATION MAP

NO SCALE



ARCHITECTURAL DESIGNS INC.
7429 ROOSEVELT RD.
TOWN OF ERIN, WI 53027

TELE: 1-414-315-4156

EMAIL: gene@architecturaldesignsinc.com

WEBSITE: architecturaldesignsinc.com

J. WAMSLEY RESIDENCE
BUILDING RENOVATION
1801 E. JUNIPER WAY
HARTLAND, WI 53029
PROJECT #2021.12

PROJECT

J. WAMSLEY RESIDENCE
BUILDING RENOVATION
1801 E. JUNIPER WAY
HARTLAND, WI 53029
PROJECT #: 2021.12

NOTE
THESE DRAWINGS AND DESIGN THEREIN ARE THE EXCLUSIVE PROPERTY OF ARCHITECTURAL DESIGNS, INC. ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF ARCHITECTURAL DESIGNS, INC. WILL RESULT IN LEGAL ACTION. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR MEETING STATE AND LOCAL CODES. IF ANY VARIATIONS OCCUR FROM THE DRAWINGS THE CONTRACTOR SHALL NOTIFY ARCHITECTURAL DESIGNS, INC.

INDEX

ARCHITECTURAL

T1	TITLE SHEET, GENERAL SPECIFICATION, SITE PLAN & LOCATION MAP
A1	EXISTING FLOOR PLAN & ELEVATION- DEMOLITION, PROPOSED WEST EXTERIOR ELEV & EXISTG/ PRPSD FLR PLAN
A2	EXISTING/ PROPOSED WEST TO EAST BUILDING SECTION, PROPOSED SOUTH EXTERIOR ELEVATION & FOUNDATION PLAN
A3	EXISTING/ PROPOSED NORTH TO SOUTH BUILDING SECTION, PROPOSED EAST ELEVATION & EXISTG/ PROPOSED ROOF PLAN

ARCHITECT

GENE EGGERT ARCHITECT

DATE

22 SEPTEMBER 2021

REVISIONS:

12 JANUARY 2022
17 JANUARY 2022

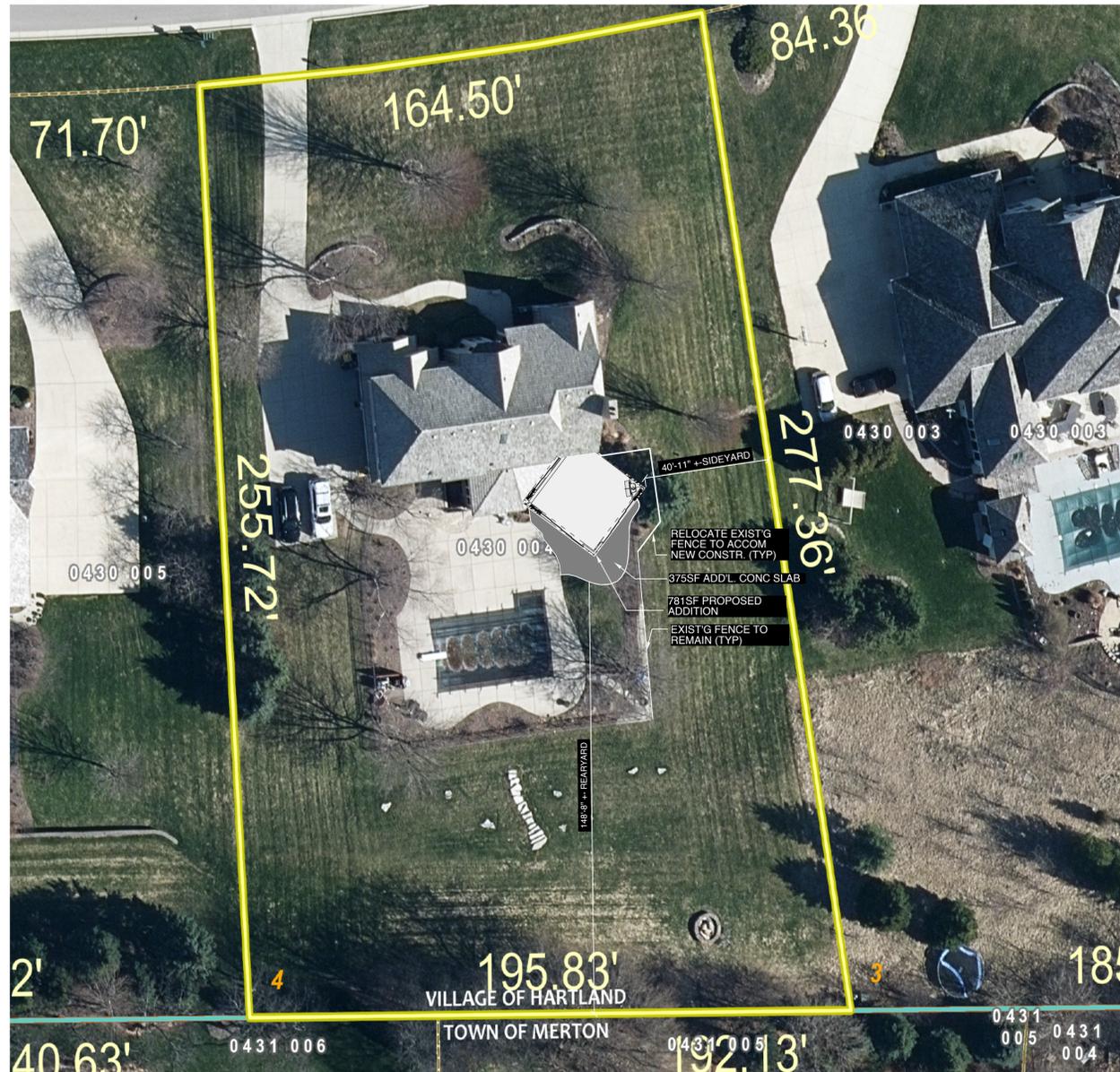
CONSTRUCTION CLASSIFICATION

CONSTRUCTION TYPE: WOOD FRAME

OCCUPANCY TYPE: SINGLE-FAMILY RESIDENTIAL

ZONING:

T1



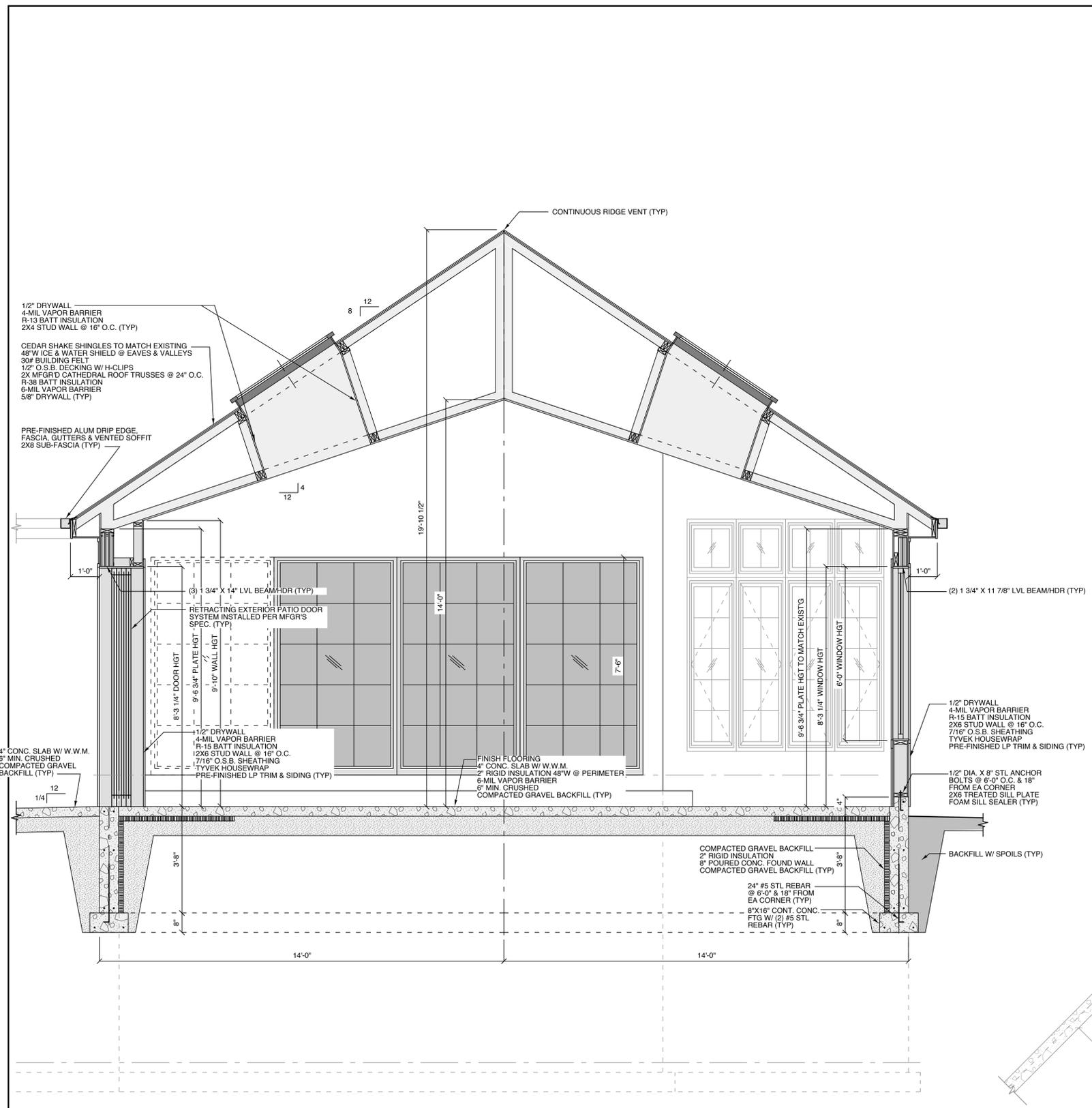
EXISTING/ PROPOSED SITE PLAN

NOT TO SCALE (298)(APPROX. 1"= 25'-0")

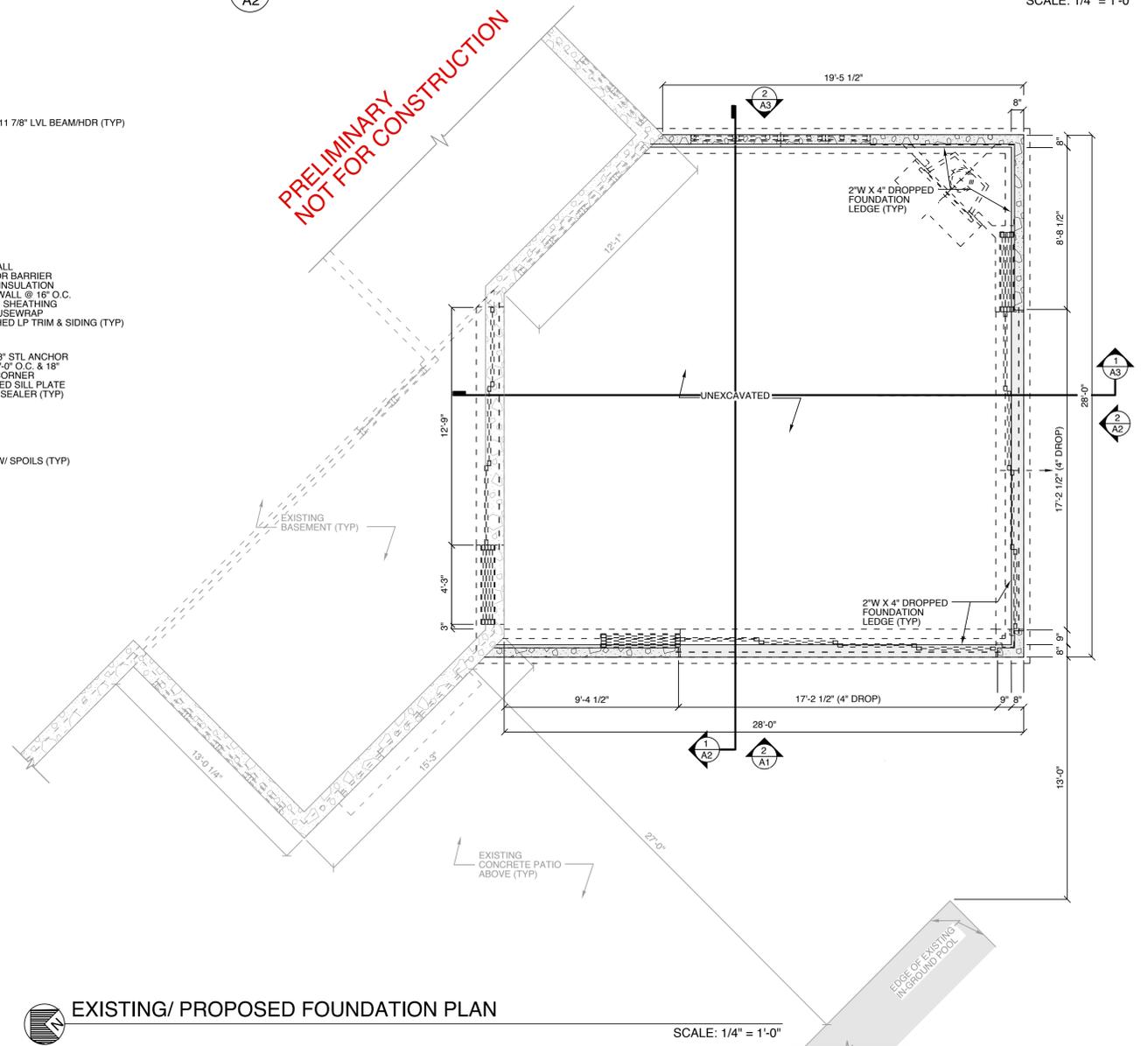
Revisions
22 SEPTEMBER 2021
12 JANUARY 2022
17 JANUARY 2022



2 A2 EXISTING/ PROPOSED PARTIAL SOUTH EXTERIOR ELEVATION SCALE: 1/4" = 1'-0"



1 A2 EXISTING/ PROPOSED PARTIAL WEST TO EAST SECTION SCALE: 1/2" = 1'-0"



EXISTING/ PROPOSED FOUNDATION PLAN SCALE: 1/4" = 1'-0"

NOTE
 THESE DRAWINGS AND DESIGN THEREIN ARE THE EXCLUSIVE PROPERTY OF ARCHITECTURAL DESIGNS, INC. ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF ARCHITECTURAL DESIGNS, INC. WILL RESULT IN LEGAL ACTION. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR MEETING STATE AND LOCAL CODES. IF ANY VARIATIONS OCCUR FROM THE DRAWINGS THE CONTRACTOR SHALL NOTIFY ARCHITECTURAL DESIGNS, INC.

PRELIMINARY
 NOT FOR CONSTRUCTION

ANDREW & JENNIFER MANCHESTER
1902 E JUNIPER WAY
HARTLAND WI 53029-8667

BRIGHTBROOK ENTERPRISES LLC
10936 N PORT WASHINGTON RD #179
MEQUON WI 53092

DENIS E SCHUH
N49W28639 CHARDON DR
HARTLAND WI 53029

FRANK BIELINSKI
3415 FIDDLERS CREEK DR
WAUKESHA WI 53187

JAMES & JIAOYAN WAMSLEY
1801 E JUNIPER WAY
HARTLAND WI 53029-8672

JASON & EMILY BRUNNER
N49W28661 CHARDON DR
HARTLAND WI 53029

JOHN C & DARLENE J KRAFT REVOCABLE
LIVING TRUST
N49W28619 CHARDON DR
HARTLAND WI 53029

JOHN & KELLY PALMER
1705 E JUNIPER WAY
HARTLAND WI 53029-8671

KEVIN & STEPHANIE L CHRISTIANO
1901 E JUNIPER WAY
HARTLAND WI 53029-8673

KEVIN & JILL MATTSON
1703 E JUNIPER WAY
HARTLAND WI 53029

KEVIN O KLECZKA
W272N2684 LAKEVIEW BLVD
PEWAUKEE WI 53072-4410

NEW HORIZON LIVING TRUST
N49W28570 CHARDON DR
HARTLAND WI 53029-9100

PATRICK & ANGELA WALTERS
1900 E JUNIPER WAY
HARTLAND WI 53029-8667

RENAE L WEGNER
1803 E JUNIPER WAY
HARTLAND WI 53029

RICHARD & LORI WATT
1800 E JUNIPER WAY
HARTLAND WI 53029

ROBERT & MARGARET SIMANDL
1704 E JUNIPER WAY
HARTLAND WI 53029-8669

ROBERT & JENNIFER DUNN
N49W28588 CHARDON DR
HARTLAND WI 53029-9100

STEVIE & TAMMY RISTOW
PO BOX 398
LANNON WI 53046-0398

TARA & STEVE GUDEN
N49W28695 CHARDON DR
HARTLAND WI 53029-9161

THE HUGH G VALLELY JR & BONNIE JOY
VALLELY JOINT
N49W28612 CHARDON DR
HARTLAND WI 53029-9153

THE LEGEND AT BRISTLECONE PINES LLC
1 LEGEND WAY
WALES WI 53183

WILLIAM J & KAREN S KROEGER JOINT
REVOCABLE TRUST
1708 E JUNIPER WAY
HARTLAND WI 53029

Feb 2-28-22
rept # 285345



PETITION FOR CONDITIONAL USE
 \$150 REVIEW FEE DUE AT TIME OF APPLICATION
PLUS \$300 PROFESSIONAL FEE DEPOSIT

Property Owner	
Business Name <u>Busy Beez Preschool and childcare LLC</u>	
Business Owner <u>Meghan Kier and Kim Ptak</u>	
Address <u>123 Lawn St, Hartland WI, 53029</u>	
Contact Person <u>Meghan Kier</u>	Phone <u>(262) 719-2751</u>
Key No. HAV	Email <u>busybeezpreschool@1@gmail.com</u>

The Plan Commission meets on the third Monday of the month at 6:30 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:

<u>Building is currently vacant, prior to that it was owned and operated by Prader-Willi Homes as an assisted living home.</u>
<u>We intend to use the building as a daycare center for children between the ages of 6 weeks and 12 years.</u>

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 <u>Meghan Kier</u>	
Print Name <u>Meghan Kier</u>	Date <u>2/25/22</u>

OFFICE USE ONLY:

Date Applied: <u>2-28-22</u>	Date of Meeting:	Return Comments by:
------------------------------	------------------	---------------------

pl 2-28-22
recpt 235345



**APPLICATION FOR
PLAN COMMISSION**

\$300 REVIEW FEE DUE AT TIME OF APPLICATION

Project Description Remodel			
Proposed Use Daycare center		No. of Employees 8-10	
Project Location 123 Lawn St. Hartland WI, 53029			
Project Name Busy Beez Preschool and childcare			
Owner Meghan Kier and ^{Kim} Prak		Phone (262) 719-2751	
Address 516 Hartbridge Dr.		City Hartland	State WI Zip 53029
Engineer/Architect Jim Mella		Phone (262) 548-9797	FAX
Address		City	State Zip
Contact Person Meghan Kier	Phone (262) 719-2751	FAX	E-mail busybeezpreschool21@gmail.com

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 2-28-22	Date of Meeting:	Return Comments by:
-----------------------------	------------------	---------------------

CONFIDENTIAL

Busy Beez Preschool and Childcare

BUSINESS PLAN

Prepared February 2022

Contact Information

Meghan Kier

busybeepreschool21@gmail.com

(262)719-2751

Table of Contents

Executive Summary	1
Opportunity.....	1
Expectations.....	2
Opportunity	3
Problem & Solution	3
Product & Services	4
Target Market	5
Competition	5
Execution	7
Marketing & Sales.....	7
Operations	8
Milestones & Metrics	9
Company	9
Overview.....	9
Team	10
Financial Plan	11
Forecast	11
Financing	13
Statements.....	14
Appendix	18

Executive Summary

Opportunity

Problem

Quality childcare is the single most important thing to parents and key to their success in their own careers. Covid-19 has forced many small businesses to shut down and childcare is no exception to that, making it hard for parents to find quality care for their children.

Solution

We strive to make each family and every staff member a part of our family. We believe this will create an atmosphere where children and staff members form strong loving relationships. To us, this is the definition of quality childcare.

Market

Our target market is working families with young children in Hartland and the surrounding areas such as Delafield, Pewaukee, and Oconomowoc. We will be working primarily with the Hartland Lakeside School district, providing before and after school care for those children.

Competition

There are a few small daycares right in Hartland and some larger centers in surrounding cities. All of these centers are full, with a waitlist or near full. We will have plenty of space to welcome new families and loving staff members ready.

Why Us?

When we started Busy Beez at the end of the summer in 2021 we started with a small group of families that we knew very well, as we worked with them and their children every day. We have learned a lot over the last few months that we know has made us grow as individuals, a team, and most importantly as business owners. We

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

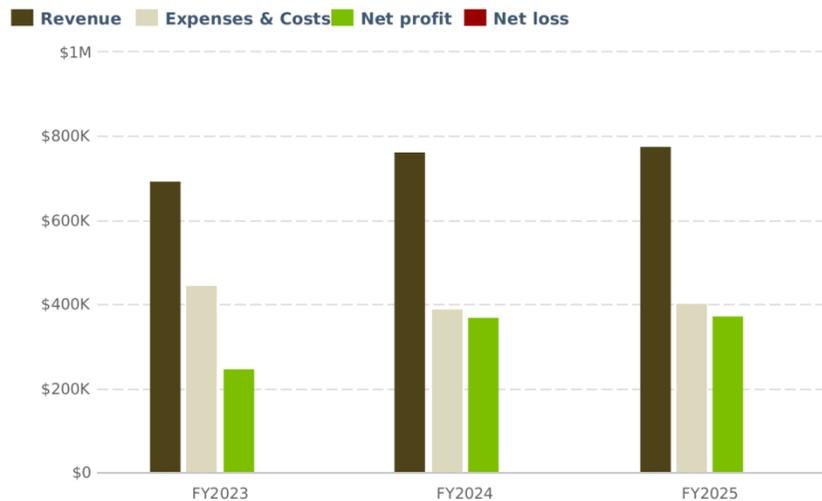
have also met some wonderful people along the way that have been guiding us and helping us find connections so that we can be as successful as we dream to be. We have built the foundation of this business on our mutual love of children and our desire to help local families every way we can. We are so excited to see what this new opportunity has in store for us, and we are ready to welcome so many new families and staff members.

Expectations

Forecast

Once we move into our new location, we will be able to take as many children as we are licensed for, which we are hoping is around fifty-five to sixty based on square footage. We are hoping to be ready to open by the middle of June. Once we start construction and have a better idea of our opening day, we will be able to start marketing and getting families enrolled. We are projecting that we will add children slowly and hoping to be at full capacity by the beginning of our second year. We hope to be profitable going into our second year.

Financial Highlights by Year



CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Financing Needed

We are going to need a loan to purchase the building in order to grow our business. We are going to get an SBA loan for the purchase price of the building, \$500K, and \$120K for renovations. We have \$60k of our own investment to put down so we are looking at financing \$540K.

Opportunity

Problem & Solution

Problem Worth Solving

Quality childcare is the single most important thing to parents who are in need of childcare. Knowing your child is in a safe and loving environment while you are away is crucial to your success in your career. Covid-19 has forced many small business' to close down, and childcare is no exception to that, wiping out small family run centers and leaving big corporate centers to be the majority of childcare centers left standing. Corporate run centers are by the book and void of close relationships between staff and families. Many centers have long waitlists especially for the youngest children between 6 weeks and 2 years of age. Corporate centers have a higher turn over rate of employees and directors, leaving children in the care of many different caregivers who don't have a solid relationship built with your child.

Our solution

We are a small center, founded and run by two moms, who strive to make each family we serve a part of our families. Every child will be in the care of qualified loving staff members handpicked by us with the mindset that they will be caring for our own children. We believe in treating our employees like members of our family and creating a close-knit family among our employees. This will help build relationships with families and keep staff members around for longer periods of time, reducing the turnover rate of employees.

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Product & Services

Services Breakdown

<u>Services</u>	<u>Cost</u>
6 weeks to 23 months tuition	\$62 full day
2-3 years	\$58 full day
3-4 Years	\$55 full day
4K	\$45
Before AND after school care	\$20
Before OR after school care	\$15
Full day school age	\$40

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Revenue Forecast Table

	FY2023	FY2024	FY2025
Revenue			
6 weeks - 23 months	\$224,800	\$241,920	\$245,760
2-3 years	\$175,400	\$201,600	\$204,960
3-4 years	\$122,000	\$136,800	\$139,200
4k	\$41,000	\$42,300	\$43,200
Before AND after school care	\$45,981	\$49,192	\$51,428
Before OR after school care	\$5,354	\$5,848	\$6,192
Full day school age	\$82,127	\$85,680	\$87,720
Total Revenue	\$696,662	\$763,340	\$778,460
Direct Cost			
Direct Labor			
Total direct costs			
Gross margin	\$696,662	\$763,340	\$778,460
Gross margin %	100%	100%	100%

Target Market

Our customers are working families with young children ages 6 weeks to 12 years. We will work primarily with families in the Hartland Lakeside School district. We will offer before and after school care for children between kindergarten and fifth grade.

Competition

Current alternatives

Corporate Centers

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

*pros- security that they will be around through hard financial times, like covid-19, due to having more of a reserve.

*cons- higher turnover rate of employees and directors

- less intimate

Centers near Hartland

- KinderCare (Pewaukee and Delafield)
- Cadence Academy Hartland
- Wee-Know School Hartland

Small Centers

*pros - more intimate relationships with staff and directors

- directors are very unlikely to change since the director is usually the owner of the business

*cons - more risky in hard financial times since they don't have the reserve that corporate centers have available to them

- Grandmas House Hartland
- Lakeside Academy Hartland
- Lake Country Childcare Pewaukee

Our advantages

We take pride in our staff and work really hard to find the best of the best to care for our children. Once we find the best we work with them to make sure they continue to grow with us and continue to be the best fit for us and us for them. Our employees are our family and we treat them as such. Building that relationship with them is key to them loving what they do and being loyal employees. It takes a village to raise children and we plan to build the best village out there.

We offer free childcare to our staff members which is a huge incentive that many other centers in the area do not offer.

We get to know each of our families and we are available to each member to ensure all of their needs are met, not just the child's needs.

Execution

Marketing & Sales

Marketing Plan

Our best marketing tool is word of mouth. We also will set up a webpage with the help of one of our clients who is a web designer. We have a Facebook page that is currently private but once we move into the building it will become public and we will use that to keep current families informed of things we are doing within the center, and we will also use it to attract clients by showing them what we are doing with our current children. We eventually will participate in activities like Hartland kids days by setting up a booth and getting our name out there.

Sales Plan

Once we have a family reach out to us showing interest in our center, we will bring them to the building to show them our classrooms and common spaces. We will walk them through to meet staff members and other kids. This will give them the opportunity to ask any questions they may have and to get a feel for if we are the right fit for them and will also give us the chance to learn more about them.

Operations

Locations & Facilities

We are currently operating out of Meghan's home in Hartland Wisconsin. Our space is limited to eight children. It is going very well, but we are ready to grow and in order to do that we need to move into an outside location.

We are working to purchase a commercial building and renovate it to fit our needs. The building we are looking at is 123 Lawn St. Hartland WI, 53029

Technology

We use the program Brightwheel. With this program all of our billing, scheduling, child sign in, and parent communication is in one location. It eliminates a lot of paper work for us and for the parents. The parents get updates throughout the day of how their child's day is going, pictures of their child, and updates on anything they may need. We can share documents with the families, such as lunch menus and any activities we are doing that month. Parents can update their child's information right on the app, doctors information, allergies, medications, immunization records, family information, and emergency contact information. Tuition can also be paid directly on the app.

Equipment & Tools

We will need equipment to set up 6 classrooms, we currently have enough for one classroom. The preschool, two-year-old, and the toddler classrooms will need tables and chairs, shelves and bins to hold toys, and toys. The infant room will need cribs, highchairs, swings, bouncers, shelves, bins, and toys. The school age classroom will need tables and chairs, shelves, bins, toys, games, and we would like to include an air hockey table and foosball table. We also will need picnic style tables for the cafeteria, and an oven, fridge, freezer, microwave and dishwasher for the kitchen.

Milestones & Metrics

Milestones Table

Milestone	Due Date
Send everything to the bank	February 18, 2022
Send everything to the village	February 21, 2022
Village board meeting	March 21, 2022
Closing Day!	April 12, 2022
Set up Website	May 01, 2022
Opening day	June 13, 2022

Key metrics

Once we open our focus will be on our enrollment numbers and hiring and maintaining employees. In the first year we plan to be at 75% capacity and in our second year we plan to be near 100% capacity. In the first year we plan to have eight employees and we will keep adding as we need.

Company

Overview

Ownership & Structure

Busy Beez Preschool and Childcare LLC is registered as a limited liability company. Our two founders, Meghan Kier and Kim Ptak, are co-owners with equal shares. No outside investors are involved at this point in time.

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Company history

We started Busy Beez at the end of summer 2021, after the daycare center we were both employed at shut down due to the owner selling the building and dissolving the business. The building needed a lot of work, and we were not in the financial position to purchase the building and repair it at that time, so the building was sold to a company that turned the building into a warehouse.

We turned one room in Meghan's house into a classroom, fenced in the backyard, and purchased a large play system for the backyard. We currently have seventeen children enrolled and a waitlist with five children on it. All of the families that we have right now were families that were customers of our old employer and they decided to come with us.

We are working to purchase a building at 123 Lawn St. Hartland WI. We are planning to officially open in that building in June of 2022. Once we open, we can have between fifty-five to sixty children enrolled and will need approximately eight to ten staff members to get started. We have five staff members ready to start working as soon as we open and will expand to meet demand.

Team

Russ Roberts - Manager of WCTC small business Center

Elizabeth Hafeman- accountant with Accounting Systems INC

Tracy Miklas - Former administrator for Hartland Preschool

Lexi Niedfeldt - Former director of Hartland Preschool

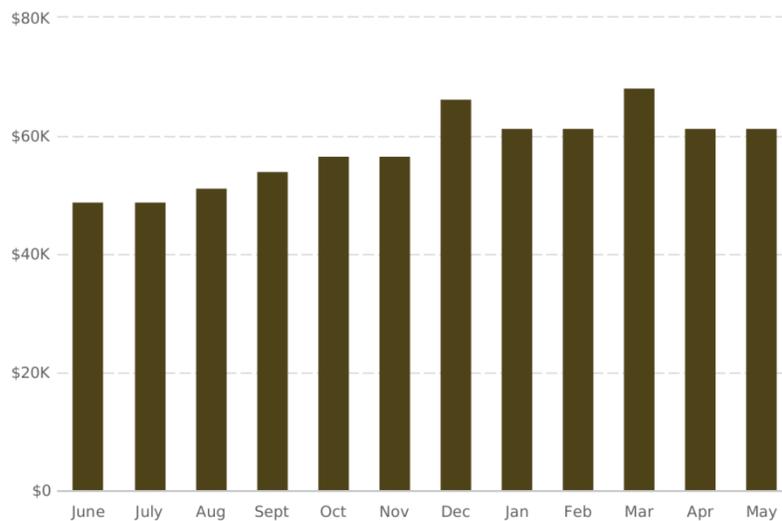
Financial Plan

Forecast

Key assumptions

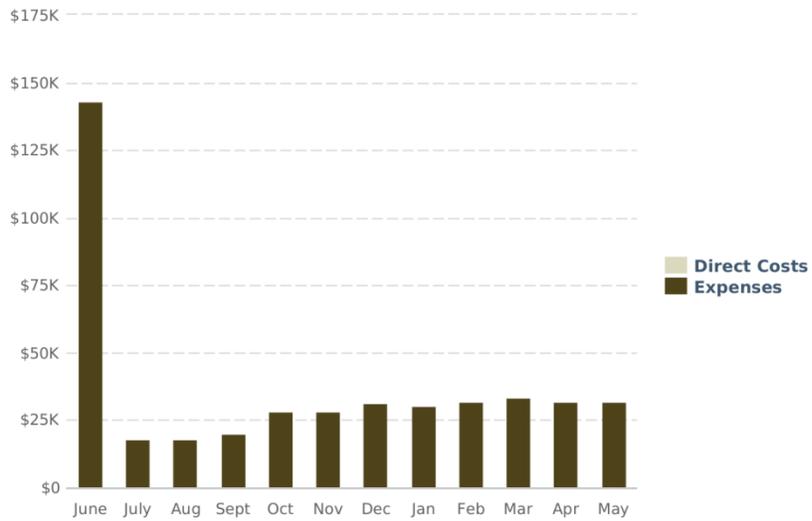
We plan to be licensed for 55-60 children once we move into our building. Our goal is to be operating in the building by the beginning to the middle of June. We project we will add 25 children by opening day putting us at around 40 children when we open. We project that we will care for around 50 children at the start of year two. We will be adding 4 full-time and 2 part-time staff members starting in June

Revenue by Month

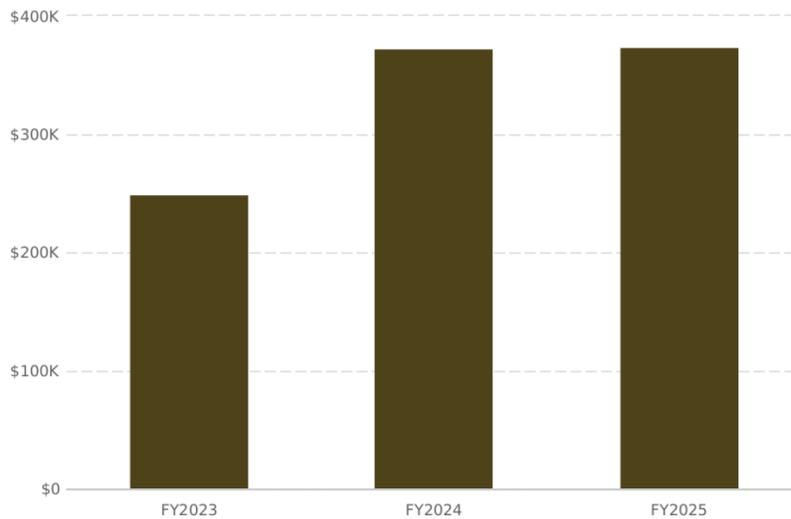


CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Expenses by Month



Net Profit (or Loss) by Year



CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Financing

Sources of Funds

We have \$60K of our own funds. We will be taking out an SBA loan to purchase the building and to cover the costs of renovations.

Use of Funds

\$60k of our personal investment will be used as a down payment on the building

\$540K SBA Loan for the purchase and renovations of the building

Statements

Projected Profit and Loss

	FY2023	FY2024	FY2025
Revenue	\$696,662	\$763,340	\$778,460
Direct Costs			
Gross Margin	\$696,662	\$763,340	\$778,460
Gross Margin %	100%	100%	100%
Operating Expenses			
Salaries & Wages	\$149,520	\$181,860	\$193,818
Employee Related Expenses	\$29,904	\$36,372	\$38,764
Brightwheel	\$600	\$600	\$600
Office Supplies	\$1,950	\$1,500	\$1,500
Printer	\$500		
Books	\$400	\$400	\$400
Paper products	\$481	\$475	\$475
Art Supplies	\$900	\$750	\$750
Insurance	\$7,200	\$7,200	\$7,200
Utilities	\$4,200	\$4,200	\$4,200
Phone / internet	\$3,600	\$3,600	\$3,600
Accountant	\$600	\$600	\$600
Outside Maintenance	\$2,400	\$2,400	\$2,400
Computer	\$1,000		
Swing Set	\$5,000		
Building Improvements	\$120,000		
Total Operating Expenses	\$328,255	\$239,957	\$254,307
Operating Income	\$368,407	\$523,383	\$524,153
Interest Incurred	\$24,445	\$25,879	\$25,014
Depreciation and Amortization	\$31,867	\$31,866	\$31,867
Gain or Loss from Sale of Assets			

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Income Taxes	\$62,419	\$93,128	\$93,454
Total Expenses	\$446,986	\$390,830	\$404,642
Net Profit	\$249,676	\$372,510	\$373,818
Net Profit / Sales	36%	49%	48%

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Projected Balance Sheet

	FY2023	FY2024	FY2025
Cash	\$206,492	\$524,367	\$842,780
Accounts Receivable	\$0	\$0	\$0
Inventory			
Other Current Assets			
Total Current Assets	\$206,492	\$524,367	\$842,780
Long-Term Assets	\$614,000	\$614,000	\$614,000
Accumulated Depreciation	(\$31,867)	(\$63,733)	(\$95,600)
Total Long-Term Assets	\$582,133	\$550,267	\$518,400
Total Assets	\$788,625	\$1,074,634	\$1,361,180
Accounts Payable	\$0	\$0	\$0
Income Taxes Payable	\$23,308	\$23,296	\$23,378
Sales Taxes Payable			
Short-Term Debt	\$16,890	\$17,754	\$18,662
Prepaid Revenue			
Total Current Liabilities	\$40,198	\$41,050	\$42,040
Long-Term Debt	\$508,352	\$490,598	\$471,936
Long-Term Liabilities	\$508,352	\$490,598	\$471,936
Total Liabilities	\$548,549	\$531,648	\$513,976
Paid-In Capital	\$60,000	\$60,000	\$60,000
Retained Earnings	(\$69,600)	\$110,476	\$413,386
Earnings	\$249,676	\$372,510	\$373,818
Total Owner's Equity	\$240,076	\$542,986	\$847,204
Total Liabilities & Equity	\$788,625	\$1,074,634	\$1,361,180

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Projected Cash Flow Statement

	FY2023	FY2024	FY2025
Net Cash Flow from Operations			
Net Profit	\$249,676	\$372,510	\$373,818
Depreciation & Amortization	\$31,867	\$31,867	\$31,867
Change in Accounts Receivable	\$0	\$0	\$0
Change in Inventory			
Change in Accounts Payable	\$0	\$0	\$0
Change in Income Tax Payable	\$23,308	(\$12)	\$82
Change in Sales Tax Payable			
Change in Prepaid Revenue			
Net Cash Flow from Operations	\$304,851	\$404,365	\$405,767
Investing & Financing			
Assets Purchased or Sold	(\$614,000)		
Net Cash from Investing	(\$614,000)		
Investments Received	\$60,000		
Dividends & Distributions	(\$69,600)	(\$69,600)	(\$69,600)
Change in Short-Term Debt	\$16,890	\$864	\$908
Change in Long-Term Debt	\$508,352	(\$17,754)	(\$18,662)
Net Cash from Financing	\$515,641	(\$86,490)	(\$87,354)
Cash at Beginning of Period	\$0	\$206,492	\$524,367
Net Change in Cash	\$206,492	\$317,875	\$318,413
Cash at End of Period	\$206,492	\$524,367	\$842,780

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Appendix

Profit and Loss Statement (With monthly detail)

FY2023	June '22	July '22	Aug '22	Sept '22	Oct '22	Nov '22	Dec '22	Jan '23	Feb '23	Mar '23	Apr '23	May '23
Revenue												
6 weeks - 23 months	\$14,880	\$14,880	\$17,360	\$17,360	\$19,840	\$19,840	\$19,840	\$20,160	\$20,160	\$20,160	\$20,160	\$20,160
Unit Sales	240	240	280	280	320	320	320	320	320	320	320	320
Unit Prices	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$63	\$63	\$63	\$63	\$63
2-3 years	\$11,600	\$11,600	\$11,600	\$13,920	\$13,920	\$13,920	\$16,240	\$16,520	\$16,520	\$16,520	\$16,520	\$16,520
Unit Sales	200	200	200	240	240	240	280	280	280	280	280	280
Unit Prices	\$58	\$58	\$58	\$58	\$58	\$58	\$58	\$59	\$59	\$59	\$59	\$59
3-4 years	\$8,800	\$8,800	\$8,800	\$9,900	\$9,900	\$9,900	\$9,900	\$11,200	\$11,200	\$11,200	\$11,200	\$11,200
Unit Sales	160	160	160	180	180	180	180	200	200	200	200	200
Unit Prices	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$56	\$56	\$56	\$56	\$56
4k	\$0	\$0	\$0	\$4,500	\$4,500	\$4,500	\$4,500	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600
Unit Sales	0	0	0	100	100	100	100	100	100	100	100	100
Unit Prices	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$46	\$46	\$46	\$46	\$46
Before AND after school care	\$0	\$0	\$0	\$5,200	\$5,200	\$5,200	\$3,900	\$5,460	\$5,460	\$4,641	\$5,460	\$5,460
Unit Sales	0	0	0	260	260	260	195	260	260	221	260	260
Unit Prices	\$0	\$0	\$0	\$20	\$20	\$20	\$20	\$21	\$21	\$21	\$21	\$21
Before OR after school care	\$0	\$0	\$0	\$600	\$600	\$600	\$450	\$640	\$640	\$544	\$640	\$640
Unit Sales	0	0	0	40	40	40	30	40	40	34	40	40

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Unit Prices	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$16	\$16	\$16	\$16	\$16
Full day school age	\$13,600	\$13,600	\$13,600	\$2,720	\$2,720	\$2,720	\$11,560	\$2,788	\$2,788	\$10,455	\$2,788	\$2,788
Unit Sales	340	340	340	68	68	68	289	68	68	255	68	68
Unit Prices	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$41	\$41	\$41	\$41	\$41
Total Revenue	\$48,880	\$48,880	\$51,360	\$54,200	\$56,680	\$56,680	\$66,390	\$61,368	\$61,368	\$68,120	\$61,368	\$61,368
Total Direct Costs												
Gross Margin	\$48,880	\$48,880	\$51,360	\$54,200	\$56,680	\$56,680	\$66,390	\$61,368	\$61,368	\$68,120	\$61,368	\$61,368
Gross Margin %	100%											
Operating Expenses												
Salaries and Wages												
Full Time (5.67)	\$7,680	\$7,680	\$7,680	\$7,680	\$9,600	\$9,600	\$9,600	\$9,600	\$11,520	\$11,520	\$11,520	\$11,520
Part Time (4.08)	\$1,760	\$1,760	\$1,760	\$2,640	\$2,640	\$2,640	\$3,520	\$3,520	\$3,520	\$3,520	\$3,520	\$3,520
Total Salaries & Wages	\$9,440	\$9,440	\$9,440	\$10,320	\$12,240	\$12,240	\$13,120	\$13,120	\$15,040	\$15,040	\$15,040	\$15,040
Employee Related Expenses												
Brightwheel	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Office Supplies	\$500	\$100	\$100	\$150	\$200	\$100	\$100	\$100	\$100	\$150	\$200	\$150
Printer	\$500											
Books	\$100			\$100			\$100			\$100		
Paper products	\$91	\$25	\$30	\$30	\$40	\$30	\$35	\$40	\$30	\$30	\$40	\$60
Art Supplies	\$200	\$50	\$75	\$50	\$100	\$50	\$50	\$50	\$50	\$75	\$75	\$75
Insurance	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Utilities	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350
Phone / internet	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300
Accountant	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Outside Maintenance	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200
Computer	\$1,000											
Swing Set	\$5,000											
Building Improvements	\$120,000											
Total Operating Expenses	\$140,269	\$13,053	\$13,083	\$14,264	\$16,578	\$16,418	\$17,579	\$17,484	\$19,778	\$19,953	\$19,913	\$19,883
Operating Income	(\$91,389)	\$35,827	\$38,277	\$39,936	\$40,102	\$40,262	\$48,811	\$43,884	\$41,590	\$48,167	\$41,455	\$41,485
Interest Incurred		\$2,250	\$2,245	\$2,239	\$2,233	\$2,228	\$2,222	\$2,217	\$2,211	\$2,206	\$2,200	\$2,194
Depreciation and Amortization	\$2,656	\$2,655	\$2,656	\$2,655	\$2,656	\$2,655	\$2,656	\$2,655	\$2,656	\$2,656	\$2,655	\$2,656
Gain or Loss from Sale of Assets												
Income Taxes	\$0	\$0	\$0	\$1,059	\$7,043	\$7,075	\$8,787	\$7,802	\$7,345	\$8,661	\$7,320	\$7,327
Total Expenses	\$142,925	\$17,958	\$17,983	\$20,218	\$28,510	\$28,376	\$31,244	\$30,159	\$31,989	\$33,476	\$32,088	\$32,060
Net Profit	(\$94,045)	\$30,922	\$33,377	\$33,982	\$28,170	\$28,304	\$35,146	\$31,209	\$29,379	\$34,644	\$29,280	\$29,308
Net Profit / Sales	(192%)	63%	65%	63%	50%	50%	53%	51%	48%	51%	48%	48%

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

	FY2023	FY2024	FY2025
Revenue			
6 weeks - 23 months	\$224,800	\$241,920	\$245,760
Unit Sales	3,600	3,840	3,840
Unit Prices	\$62.44	\$63	\$64
2-3 years	\$175,400	\$201,600	\$204,960
Unit Sales	3,000	3,360	3,360
Unit Prices	\$58.47	\$60	\$61
3-4 years	\$122,000	\$136,800	\$139,200
Unit Sales	2,200	2,400	2,400
Unit Prices	\$55.45	\$57	\$58
4k	\$41,000	\$42,300	\$43,200
Unit Sales	900	900	900
Unit Prices	\$45.56	\$47	\$48
Before AND after school care	\$45,981	\$49,192	\$51,428
Unit Sales	2,236	2,236	2,236
Unit Prices	\$20.56	\$22	\$23
Before OR after school care	\$5,354	\$5,848	\$6,192
Unit Sales	344	344	344
Unit Prices	\$15.56	\$17	\$18
Full day school age	\$82,127	\$85,680	\$87,720
Unit Sales	2,040	2,040	2,040
Unit Prices	\$40.26	\$42	\$43
Total Revenue	\$696,662	\$763,340	\$778,460
Total Direct Costs			
Gross Margin	\$696,662	\$763,340	\$778,460
Gross Margin %	100%	100%	100%

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Operating Expenses

Salaries and Wages			
Full Time (5.67)	\$115,200	\$139,620	\$141,018
Part Time (4.08)	\$34,320	\$42,240	\$52,800
Total Salaries & Wages	\$149,520	\$181,860	\$193,818
Employee Related Expenses	\$29,904	\$36,372	\$38,764
Brightwheel	\$600	\$600	\$600
Office Supplies	\$1,950	\$1,500	\$1,500
Printer	\$500		
Books	\$400	\$400	\$400
Paper products	\$481	\$475	\$475
Art Supplies	\$900	\$750	\$750
Insurance	\$7,200	\$7,200	\$7,200
Utilities	\$4,200	\$4,200	\$4,200
Phone / internet	\$3,600	\$3,600	\$3,600
Accountant	\$600	\$600	\$600
Outside Maintenance	\$2,400	\$2,400	\$2,400
Computer	\$1,000		
Swing Set	\$5,000		
Building Improvements	\$120,000		
Total Operating Expenses	\$328,255	\$239,957	\$254,307
Operating Income	\$368,407	\$523,383	\$524,153
Interest Incurred	\$24,445	\$25,879	\$25,014
Depreciation and Amortization	\$31,867	\$31,866	\$31,867
Gain or Loss from Sale of Assets			
Income Taxes	\$62,419	\$93,128	\$93,454
Total Expenses	\$446,986	\$390,830	\$404,642

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Net Profit	\$249,676	\$372,510	\$373,818
Net Profit / Sales	36%	49%	48%

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Balance Sheet (With Monthly Detail)

FY2023	June '22	July '22	Aug '22	Sept '22	Oct '22	Nov '22	Dec '22	Jan '23	Feb '23	Mar '23	Apr '23	May '23
Cash	(\$111,189)	(\$84,726)	(\$55,813)	(\$25,241)	\$5,497	\$36,395	\$60,665	\$95,185	\$127,411	\$142,280	\$174,371	\$206,492
Accounts Receivable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Inventory												
Other Current Assets												
Total Current Assets	(\$111,189)	(\$84,726)	(\$55,813)	(\$25,241)	\$5,497	\$36,395	\$60,665	\$95,185	\$127,411	\$142,280	\$174,371	\$206,492
Long-Term Assets	\$614,000	\$614,000	\$614,000	\$614,000	\$614,000	\$614,000	\$614,000	\$614,000	\$614,000	\$614,000	\$614,000	\$614,000
Accumulated Depreciation	(\$2,656)	(\$5,311)	(\$7,967)	(\$10,622)	(\$13,278)	(\$15,933)	(\$18,589)	(\$21,244)	(\$23,900)	(\$26,556)	(\$29,211)	(\$31,867)
Total Long-Term Assets	\$611,344	\$608,689	\$606,033	\$603,378	\$600,722	\$598,067	\$595,411	\$592,756	\$590,100	\$587,444	\$584,789	\$582,133
Total Assets	\$500,155	\$523,963	\$550,220	\$578,137	\$606,219	\$634,462	\$656,076	\$687,941	\$717,511	\$729,724	\$759,160	\$788,625
Accounts Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Income Taxes Payable	\$0	\$0	\$0	\$1,059	\$8,102	\$15,177	\$8,787	\$16,589	\$23,934	\$8,661	\$15,981	\$23,308
Sales Taxes Payable												
Short-Term Debt	\$16,134	\$16,202	\$16,269	\$16,337	\$16,405	\$16,473	\$16,542	\$16,611	\$16,680	\$16,750	\$16,819	\$16,890
Prepaid Revenue												
Total Current Liabilities	\$16,134	\$16,202	\$16,269	\$17,396	\$24,507	\$31,650	\$25,329	\$33,200	\$40,614	\$25,411	\$32,800	\$40,198
Long-Term Debt	\$523,866	\$522,484	\$521,097	\$519,705	\$518,306	\$516,902	\$515,491	\$514,075	\$512,653	\$511,225	\$509,791	\$508,352

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Long-Term Liabilities	\$523,866	\$522,484	\$521,097	\$519,705	\$518,306	\$516,902	\$515,491	\$514,075	\$512,653	\$511,225	\$509,791	\$508,352
Total Liabilities	\$540,000	\$538,686	\$537,367	\$537,101	\$542,813	\$548,552	\$540,820	\$547,275	\$553,267	\$536,636	\$542,592	\$548,549
Paid-In Capital	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
Retained Earnings	(\$5,800)	(\$11,600)	(\$17,400)	(\$23,200)	(\$29,000)	(\$34,800)	(\$40,600)	(\$46,400)	(\$52,200)	(\$58,000)	(\$63,800)	(\$69,600)
Earnings	(\$94,045)	(\$63,123)	(\$29,746)	\$4,236	\$32,406	\$60,710	\$95,856	\$127,065	\$156,444	\$191,088	\$220,368	\$249,676
Total Owner's Equity	(\$39,845)	(\$14,723)	\$12,854	\$41,036	\$63,406	\$85,910	\$115,256	\$140,665	\$164,244	\$193,088	\$216,568	\$240,076
Total Liabilities & Equity	\$500,155	\$523,963	\$550,220	\$578,137	\$606,219	\$634,462	\$656,076	\$687,941	\$717,511	\$729,724	\$759,160	\$788,625

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

	FY2023	FY2024	FY2025
Cash	\$206,492	\$524,367	\$842,780
Accounts Receivable	\$0	\$0	\$0
Inventory			
Other Current Assets			
Total Current Assets	\$206,492	\$524,367	\$842,780
Long-Term Assets	\$614,000	\$614,000	\$614,000
Accumulated Depreciation	(\$31,867)	(\$63,733)	(\$95,600)
Total Long-Term Assets	\$582,133	\$550,267	\$518,400
Total Assets	\$788,625	\$1,074,634	\$1,361,180
Accounts Payable	\$0	\$0	\$0
Income Taxes Payable	\$23,308	\$23,296	\$23,378
Sales Taxes Payable			
Short-Term Debt	\$16,890	\$17,754	\$18,662
Prepaid Revenue			
Total Current Liabilities	\$40,198	\$41,050	\$42,040
Long-Term Debt	\$508,352	\$490,598	\$471,936
Long-Term Liabilities	\$508,352	\$490,598	\$471,936
Total Liabilities	\$548,549	\$531,648	\$513,976
Paid-In Capital	\$60,000	\$60,000	\$60,000
Retained Earnings	(\$69,600)	\$110,476	\$413,386
Earnings	\$249,676	\$372,510	\$373,818
Total Owner's Equity	\$240,076	\$542,986	\$847,204
Total Liabilities & Equity	\$788,625	\$1,074,634	\$1,361,180

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Cash Flow Statement (With Monthly Detail)

FY2023	June '22	July '22	Aug '22	Sept '22	Oct '22	Nov '22	Dec '22	Jan '23	Feb '23	Mar '23	Apr '23	May '23
Net Cash Flow from Operations												
Net Profit	(\$94,045)	\$30,922	\$33,377	\$33,982	\$28,170	\$28,304	\$35,146	\$31,209	\$29,379	\$34,644	\$29,280	\$29,308
Depreciation & Amortization	\$2,656	\$2,656	\$2,656	\$2,656	\$2,656	\$2,656	\$2,656	\$2,656	\$2,656	\$2,656	\$2,656	\$2,656
Change in Accounts Receivable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Change in Inventory												
Change in Accounts Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Change in Income Tax Payable	\$0	\$0	\$0	\$1,059	\$7,043	\$7,075	(\$6,390)	\$7,802	\$7,345	(\$15,273)	\$7,320	\$7,327
Change in Sales Tax Payable												
Change in Prepaid Revenue												
Net Cash Flow from Operations	(\$91,389)	\$33,577	\$36,032	\$37,697	\$37,868	\$38,034	\$31,412	\$41,667	\$39,379	\$22,027	\$39,255	\$39,291
Investing & Financing												
Assets Purchased or Sold	(\$614,000)											

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Net Cash from Investing	(\$614,000)											
Investments Received	\$60,000											
Dividends & Distributions	(\$5,800)	(\$5,800)	(\$5,800)	(\$5,800)	(\$5,800)	(\$5,800)	(\$5,800)	(\$5,800)	(\$5,800)	(\$5,800)	(\$5,800)	(\$5,800)
Change in Short-Term Debt	\$16,134	\$67	\$68	\$68	\$68	\$68	\$69	\$69	\$69	\$70	\$70	\$70
Change in Long-Term Debt	\$523,866	(\$1,381)	(\$1,387)	(\$1,393)	(\$1,399)	(\$1,404)	(\$1,410)	(\$1,416)	(\$1,422)	(\$1,428)	(\$1,434)	(\$1,440)
Net Cash from Financing	\$594,200	(\$7,114)	(\$7,119)	(\$7,125)	(\$7,130)	(\$7,136)	(\$7,142)	(\$7,147)	(\$7,153)	(\$7,158)	(\$7,164)	(\$7,170)
Cash at Beginning of Period	\$0	(\$111,189)	(\$84,726)	(\$55,813)	(\$25,241)	\$5,497	\$36,395	\$60,665	\$95,185	\$127,411	\$142,280	\$174,371
Net Change in Cash	(\$111,189)	\$26,463	\$28,913	\$30,572	\$30,738	\$30,898	\$24,270	\$34,520	\$32,226	\$14,869	\$32,091	\$32,121
Cash at End of Period	(\$111,189)	(\$84,726)	(\$55,813)	(\$25,241)	\$5,497	\$36,395	\$60,665	\$95,185	\$127,411	\$142,280	\$174,371	\$206,492

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

	FY2023	FY2024	FY2025
Net Cash Flow from Operations			
Net Profit	\$249,676	\$372,510	\$373,818
Depreciation & Amortization	\$31,867	\$31,867	\$31,867
Change in Accounts Receivable	\$0	\$0	\$0
Change in Inventory			
Change in Accounts Payable	\$0	\$0	\$0
Change in Income Tax Payable	\$23,308	(\$12)	\$82
Change in Sales Tax Payable			
Change in Prepaid Revenue			
Net Cash Flow from Operations	\$304,851	\$404,365	\$405,767
Investing & Financing			
Assets Purchased or Sold	(\$614,000)		
Net Cash from Investing	(\$614,000)		
Investments Received	\$60,000		
Dividends & Distributions	(\$69,600)	(\$69,600)	(\$69,600)
Change in Short-Term Debt	\$16,890	\$864	\$908
Change in Long-Term Debt	\$508,352	(\$17,754)	(\$18,662)
Net Cash from Financing	\$515,641	(\$86,490)	(\$87,354)
Cash at Beginning of Period	\$0	\$206,492	\$524,367
Net Change in Cash	\$206,492	\$317,875	\$318,413
Cash at End of Period	\$206,492	\$524,367	\$842,780

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Busy Beez Preschool and Childcare

Owner/Director

Meghan Kier (262) 719-2751

Owner

Kim Ptak (414) 659-2565

Hours of operation

Monday through Friday 7 a.m. – 5:30 p.m.

Maximum number of children and staff per age group

Infant (6 weeks-1 year) – 8 children and 2 staff members

Toddler (1 year – 2 years) – 8 children and 2 staff members

2 – 2 ½ years – 10 children and 2 staff members

2 ½ - 3 years – 8 children and 1 staff member

3 & 4 years – 10 children and 1 staff member

School age children ages 5 – 12 years – 15 children and 1 staff member

Total daily during the school year daily

Children 44 / 59 before & after school plus summer

9 staff member's max

Daily Schedule

7 a.m. Drop off begins

10 – 11 a.m. Outside play (weather permitting) or large motor play

11:30 a.m. Lunch

12:30 – 3:00 p.m. Rest time

3 p.m. Pick up begins

4-5 p.m. Outside play (weather permitting) or free play in classrooms

TITLE BLOCK

PROJECT: EXISTING BUILDING WITH FORMER USE AS SPECIAL NEEDS LIVING CENTER

PROPOSAL FOR A DAY CARE CENTER

LOCATION: 123 LAWN STREET

HARTLAND, WI 53029

OWNER FOR THE NEW DAY CARE CENTER:

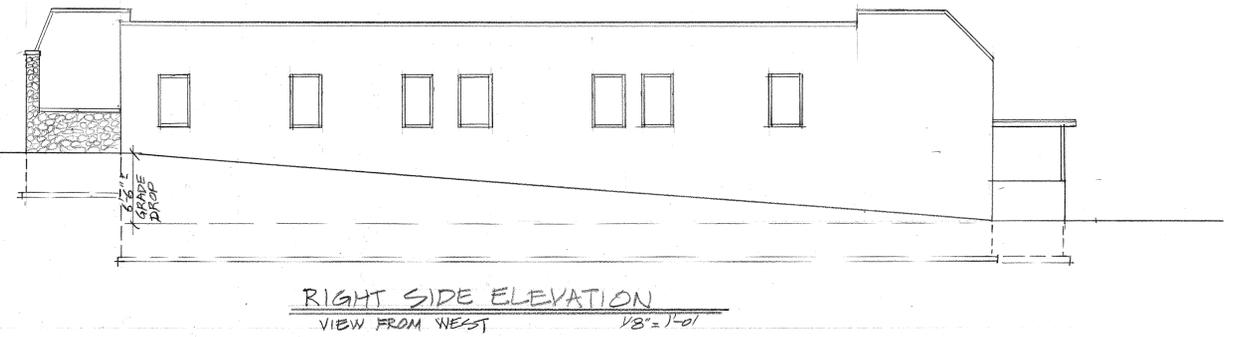
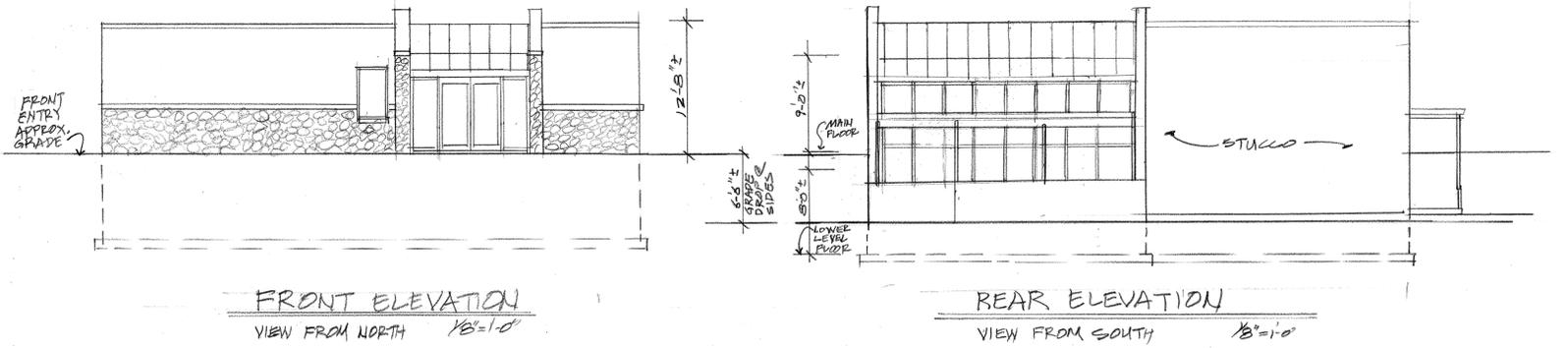
MEGHAN KIER

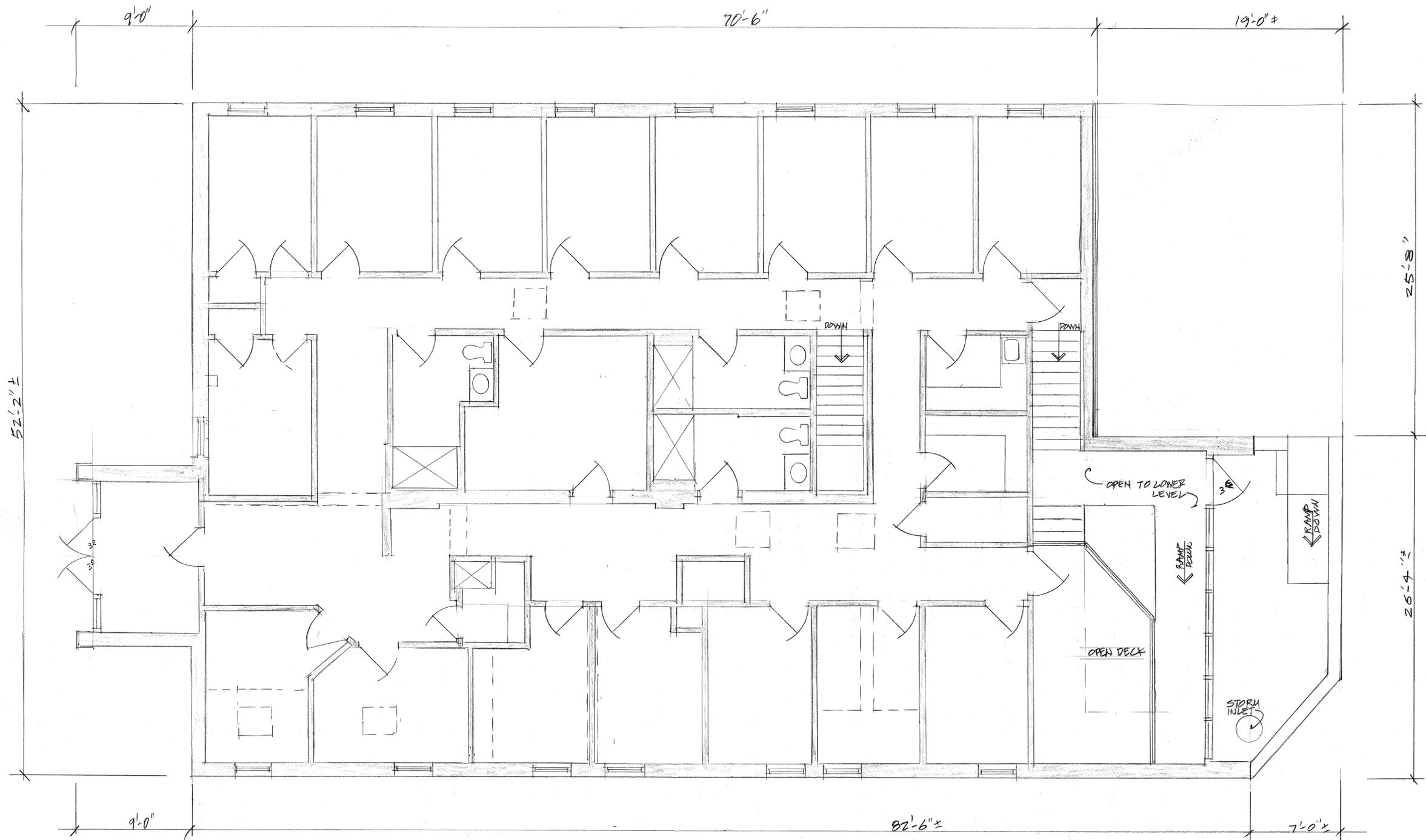
MEGHAN'S CELL: 262-719-2751

EMAIL: APHIGRACIE@GMAIL.COM

SHEET INDEX

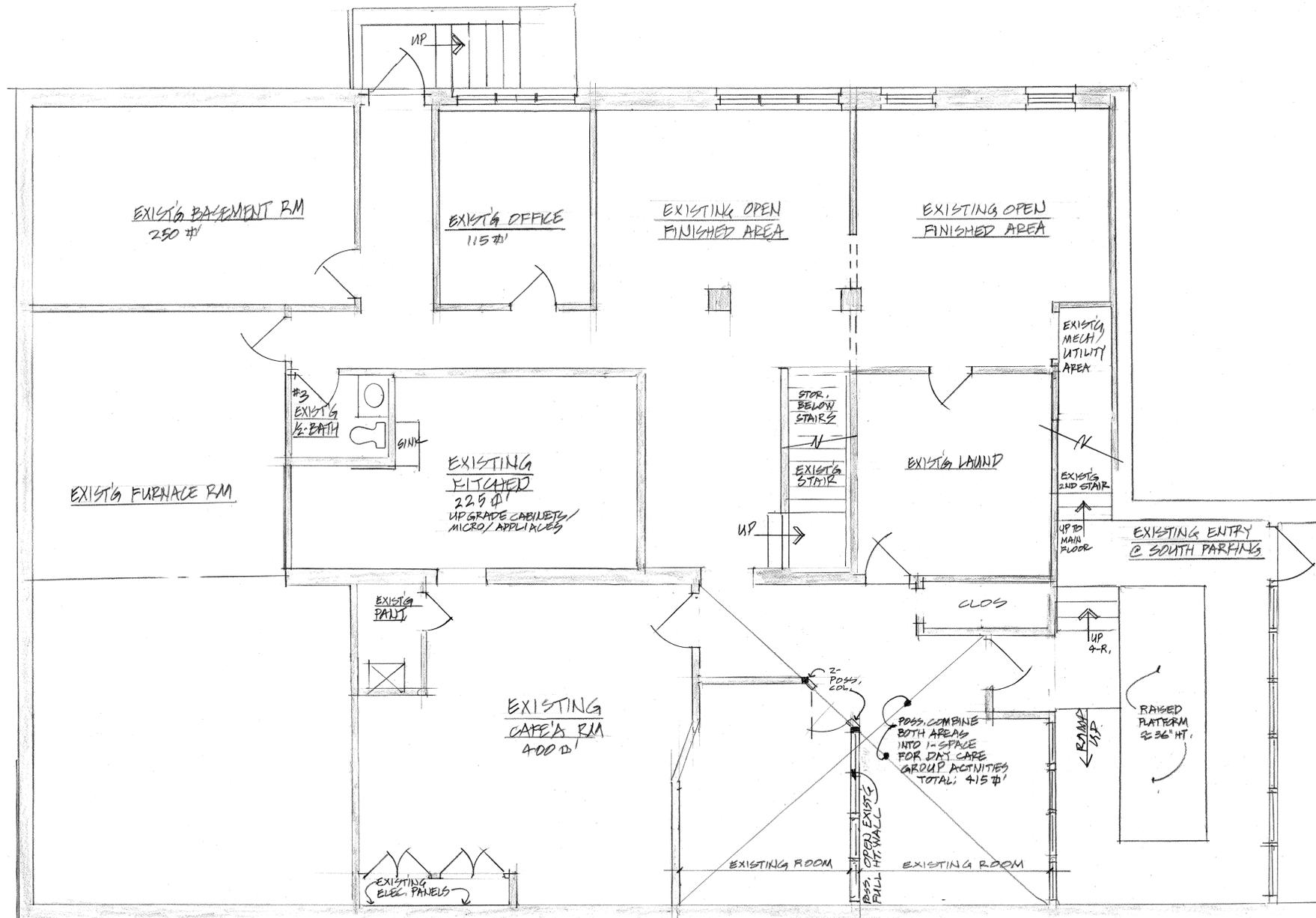
- SHEET 1: TITLE SHEET & BUILDING ELEVATIONS
- SHEET 2: MAIN FLOOR PLAN AS BUILT
- SHEET 3: PROPOSAL OF MAIN FLOOR PLAN FOR DAY CARE USE
- SHEET 4: LOWER LEVEL FLOOR PLAN WITH UPGRADES
- SHEET 5: SITE SURVEY WITH DROP-OFF CHANGES & FENCED-IN PLAY AREA





EXISTING MAIN FLOOR PLAN
1/2" = 1'-0"

MEGHAN KIER
APHIGRACIE@GMAIL.COM

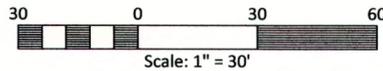


LOWER LEVEL & BASEMENT FLOOR PLAN
 1/4" = 1'-0"

Plat of Survey No. 3645

Description per Document No. 3704447:

Lot Twenty-three (23), in the Village of Hartland Assessor's Plat No. 1, being a part of the Southeast One-quarter (1/4) of Section Thirty-four (34), in the Township Eight (8) North, Range Nineteen (19) East, and part of the Northeast One-quarter (1/4) of Section Three (3), in Township Seven (7) North, Range Eighteen (18) East, in the Village of Hartland, Waukesha County, Wisconsin. Said Assessor's Plat No. 1, being prepared by John H. Mielke on September 25, 1980 and recorded at the Register of Deeds on October 17, 1980. Together with the use of premises described in the deed recorded in Volume 780 of Deeds, on Page 353 as Document No. 0482675 for Driveway purposes.



Legend:

- indicates 1" iron pipe found.
- ⊕ indicates PK nail set.
- indicates 1" x 18" iron pipe set, weighing 1.68 lbs./ft.

Prepared for:
 Brian and Megan Kier
 516 Hartridge Dr.
 Hartland, WI. 53029

Prepared by:
 Hilmer & Associates LLC
 Paul J. Hilmer, PLS
 W217 Vista Drive
 Oconomowoc, WI. 53066
 (262) 567-5893

NOTES:

- bearings are referred to the West line of Lot 23, Village of Hartland Assessor's Plat No. 1 as N 19°14'00" E, assumed.
- No environmental data is depicted on this map.
- Description overlaps occur with some properties to the west, which do not match a plat of survey prepared by LC Dancy dated June, 1947.

AREA TABLE

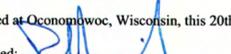
Concrete: 1853.2 sq.ft.
 Buildings: 3372.7 sq.ft.
 Asphalt: 10657.0 sq.ft.

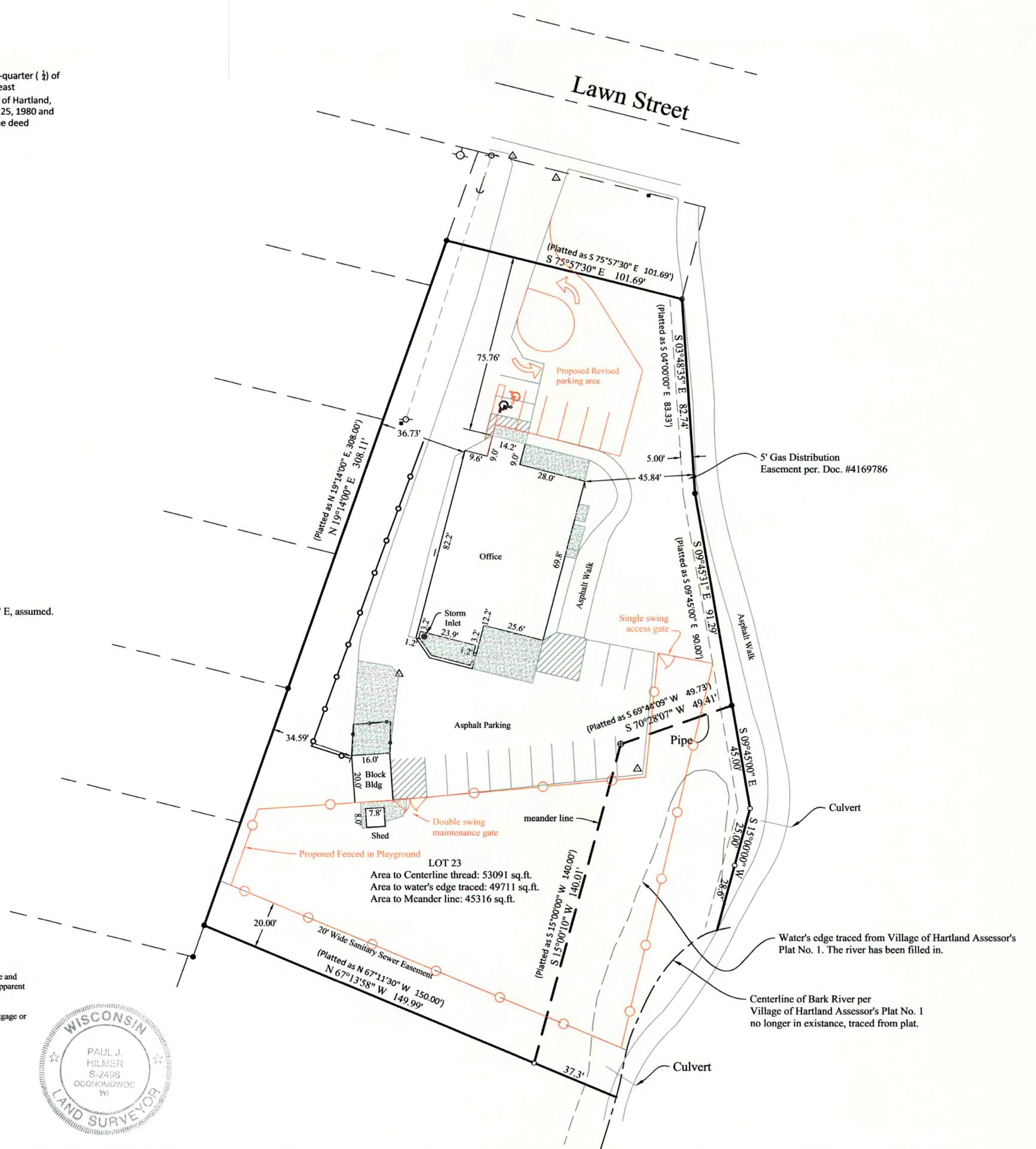
State of Wisconsin)
 County of Jefferson) SS

I have surveyed the above described property and the above map is a true representation thereof, and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements, roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto within one (1) year from the date thereof.

Dated at Oconomowoc, Wisconsin, this 20th day of FEBRUARY, 2022.

Signed: 
 Registered Wisconsin Land Surveyor No. 2496



LOT 23
 Area to Centerline thread: 53091 sq.ft.
 Area to water's edge traced: 49711 sq.ft.
 Area to Meander line: 45316 sq.ft.

TIMOTHY FREY
240 NORTH AVE
HARTLAND, WI 53029

145 NORTH AVENUE LLC
145 NORTH AVE
HARTLAND WI 53029-1728

ALARCON TRUST
W341S9275 CORNER CT
EAGLE WI 53119-1661

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

BERNHARDT-REID REVOCABLE TRUST
N31W28802 LAKEWOOD LN N
PEWAUKEE WI 53072-3353

CHARLENE M MARSALLI
209 NORTH AVE
HARTLAND WI 53029-1717

CHRISTINA LEDONNE
241 NORTH AVE
HARTLAND WI 53029

DR K W SCHUMANN & JAMES E
LIEBERT
N80W34680 PETERSEN RD
OCONOMOWOC WI 53066

HAROLD J AND KATHERINE KLEIFGEN
2020 LIVING TRUST
206 NORTH AVE
HARTLAND WI 53029-1718

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

HOOT HOMES LLC
N64W29096 CAPITOL DR
HARTLAND WI 53029

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

JAMES D HILLIGOSS JR AND JILL M
SCHWEDA-HILLIGOSS
159 NORTH AVE
HARTLAND WI 53029

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

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

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

JOSEPH ERICK BARNES
224 NORTH AVE
HARTLAND WI 53029-1718

LAKE EFFECT INVESTMENTS LLC
1275 E WISCONSIN AVE STE 3
PEWAUKEE WI 53072-3701

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

LOUIS D KAISER REVOCABLE TRUST
138 NORTH AVE
HARTLAND WI 53029

LYNN EGAN
207 NORTH AVE
HARTLAND WI 53029-1717

MARK PAPE
223 NORTH AVE
HARTLAND WI 53029

MICHAEL R THRUMAN AND DAWN M
THRUMAN
5971 LINDA CT
MAZOMANIE WI 53560-9782

ORP REAL ESTATE HOLDINGS LLC
PO BOX 278
DOUSMAN WI 53118

RAECHAL M LAIRD
214 LAWN ST
HARTLAND WI 53029-1706

RED CAP HOLDINGS LLC
W271N6155 MAPLE ST
SUSSEX WI 53089-4711

RICHARD NOWAKOWSKI AND PATRICIA
NOWAKOWSKI
220 LAWN ST
HARTLAND WI 53029-1706

ROBERT HARROUN AND MICHELLE
HARROUN
235 NORTH AVE
HARTLAND WI 53029

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

SCOTT LEE CROFT
210 NORTH AVE
HARTLAND WI 53029-1718



**APPLICATION FOR
PLAN COMMISSION**

\$300 REVIEW FEE DUE AT TIME OF APPLICATION

Project Description Zion Lutheran Church			
Proposed Use Events Venue		No. of Employees 4	
Project Location 415 W Capitol Drive, Hartland, WI			
Project Name Serendipity			
Owner AMTA Investments Lake Country, LLC		Phone 414-587-6144	
Address PO Box 180075		City Delafield	State WI Zip 53018
Engineer/Architect Dan Beyer Architects		Phone 414-23908267	FAX
Address 225 St Paul Street, #303		City Milwaukee	State WI Zip 53202
Contact Person Dan Beyer	Phone 414-403-1025	FAX	E-mail Dan@Danbeyera

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

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

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

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

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

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

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

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

Date Applied:	Date of Meeting:	Return Comments by:
---------------	------------------	---------------------

**Hartland Plan Commission
Application Review Policies**

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

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

Plan of Operation Events Venue (Zion Lutheran Church)

Utilize Historic Church in a manner which respects the Historic Nature of the building, provides an influx of pedestrian traffic and income to local community while integrating well into the neighborhood. We plan to accomplish with extensive landscape screening, fencing and selective hours of operation.

Up Scale Events Venue

Weddings, Graduation, Retirement, Fundraising for Non-Profits/K-12 Schools,
Corporate Holiday Parties

Indoor capacity of 175

Outdoor Patio/Courtyard for Appetizers and Cocktails
Indoor Reception for Dinner Service and Music

Wedding Ceremony to be held in Sanctuary of the Church
(Only ceremonies will occur in the Sanctuary of the Church)

No Food prepared on site, will have a list of approved Caterers
Location will have a prep kitchen which consists of refrigeration space and ability to keep food items warm

On Site Management and Staff to handle day to day operation- to be present during events to address any concerns which may arise
Licensed Bartenders

Hours of Operation

Friday 10 am-11:30 pm
Saturday 10am -11:30 pm
Sunday 10-8

(Vendors and Staff to have access at 10 am to allow deliveries, set up etc. Actual Events will not start until early/late afternoon)

Parking

72 Spots in Parking Lot
Additional/Overflow Parking at Municipal lots
Shuttle Service from 5 Local Hotels

Long Term Possibilities

Work with Community Leaders/nonprofits for additional use of building during week

Farmers Market

Food Truck Night



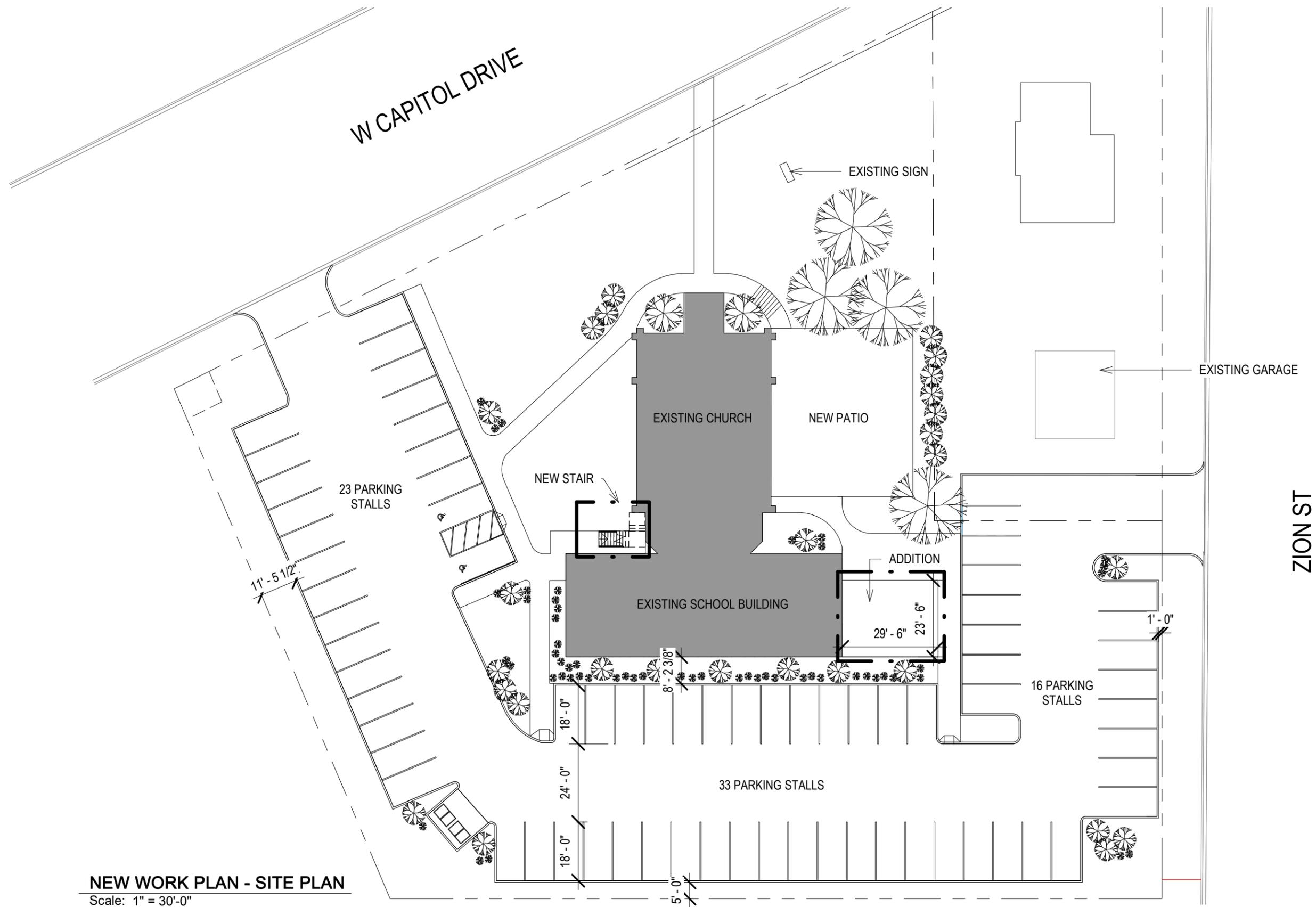
DATE: 02/21/2022
PROJECT NO: 2202- 005

HARTLAND EVENT SPACE

415 W CAPITOL DR
HARTLAND, WISCONSIN

DAN BEYER ARCHITECTS

Copyright 2022, Dan Beyer Architects

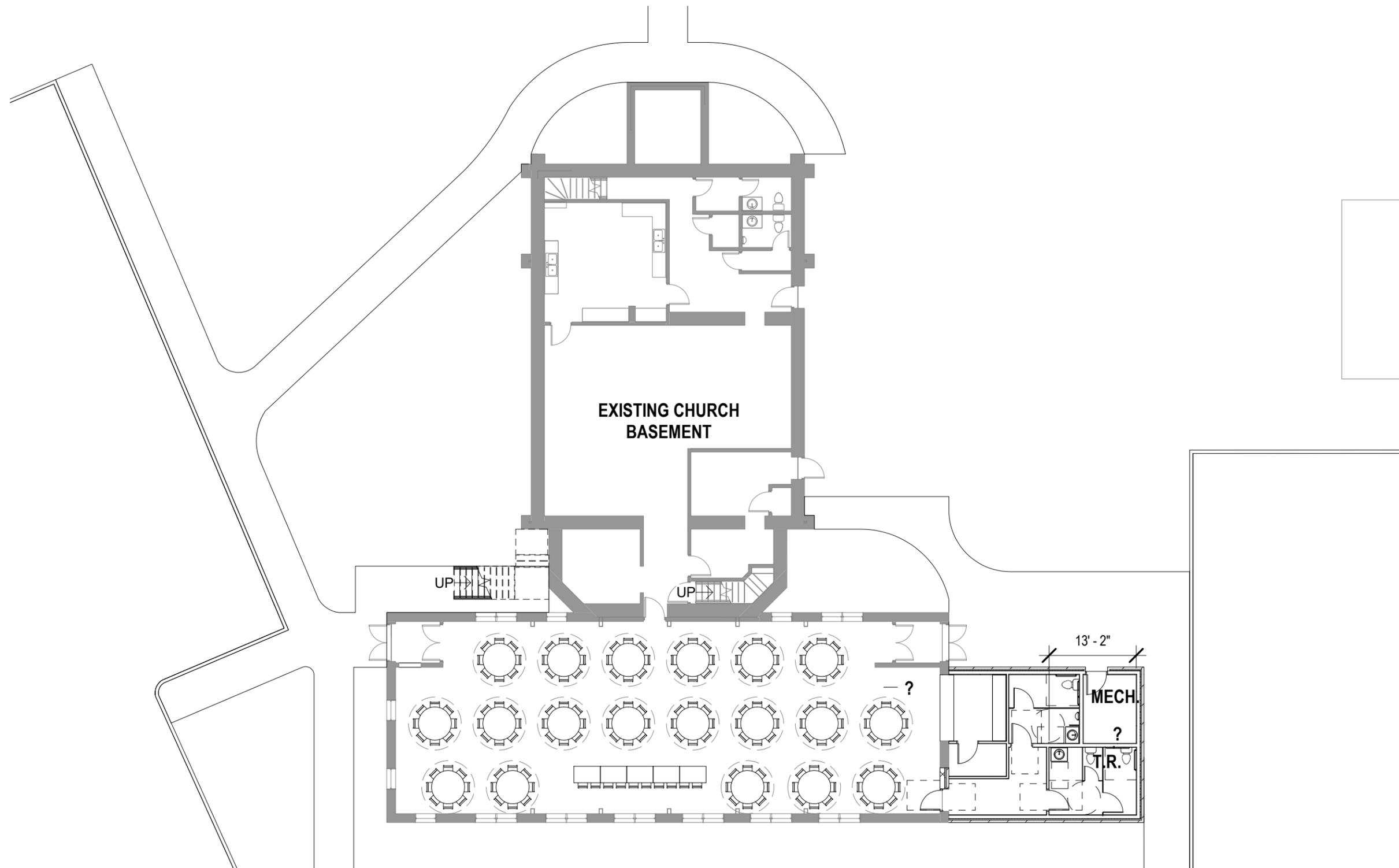


NEW WORK PLAN - SITE PLAN
 Scale: 1" = 30'-0"

HARTLAND EVENT SPACE
 415 W CAPITOL DR
 HARTLAND, WISCONSIN

DATE: 02/21/2022
 PROJECT NO: 2202- 005

DAN BEYER ARCHITECTS



NEW WORK PLAN
 Scale: 1/16" = 1'-0"

HARTLAND EVENT SPACE

415 W CAPITOL DR
 HARTLAND, WISCONSIN

DATE: 02/21/2022
 PROJECT NO: 2202- 005

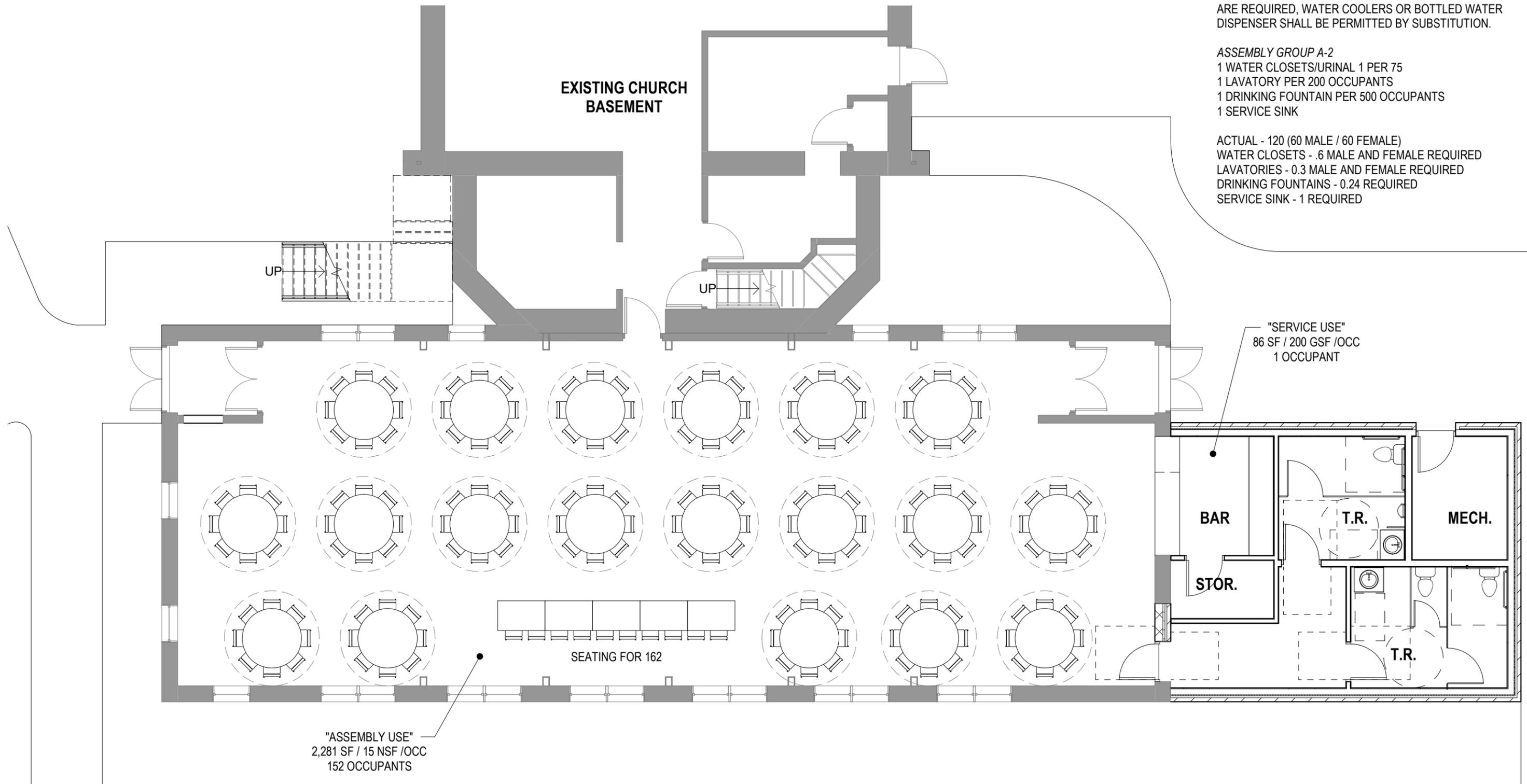
DAN BEYER ARCHITECTS

Copyright 2022, Dan Beyer Architects

(IBC 2015) TABLE 2902.1, MINIMUM SANITARY FIXTURES:
 INTERNATIONAL PLUMBING CODE 410.1 DRINKING
 FOUNTAIN APPROVAL - WHERE DRINKING FOUNTAINS
 ARE REQUIRED, WATER COOLERS OR BOTTLED WATER
 DISPENSER SHALL BE PERMITTED BY SUBSTITUTION.

ASSEMBLY GROUP A-2
 1 WATER CLOSETS/URINAL 1 PER 75
 1 LAVATORY PER 200 OCCUPANTS
 1 DRINKING FOUNTAIN PER 500 OCCUPANTS
 1 SERVICE SINK

ACTUAL - 120 (60 MALE / 60 FEMALE)
 WATER CLOSETS - .6 MALE AND FEMALE REQUIRED
 LAVATORIES - 0.3 MALE AND FEMALE REQUIRED
 DRINKING FOUNTAINS - 0.24 REQUIRED
 SERVICE SINK - 1 REQUIRED



"ASSEMBLY USE"
 2,281 SF / 15 NSF / OCC
 152 OCCUPANTS

"SERVICE USE"
 86 SF / 200 GSF / OCC
 1 OCCUPANT

EXISTING CHURCH
 BASEMENT

BAR

STOR.

T.R.

MECH.

T.R.

SEATING FOR 162

UP

UP

NEW WORK PLAN @ SCHOOL
 Scale: 1/8" = 1'-0"

HARTLAND EVENT SPACE

415 W CAPITOL DR
 HARTLAND, WISCONSIN

DAN BEYER ARCHITECTS

DATE: 02/21/2022
 PROJECT NO: 2202- 005

**Please note that this notice was published in error stating that the meeting would be held at 6:00 p.m. The meeting is scheduled for 7:00 p.m.

**NOTICE OF PUBLIC HEARING
IN THE VILLAGE OF HARTLAND, WISCONSIN**

Notice is Hereby Given that the Plan Commission of the Village of Hartland will hold a public hearing on March 21, 2022 at 7:00 p.m. for the purpose of providing the community a reasonable opportunity to comment upon the proposed amendment of the Project Plan for the District.

The meeting will be held at the Hartland Village Hall, located at 210 Cottonwood Avenue. The meeting will also be available via Zoom. Zoom information is available on the final agenda located on the Village's web site at www.villageofhartland.wi.gov. or through the following link <https://us02web.zoom.us/j/87803186808?pwd=SXd5RnJYYm81Z1BoZ1NLWTZlSk1xQT09>

Proposed additional and updated projects costs of approximately \$738,000 may include, but are not limited to: various public improvements and cash grants to owners, lessees or developers of land located within the District (development incentives), and professional and organizational services, administrative costs, and finance costs.

All interested parties will be given a reasonable opportunity to express their views on the proposed amendment of the District. A copy of the proposed Project Plan will be available for viewing in the offices of the Village Clerk at the Hartland Village Hall, located at 210 Cottonwood Avenue during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the Village of Hartland, Wisconsin

Published March 12, 2022

RESOLUTION NO. _____

**RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 6
VILLAGE OF HARTLAND, WISCONSIN**

WHEREAS, the Village of Hartland (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and,

WHEREAS, Tax Incremental District No. 6 (the "District") was created by the Village on June 22, 2015 as a mixed-use district; and

WHEREAS, the Village now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the Village;
- k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Waukesha County, the Hartland Lakeside & UHS Arrowhead Union High School Districts, and the Waukesha Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on February 28, 2022 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Hartland that:

1. The boundaries of Tax Incremental District No. 6 remain unchanged as specified in Exhibit A of this Resolution
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Village Board.
3. Amendment of the Project Plan of the District promotes orderly development in the Village.

Adopted this _____ day of _____, 2022.

Plan Commission Chair

Secretary of the Plan Commission

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 6
VILLAGE OF HARTLAND**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

February 7, 2022

PROJECT PLAN AMENDMENT

Village of Hartland, Wisconsin

Tax Incremental District No. 6



Prepared by:

Ehlers

N21W23350 Ridgeview Parkway West,

Suite 100

Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting:	February 28, 2022
Public Hearing Held:	February 28, 2022
Consideration by Plan Commission:	February 28, 2022
Consideration by Village Board:	February 28, 2022
Consideration by the Joint Review Board:	TBD

TABLE OF CONTENTS

Executive Summary.....	3
Map of Current District Boundary.....	6
Map Showing Existing Uses and Conditions.....	8
Equalized Value Test.....	10
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District.....	11
Map Showing Proposed Improvements and Uses.....	17
Detailed List of Estimated Project Costs.....	19
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred.....	21
Annexed Property.....	25
Estimate of Property to be Devoted to Retail Business.....	25
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances.....	25
Statement of the Proposed Method for the Relocation of any Persons to be Displaced.....	26
How Amendment of the Tax Incremental District Promotes the Orderly Development of the Village.....	26
List of Estimated Non-Project Costs.....	27
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f).....	28
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions.....	29

SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 6 (“District”) is a Mixed Use District created on June 22, 2015. The District was created to facilitate the development of the Riverwalk Development consisting of residential units and commercial space.

This district has not been previously amended.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”).

Estimated Total Project Cost Expenditures

The original project plan included overall costs to be reimbursed through the District of \$1,900,000 not including administrative costs. In the event the reimbursable costs associated with the District exceed a 10% overage (allowing total reimbursable costs of \$2,090,000), the Village is required to amend the plan to address project cost increases. Through fiscal year 2021, the Village has incurred approximately \$1,389,000 of reimbursable costs.

Based on updated costs from the original plan and additional costs added through this amendment, the total projected reimbursable costs for the District over its remaining life is \$2,547,160. This is \$457,160 more than allowed in the original plan.

The primary updates to the reimbursable costs in the original plan pertain to the pedestrian bridge and development incentives. The Village has also incurred land write down expenses of \$427,787 for 140 Oak Street and 205 Lawn Street that are an eligible expense in the original plan and were part of the Development Agreement for the Riverwalk Development. These project costs are being updated to increase the allowable reimbursable costs subject to the cap in the original plan.

The revised total estimated District costs (reimbursable costs plus administrative/professional services costs) is \$2,637,302.

Incremental Valuation

The incremental value in the District as of 1/1/2021 is \$12,697,000. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs (original and amended) by 2035. When the District was created, the anticipated closure of the District was 2034.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

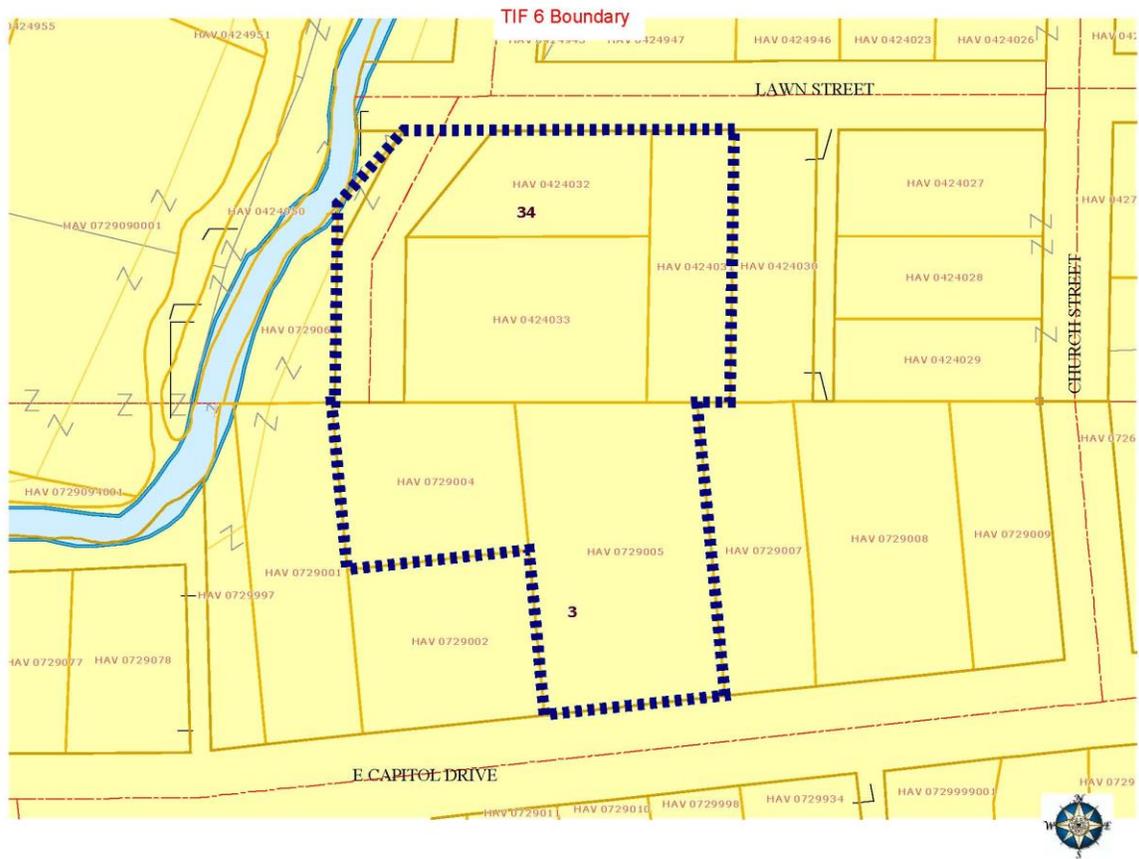
1. When the District as created, it was determined that “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village considered the following information:
 - The Village conducted an independent review of the intended developer’s sources and uses proforma for the initial proposed redevelopment project. This review concluded that a public investment was required to enable the development to occur in the manner desired by the Village, while providing the developer a fair and reasonable return on their investment.
 - The Village required an analysis of the developer’s sources and uses for the construction of the project. In that analysis, the Return on Investment (ROI) was below what would normally be expected for a project of this type. With the assistance of the TID, the ROI increased into the range which would normally be expected for a similar project.
 - In order to make the areas included within the District suitable for redevelopment, the developer needed to make a substantial investment to pay for the costs of: site preparation, installation of utilities; installation of related streetscape items; development incentive payments, grants and loans, and other associated costs. Due to the extensive initial investment in acquisition and demolition of existing structures and the public infrastructure required in order to allow redevelopment to occur, the Village determined that redevelopment of the area will not occur solely as a result of private investment. Accordingly, the Village found that absent the use of TIF, redevelopment of the area is unlikely to occur.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:
 - The development was addressing a housing and commercial need in the community. At the time of the District creation, the Village had a zero vacancy rate.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not have occurred without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. The boundaries of the District are not being amended.
5. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
6. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
7. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.
8. The Village estimates that approximately 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

SECTION 2:

Map of Current District Boundary

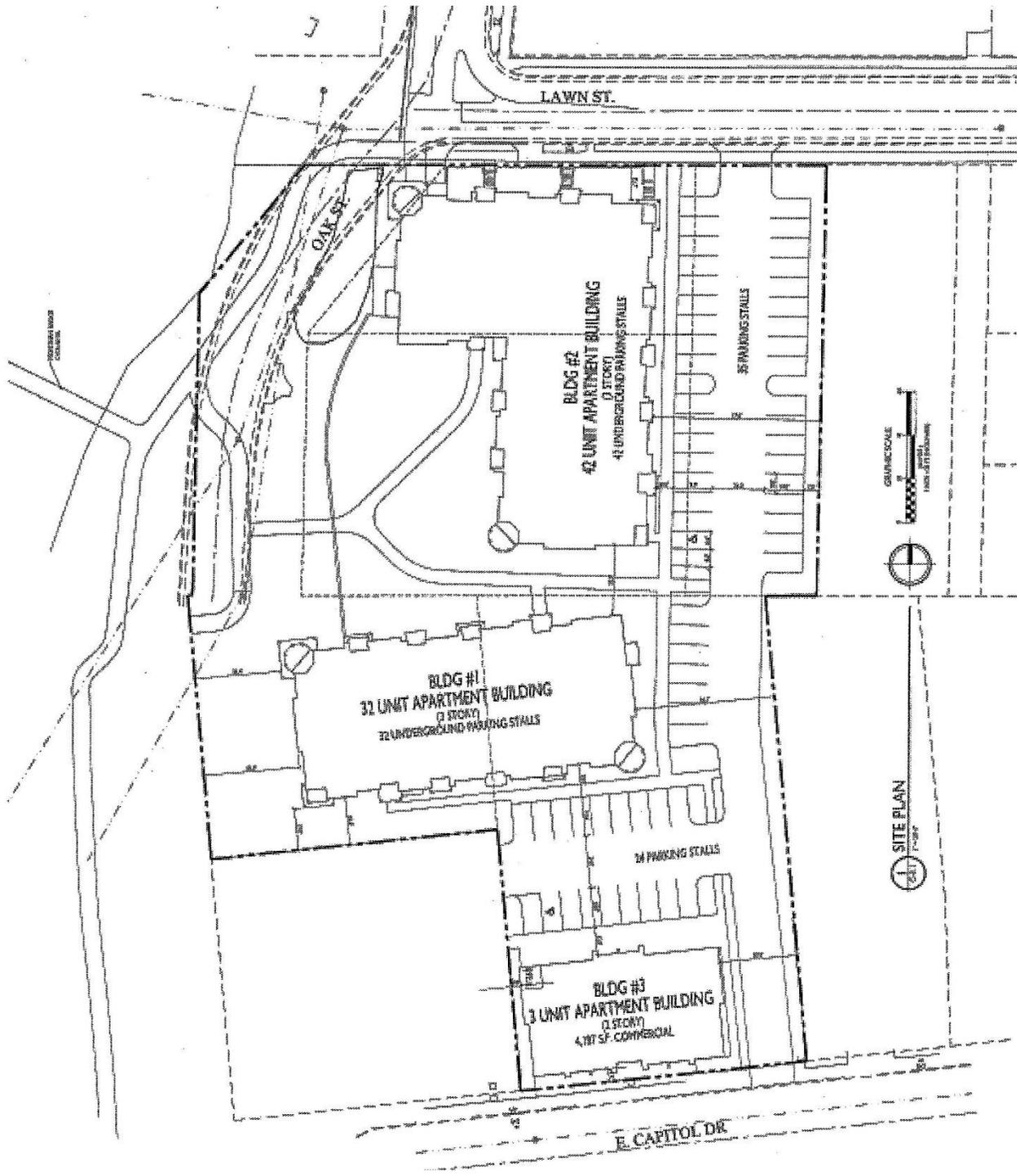
A map identifying the current boundaries of the District is found on the following page. The District's boundaries are not being amended.



SECTION 3:

Map Showing Existing Uses and Conditions

The District's boundaries are not being amended. A map showing the development site plan described in the original project plan is on the following page.



SECTION 4: Equalized Value Test

No territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Plan Amendment.

SECTION 5: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on June 22, 2015 is amended to add the following Project Costs that the Village has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for development exceed the revenues or other consideration received from the Tax Incremental District No. 6 Project Plan Amendment

sale or lease of that property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Acquisition of Rights-of-Way

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material, or bring in fill material to

provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Village may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the Village may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

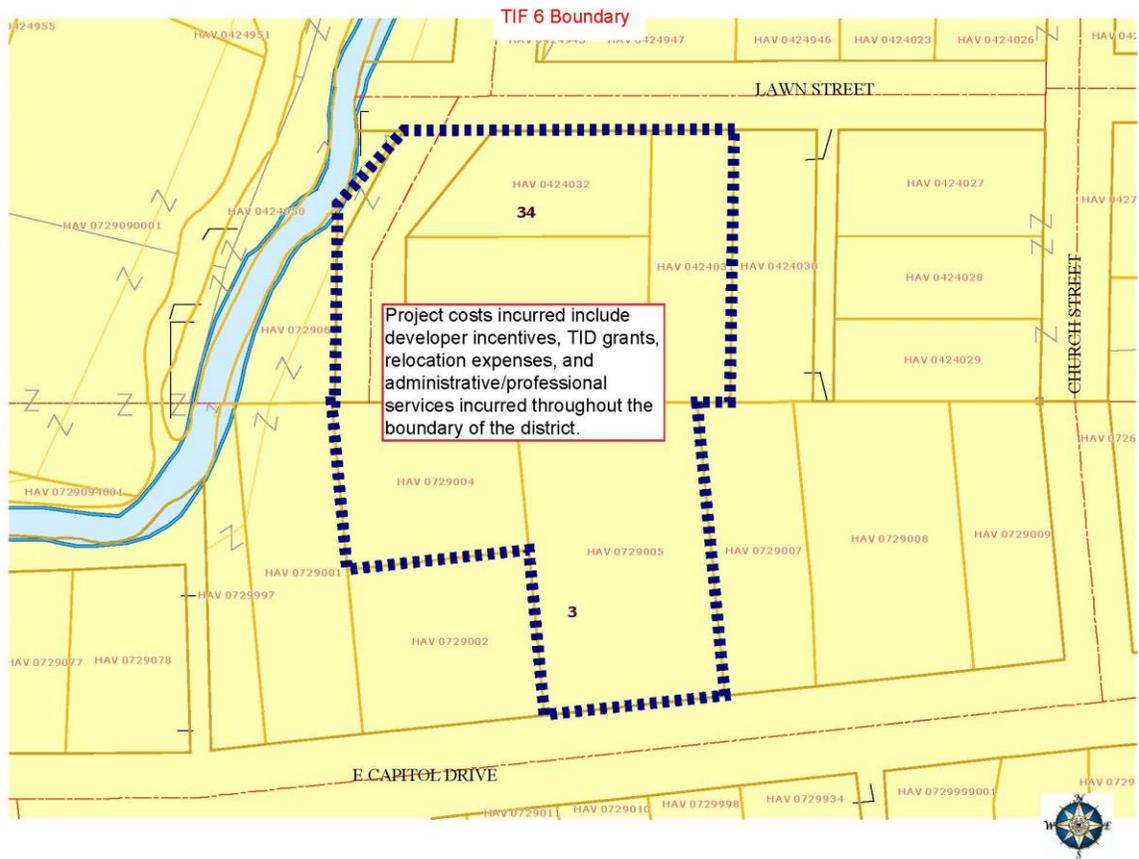
Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 6:

Map Showing Proposed Improvements and Uses

The District's boundaries are not being amended. A map describing the proposed improvements is found on the following page.



SECTION 7: Detailed List of Estimated Project Costs

The following charts identify the original project plan expenditures and the Project Costs that the Village has made, expects to make, or may need to make in conjunction with the implementation of this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Village of Hartland, Wisconsin				
Tax Increment District #6				
Original Project Plan List				
Project Name/Type	Developer Costs (MRO) Incentive	Village Costs (TID Grants)	Relocation Costs	Developer Responsibility
Engineering		50,000		
Land Acquisition/Demolition	940,900			193,100
Utility Relocation	281,100	68,000		
Water System Looping		265,000		
Pedestrian Bridge		70,000		
Development incentives		75,000		
Relocation Costs			150,000	
Del-Hart Charges				
Building Construction				700,000
Total Projects	1,222,000	528,000	150,000	10,122,000
Expenditures subject to \$1,900,000 spending cap in original project plan, plus 10% overage				

Village of Hartland, Wisconsin

Tax Increment District #6

Amended Costs (Village only)

Project Name/Type	Developer Costs (MRO) Incentive	Village Costs (TID Grants)	Relocation Costs	Other Village Costs	Total
Engineering		50,000			50,000
Land Acquisition/Demolition	940,900				940,900
Utility Relocation	281,100	68,000			349,100
Water System Looping		265,000			265,000
Pedestrian Bridge		130,000			130,000
Development incentives		217,497			217,497
Relocation Costs			166,875		166,875
Land Write Down (140 Oak and 205 Lawn)				427,787	427,787
Administrative/Professional services				90,143	90,143
Total Projects	<u>1,222,000</u>	<u>730,497</u>	<u>166,875</u>	<u>517,930</u>	<u>2,637,302</u>
Amended/Updated Costs					

SECTION 8:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

Incremental values for the District are included in Table 1. Assuming the Village's current equalized TID Interim tax rate of \$12.94 per thousand of equalized value decreasing 1% annually, and no economic appreciation or depreciation, the District would generate \$2,845,789 in incremental tax revenue over the 20-year term of the District as shown in Table 2.

Financing and Implementation

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 3), the District is projected to accumulate sufficient funds by the year 2035 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 1 - Development Assumptions

<div style="background-color: #003366; color: white; padding: 10px; text-align: center;"> <h2 style="margin: 0;">Village of Hartland, Wisconsin</h2> <h3 style="margin: 0;">Tax Increment District #6</h3> <h4 style="margin: 0;">Development Assumptions</h4> </div>					
Construction Year		Actual	Annual Total	Construction Year	
1	2015	(1,016,000)	(1,016,000)	2015	1
2	2016	4,758,100	4,758,100	2016	2
3	2017	6,268,300	6,268,300	2017	3
4	2018	2,551,000	2,551,000	2018	4
5	2019	(1,353,700)	(1,353,700)	2019	5
6	2020	1,489,300	1,489,300	2020	6
7	2021		0	2021	7
8	2022		0	2022	8
9	2023		0	2023	9
10	2024		0	2024	10
11	2025		0	2025	11
12	2026		0	2026	12
13	2027		0	2027	13
14	2028		0	2028	14
15	2029		0	2029	15
16	2030		0	2030	16
17	2031		0	2031	17
18	2032		0	2032	18
19	2033		0	2033	19
20	2034		0	2034	20
Totals		<u><u>12,697,000</u></u>	<u><u>12,697,000</u></u>		
Notes:					

Table 2 – Tax Increment Projection Worksheet

Village of Hartland, Wisconsin Tax Increment District #6 Tax Increment Projection Worksheet							
Type of District	Mixed Use				Base Value	314,300	
District Creation Date	June 22, 2015				Appreciation Factor	0.00%	
Valuation Date	Jan 1,	2015			Base Tax Rate	\$12.94	
Max Life (Years)	20				Rate Adjustment Factor	-1.00%	
Expenditure Period/Termination	15	6/22/2030					
Revenue Periods/Final Year	20	2036					
Extension Eligibility/Years	Yes	3			Tax Exempt Discount Rate	N/A	
Eligible Recipient District	No				Taxable Discount Rate	N/A	

	Construction	Valuation	Inflation	Total	Revenue	Tax Rate	Tax
	Year	Value Added	Year	Increment	Year		Increment
1	2015	(1,016,000)	2016	0	2017		0
2	2016	4,758,100	2017	0	2018	\$16.26	60,846
3	2017	6,268,300	2018	0	2019	\$15.41	154,231
4	2018	2,551,000	2019	0	2020	\$14.25	179,052
5	2019	(1,353,700)	2020	0	2021	\$13.60	152,385
6	2020	1,489,300	2021	0	2022	\$12.94	164,302
7	2021	0	2022	0	2023	\$12.81	162,659
8	2022	0	2023	0	2024	\$12.68	161,033
9	2023	0	2024	0	2025	\$12.56	159,422
10	2024	0	2025	0	2026	\$12.43	157,828
11	2025	0	2026	0	2027	\$12.31	156,250
12	2026	0	2027	0	2028	\$12.18	154,687
13	2027	0	2028	0	2029	\$12.06	153,141
14	2028	0	2029	0	2030	\$11.94	151,609
15	2029	0	2030	0	2031	\$11.82	150,093
16	2030	0	2031	0	2032	\$11.70	148,592
17	2031	0	2032	0	2033	\$11.59	147,106
18	2032	0	2033	0	2034	\$11.47	145,635
19	2033	0	2034	0	2035	\$11.36	144,179
20	2034	0	2035	0	2036	\$11.24	142,737
Totals		12,697,000		0	Future Value of Increment		2,845,789

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Table 3: Cash Flow

Village of Hartland, Wisconsin												
Tax Increment District #6												
Cash Flow Projection												
Year	Projected Revenues			Expenditures						Balances		Year
	Tax Increments	Personal Property Aid	Total Revenues	Developer Costs to be recovered (MRO Payment)	Village TID Eligible Costs (TID Grants)	Relocation Costs	Land write down expense	Professional services/Admin.	Total Expenditures	Annual	Cumulative	
2015			0			110,237		54,339	164,576	(164,576)	(164,576)	2015
2016			0		598,000	56,638		9,296	663,934	(663,934)	(828,510)	2016
2017	0		0					908	908	(908)	(829,418)	2017
2018	60,846		60,846	54,761	130,000			320	185,081	(124,235)	(953,653)	2018
2019	154,231	420	154,651	138,808				320	139,128	15,523	(938,131)	2019
2020	179,052		179,052	161,147	2,497			320	163,964	15,088	(923,042)	2020
2021	152,385		152,385	137,146				320	137,466	14,919	(908,123)	2021
2022	164,302		164,302	137,146			427,787	8,320	573,253	(408,951)	(1,317,074)	2022
2023	162,659		162,659	137,146				500	137,646	25,013	(1,292,061)	2023
2024	161,033		161,033	137,146				500	137,646	23,387	(1,268,674)	2024
2025	159,422		159,422	137,146				500	137,646	21,776	(1,246,897)	2025
2026	157,828		157,828	137,146				500	137,646	20,182	(1,226,715)	2026
2027	156,250		156,250	44,408				500	44,908	111,342	(1,115,373)	2027
2028	154,687		154,687					500	500	154,187	(961,186)	2028
2029	153,141		153,141					500	500	152,641	(808,545)	2029
2030	151,609		151,609					500	500	151,109	(657,436)	2030
2031	150,093		150,093					500	500	149,593	(507,843)	2031
2032	148,592		148,592					500	500	148,092	(359,750)	2032
2033	147,106		147,106					500	500	146,606	(213,144)	2033
2034	145,635		145,635					500	500	145,135	(68,009)	2034
2035	144,179		144,179					10,000	10,000	134,179	66,170	2035
2036	142,737		142,737					0	0	142,737	208,907	2036
Total	2,845,789	420	2,846,209	1,222,000	730,497	166,875	427,787	90,143	2,637,302			Total
Notes:										Projected TID Closure		

SECTION 9: Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. No territory is being added to the District as part of this Plan Amendment.

SECTION 10: Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that approximately 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 11: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the Village's current zoning ordinances.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for residential and commercial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 12:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 13:

How Amendment of the Tax Incremental District Promotes the Orderly Development of the Village

This Plan Amendment promotes the orderly development of the Village by creating opportunities for mixed use development and promoting redevelopment.

SECTION 14:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 15:
**Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

SAMPLE

Village President
Village of Hartland
210 Cottonwood Ave
Hartland, Wisconsin 53029

RE: Project Plan Amendment for Tax Incremental District No. 6

Dear Village President:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the Village Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As Village Attorney for the Village of Hartland, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the Village of Hartland Tax Incremental District No. 6 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

Village Attorney

SECTION 16: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.								
Statement of Taxes Data Year:		2021		Percentage				
Waukesha County		2,560,944		14.86%				
Village of Hartland		6,591,517		38.26%				
Arrowhead Union High School		3,562,236		20.68%				
School District of Hartland-Lakeside J3		4,054,555		23.53%				
Waukesha County Technical College		459,399		2.67%				
Total		17,228,651						
Revenue Year	Waukesha County	Village of Hartland	Arrowhead Union High School	School District of Hartland-Lakeside J3	Waukesha County Technical College	Total	Revenue Year	
2017	0	0	0	0	0	0	2017	
2018	9,044	23,279	12,581	14,319	1,622	60,846	2018	
2019	22,926	59,007	31,889	36,296	4,113	154,231	2019	
2020	26,615	68,504	37,021	42,138	4,774	179,052	2020	
2021	22,651	58,301	31,507	35,862	4,063	152,385	2021	
2022	24,423	62,861	33,972	38,667	4,381	164,302	2022	
2023	24,178	62,232	33,632	38,280	4,337	162,659	2023	
2024	23,937	61,610	33,296	37,897	4,294	161,033	2024	
2025	23,697	60,994	32,963	37,518	4,251	159,422	2025	
2026	23,460	60,384	32,633	37,143	4,208	157,828	2026	
2027	23,226	59,780	32,307	36,772	4,166	156,250	2027	
2028	22,993	59,182	31,984	36,404	4,125	154,687	2028	
2029	22,764	58,590	31,664	36,040	4,083	153,141	2029	
2030	22,536	58,004	31,347	35,679	4,043	151,609	2030	
2031	22,311	57,424	31,034	35,323	4,002	150,093	2031	
2032	22,087	56,850	30,723	34,969	3,962	148,592	2032	
2033	21,867	56,281	30,416	34,620	3,923	147,106	2033	
2034	21,648	55,719	30,112	34,273	3,883	145,635	2034	
2035	21,431	55,161	29,811	33,931	3,845	144,179	2035	
2036	21,217	54,610	29,513	33,591	3,806	142,737	2036	
		423,011	1,088,772	588,402	669,722	75,883	2,845,789	

Notes:
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.