

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, JULY 18, 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 May 16, 2022 meeting.
2. Architectural Board review and consideration of an application for construction of a covered porch off of garage on the Carriveau property, 251 Carlin Ct.
3. Architectural Board review and consideration of an application for signage for Little Dipperz, 230 Pawling Avenue.
4. Architectural Board and Plan Commission conceptual review of a lien-to addition for Trompler Properties, LLC, 580 S. Industrial Drive.
5. Plan Commission review and consideration of an application to add asphalt to the parking lot for Wisconsin Athletic Club Lake Country, 560 S. Industrial Drive.
6. Plan Commission discussion related to proposed modifications to the multi-family standards in the B-3 Zoning Code.
7. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for the Thomas property, W283N3312 Lakeside Road, Town of Delafield.
8. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for the Jakel property, Lots 27, 28 and 29 of Pewaukee Highlands, Town of Delafield.
9. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.

10. Adjourn.

Ryan Bailey, Village Manager

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: www.villageofhartland.wi.gov (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/89205273735?pwd=dUpUM1JLdjlxMlNkRVlJVVZvV0p2UT09>

To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.
The Meeting ID is 892 0527 3735 and the passcode is 516761.

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, JUNE 20, 2022
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: James Schneeberger, Jeff Bierman, Jeff Pfannerstill, Ann Wallschlager, Tim Hallquist, and Dino Xykis.

Others Present: Justin Chamberlin, Scott Hussinger, Ben Nelson and Deputy Clerk Bushey.

Excused: David deCourcy-Bower.

Call to Order- 7:02 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 Public comment

1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes from May 16, 2022.

Motion (Wallschlager/Hallquist) to approve the minutes for the May 16, 2022, meeting. With the correction on agenda item #3 which was Hussinger's error, not a clerical error. Carried (6-0).

2. Architectural Board review and consideration of an application for a sign for Hartland Riverwalk, 211 Lawn Street and 180 E. Capitol Drive.

Justin Chamberlin was present via Zoom for Hartland Riverwalk. He said it is 1 double sided sign to represent both addresses and the location will be 211 Lawn St. He said he was asked to show landscaping at the base of the sign there.

Motion (Hallquist/Schneeberger) to approve a double sided sign for Hartland Riverwalk with landscaping at the base. Carried (6-0).

3. Plan Commission review of proposed future land use map-

Interim-Administrator Bailey said he had asked the Plan Commission to look at the properties that need a possible change. He explained the 5 properties that Ruekert and Mielke put together for the Plan Commission to look at:

- Hartridge Drive – small corner that is owned by Village & was going to be a second firehouse. He said it has been deemed not be ideal for a firehouse or police station due to size so it would be changed to high density residential.

- Merton Ave (Hammer Property) – the change would be low density residential to be in line with the neighborhood.
- DOT site (across from quarry) – has sold to Kwik trip and Kwik trip has not stated any plans with it. Staff believes the intent to be commercial so that is why staff has made that change to commercial.
- Zion property also over by the DOT site– not owned by a church, is currently public/institutional. It is privately owned, and we are showing it used to be commercial. Current owner is bringing things forward for an event venue. Board can change it.
- North – owned by the Gehl family. Ruekert & Mielke came up with 2 options. Option 1- low density residential, which was originally preferred as it would flow with Four Winds West subdivision. It is across from 2 schools. Option 2 – Low density residential for a portion and commercial for the other. He said the reason we came up with that is because, they were looking at a commercial component to that area. He said they don't want it to be residential, but the Village sees it as residential in the future.

Bailey said the Plan Commission can discuss it. He said they can go with this and eventually move it forward to the Village Board, keep having meetings about it or wait to see what happens with the Gehl farm and leave it as is.

Pfannerstill asked why not have the same density as Four Winds West and Hussinger commented on the DUE and said it is higher density than Four Winds West and they now have greater sewer capacity. Ryan Amtmann said they looked at the sewer capacity 3 acre and it is supported by downstream sewer. There was brief discussion on the sewer capacity. He said he suggests leaving it as is and see what happens with that property. Bailey said option 1 fits with Four Winds West and Gehl was interested in some commercial with option 2. Pfannerstill asked what the current zoning is, and it was stated it is low to medium density. Pfannerstill commented that he would be going with option 1.

Wallschlager said she is also in favor of option 1. Hallquist said he is in favor of option 1 and if they decide later it can come back to the Board. Bailey briefly commented on the Zion and Kwik Trip property. Wallschlager commented on the properties west of the Hammer property. Bierman asked what the current zoning is for the DOT property and Hussinger said zoning will occur when they create the lot. Bierman commented on the properties to the east of the Hammer property and agrees with option 1.

Motion (Hallquist/Schneeberger) to approve the 5 zoning changes described in the memo dated June 8, 2022 authored by Ryan Bailey and Scott Hussinger, with the recommendation to the Village Board of the change of the Land Use map 2045 and going with option1 the Gehl property. Carried. (6-0).

4. Plan Commission discussion related to proposed modifications to the multi-family standard in the B-3 Zoning Code-

Pfannerstill said to explain this straightforward, it must have a commercial component to it and not just residential like apartments other than elderly housing. Hussinger said he envision a redevelopment in the B-3, requiring a PUD. And our PUD ordinance requires the use to be permitted in the underlying district and it doesn't say that. He said we need to insert that into the B-3 and maybe add some

standards and limitations but that would be up to the Plan Commission and Village Board to decide what those limitations are.

Xykis asked what is driving all of this now and Hussinger said he is getting calls from 2 property owners who want to redevelop, and they want to add multi-family component. He said they looked at the zoning book and it really doesn't say anything, and he feels the Village is at risk. Bailey said the riverwalk was put thru the PUD previously and Hussinger isn't comfortable with our current code, that that would be allowed if someone else came forward. Bailey said we want to do it right and if someone wanted to come forward with a multi-family aspect, Hussinger wants to get the language, but we wanted to bring it to the Plan Commission. He said currently the B-3 zoning would allow it even with a PUD< Hussinger said correct, it wouldn't line up properly. Pfannerstill commented that even though the agenda item says discussion, but it would be permissible if the Plan Commission wanted to move it to the village board. Hussinger said you can, but at some point, someone will have to direct staff on what standards you want to include and language to include so to the Plan Commission for approval.

Xykis asked Hussinger what his recommendation would be. Hussinger said multifamily in a B-3 should only be considered as a development and didn't know if we want to put an upper limit on density because in downtown there are smaller lots and if you go vertical the density can get up pretty high where that would scare you in a corn field but shouldn't scare you in the downtown. Pfannerstill said he would like to see staff recommendation next month for review.

Motion (Xykis/Hallquist) to have staff work on recommendation for multi-family standard in the B-3 Zoning Code and bring it back next month. (6-0).

5. Announcements-

Pfannerstill asked everyone to send prayers for Bailey's family member. Bierman commented on the Overlook Trail sign and their website doesn't say condo.

6. Adjourn

Motion (Schneeberger/Wallschlager) to adjourn. Carried (6-0).

Adjourned at 7:28 pm.

Respectfully submitted by

Recording Secretary,
Deidre Bush y, Deputy Clerk



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

Job Address <u>251 Corlin Ct Hartland WI 53029</u>			
Lot <u>42</u>	Block	Subdivision <u>Northfield</u>	Key No. HAV
Owner <u>Ben & Cassie Carriveau</u>			Phone
Address <u>251 Corlin Ct</u>		City <u>Hartland</u>	State <u>WI</u> Zip <u>53029</u>
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. _____



Department of Building Inspection

PERMIT # _____

APPLICATION FOR BUILDING PERMIT

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

JOB LOCATION Hartland

LOT _____ BLOCK _____ SUBD _____ TAX KEY _____

OWNER Ben Carniva PHONE 262-442-8634 FAX _____

ADDRESS 251 Carlin Ct CITY, STATE, ZIP Hartland WI 53029

CONTRACTOR _____ PHONE _____ FAX _____

ADDRESS _____ CITY, STATE, ZIP _____

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

Project Description: Covered porch off Garage 13x16

Current principal use of property Home

Proposed principal use of property Home

Width 16 Length 13 Sq. Ft. 208 Height 8' Deck Cu. Ft. _____

Estimated cost of above job(s) \$ 4000 \$ _____ \$ _____

State Approval _____ Date _____

Class of Construction _____ Sprinkler _____ Stories _____

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

Signature of Applicant [Signature] Date 6-6-22

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

1. See plans for possible conditions/recommendations
2. _____
- _____
- _____
- _____
- _____

_____ TOTAL FEES

_____ Date Paid

_____ Receipt

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

APPLICATION APPROVED ON: _____ DATE _____ BY: _____ BUILDING INSPECTOR

PLAT OF SURVEY

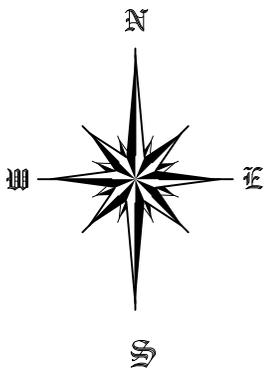
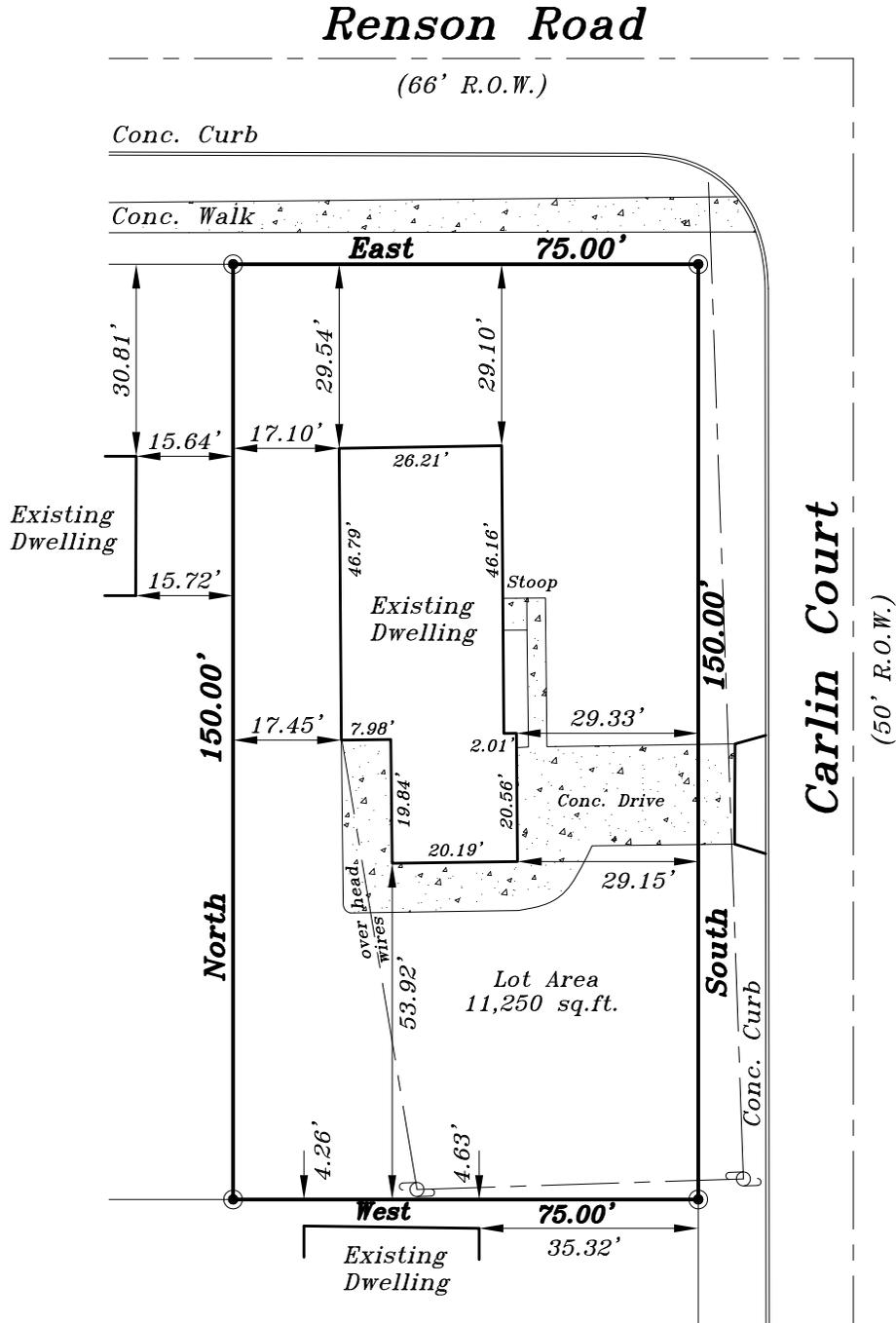
LOCATION: 251 Carlin Court, Hartland, Wisconsin

LEGAL DESCRIPTION:

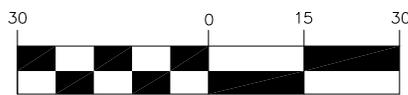
Lot 42 in **NORTHFIELD SUBDIVISION**, being a part of the Southwest 1/4 of Section 35, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

July 15, 2020

Survey No. 111681

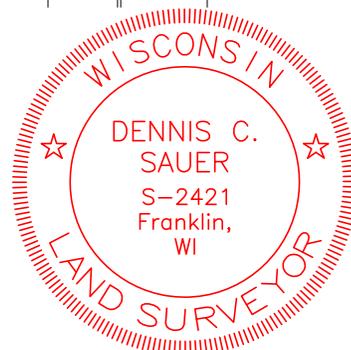


GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.



METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS

9415 West Forest Home Avenue, Suite 202
 Hales Corners, Wisconsin 53130
 PH. (414) 529-5380
 survey@metropolitansurvey.com
 www.metropolitansurvey.com



- ⊙ — Denotes Iron Pipe Found
- — Denotes Iron Pipe Set

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, 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 HEREOF.

Dennis C. Sauer

SIGNED

Dennis C. Sauer

Professional Land Surveyor S-2421

Ben Cariveau

PLAT OF SURVEY

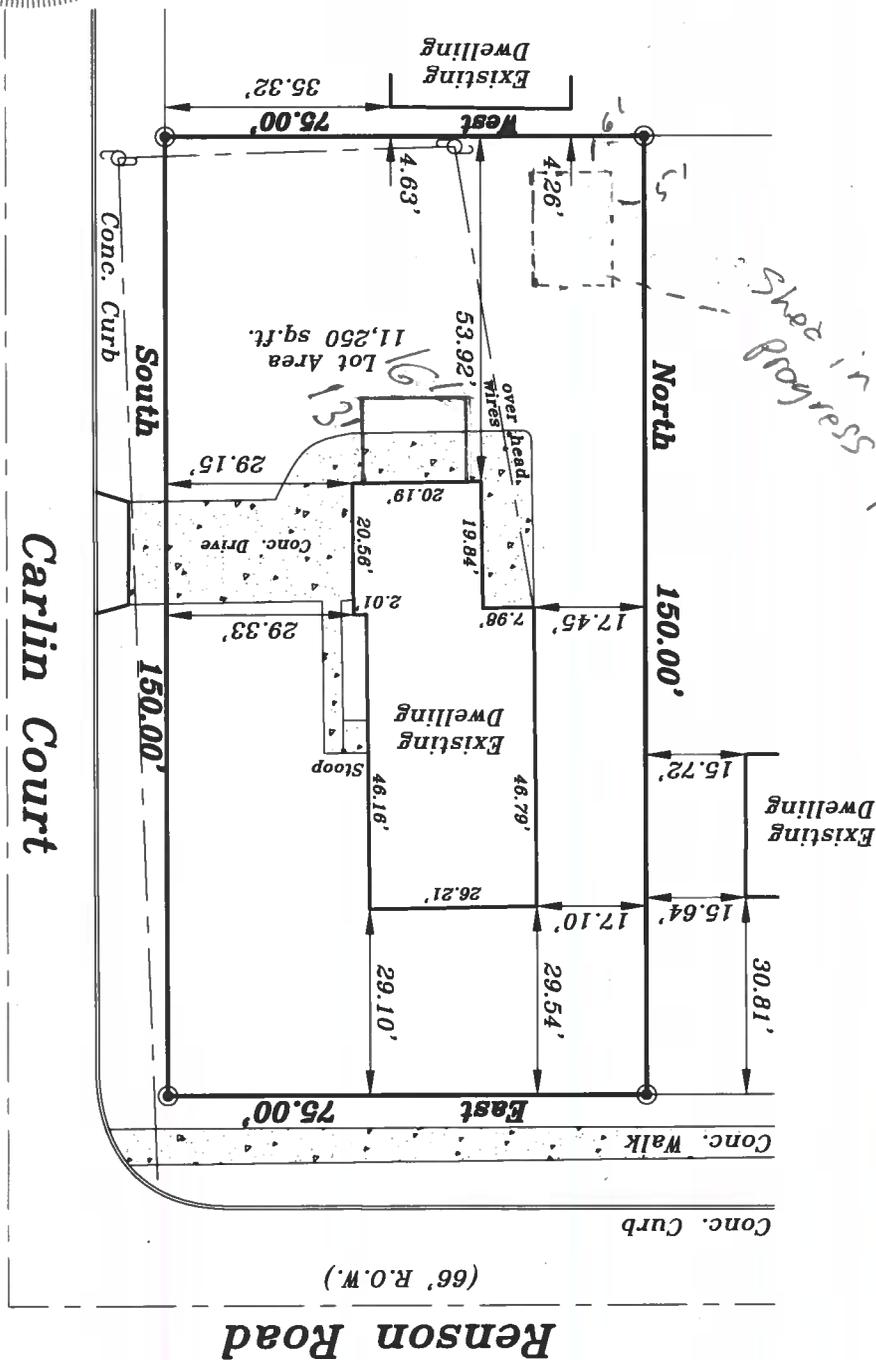
LOCATION: 251 Carlin Court, Hartland, Wisconsin

LEGAL DESCRIPTION:

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July 15, 2020

Survey No. 111681



Renson Road

Carlin Court

(66' R.O.W.)

(50' R.O.W.)



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



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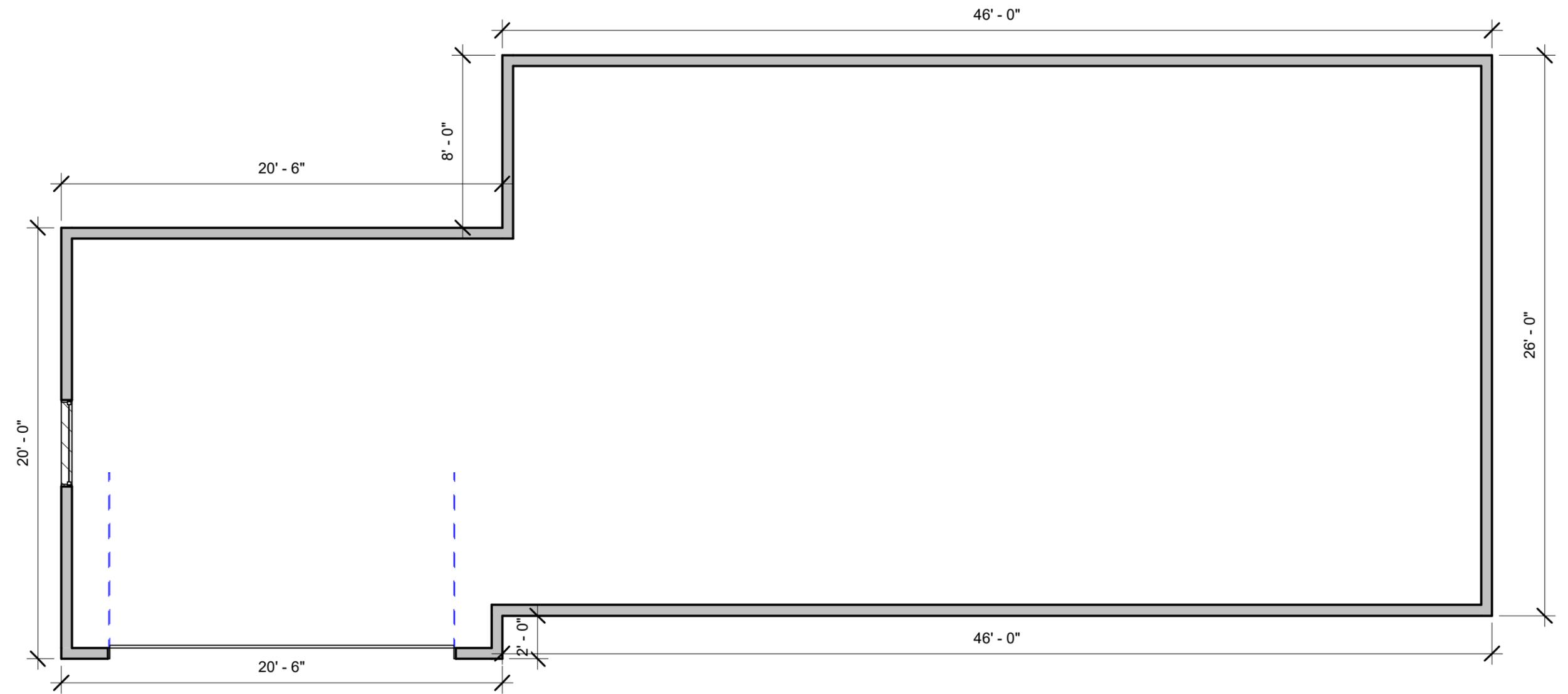
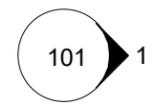
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SIGNED

Dennis C. Sauer
Dennis C. Sauer
Professional Land Surveyor S-2421

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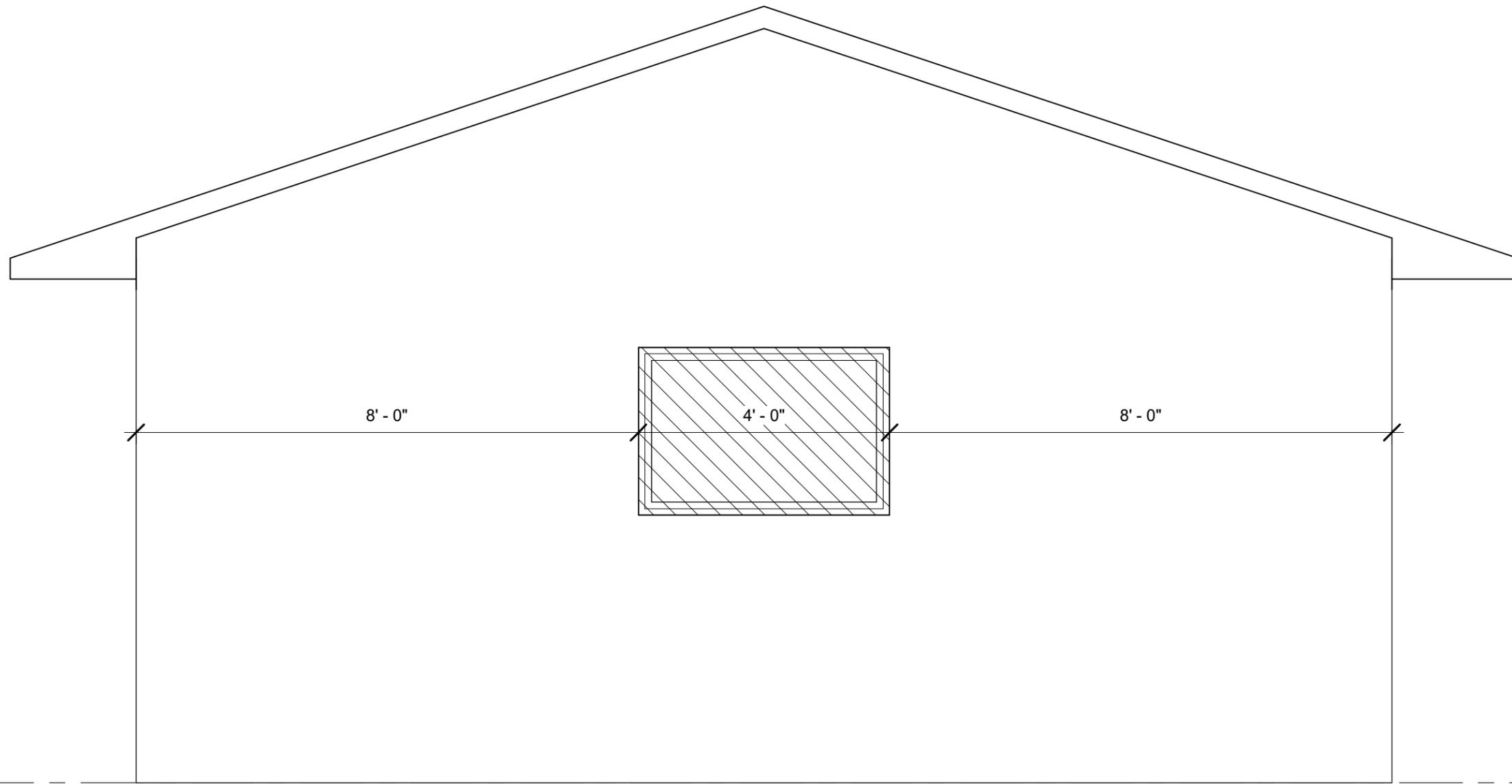
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Carriveau
 251 Carlin Ct Hartland, Wi 53029

No.	Description	Date

As Built Floor Plan		
Project number	Project Number	100
Date	6-21-2022	
Drawn by	Taylor	
Checked by	Checker	
		Scale 3/16" = 1'-0"



Level 1
0' - 0"

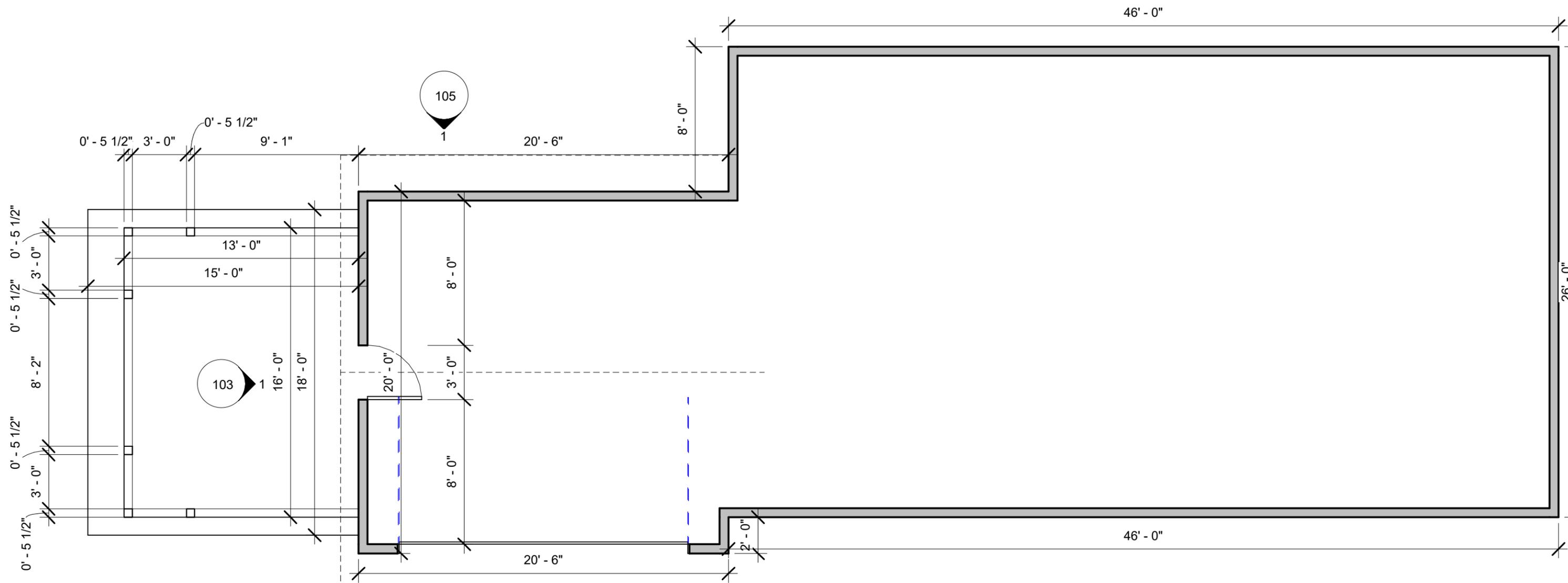
① As Built Elevaion A
1/2" = 1'-0"

Carriveau

251 Carlin Ct Hartland, Wi 53029

No.	Description	Date

As Built Elevation A		101
Project number	Project Number	
Date	6-21-2022	
Drawn by	Taylor	
Checked by	Checker	Scale 1/2" = 1'-0"



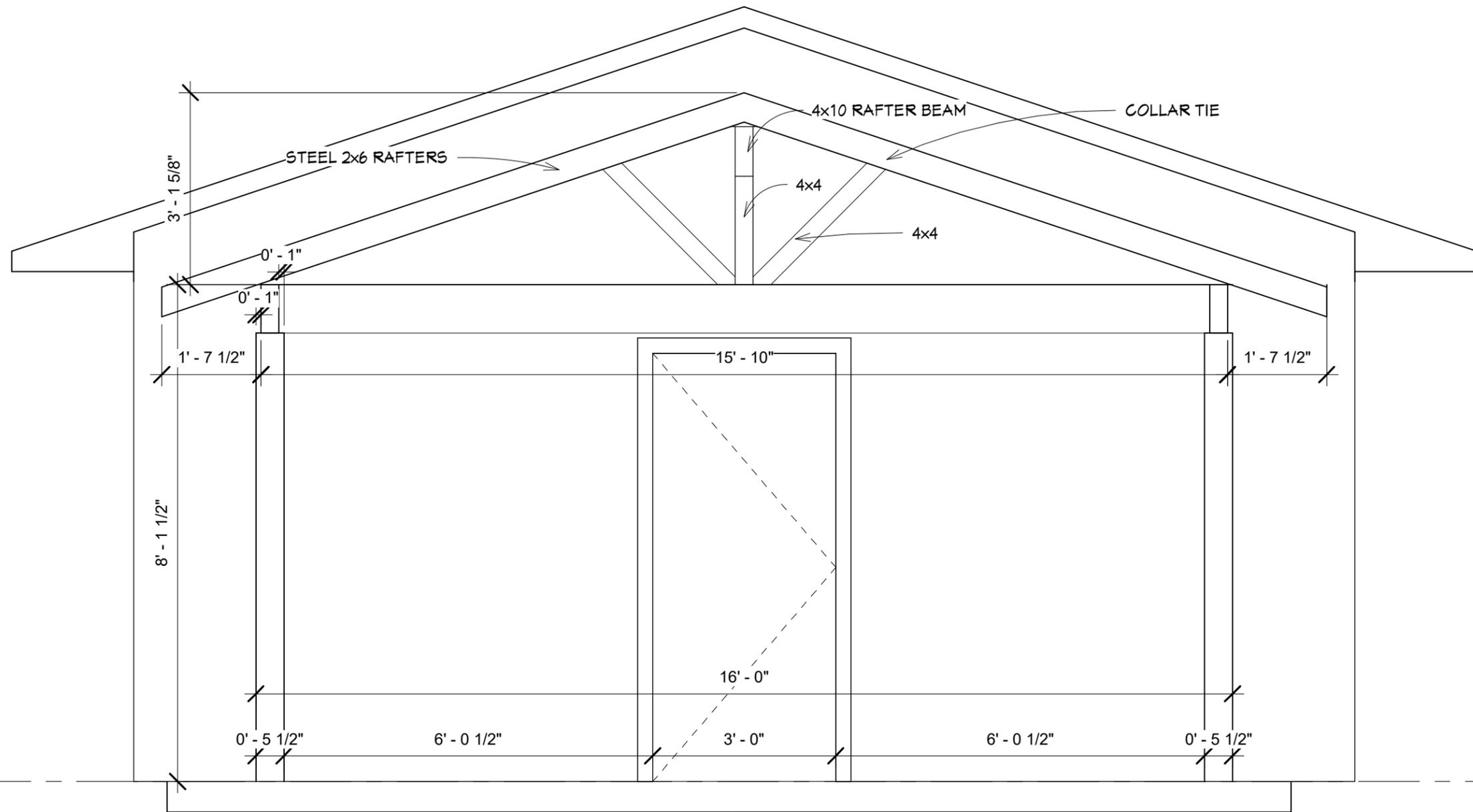
- MATERIAL NOTES:**
- BRIGHT WHITE METAL ROOFING
 - EXPOSED METAL HARDWARE - BLACK
 - POSTS TO BE PAINTED SAME COLOR AS HOUSE
 - BEAMS STAINED TO MATCH EXISTING SHUTTERS.
 - GUTTERS & FASCIA SAME AS HOUSE.

① Level 1 Remodel
3/16" = 1'-0"

Carriveau
251 Carlin Ct Hartland, Wi 53029

No.	Description	Date

Floor Plan Remodel		102
Project number	Project Number	
Date	6-21-2022	
Drawn by	Taylor	
Checked by	Checker	
Scale 3/16" = 1'-0"		



① Elevation A
1/2" = 1'-0"

Level 1
0' - 0"

Carriveau

251 Carlin Ct Hartland, Wi 53029

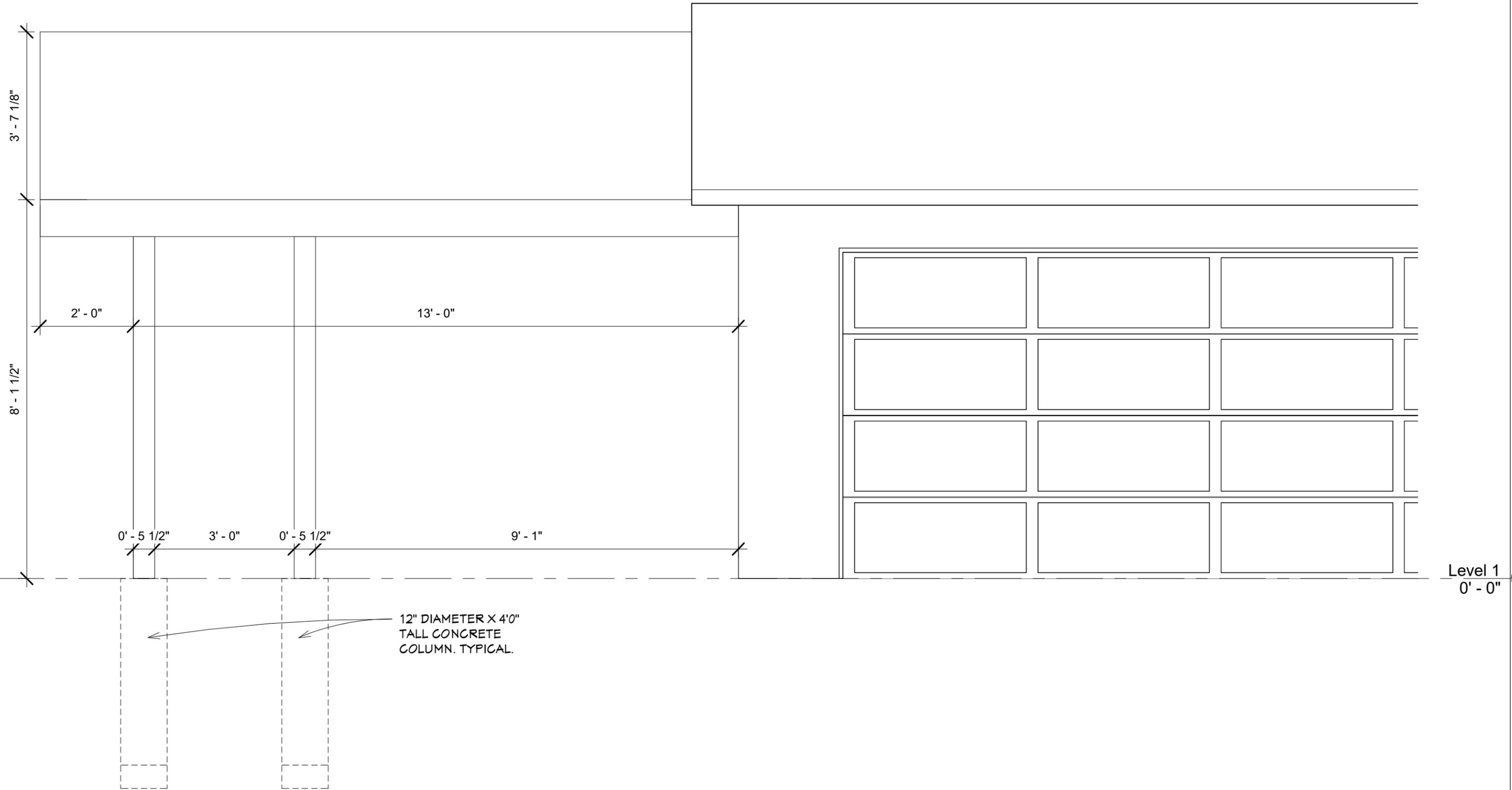
No.	Description	Date

Elevation A Remodel

Project number	Project Number
Date	6-21-2022
Drawn by	Taylor
Checked by	Checker

103

Scale 1/2" = 1'-0"



12" DIAMETER X 4'0"
TALL CONCRETE
COLUMN. TYPICAL.

Level 1
0' - 0"

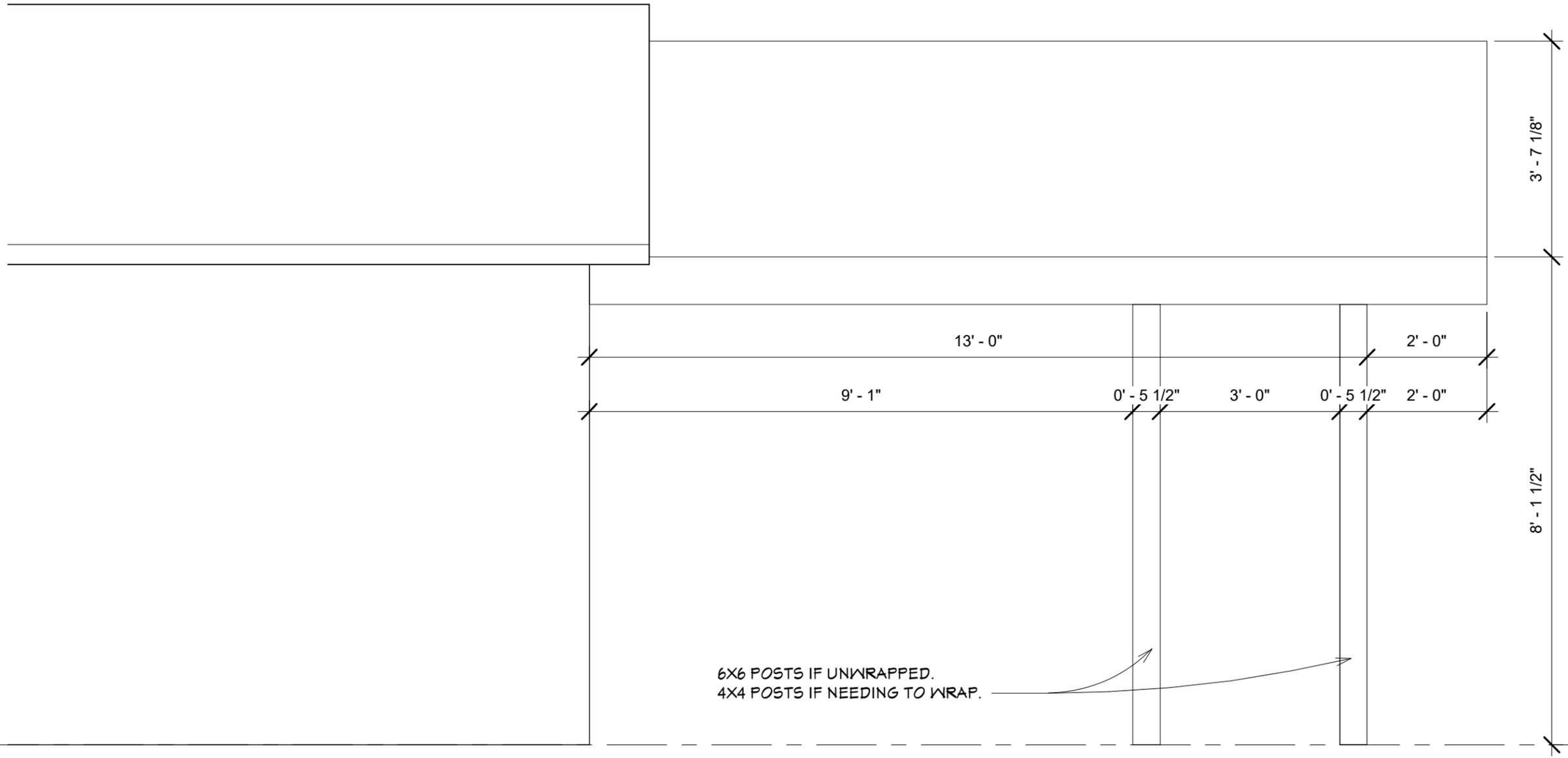
① Elevation B
1/2" = 1'-0"

Carriveau

251 Carlin Ct Hartland, Wi 53029

No.	Description	Date

Elevation B Remodel		
Project number	Project Number	104
Date	6-21-2022	
Drawn by	Taylor	
Checked by	Checker	
Scale		1/2" = 1'-0"

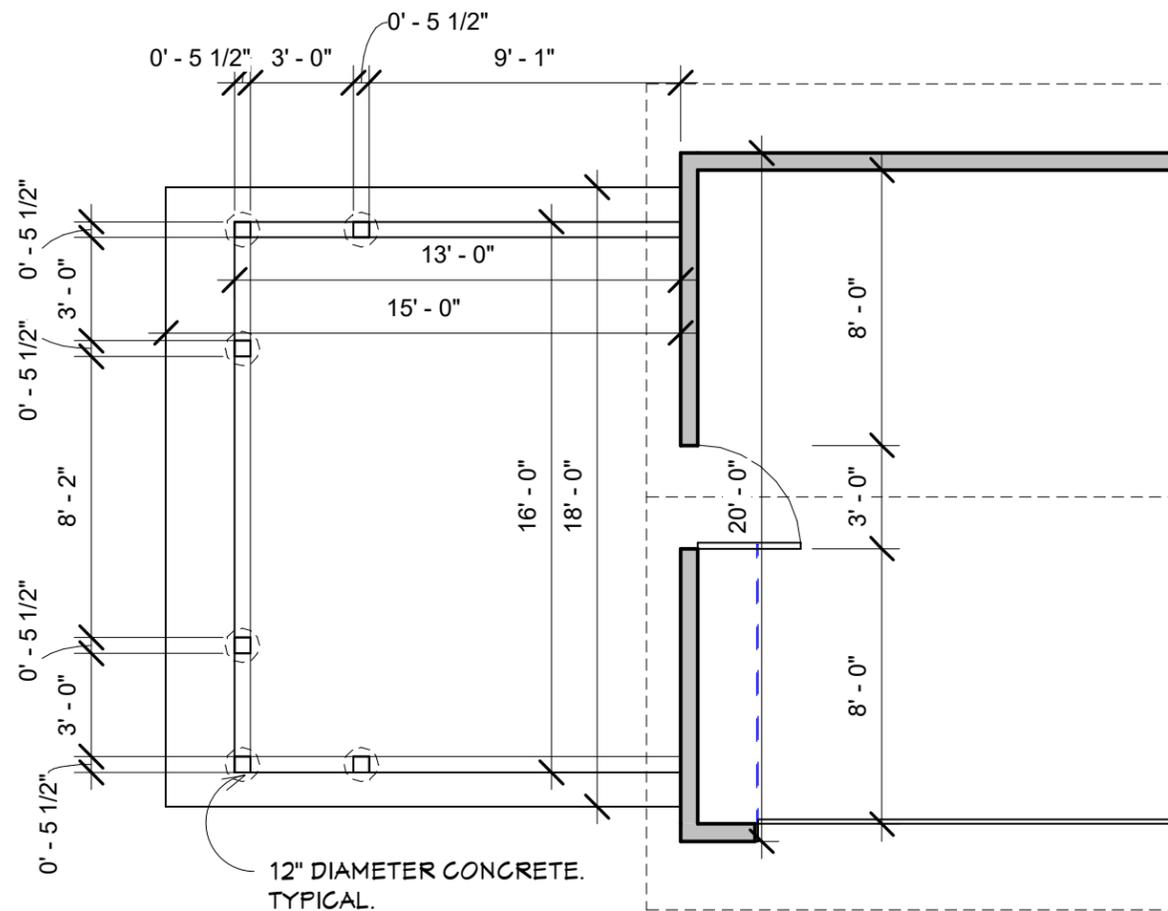


① Elevation C
1/2" = 1'-0"

Carriveau
251 Carlin Ct Hartland, Wi 53029

No.	Description	Date

Elevation C Remodel		
Project number	Project Number	105
Date	6-21-2022	
Drawn by	Taylor	
Checked by	Checker	
Scale		1/2" = 1'-0"



① Level 1 Remodel Foundation Plan
3/16" = 1'-0"

Carriveau

251 Carlin Ct Hartland, Wi 53029

No.	Description	Date

Foundation Plan		106
Project number	Project Number	
Date	6-21-2022	
Drawn by	Taylor	
Checked by	Checker	Scale 3/16" = 1'-0"





ALAN J STOFFER AND MARCI J
STOFFER
705 RENSON RD
HARTLAND WI 53029-1821

ALAN & DIANE SLEAPER
624 RENSON RD
HARTLAND WI 53029

ANDREW D LEMKE
619 BELSHIRE DR
HARTLAND WI 53029-1801

ANN C CHARLESWORTH
613 RENSON RD
HARTLAND WI 53029

BENJAMIN & CASSAUNDR
CARRIVEAU
251 CARLIN CT
HARTLAND WI 53029-1805

DALE & KAREN BORCHARDT
710 RENSON RD
HARTLAND WI 53029

DANIEL A LAYMAN
225 CARLIN CT
HARTLAND WI 53029

DANIEL A PAVLOVICH
711 RENSON RD
HARTLAND WI 53029

DARCY E SOBCZAK
223 MEADOW LN
HARTLAND WI 53029-1833

DAVID & CAROL ACKLEY
633 BELSHIRE DR
HARTLAND WI 53029

DAVID & ANN GREVENKAMP
618 RENSON RD
HARTLAND WI 53029-1820

DERRITT J DIETLMEIER
226 CIRCLE DR
HARTLAND WI 53029-1807

DONALD P LUNDT
231 MEADOW LN
HARTLAND WI 53029-1833

EDWARD R HORN AND PATRICIA K
HORN
234 CIRCLE DR
HARTLAND WI 53029

FYRN M GOLEMGESKI
237 MEADOW LN
HARTLAND WI 53029-1833

GAIL & JAMES SCHNEEBERGER
251 CIRCLE DR
HARTLAND WI 53029

GRANT & MARY HULTMAN
250 CIRCLE DR
HARTLAND WI 53029-1807

JAMES F ECKERT
241 CIRCLE DR
HARTLAND WI 53029

JAMES M SCAFFIDO
711 BELSHIRE DR
HARTLAND WI 53029

JAMES T JANSEN
233 CARLIN CT
HARTLAND WI 53029-1805

JOAN M PEDERSEN
240 CIRCLE DR
HARTLAND WI 53029-1807

JOHN & MARIE MARQUARDT
233 CIRCLE DR
HARTLAND WI 53029

JOSEPH & ANDREA M KLEIST
218 CIRCLE DR
HARTLAND WI 53029-1807

KEVIN & ROBIN LANDERS
724 RENSON RD
HARTLAND WI 53029

KIMBERLY A NUGENT AND FAYE J
GUNDRUM
228 CARLIN CT
HARTLAND WI 53029-1805

LANDWEHR REVOCABLE TRUST
251 MEADOW LN
HARTLAND WI 53029-1833

MARK J KOSKI AND AMY L KOSKI
240 CARLIN CT
HARTLAND WI 53029

MICHAEL & SALLY SCHIRMER
718 RENSON RD
HARTLAND WI 53029

MICHAEL & LINDA WEBER
214 CARLIN CT
HARTLAND WI 53029

PATRICK & CYNTHIA DECLEENE
627 BELSHIRE DR
HARTLAND WI 53029

PETER & MARY JENSEN
211 CARLIN CT
HARTLAND WI 53029-1805

RICHARD & CAROL LANDWEHR
705 BELSHIRE DR
HARTLAND WI 53029

RICKY LOW AND KELLY LOW
612 RENSON RD
HARTLAND WI 53029

ROBERT FRANZ JR AND AMY FRANZ
632 RENSON RD
HARTLAND WI 53029

ROBERT & KAREN M COMPTON
719 RENSON RD
HARTLAND WI 53029-1821

ROBERT M CLAFFEY
702 RENSON RD
HARTLAND WI 53029

ST CHARLES CONGREGATION
313 CIRCLE DR
HARTLAND WI 53029

SUSAN ALLARD
243 MEADOW LN
HARTLAND WI 53029

SUSAN M LOPPNOW 2005 LIVING
TRUST
604 RENSON RD
HARTLAND WI 53029

THOMAS & JENNIFER OSTERMANN
241 CARLIN CT
HARTLAND WI 53029

THOMAS & ELIZABETH MEHL
621 RENSON RD
HARTLAND WI 53029-1819

TIMOTHY GAMBATESE
W253N5082 MCKERROW DR
PEWAUKEE WI 53072-1303

VERONICA M MYERS TRUST
603 BELSHIRE DR
HARTLAND WI 53029

VERONICA ONOFRE VELAZQUEZ AND
FELIPE LORENZO IRINEO
611 BELSHIRE DR
HARTLAND WI 53029-1801



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

Job Address <u>230 Pawling Avenue, Hartland, WI 53029</u>			
Lot	Block	Subdivision	Key No. HAV
Owner <u>Tanya Little</u>		EMAIL <u>rzepiejewski@me.com</u>	Phone <u>715 210 5792</u>
Address <u>230 Pawling Avenue</u>		City <u>Hartland</u>	State <u>WI</u> Zip <u>53029</u>
Contractor <u>Execu Print</u>		Phone <u>262 367 0395</u> FAX	EMAIL
Address <u>597 Progress Drive</u>		City <u>Hartland</u>	State <u>WI</u> Zip <u>53029</u>

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

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

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

Commercial/Industrial/Multifamily:

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

Signs:

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

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

Date Applied: 7-8-22 Date of Meeting: _____ Item No. _____



Sign Panel Option 1
6mm Dibond CNC cut to shape
Logo = 66" x 26.5"
Name = 40" x 22"
Full color printed graphics
Bolted to building
No lighting



- Sign Panel added to existing sign
- 1/2" Lustreboard (Marine grade plywood with aluminum face)
- Full color printed graphics on both sides
- Mounted with same brackets as above sign
- No Lighting

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

HARTLAND STATION LLC
249 PAWLING AVE
HARTLAND WI 53029-2052

STACY L SMITH
248 PAWLING AVE
HARTLAND WI 53029-2013

EDWIN & ANNETTE MILLER TRUST
354 PROSPECT AVE
HARTLAND WI 53029

ROBERT F KALKE JR
370 PROSPECT AVE
HARTLAND WI 53029

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

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

SARAH J SAUER
360 PROSPECT AVE
HARTLAND WI 53029



Pd. 6/28/22
8300

**APPLICATION FOR PLAN COMMISSION
\$300 REVIEW FEE DUE AT TIME OF APPLICATION**

Project Description and Narrative: (attach additional sheet if necessary)			
Neosho Trompler Incorporated would like to install a Lien-to addition to the East exterior wall of our structure. This would extend approximately 25' East from the exterior wall and potentially run the entire 300' from South to North depending on our needs and cost. We are only seeking approval for a lien-to type addition at this point. If approved we will get your asthetic requirements and have an architectural rendering created and submitted for your approval at that point.			
Proposed Use Storage and Organization of our East yard			
Project Location 580 s Industrial Dr. Hartland, WI 53029			
Project Name Storage Lien-To			
Owner Trompler Properties LLC		Phone 262-367-5600	
Address 580 s Industrial Dr		City Hartland	State WI Zip 53029
Engineer/Architect TBD		Phone	FAX
Address		City	State Zip
Contact Person Jim Artrip	Phone 262-367-7907	FAX 262-367-7940	E-mail Jim.artrip@neoshotrompler.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.

**Village of Hartland
Professional Services Reimbursement Form**

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

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

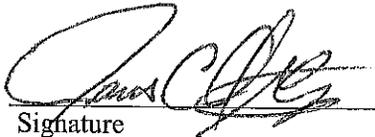
Project Name: Storage Lien-To

Submit invoices to: Responsible Party Property Owner

Responsible Party:

Jim Artrip

Printed Name



Signature

6-20-2022
Date

580 s Industrial Dr

Street Address

Hartland

City

WI

State

53029

Zip

Phone 262-367-7907

E-Mail jim.artrip@neoshotrompler.com

Property Owner Name:

Trompler Properties LLC

Printed Name



Signature

Date

580 s Industrial Dr.

Street Address

Hartland

City

WI

State

53029

Zip

Phone 262-367-7911

E-Mail christinatrompler@neoshotrompler.com

INTERNAL USE ONLY

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



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

Job Address <i>580 s INDUSTRIAL DR HARTLAND WI 53029</i>			
Lot	Block	Subdivision	Key No. HAV
Owner <i>Trompler Properties LLC</i>		EMAIL <i>christinatrompler@neoshotrompler.com</i>	Phone <i>262-367-7911</i>
Address <i>580 s Industrial Dr.</i>		City <i>Hartland</i>	State <i>WI</i> Zip <i>53029</i>
Contractor <i>tbd</i>	Phone	FAX	EMAIL
Address		City	State Zip

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

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

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

Commercial/Industrial/Multifamily:

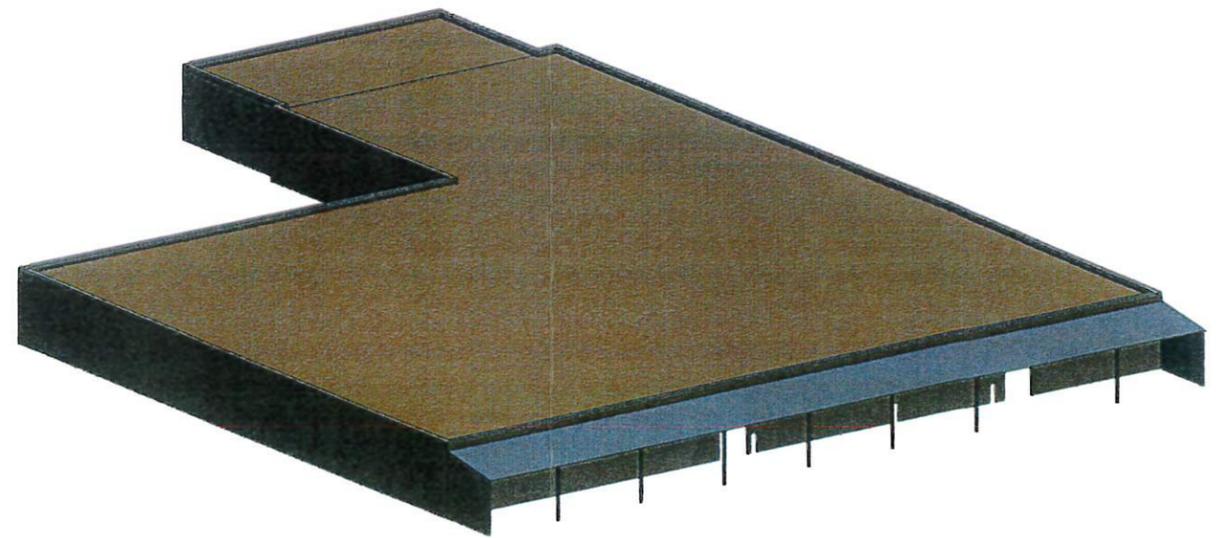
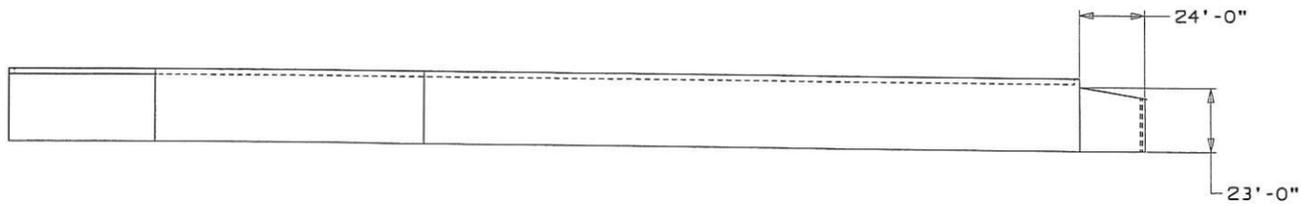
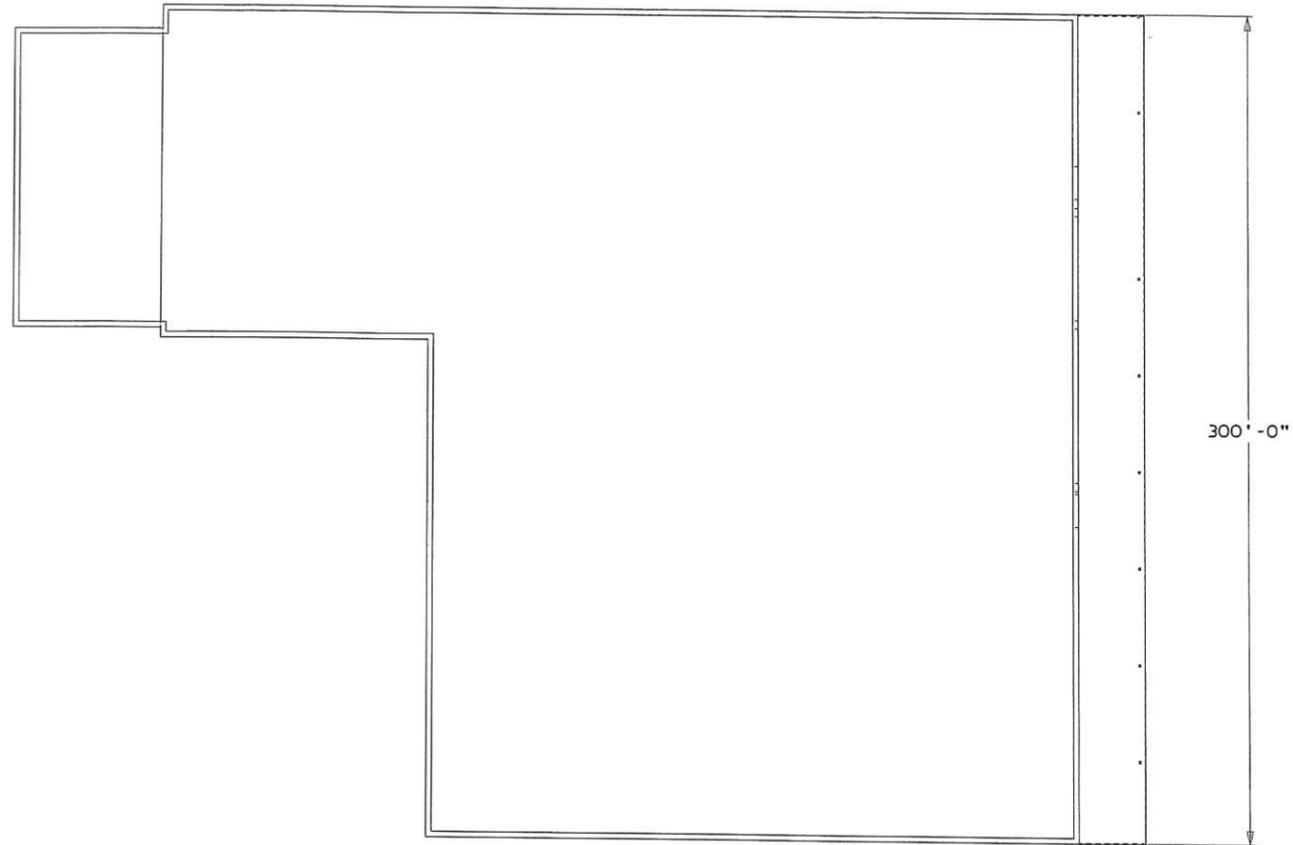
- Four (4) bound sets of plans and application material and one (1) electronic copy of all submittals.
- Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

Signs:

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

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

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



Scale: .03" = 1'-0"

REV:	DESCRIPTION:	DATE:	UNLESS SPECIFIED OTHERWISE DIMENSIONS ARE IN INCHES	NEOSHO TROMPLER, INC. 580 INDUSTRIAL DR., HARTLAND, WI 53028	CUSTOMER:
			TOLERANCES:		CUSTOMER PART NO:
			X: ±.080		NTI DRAWING: D-NT1
			X.X: ±.030		DESCRIPTION:
			X.XXX: ±.015		
			X.XXXX: ±.005		MATERIAL:
			ANGULAR: ±.5°		SCALE:
			SURF. FINISH: 125		SIZE: D
DRAWN BY:	DATE:	APPROVED BY:			SHEET 1 OF

WATERTRONICS PROPERTIES LLC
PO BOX 530
HARTLAND WI 53029-0530

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

W225N3131 DUPLAINVILLE ROAD LLC
5715 STATE ROAD 83
HARTLAND WI 53029-9702

CARDINAL 635 LLC
PO BOX 341
HARTLAND WI 53029-0341

FIRST BANK FINANCIAL CENTRE
155 W WISCONSIN AVE
OCONOMOWOC WI 53066

HM INVESTMENT PARTNERS LLC
581 S INDUSTRIAL DR
HARTLAND WI 53029

JOHN GEBHARD AND TRUDY
GEBHARD
N56W28754 CTH K
HARTLAND WI 53029

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

LAKE COUNTRY CARING INC
603 PROGRESS DR PO BOX 591
HARTLAND WI 53029

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

LAUDERMILK 710 LLC
710 CARDINAL LN
HARTLAND WI 53029

MEGAL DEVELOPMENT CORP
12650 W LISBON RD
BROOKFIELD WI 53005-1825

MESCHING PROPERTIES LLC
PO BOX 379
HARTLAND WI 53029-0379

NREE HOLDING LLC
1604 MANHATTAN DR
WAUKESHA WI 53186-3900

SJAMB LLC
535 S INDUSTRIAL DR
HARTLAND WI 53029-2323

SUPERIOR OF WISCONSIN INC &
EXPERT DISPOSAL SERVICE INC
PO BOX 168
HARTLAND WI 53029-0168



**APPLICATION FOR PLAN COMMISSION
\$300 REVIEW FEE DUE AT TIME OF APPLICATION**

Project Description and Narrative: (attach additional sheet if necessary) Add asphalt to accommodate New parking layout			
Proposed Use NO Change			
Project Location 560 S. Industrial Dr., Hartland.			
Project Name Wisconsin Athletic Club Lake Country			
Owner Wisconsin Athletic Club		Phone 414-328-1300	
Address 10840 W. Rogers St.		City West Allis	State WI Zip 53227
Engineer/Architect ra.smith		Phone 262-317-3259	FAX 262-781-8466
Address 16745 W. Bluemound Rd		City Brookfield	State WI Zip 53005
Contact Person	Phone	FAX	E-mail
Chad Kemnitz	262-367-6080	262-367-8321	k@pci48.com

Professional Consultants, Inc.
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.

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- > 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

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PROFESSIONAL CONSULTANTS, INC.

300 Cottonwood Avenue, Suite 7 · Hartland, Wisconsin 53029

RE: Parking Lot
 WAC – Lake Country
 560 South Industrial Drive
 Hartland, WI

	EXISTING LOT COVERAGE	PROPOSED CHANGE	PROPOSED COVERAGE
LOT SIZE	4.02 ACRES 174,964 SF.	----- SF.	4.02 ACRES 174,964 SF.
EXISTING BUILDING SQ.FT. (FOOT PRINT)	75,184 SF.	----- SF.	75,184 SF.
NEW BUILDING ADDITION SQ.FT.	----- SF.	+ 6,706 SF.	6,706 SF.
TOTAL BUILDING SQ.FT.	75,184 SF.	----- SF.	95,500 SF.
F.A.R. FLOOR AREA RATIO	42.97%	+ 3.83 %	46.80%
EXTERIOR CONCRETE	1,418 SF.	- 77 SF.	1,341 SF.
EXTERIOR GRAVEL	21,410 SF.	- 15,360 SF.	6,050 SF.
EXTERIOR SAND	6,090 SF.	- 6,090 SF.	----- SF.
ASPHALT PAVING	45,274 SF.	- 13,096 SF.	32,178 SF.
HARD SURFACE LOT COVERAGE	143,638 SF (82.09%)	- 1,542 SF. (-.88%)	121,595 SF (69.5%)
PERVIOUS PAVING	----- SF.	+ 19,219 SF.	19,219 SF.
GRASS/LANDSCAPING	25,236 SF. (14.42%)	+ 8,914 SF. (+5.1%)	34,150 SF. (19.52%)
TOTAL PERVIOUS AREA	31,326 SF. (17.91%)	+ 22,043 SF. (+12.6%)	53,369 SF. (30.5%)
PARKING SPACES	93		151
H.C. PARKING SPACES	5		5
PARKING/BUILDING SQ.FT. RATIO	1 PER 956 SF.		1 PER 633 SF.
NOTE: SEE PARKING PLAN FOR PARKING CALCULATIONS			

Proposed

	Existing Lot Coverage	Proposed Change	Proposed Coverage
Lot Size	4.02 Acres 174,364 SF	None	4.02 Acres 174,364 SF
Total Building Footprint	81,890 SF	None	Existing
Floor Area Ratio	46.80 %	None	Unchanged
Exterior Concrete	1,341 SF	None	1,341 SF
Exterior Gravel	6,050 SF	None	6,050 SF
Asphalt Paving	32,178 SF	1,440 SF	33,618 SF
Hard Surface Lot Coverage	121,555 SF (69.5%)	1,440 SF	122,995 SF (70.5%)
Pervious Paving	19,218 SF	None	19,218 SF
Grass/Landscaping	34,150 SF	-1,440 SF	32,710 SF
Total Pervious Area	53,369 (30.5%)	-1,440 SF	51,929 SF (29.5%)
Parking Spaces	151	10	161
H.C. Parking	5	None	5
Parking/building SF ratio	1 Per 633 SF		1 Per 593 SF

ADV LLC
1000 S IMPERIAL DR
HARTLAND WI 53029-2736

BUSKE FAMILY LIMITED PARTNERSHIP
PO BOX 116
HARTLAND WI 53029-0116

FIRST BANK FINANCIAL CENTRE
155 W WISCONSIN AVE
OCONOMOWOC WI 53066

HERAEUS ELECTRO-NITE CO LLC AND
RICHARD A FALK
541 S INDUSTRIAL DR
HARTLAND WI 53029-2323

HM INVESTMENT PARTNERS LLC
581 S INDUSTRIAL DR
HARTLAND WI 53029

JAMES L ORDWAY AND KRISTIN M
ORDWAY
N45W29221 FORSETH DR
HARTLAND WI 53029-2275

JOHN GEBHARD AND TRUDY
GEBHARD
N56W28754 CTH K
HARTLAND WI 53029

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

LAUDERMILK 710 LLC
710 CARDINAL LN
HARTLAND WI 53029

MWE LLC
520 S INDUSTRIAL DR
HARTLAND WI 53029-2324

SJAMB LLC
535 S INDUSTRIAL DR
HARTLAND WI 53029-2323

SUPERIOR OF WISCONSIN INC AND
EXPERT DISPOSAL SERVICE INC
PO BOX 168
HARTLAND WI 53029-0168

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

WATERTRONICS PROPERTIES LLC
PO BOX 530
HARTLAND WI 53029-0530

Darlene Igl

From: Scott Hussinger
Sent: Wednesday, July 13, 2022 9:14 AM
To: Darlene Igl
Subject: FW: B-3 Zoning - Mixed Use Clarified
Attachments: B-3 Zoning.pdf

Ryan,

Please consider draft language for the Planning Commission to consider that amends B-3 Zoning:

46-494 Conditional Uses

Create new (15):

Mixed use developments with multi-family residential must have all the following:

Significant first floor commercial use(s).

Design elements including but not limited to layout, access, parking, lighting, and landscaping, consistent with HVC guidelines/Comp. Plan.

Appropriate residential density and building height as determined by the Village Board after recommendation from the Planning Commission.

Scott

Scott Hussinger
Village of Hartland Building Inspector
262-490-8222

DIVISION 16. - B-3 CENTRAL BUSINESS/MIXED-USE DISTRICT^[10]

Footnotes:

--- (10) ---

Cross reference— Businesses, ch. 22.

Sec. 46-491. - Intent.

The B-3 central business/mixed-use district is intended to provide appropriate development regulations to ensure the compatibility of the diverse uses typical of a downtown area, without inhibiting the potential for maximum development of commercial, cultural, entertainment and other urban activities which contribute to its role as the heart of the village.

Development and redevelopment in the B-3 district shall be designed and sited in such a manner to be compatible with the planning and design guidelines in the adopted Village of Hartland Master Plan and Hartland Village Center Revitalization Plan.

Sec. 46-492. - Permitted uses.

Permitted uses in the B-3 district are as follows:

- (1) All permitted uses allowed in the B-2 business district.
- (2) Administrative and public service offices.
- (3) Antique and collectors' stores.
- (4) Art galleries.
- (5) Boutiques and specialty goods stores.
- (6) Funeral homes.
- (7) Gasoline service stations.
- (8) Hotels and motels.
- (9) Interior decorating shops.
- (10) Lodges and fraternal organizations.
- (11) Municipal parking facilities.
- (12) Resale shops.
- (13) Studios for photography, painting, sculpture, music, dance and other recognized fine art.

Sec. 46-493. - Permitted accessory uses.

Permitted accessory uses in the B-3 district are as follows:

- (1) Accessory garages for storage of vehicles used in conjunction with the operation of the business or for occupants of the premises.
- (2) Rental or owner-occupied efficiency, one- and two-bedroom dwelling units in the rear of a business establishment or on a nonground level provided that there shall be a minimum floor area of 450 square feet for an efficiency unit, 600 square feet for a one-bedroom unit, 750 square feet for two-bedroom units, and 900 square feet for three or more bedrooms.
- (3) Essential services and public street rights-of-way.

- (4) Off-street parking and loading areas.
- (5) One residential living space for the owner (sometimes called "live-work" units), proprietor, commercial tenant, employee or caretaker located in the same building as the business.
- (6) Ground-mounted and building-mounted earth station dish antennas.

Sec. 46-494. - Conditional uses. (See article IV of this chapter.)

Conditional uses in the B-3 district are as follows:

- (1) An amount of off-street parking space not less than 50 percent of the amount required in article V of this chapter.
- (2) Game arcades.
- (3) Housing for the elderly, provided that densities shall not exceed 22 units per net acre or 32 bedrooms per net acre, whichever is greater.
- (4) Utility substations, municipal wells, lift/pumping stations, water towers and communication towers.
- (5) Veterinary clinics, provided that no service, including the boarding of animals, is offered outside of an enclosed building.
- (6) Wind energy conversion systems.
- (7) Motor vehicle repair shop.
- (8) Temporary uses.
- (9) Bed and breakfast establishments.
- (10) Mixed compatible uses in accordance with division 29 of this article.
- (11) Drive-through facilities.
- (12) Decreases in the required rear yard.
- (13) [Reserved.]
- (14) Commercial day care centers licensed and/or regulated by the state.

(Ord. No. 798-12, § 1, 8-27-2012)

Sec. 46-495. - Lot area and width. (See also section 46-926.)

- (a) Lots shall contain sufficient area and width to implement the adopted Hartland Village Center Revitalization Plan as determined by the plan commission.
- (b) Lots shall provide open space in such a manner to implement the adopted Hartland Village Center Revitalization Plan as determined by the plan commission.

Sec. 46-496. - Building height. (See also section 46-926.)

No building or parts of a building in the B-3 district shall exceed 45 feet in height.

Sec. 46-497. - Yards. (See also section 46-926.)

Yard regulations in the B-3 district shall be as follows:

- (1) *Rear yard*: Not less than 25 feet or in accordance with subsection 46-15(e), unless the plan commission approves a conditional use permit in accordance with subsection 46-494(12).

- (2) *Side yard:* None, except as required in subsection 46-15(e) of this Code and, where a side yard is provided, it shall be at least eight feet in width.
- (3) *Street yard:* Proposed buildings shall be built to establish street frontages as described in the adopted Hartland Village Center Revitalization Plan (HVCRP). Such buildings shall be built to the "build-to" line established and referenced in Table 1 of the HVCRP. All or part of the front building edge may be further set back within the "build-within" zone. Unless otherwise specified in the HVCRP, the build-within zone or range is six feet wide for retail/commercial frontages, eight feet wide for dooryard frontages, and 12 feet wide for common front yard/lawn frontages.

Where the adopted HVCRP does not indicate either a specific dimension or a change in the existing pattern of development, the build-to line shall consist of a line extended from the front wall or façade of the nearest existing buildings on each side of the proposed building. If the buildings to each side are built at different setbacks, the build-to line shall be the line closest to the street right-of-way. The build-within zone or range shall be as specified in the previous paragraph, or shall extend to the further adjacent setback line, whichever is greater.

The build-to line may be adjusted or a building proposed beyond the build-within range may be allowed if the plan commission determines that such an adjustment or proposal would result in a site plan and cohesive design that better meets the objective of the HVCRP.

- (4) *[Parking:]* No parking shall be permitted between the front of the principal building(s) and the street right-of-way line, except that the plan commission may allow such required parking in the street yard if it finds that the no-street yard parking requirement is unfeasible for the site.
- (5) *Shore yard:* See section 46-16.

([Ord. No. 845-18, § 5, 1-22-2018](#))

Sec. 46-498. - Erosion control, stormwater management and illicit discharges.

See chapter 76 of the Municipal Code of the Village of Hartland.

Sec. 46-499. - Plan commission review required.

To encourage a business use environment that is compatible with the community character of the village, building permits for permitted uses in B-3 business districts shall not be issued without review and approval of the plan commission. Said review and approval shall be concerned with, but not limited to, the proposed plan of operation, general layout, building plans, lighting, signage, ingress, egress, parking, landscaping and open space utilization in accordance with sections 46-16, 46-100 and 46-101.

Secs. 46-500—46-515. - Reserved.

pd 6/22/22
req # 237567

VILLAGE OF HARTLAND
PETITION FOR LAND DIVISION:

EXTRATERRITORIAL PLAT REVIEW - \$100

- CSM (Certified Survey Map) + \$300 Professional Fee Deposit**
or
- PRELIMINARY PLAT REVIEW + \$1,000 Professional Fee Deposit**

Up to Five Parcels - \$150.00
 Six to Fourteen Parcels - \$300.00
 Fifteen or More Parcels - \$500.00

Reapplication for Approval of Any Preliminary
 Plat Requiring Review \$50.00 (Minimum)
 Reapplication for Previously Reviewed Plat \$10.00

FINAL PLAT REVIEW

\$10.00 Plus \$1.00 for Each Parcel Within the Final Plat
 \$10.00 for Reapplication of Any Final Plat Previously Reviewed

Date:	Fee Paid:
Date Filed:	Receipt No.:

1. Name: Katy (Kathleen) Thomas
 Address of Owner/Agent: W283 N3312 Lakeside Rd
Pewaukee, WI 53072
 Phone Number of Owner/Agent: 262 719 0182
2. Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").
3. State present use of property and intended use.

Katy Thomas
 Signature of Petitioner

W283 N3312 Lakeside Rd Pewaukee, WI 53072
 Address

262 719 0182
 Phone



CERTIFIED SURVEY MAP NO. _____

The West $\frac{1}{2}$ of Lot 5 and all of Lot 6 except the West 15 feet thereof, of the Plat of East Lakeside, in the Northwest $\frac{1}{4}$ and Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 7 North, Range 18 East, in the Town of Delafied, County of Waukesha, State of Wisconsin.

TOWN OF DELAFIELD BOARD APPROVAL

Approved by the Town Board of the Town of Delafied on this _____ of _____, 20__

Ron Troy, Chairman

Dan Green, Town Clerk/Treasurer

TOWN OF DELAFIELD PLAN COMMISSION APPROVAL

Approved by the Town Plan Commission of the Town of Delafied on this _____ of _____, 20__

Kevin Fitzgerald, Chairman

Dan Green, Town Clerk/Treasurer

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

The above, which has been filed for approval as required by Chapter 236 of the Wisconsin State Statutes, is hereby approved on

this _____ day of _____, 20__

Dale R. Shaver, Director

VILLAGE OF HARTLAND BOARD APPROVAL

Approved by the Village Board of the Village of Hartland on this _____ of _____, 20__

Ryan Bailey, Iterim Village Administrator

Darlene Igl, Village Clerk

NOTE:

This CSM is in the extraterritorial review jurisdiction of the City of Pewaukee. The City has waived their right to perform their review.



CERTIFIED SURVEY MAP NO. _____

The West $\frac{1}{2}$ of Lot 5 and all of Lot 6 except the West 15 feet thereof, of the Plat of East Lakeside, in the Northwest $\frac{1}{4}$ and Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 7 North, Range 18 East, in the Town of Delafied, County of Waukesha, State of Wisconsin.

NOTES:

1. Outlot 1 must be owned by the owner(s) of Lot 1 and shall not be sold or developed separately.
2. This entire property falls within the Waukesha County Shoreland and Floodland Protection Ordinance Jurisdictional limits.
3. The Waukesha County Park and Planning Commission granted a Waiver on June 17, 2004, reducing the width of the established road right of way of Lakeside Road from 66 feet to 25 feet.
4. Any land below the ordinary high water mark of a lake or navigable stream is subject to the Public Trust in navigable waters that is established under Article IX, Section 1, of the State Constitution
5. The 100 year floodplain elevation of 854.6 (NGVD29) per FEMA FIRM No. 55133C0183G, Revised November 5, 2014.
6. The Ordinary High Water Mark elevation is shown on Certified Survey Map No. 11607 as 852.72 (NGVD29) as established by the WDNR on 7-16-2004.

Floodplain Preservation Area Restrictions:

1. Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources, and the Army Corps of Engineers.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that invasive, dead, diseased, or dying vegetation may be removed, at the discretion of the landowner, and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, shall also be permitted.
3. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited, unless grazing is conducted in order to manage invasive vegetation and approval is obtained by the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds are prohibited unless designed to enhance the natural environment. Ponds that may be permitted are subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources, and the Army Corps of Engineers.
6. The construction of buildings is prohibited

BASEMENT RESTRICTION - GROUNDWATER

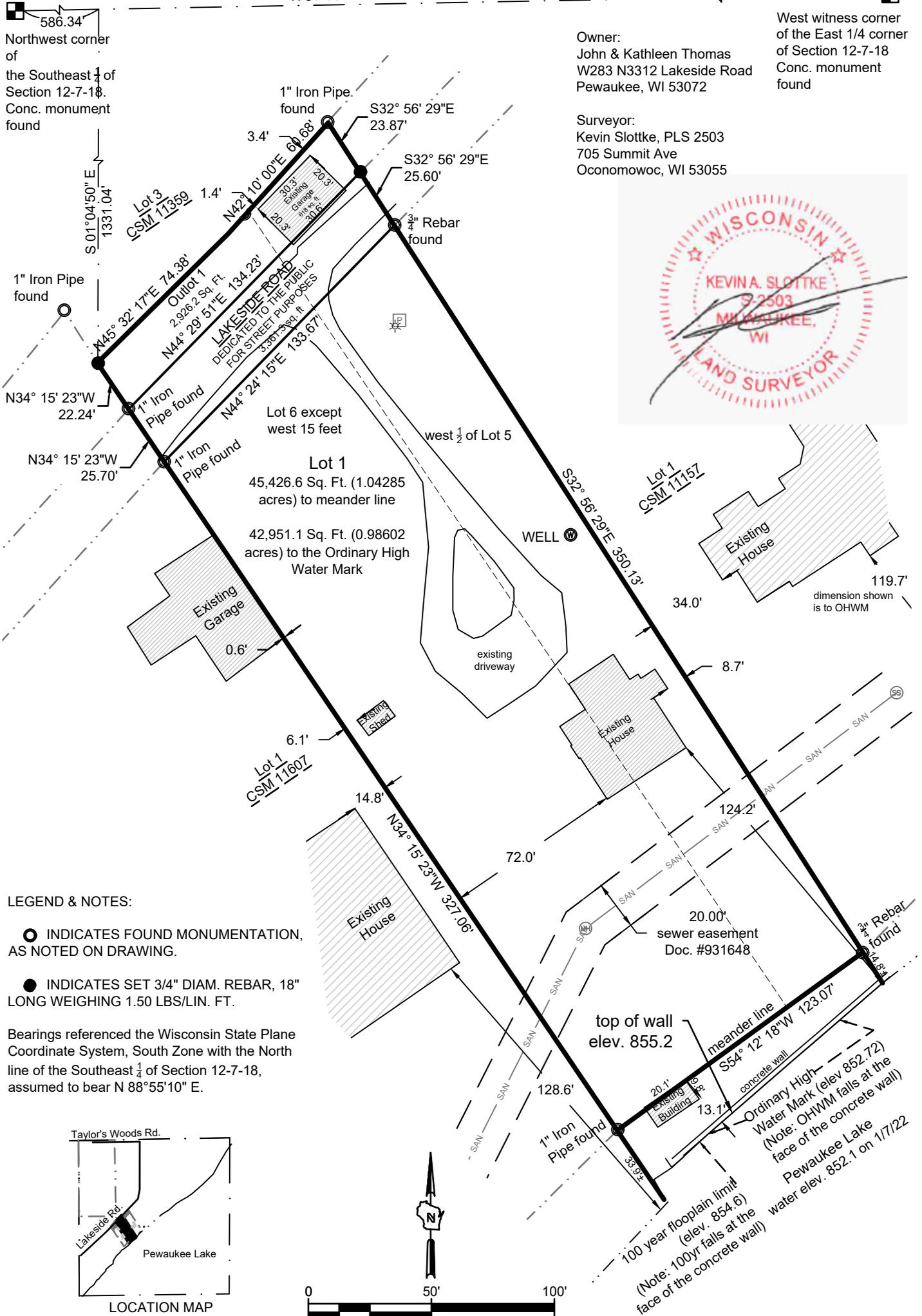
The lands that are a part of this Certified Survey Map are located in an area with mapped soils that may contain seasonal high groundwater. Waukesha County Shoreland and Floodland Protection Ordinance and the Waukesha County Zoning Code currently require that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any future proposed residence will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland and Floodland Protection Ordinance, the requirement at the time of construction shall apply. All groundwater separation requirements set forth by the Town of Delafield must also be complied with.



CERTIFIED SURVEY MAP NO. _____

The West 1/2 of Lot 5 and all of Lot 6 except the West 15 feet thereof, of the Plat of East Lakeside, in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 12, Township 7 North, Range 18 East, in the Town of Delafied, County of Waukesha, State of Wisconsin.

north line of the southeast 1/4 of Section 12-7-18
N 88°55'10" E 2461.06'



Owner:
John & Kathleen Thomas
W283 N3312 Lakeside Road
Pewaukee, WI 53072

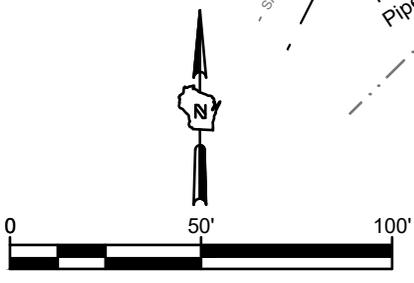
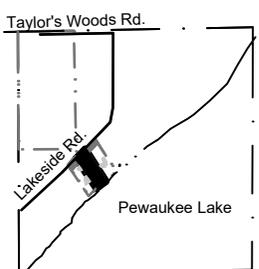
Surveyor:
Kevin Slottke, PLS 2503
705 Summit Ave
Oconomowoc, WI 53055

West witness corner
of the East 1/4 corner
of Section 12-7-18
Conc. monument
found



- LEGEND & NOTES:**
- INDICATES FOUND MONUMENTATION, AS NOTED ON DRAWING.
 - INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT.

Bearings referenced the Wisconsin State Plane Coordinate System, South Zone with the North line of the Southeast 1/4 of Section 12-7-18, assumed to bear N 88°55'10" E.



CERTIFIED SURVEY MAP NO. _____

The West 1/2 of Lot 5 and all of Lot 6 except the West 15 feet thereof, of the Plat of East Lakeside, in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 12, Township 7 North, Range 18 East, in the Town of Delafied, County of Waukesha, State of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
)ss
MILWAUKEE COUNTY)

I, Kevin A. Slotke, Professional Land Surveyor, hereby certify that I have surveyed, divided, mapped and dedicated the West 1/2 of Lot 5 and all of Lot 6 except the West 15 feet thereof, of the Plat of East Lakeside, in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 12, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin, bounded and described as follows:

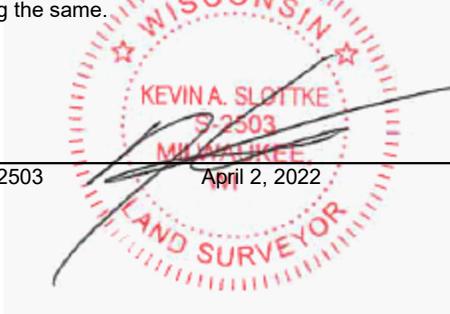
Commencing at the northwest corner of said Southeast 1/4; thence N 88°55'10" E, along the north line of said Southeast 1/4, 586.34 feet; thence S 01°04'50" E, 1331.04 feet to the northeast corner of Outlot 1 of Certified Survey Map No. 11607 and the point of beginning; thence N 45°32'17" E, along the south line of Lot 3 of Certified Survey Map No. 11359, 74.38 feet; thence N 42°10'00" E, continuing along said south line, 60.68 feet to the northwest corner of Outlot 1 of Certified Survey Map No. 11157; thence S 32°56'29" E, along the westerly line of Certified Survey Map No. 11157, 399.60 feet to a point on a meander line of Pewaukee Lake; thence S 54°12'18" W, along said meander line, 123.07 feet to a point on the easterly line of Lot 1 of Certified Survey Map No. 11607; thence N 34°15'23" W, along said easterly line, 375.00 feet to the northeast corner of Outlot 1 of Certified Survey Map No. 11607 and the point of beginning.

including those lands lying between said meander line and the Ordinary High Water Mark of Pewaukee Lake

Containing 51,714 square feet (1.18719 acres) to the Ordinary High Water Mark.
49,238.67 square feet (1.13036 acres) to the meander line.

That I have made the survey, land division, and map by the direction of John R. and Kathleen Zautcke Thomas, owners of said land. That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with s. 236.34 of the Wisconsin Statutes, the Land Division ordinances of Waukesha County, Town of Delafield and Village of Hartland in surveying, dividing, mapping and dedicating the same.

Kevin A. Slotke, PLS 2503



April 2, 2022

OWNER'S CERTIFICATE

John R. and Kathleen Zautcke Thomas, as owners, certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with Chapter 236 Wis. Stats, Waukesha County Land Division Ordinances, and the Town of Delafield and Village of Hartland Code of Ordinances.

Witness the hand and seal of said owners, this _____ day of _____, 20__

John R. Thomas

Kathleen Zautcke Thomas

State of Wisconsin)
)ss
_____ County)

Personally came before me this _____ day of _____, 20__, John R. and Kathleen Zautcke Thomas, to me known to be the persons who executed the foregoing instrument

(SEAL) Notary public, State of Wisconsin
my commission expires _____.

CERTIFIED SURVEY MAP NO. _____

The West $\frac{1}{2}$ of Lot 5 and all of Lot 6 except the West 15 feet thereof, of the Plat of East Lakeside, in the Northwest $\frac{1}{4}$ and Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 7 North, Range 18 East, in the Town of Delafied, County of Waukesha, State of Wisconsin.

TOWN OF DELAFIELD BOARD APPROVAL

Approved by the Town Board of the Town of Delafield on this _____ of _____, 20__

Ron Troy, Chairman

Dan Green, Town Clerk/Treasurer

TOWN OF DELAFIELD PLAN COMMISSION APPROVAL

Approved by the Town Plan Commission of the Town of Delafield on this _____ of _____, 20__

Kevin Fitzgerald, Chairman

Dan Green, Town Clerk/Treasurer

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

The above, which has been filed for approval as required by Chapter 236 of the Wisconsin State Statutes, is hereby approved on

this _____ day of _____, 20__

Dale R. Shaver, Director

VILLAGE OF HARTLAND BOARD APPROVAL

Approved by the Village Board of the Village of Hartland on this _____ of _____, 20__

Jeffrey Pfannerstill, Village President

Darlene Igl, Village Clerk

VILLAGE OF HARTLAND PLAN COMMISSION APPROVAL

Approved by the Village Plan Commission of the Village of Hartland on this _____ of _____, 20__

Jeffrey Pfannerstill, Plan Commission Chairman

Darlene Igl, Village Clerk

NOTE:

This CSM is in the extraterritorial review jurisdiction of the City of Pewaukee. The City has waived their right to perform their review.



CERTIFIED SURVEY MAP NO. _____

The West $\frac{1}{2}$ of Lot 5 and all of Lot 6 except the West 15 feet thereof, of the Plat of East Lakeside, in the Northwest $\frac{1}{4}$ and Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 7 North, Range 18 East, in the Town of Delafied, County of Waukesha, State of Wisconsin.

NOTES:

1. Outlot 1 must be owned by the owner(s) of Lot 1 and shall not be sold or developed separately.
2. This entire property falls within the Waukesha County Shoreland and Floodland Protection Ordinance Jurisdictional limits.
3. The Waukesha County Park and Planning Commission granted a Waiver on June 17, 2004, reducing the width of the established road right of way of Lakeside Road from 66 feet to 25 feet.
4. Any land below the ordinary high water mark of a lake or navigable stream is subject to the Public Trust in navigable waters that is established under Article IX, Section 1, of the State Constitution
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BASEMENT RESTRICTION - GROUNDWATER

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BARBARA L JANKE 1998 REVOCABLE
TRUST
W283N3332 LAKESIDE RD
PEWAUKEE WI 53072

KLIMOWICZ FAMILY ENDOWMENT
TRUST
W283N3302 LAKESIDE RD
PEWAUKEE WI 53072-3332

MARTIN R CRAIN AND MARY R CRAIN
W283N3320 LAKESIDE RD
PEWAUKEE WI 53072

THOMAS W FRENTZEL AND ANNE D
FRENTZEL
W283N3342 LAKESIDE RD
PEWAUKEE WI 53072-3332

CYNTHIA H WAGNER REVOCABLE
LIVING TRUST
W284N3298 LAKESIDE RD
PEWAUKEE WI 53072-3318

KLIMOWICZ FAMILY ENDOWMENT
TRUST
W283N3302 LAKESIDE RD
PEWAUKEE WI 53072-3332

PASCHAL FRIGO AND ANNE FRIGO
W284N3280 LAKESIDE RD
PEWAUKEE WI 53072-3318

JOHN R THOMAS AND KATHLEEN
ZAUTCKE THOMAS
W283N3312 LAKESIDE RD
PEWAUKEE WI 53072

MARTIN R CRAIN AND MARY R
CRAIN
W283N3320 LAKESIDE RD
PEWAUKEE WI 53072

SCOTT K WESSON AND PENNY A
WESSON
N34W28453 TAYLORS WOODS RD
PEWAUKEE WI 53072-3365

VILLAGE OF HARTLAND
PETITION FOR LAND DIVISION:

EXTRATERRITORIAL PLAT REVIEW - \$100

- CSM (Certified Survey Map) + \$300 Professional Fee Deposit**
or
 PRELIMINARY PLAT REVIEW + \$1,000 Professional Fee Deposit

Up to Five Parcels - \$150.00
Six to Fourteen Parcels - \$300.00
Fifteen or More Parcels - \$500.00

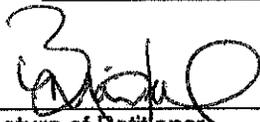
Reapplication for Approval of Any Preliminary
Plat Requiring Review \$50.00 (Minimum)
Reapplication for Previously Reviewed Plat \$10.00

FINAL PLAT REVIEW

\$10.00 Plus \$1.00 for Each Parcel Within the Final Plat
\$10.00 for Reapplication of Any Final Plat Previously Reviewed

Date:	Fee Paid:
Date Filed:	Receipt No.:

- Name: Brian and Kathryn Jakel
Address of Owner/Agent: 3615 Hawthorn Hill Dr.
Waukesha, WI 53188
Phone Number of Owner/Agent: 262-720-2615
- Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").
- State present use of property and intended use.
Vacant lots; build house


Signature of Petitioner

3615 Hawthorn Hill Dr. Waukesha
Address

262-720-2615
Phone



Jakel CSM - Extraterritorial Plat Review

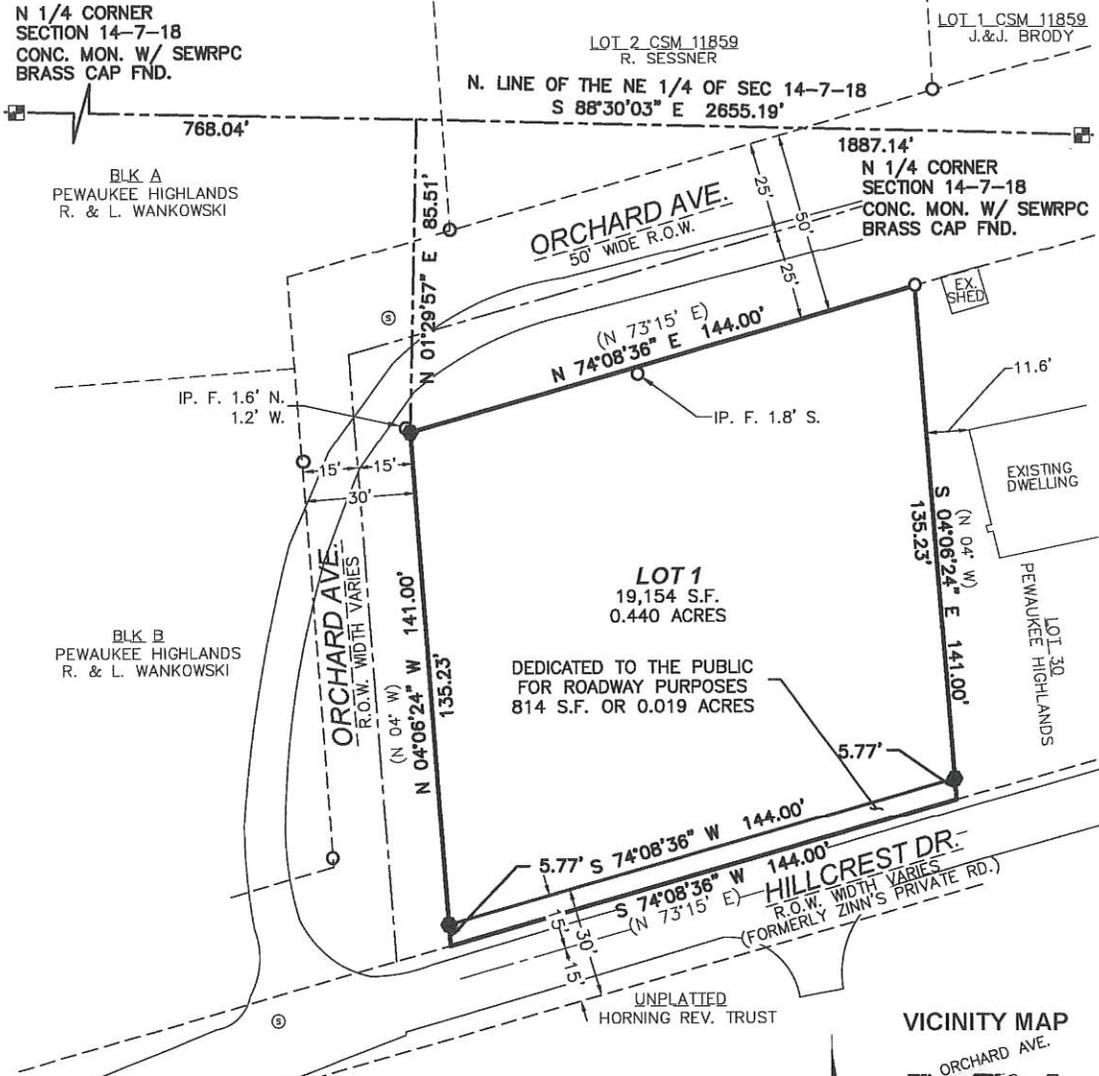
Exhibit A

Lots 27, 28 and 29 of Pewaukee Highlands with the privilege over right of way to be for egress and ingress to the lake and that only, all being a subdivision of part of the Southeast 1/4, Section 11 and Northeast 1/4 of Section 14, Township 7 North of Range 18 East, in Town of Delafield, Waukesha County, Wisconsin.

PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 27, 28 AND 29 OF PEWAUKEE HIGHLANDS BEING A PART OF THE NE 1/4 OF SECTION 14, T7N, R18E, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.



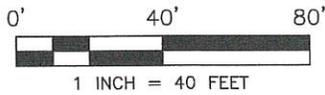
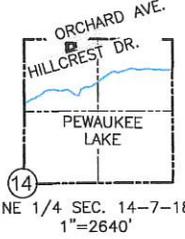
BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SEC. 14-7-17 MEASURED AS S 88°30'03"E.

VERTICAL DATUM IS NAVD 88 (GEOID 12A)
LEGEND

- SECTION CORNER MONUMENT
- FOUND 3/4 REBAR OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- ⊙ SANITARY MANHOLE



VICINITY MAP



PREPARED FOR:
BRIAN & KATHRYN JAKEL
3615 HAWTHORN HILL DRIVE
WAUKESHA, WI 53188

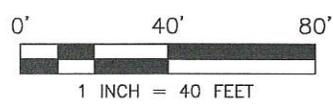
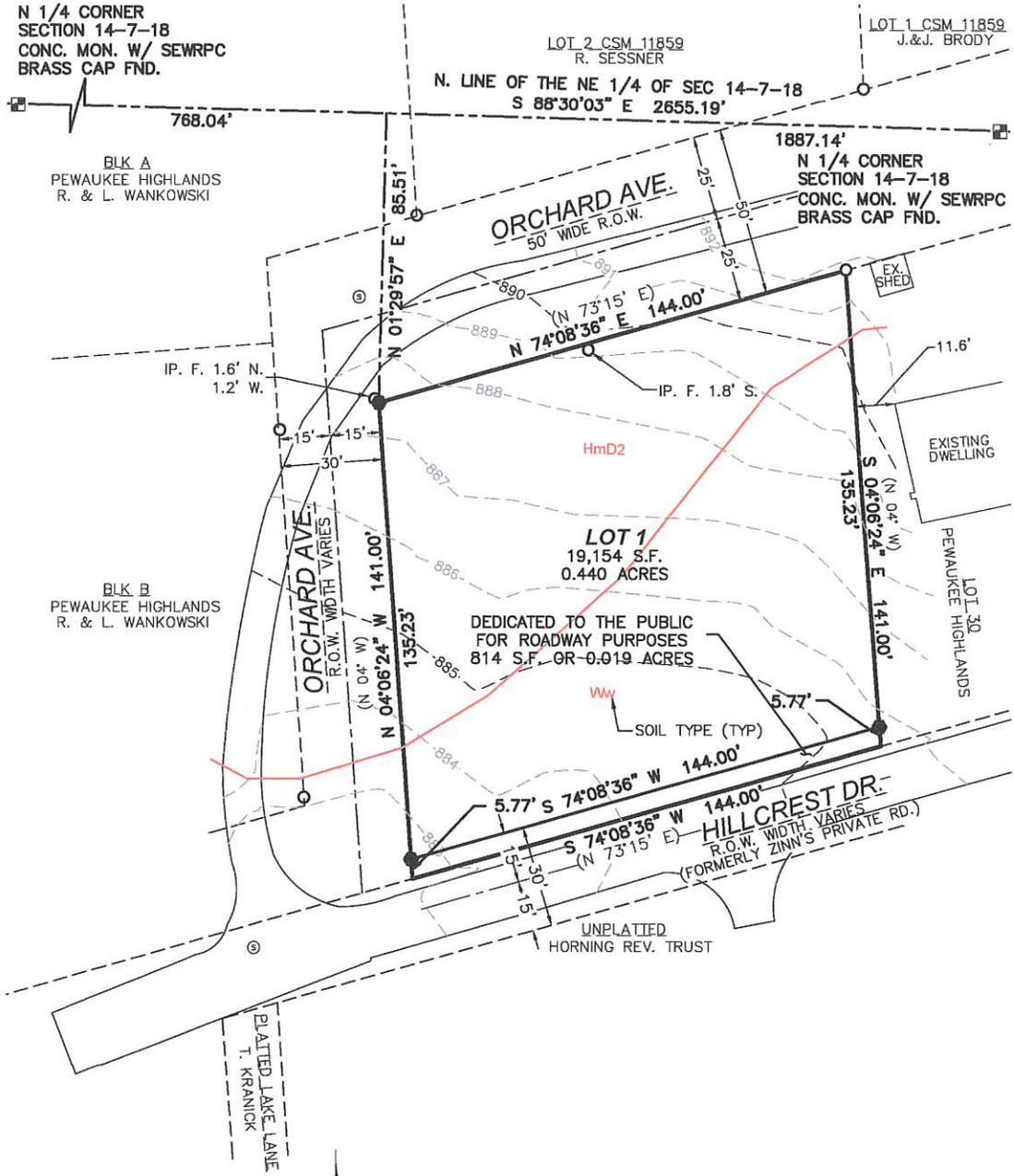
LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV 07/05/2022
DATED 06/13/2022
JOB# 22138

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771 SHEET 1 OF 5

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 27, 28 AND 29 OF PEWAUKEE HIGHLANDS BEING A PART OF THE NE 1/4 OF SECTION 14, T7N, R18E, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.



- CONTOURS SHOWN PER FIELD SURVEY COMPLETED BY LANDTECH SURVEYING 5/23/2022.
- SOILS SHOWN PER WAUKESHA COUNTY GIS.

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 27, 28 AND 29 OF PEWAUKEE HIGHLANDS BEING A PART OF THE NE 1/4 OF SECTION 14, T7N, R18E, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING ALL OF LOTS 27, 28 AND 29 OF PEWAUKEE HIGHLANDS BEING A PART OF THE NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 14, TOWN 7 NORTH, RANGE 18 EAST; THENCE S 88°30'03" E, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 17, 768.04 FEET; THENCE S 01°29'57" W, 85.51 FEET TO THE NORTHWEST CORNER OF LOT 27 OF PEWAUKEE HIGHLANDS SUBDIVISION; THENCE N 74°08'36" E, ALONG THE NORTH LINE OF LOT 27, LOT 28 AND LOT 29, 144.00 FEET TO THE NORTHEAST CORNER OF LOT 29 OF PEWAUKEE HIGHLANDS SUBDIVISION; THENCE S 04°06'24" E, ALONG THE EAST LINE OF LOT 29 OF PEWAUKEE HIGHLANDS SUBDIVISION, 141.00 FEET TO THE SOUTHEAST CORNER OF LOT 29 OF PEWAUKEE HIGHLANDS SUBDIVISION; THENCE S 74°08'36" W, ALONG THE SOUTH LINE OF LOT 29, LOT 28 AND LOT 27, 144.00 FEET TO THE SOUTHWEST CORNER OF LOT 27 OF PEWAUKEE HIGHLANDS SUBDIVISION; THENCE N 04°06'24" W, ALONG THE WEST LINE OF LOT 27 OF PEWAUKEE HIGHLANDS SUBDIVISION, 141.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 19,879 SQUARE FEET OR 0.456 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF BRIAN & KATHRYN JAKEL OWNERS OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF WAUKESHA COUNTY AND THE TOWN OF DELAFIELD IN SURVEYING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20____.

MATTHEW T. O'ROURKE, S-2771

NOTES:

- THE ENTIRE PARCEL FALLS WITHIN THE JURISDICTIONAL LIMITS OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE.
- THIS PARCEL IS ALSO SUBJECT TO ALL OTHER EASEMENTS, INCLUDING UTILITY EASEMENTS AND RESTRICTIONS, EITHER RECORDED OR UNRECORDED, IF ANY.
- PER DOCUMENT 4660236 THE OWNER OF LOT 1 HAS THE PRIVILEGE OVER A RIGHT-OF-WAY TO BE FOR EGRESS AND INGRESS TO THE LAKE AND THAT ONLY.

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 27, 28 AND 29 OF PEWAUKEE HIGHLANDS BEING A PART OF THE NE 1/4 OF SECTION 14, T7N, R18E, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS BRIAN & KATHRYN JAKEL HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, DEDICATED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: WAUKESHA COUNTY, TOWN OF DELAFIELD.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

BRIAN JAKEL

KATHRYN JAKEL

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED BRIAN & KATHRYN JAKEL, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 27, 28 AND 29 OF PEWAUKEE HIGHLANDS BEING A PART OF THE NE 1/4 OF SECTION 14, T7N, R18E, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

TOWN OF DELAFIELD PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE TOWN OF DELAFIELD, THIS ____ DAY OF _____, 20____.

KEVIN FITZGERALD – CHAIRPERSON

DAN GREEN – CLERK/TREASURER

TOWN OF DELAFIELD BOARD APPROVAL

CSM AND ROADWAY DEDICATION APPROVED BY THE TOWN BOARD OF THE TOWN OF DELAFIELD, THIS ____ DAY OF _____, 20____.

RON TROY – CHAIRPERSON

DAN GREEN – CLERK/TREASURER

VILLAGE OF HARTLAND PLAN COMMISSION APPROVAL (EXTRATERRITORIAL)

APPROVED BY THE VILLAGE OF HARTLAND PLAN COMMISSION, THIS ____ DAY OF _____, 20____.

JEFFREY PFANNERSTILL – PRESIDENT

DARLENE IGL – CLERK/TREASURER

VILLAGE OF HARTLAND BOARD APPROVAL (EXTRATERRITORIAL)

APPROVED BY THE VILLAGE OF HARTLAND BOARD, THIS ____ DAY OF _____, 20____.

JEFFREY PFANNERSTILL – PRESIDENT

DARLENE IGL – CLERK/TREASURER

WAUKESHA COUNTY DEPARTMENT OF PARKS & LAND USE

THE ABOVE, WHICH HAS BEEN FILED FOR APPROVAL AS REQUIRED BY CHAPTER 238 OF THE WISCONSIN STATE STATUTES, IS HEREBY APPROVED ON THIS ____ DAY OF _____, 20____.

DALE R. SHAVER, DIRECTOR

WOODRIDGE ESTATES
HOMEOWNERS ASSOCIATION INC
700 LARRY CT
WAUKESHA WI 53186-1803

SHERMAN & ANN DOW JT REV TRUST
W294N3099 POPLAR DR
PEWAUKEE WI 53072

PATRICK & BEVERLEY PINTER
W294N3027 POPLAR DR
PEWAUKEE WI 53072-3242

DOUGLAS BRADEN AND VICKI
BRADEN
W293N3080 POPLAR DR
PEWAUKEE WI 53072-3257

RUSSELL & LORA L WANKOWSKI
W293N3112 POPLAR DR
PEWAUKEE WI 53072

KARYL A KRAMER AND WILLIAM T
SCHMELING
9524 W STANHOPE RD
KENSINGTON MD 20895-3523

JAMES & CATHERINE BRODY
N30W29315 HILLCREST DR
PEWAUKEE WI 53072-3234

JUNE HAMMANN
N30W29299 HILLCREST DR
PEWAUKEE WI 53072

JAY BRODY AND JANE BRODY
N30W29298 ORCHARD AVE
PEWAUKEE WI 53072-3241

RICHARD W SESSNER
N30W29340 ORCHARD AVE
PEWAUKEE WI 53072-3241

RUSSELL & LORA WANKOWSKI
W293N3112 POPLAR DR
PEWAUKEE WI 53072-3245

JOHN J KITA AND JULIE A KITA
N30W29389 HILLCREST DR
PEWAUKEE WI 53072-3234

F JOHN STARK III TRUST
N30W29401 HILLCREST DR
PEWAUKEE WI 53072-3237

WATER TOWER CAPITAL LLC
N30W29401 HILLCREST DR
PEWAUKEE WI 53072-3237

THOMAS KRANICK
1517 W PIERCE ST
MILWAUKEE WI 53204-1236

HORNING REVOCABLE TRUST
N30W29329 HILLCREST DR
PEWAUKEE WI 53072

DANIEL P & TRUDY J MALONE
REVOCABLE LIVING TRUST
N30W29293 HILLCREST DR
PEWAUKEE WI 53072

JEFFREY & AMY NIEDZIELA
N30W29273 HILLCREST DR
PEWAUKEE WI 53072