

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA**  
**MONDAY, AUGUST 15, 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 July 18, 2022 meeting.
2. Architectural Board review and consideration of an application for signage for FreeUp Hartland WI, 840 Rose Drive.
3. Plan Commission review of conceptual Planned Unit Development, 1112 Lisbon Avenue.
4. Plan Commission discussion related to proposed modifications to the multi-family standards in the B-3 Zoning Code.
5. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.
6. Adjourn.

Ryan Bailey, 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](http://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/84258806502?pwd=RFErSmFmWitLby9Sb0lrb0s4Um9aUT09>

Joint Architectural Board/Plan Commission Agenda

Monday, August 15, 2022

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To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.  
The Meeting ID is 842 5880 6502 and the passcode is 158148.

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES**  
**MONDAY, JULY 18, 2022**  
**7:00 PM**  
**BOARD ROOM**  
**MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

Others Present: Ben Carriveau, Tanya Little, Jim Artrip, Scott Hussinger, Ryan Amtmann, Ben Nelson and Deputy Clerk Bushey.

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.

Xykis commented that he would like to talk to President Pfannerstill at a later time to talk about

**1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes from June 20, 2022.**

Motion (Hallquist/Schneeberger) to approve the minutes for the June 20, 2022, meeting. Carried (6-0). With one abstention, DeCourcy-Bower.

**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-**

Ben Carriveau was present and explained he would like to build a covered patio on the side of the garage. He said as a family they cannot use the backyard due to elevation changes, power lines and trees they have to use the side of the house. He is asking to get permission to use a covered structure attached to his garage. He explained the pictures that he submitted. Mr. Carriveau said he would like an open gable and metal roof to go with the rustic modern style of the house. He said there will be 6 posts total, 3 separate 3 ft apart from each other, so in hopes of in the future having a privacy fence in the corner as his son gets older and he doesn't need to keep an eye on him, he can start closing it off a bit. He said one of the pictures he submitted was given to him by the previous owner and shows a picnic also had to use the side yard instead of the backyard. He explained what he is proposing. He explained that one of the photos proposes what he wants to do in order to maintain so cannot be used as a carport or an outdoor structure to park a trailer there. He said he would like it to be half garage half opening to the pergola. He said he will have a sidewalk and put 3 junipers which matches the trees in the back of the property that will prevent someone from using it to park a trailer in. He also showed a map of the area of houses that also have an attached garage and that are using it like he wants to use it.

Hussinger commented the proposed addition meets all the zoning requirements and setbacks. Brief discussion on shed that Hussinger just issued permit for. He said he has pulled a permit for shed so he has someone to store what is in the garage while he builds this.

(Audio not picking up DeCourcy)

Bower DeCourcy-Bower asked if putting a structure like this on the side of the house does that change it for example so someone converting it into a more formable building space, or would they have to come back to do that or would that then become part of the garage. Hussinger inaudible on audio.

Hussinger said the question is, if this gets approved, and the owner decides to wall it in, should they come before the board. He said if they wanted to wall it in, he would just issue the building permit unless the Plan Commission wanted it to come here first. Hussinger said it would be difficult from the building code side to close that off without spending a lot of money.

Xykis commented that you cannot support steel with wood. Hussinger said he has not looked at the building plan and Mr. Carriveau said he could use 2 x 6's. Hussinger said they would address that during the building permit process. Bierman commented on the future of the possibility of walling it in the future and the difficulty in it.

Motion (Bierman/Hallquist) to approve application of a covered porch off garage on the Carriveau p. Carried (7-0).

### **3. Architectural Board review and consideration of an application for signage for Little Dipperz, 230 Pawling Ave-**

Tanya Little of 278 Hickory Ct. is the owner of Little Dipperz and was present to explain the proposed sign. She is proposing 2 signs and submitted 3 options and she is asking for approval of option 1 for the store front and option 3 that will go on the sign facing the street. Pfannerstill said it went before the BID and was approved. He also said in almost all cases of signage, the Building Inspector mandates landscaping. Hussinger said in some cases it is not appropriate and Wallschlager said in this case it is so close to the ground.

Motion (Hallquist/Wallschlager) to approve the 2 signs for Little Dipperz. Carried. (7-0).

### **4. Architectural Board and Plan Commission conceptual review of a lien-to addition for Trompler Properties, LLC, 580 S. Industrial.**

Jim Artrip is a maintenance coordinator and was present to explain the conceptual lien-to addition. He said they are trying to clean up the backyard and trying to create outside storage to clear up floor space inside and they are curious if the lien-to a viable option or do they need to add on to the building. Hussinger said it is up to the board if they want it to look like part of the building or just outside storage. He said one thing to point out is that this is at the rear of the building and any other property you would not see it from the road. He said this is on the corner of 2 roads and a lot of it is visible from Cardinal Lane. He said if it just covered and not fully closed you may see it from the road. Pfannerstill asked Hussinger if he a recommendation for the board for what is good for the Village and Hussinger said it is

really aesthetics. He said it is not a setback or zoning issue, and again if it wasn't visible from the road, he would be less concerned. Village Manager Bailey asked Hussinger if these were anywhere else, and he said no, not that he can recall. Wallschlager commented that a couple businesses in the Village that if you say yes, then it starts to look like a junkyard, and she would like to see it enclosed. Mr. Artrip said he agrees with her and thinks it looks horrible back there. He said depending on how deep they made it, they could restrict the view from the road, stuff that has been back there for a long time. He said they are just trying to get feel from the Village what type of materials they would like to see.

DeCourcy-Bower asked why type of things would be stored there and if there would be any regulations triggered from what would be stored there. Mr. Artrip said some castings that are currently stored inside and the empty totes. He said it would free up a lot of floor space. He said the lien-to structure would allow it not to get wet and they would be able to access it in the winter and it would clean up some of what is in the east yard. Pfannerstill asked if the company is willing to take steps, that if someone drives by, it doesn't look like junk anymore. There was discussion on the lien-to and Pfannerstill asked what steps the business is taking to make it not look junky.

Mr. Artrip commented that the owner is looking at doing a facelift for the exterior of the building on Industrial Drive.

DeCourcy-Bower asked if there are other businesses in the village where they say they don't want any additional footprint beyond the lien-to. Hussinger said he thinks that is a great idea, if this is approved they could fence it in with chain link with slats with the understanding no additional storage beyond the footprint, that would be a great compromise.

DeCourcy-Bower said to him, the current situation is not great, and a lien-to is better than what it is right now. He said what he doesn't want to see happen, is they build the lien-to and then shift everything that is already there further away, and it doesn't fix anything. He said he would like an assurance that if we allow this, there will be no additional storage. Hussinger said if they come back for approval as this is just a conceptual, we could at the same time a separate agenda item, approve to amend their plan of operation that addresses just that. Pfannerstill thought that is a great idea. Hussinger commented that we really need to define that space as being under roof. Bierman commented on a business wanting to expand their business, free up floor space and wanting additional storage outside, we are setting a bad precedent. And that we are opening up a road we don't want to go down. Mr. Artrip said he would have to take this back to the ownership.

This is just a conceptual, so no action was taken.

##### **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-**

This agenda item was withdrawn.

Motion (Hallquist/Wallschlager) to pass on this agenda item at this time due to it being withdrawn.  
Carried. (7-0).

##### **6. Plan Commission discussion related to proposed modifications to the multi-family standards in the B-3 zoning –**

Hussinger said we have multi-family in the B-3 and our zoning code only implies multi-family and it is referred to as mix use but there are no standards. So, he said his intent is not to change but to clarify what standards we should have when considering an application or use that includes multi-family. He said it is really to just start a discussion and hopefully we can come up with some standard so it can be codified. Bailey said Hussinger has had several developers around the downtown area approach with the desire to do some multi-family so we want to make sure we have the Plan Commission and Board desires, but currently it doesn't say much on what could be done. He said as you see, we have generally recommended 1<sup>st</sup> floor commercial and 2<sup>nd</sup> floor and higher residential, so that is what Hussinger is hinting at going through a zoning amendment but wanted to get everyone here's input. Pfannerstill said he thinks it would be appropriate. Hussinger said density is tricky as every site is different. He commented on the restaurant that caught on fire several years ago, and that was unresolved and in limbo for a number of years. He said how they have sat down with several potential buyers and that would be a largely vertical development on a very small lot, so density increases substantially. He said not every downtown property is the same, so he doesn't know how you want to quantify density unless on a case-by-case basis.

Hallquist asked if we can define significant and he said he just put that in there for discussion and it could just be a commercial use and sometimes like in neighboring communities you can have a dry-cleaning business surrounded by hundreds of units.

deCourcy-Bower said the key thing to him on the frontages we have in the village on the main streets that we got; is we really want those frontages to be active frontages. He said in other words, some type of commercial use, some type of business/ retail, restaurant along those frontages. He said he doesn't think the vision along those streets is to have that 1st floor be residential apartment he said it doesn't have that type of interaction. He said like the Riverwalk, now behind that street frontage, is a residential space, is how he thinks that came through on the B-3 when they did. He said the first-floor street frontage should be commercial. He said he thinks the intent was for those frontages not get lost with dead space.

Hussinger mentioned Village Center which almost all of the properties are zoned B-3 so those standards do apply, but we have B-3 properties not in the Village Center. He said now whatever we decide in our zoning code, those standards might not apply now, because it isn't in our traditional downtown.

Pfannerstill asked if he agreed that some of those properties may possibly need to change and Hussinger said yes. Hussinger mentioned the property on west capitol drive that the Plan Commission considered that included a church and the most appropriate zoning would have B-3. He said he sees Pawling possibly being redeveloped and downtown is creeping, and it is hard to apply those standards that we normally apply to. And those are the ones that are starting to show interest. Pfannerstill commented if it would be possible to downtown properties to these other properties on the edges and those are the ones that are starting to show interest. Pfannerstill commented on possibly creating a new zoning classification or look at what other municipalities do. Hussinger said he didn't think creating a new zoning would be appropriate. He said B-3 is great because it offers a lot of flexibility. He said it is the standards for our downtown and maybe it needs to be tweaked for downtown properties. Trustee Conner was on zoom and said he would like to be considered is that we need to revitalize downtown. He said Pewaukee and Oconomowoc are way ahead of us. He said we need more retail downtown and retail should only be on the 1<sup>st</sup> floor and think about what more we can do to bring more down there. Xykis said he is in full agreement of Trustee Conner's comments. He said at the beginning of the meeting

he said he wanted to talk to all the board members informally as this is his main concern. He said joined this board because he wanted to see development in downtown within limits of course. He said the downtown area is not a downtown area. He said you drive downtown, and you see the empty gas station downtown, the collapsed wall at the Hartland Inn and the abandoned building by Endters. He said he spent the weekend in Delafield, and we can even compare to them. He would like everyone to keep that in mind.

DeCourcy-Bower said he wanted to briefly explain how the B-3 district came about and said there is a downtown revitalization plan and said if you haven't read it, he highly recommends you read it. He said it is a really good plan and talks about the concept, the types of things the village needs to do to revitalize the downtown. He said he moved here 16 years ago, and he said the changes that have happened since then is fantastic, he said we have attracted more restaurants and some great places are moving into the Village. He said we need to continue to build on that success. He said he is excited that there is a new owner of the Hartland Inn, and they are redoing it. He commented on the gas station, and it is another opportunity for someone to come in. He went on to say looking at the B-3 zoning, all the frontages on North, need to have 1<sup>st</sup> floor commercial and the same thing on Capitol, Cottonwood and Pawling. He said he doesn't see where there is a disconnect having a B-3 and the frontage along the roads on the 1<sup>st</sup> floor be some sort of active use and not a straight out residential. He said he thinks behind it you could build but the way it is laid out now it makes sense to him.

Xykis said Delafield and Oconomowoc has changed in the last 16 years, made a huge investment building a custom home. He said he has read the development plan but said it is a wasteful plan. He said in order to develop downtown, you start with the developers, you invite them, you participate with them and come with a plan because it requires major investment. He went on to say when you look at what Oconomowoc and Delafield has done, because he was here 16 years ago and he remembers what Delafield looked like, and he knows how it looks now. He said the difference is bigger in Oconomowoc and the difference isn't much in Hartland. He said if we are serious about developing downtown, we need to get developers involved. He said he feels we have fallen very behind.

Bailey commented that we do have a lot of developers who own that land own parcels. He said you can preach to people, but you can only do so much. Pfannerstill said more discussion is needed and can put it back on the next agenda to have more discussion.

Bailey wanted to clarify if DeCourcy-Bower was saying it is fine as it is. DeCourcy-Bower said that is not what he is saying. He said as far at the zoning, if a property is zoned B-3, it makes sense to him to have the 1<sup>st</sup> floor frontages along all of those roads, have the 1<sup>st</sup> floor be non-residential, commercial, retail uses. Hussinger said to codify that he sees 3 options. He said actually put it in the B-3 zoning code, also put it in the intent of the B-3, or it is going to be a design guideline. He said he doesn't like it to be a line item in the B-3, it is too rigid.

Pfannerstill said he feels like that is where the discussion is going to go, some type of change somewhere, where not only do we have the latitude, but also have the longitude to more around, but have the ability to move the Village in the direction we want it to.

**7. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for the Thomas Property, W283 N3312 Lakeside Road, Town of Delafield-**

Katie Thomas was present to explain the Certified Survey Map, she said they have lived there for 31 years and are considering adding a garage. Hussinger said it is very unlikely that this property would become part of Hartland.

Motion (Wallschlager/Schneeberger) to approve the Extraterritorial Certified Survey Map for the Thomas property, W283 N3312 Lakeside Road, Town of Delafield. Carried. (7-0).

**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 –**

Motion (Hallquist/Xykis) to approve the Extraterritorial Certified Survey Map for the Jakel property, lots 27, 28, and 29 of Pewaukee Highlands, Town of Delafield. Carried. (7-0).

**9. Announcements-**

Pfannerstill reminded everyone of the upcoming event Party in the Park.

**10. Adjourn**

Motion (Schneeberger/DeCourcy-Bower) to adjourn. Carried (7-0).  
Adjourned at 8:02pm.

Respectfully submitted by

Recording Secretary,  
Deidre Bush y, Deputy Clerk



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

Job Address <b>840 Rose Dr</b>			
Lot	Block	Subdivision	Key No. HAV
Owner <b>FreeUp Hartland WI</b>		EMAIL	Phone
Address <b>840 Rose Dr</b>		City <b>Hartland</b>	State <b>WI</b> Zip <b>53029</b>
Contractor <b>Elevate Sign Group Ltd</b>	Phone <b>6306561085</b>	FAX	EMAIL <b>oliwia@elevatesigngroup.com</b>
Address <b>1120 N Ridge Ave</b>		City <b>Lombard</b>	State <b>IL</b> Zip <b>60148</b>

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. \_\_\_\_\_

**DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR SIGN PERMIT**

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

JOB LOCATION 840 Rose Dr Hartland WI TAX KEY # \_\_\_\_\_  
OWNER Free Up Hartland LLC PHONE \_\_\_\_\_  
ADDRESS 840 Rose Dr CITY Hartland STATE WI ZIP 53029  
CONTRACTOR Elevate Sign Group Ltd PHONE \_\_\_\_\_  
ADDRESS 1120 N Ridge Ave CITY Lombard STATE IL ZIP 60148

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Free Up Storage

OVERALL DIMENSIONS OF SIGN 260.5 in L x 18.5 in H COLOR OF BACKGROUND W/A

SIZE OF LETTERS IN INCHES 18.5 in H COLOR OF LETTERS blue & red

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

ILLUMINATED?     YES     NO     INTERNALLY     EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 5,000

**TO THE BUILDING INSPECTOR:** THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT [Signature] DATE 6/7/2022

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

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

**1 TITLE DESCRIPTION**

**PARCEL 1:**  
LOT 2 OF CERTIFIED SURVEY MAP NO. 8413 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALSHESHA COUNTY, WISCONSIN ON AUGUST 01, 2002 IN VOLUME 88 OF CERTIFIED SURVEY MAPS, PAGES 338-342 AS DOCUMENT NO. 2827911, BEING A SECTION FROM PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6988100, LOT 1 OF CERTIFIED SURVEY MAP NO. 8875, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WALSHESHA COUNTY, WISCONSIN.

**PARCEL 2:**  
A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN AMENDED AND REVISED EASEMENT AGREEMENT RECORDED APRIL 8, 2007 AS DOCUMENT NO. 3470671.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON FROM FIRST AMERICAN TITLE INSURANCE COMPANY, FILE #: NCS-109684-S-A1, DECEMBER 20, 2021.

**2 TITLE INFORMATION**

The Title Description and Schedule B Items herein are from First American Title Insurance Company, File #: NCS-109684-S-A1, December 20, 2021.

**3 SCHEDULE 'B' ITEMS**

- NOTES CORRESPONDING TO SCHEDULE B, PART II:**
1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land. **(NONE APPARENT)**
  2. Easements, rights of easements or encumbrances that are not shown by the Public Records. **(NONE APPARENT)**
  3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts or boundary lines, structures or areas, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records. **(NONE APPARENT)**
  4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Plot and not otherwise excepted from coverage hereon. **(NONE APPARENT)**
  5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or affecting adversely to the effective date hereof but prior to the date the proposed insured acquired for value of record the estate or interest or mortgage thereon covered by this Commitment. **(NONE APPARENT)**
  6. Public or private rights in such portion of the subject premises as may be presently used, last used or dedicated in any manner whatsoever, for streets, highways, and other purposes. **(NONE APPARENT)**
  7. 10. Easements, dedications, reservations, provisions, subdivisions, retracts, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 6096 recorded March 02, 1990 in Volume 50, Pages 111-113 as Document No. 2389126, referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. **(AFFECTS - SHOWN HEREON)**
  11. Easements, dedications, reservations, provisions, subdivisions, retracts, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 6413 recorded August 01, 2002 in Volume 85, Pages 338-342 as Document No. 2827911, referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. **(AFFECTS - SHOWN HEREON)**
  12. Utility Easement to The Milwaukee Electric Railway and Light Company, dated November 28, 1928, recorded February 05, 1929 as Document No. 162595.
  13. Terms, conditions, provisions and other matters as set forth in Subpoena and Order of Judgment recorded July 28, 1998 in Road 3747, Image 0819 as Document No. 244399 and also recorded September 21, 1998 in Road 2744, Image 1219 as Document No. 244390. The above document was recorded March 16, 1999 in Road 2862, Image 0942 in Document No. 243289 of DRM Records. Modified and/or amended by Instrument: Subpoena Regarding Amendment of Order of Judgment Recording Information: December 21, 1998 in Road 3045, Image 0074 as Document No. 232822 **(NOT SURVEY RELATED)**
  14. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Deed Restriction and Easement Agreement recorded on October 23, 2001 as Document No. 2825995. **(AFFECTS - SHOWN HEREON)**
  15. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Amended and Revised Easement Agreement recorded on April 06, 2007 as Document No. 3470671. **(AFFECTS - SHOWN HEREON)**
  16. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Agreement between The Village of Hartland and Wisconsin Development LLC for Rose Drive Sanitary Sewer, Water Main, and Storm Water Improvements and Access and Personal Maintenance of Storm Water Improvements recorded on March 10, 2008, as Document No. 355287. **(AFFECTS - SHOWN HEREON)**
  17. Conditional Use Permit recorded April 21, 2017 as Document No. 4273301. **(AFFECTS - SHOWN HEREON)**
  18. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, dated June 13, 2016, recorded November 07, 2016 as Document No. 4327616. **(AFFECTS - SHOWN HEREON)**
  19. Agreement to Maintain Stormwater Facilities by and between The Village of Hartland and Benchmark Source Storage, and its heirs, successors, or assigns upon the terms, conditions and provisions contained therein: Parties: The Village of Hartland and Benchmark Source Storage. Recorded: August 08, 2019. **(AFFECTS - SHOWN HEREON)**

**5 FLOOD INFORMATION**

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Flood No. 55133C0178R, which bears an effective date of 11/05/2014 and is NOT in a special flood hazard area. An RMI surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

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

**8 ZONING INFORMATION**

AWAITING ZONING REPORT

**6 CEMETERY**

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

**7 POSSIBLE ENCROACHMENTS**

NONE APPARENT

**4 SURVEYOR CERTIFICATION**

**PRECISION LAND SURVEYING, LLC**  
1024 W. TAYLOR ST., APPLETON, WI 54914  
(920) 205-6499

DRAWN BY	DATE	SURVEY FOR
GMS	CDS	
APPROVED BY	DATE	PROJECT NO.
CAH		8642
SCALE	SHEET	
1"=40'	1 OF 1	

To: The Greenwood's State Bank First American Title Insurance Company and Commercial Due Diligence Services

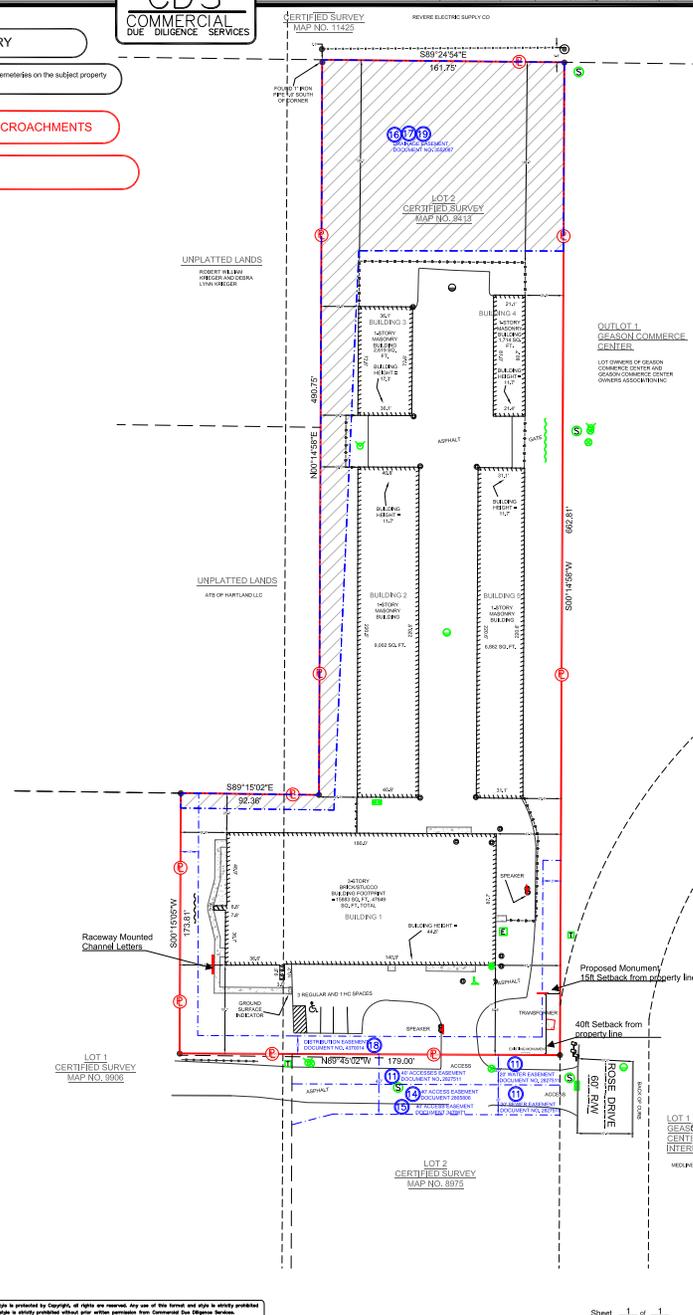
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items Fannie Mae: 1, 2, 3, 4, 6(a), 6(b), 8, 9, 10 if there are party walls, 13, 16 and 19 (if access easements only) of Table A, thereof. The field work was completed on November 29th, 2021.

Date of Plat or Map: November 29th, 2021

Christina A. Hausfeld, PLS #2492

**9 LEGEND**

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



**10 BASIS OF BEARINGS**

BEARINGS ARE BASED ON WEST LINE OF THE SW 1/4 SEC. 18 T. 18 N. R. 18 E. WISCONSIN STATE PLATE COORDINATE SYSTEM

**17 NORTH ARROW / SCALE**



**11 SURVEYOR'S NOTES**

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

**16 VICINITY MAP**



**12 PARKING INFORMATION**

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

**13 LAND AREA**

123,300 SQ. FT.  
2.831 ACRES

**14 BUILDING AREA**

BUILDING 1 = 15,883 SQ. FT.  
BUILDING 2 = 9,023 SQ. FT.  
BUILDING 3 = 2,619 SQ. FT.  
BUILDING 4 = 1,714 SQ. FT.  
BUILDING 5 = 6,882 SQ. FT.

**15 BUILDING HEIGHT**

BUILDING 1 = 44.2'  
BUILDING 2 = 11.2'  
BUILDING 3 = 17.2'  
BUILDING 4 = 11.2'  
BUILDING 5 = 11.2'

**Key to CDS ALTA Survey**

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

**18 ALTA/NSPS Land Title Survey**

This survey prepared in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2018)

This Work Coordinated By:  
FA Coordinated For: **CDS**  
COMMERCIAL DUE DILIGENCE SERVICES  
Norman, Oklahoma 73072  
Phone: 405.253.2444  
Toll Free: 888.457.7878

Drawn By: GMS  
Surveyor Ref. No.: 8642.dwg  
Approved By: CAH  
Field Date: 10/24/2021  
Scale: 1"=40'

Date: 11/29/2021  
Revised:  
Date:  
Revised:  
Date:  
Revised:

**Prepared For:**

**20 PROJECT ADDRESS**

840 Rose Drive, Hartland, WI

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

# Free Up Storage - Hartland, WI



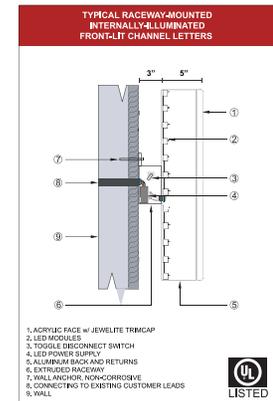
## Specifications

- Raceway mounted channel letters
- Acrylic face with applied vinyl
- White trim and white returns

## Colors

- PMS P 48-15 C
- PMS 540 C

## Cross Section



Client Name:	Location: 840 Rose Dr, Hartland, WI 53029	Free Up Storage Hartland	APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.	Project Manager: Paul Rzewuski Paul@elevatesigngroup.com		 O: 630-656-1085 F: 630-668-9335 www.elevatesigngroup.com 1120 N. Ridge Ave. Lombard IL 60148
		Last Revision: 00/00/0000	CLIENT APPROVAL			
		Sales Order #: 0000	LANDLORD APPROVAL			
		Drawing#: 0000v1/e1				

The intent of this drawing is to show a conceptual representation of the proposed signage, due to variations in printing, fabrication, painting, substrates, and finishes. The final product may differ from drawing. Superimposed drawings are intended to show orientation and location of the proposed signage. It may not be exactly to scale. Color swatches or chips can be provided if requested by customer. If colors are not specified a close match will be provided and determined by the project manager.

Accepted: By signing this document you the customer accepts that the above proposed signage specifications, colors, spelling, and conditions are satisfactory and authorize Elevate Sign Group to do the work as specified.

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# Free Up Storage - Hartland, WI

Existing



Proposed



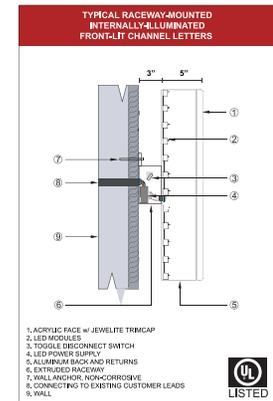
## Specifications

- Raceway mounted channel letters
- Acrylic face with applied vinyl
- White trim and white returns

## Colors

-  PMS P 48-15 C
-  PMS 540 C

## Cross Section



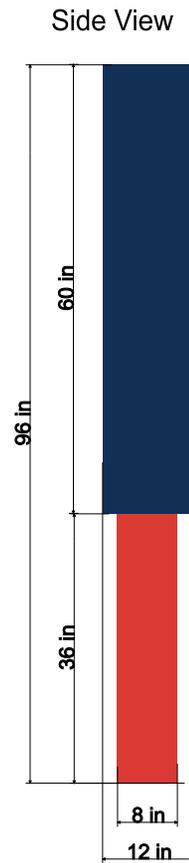
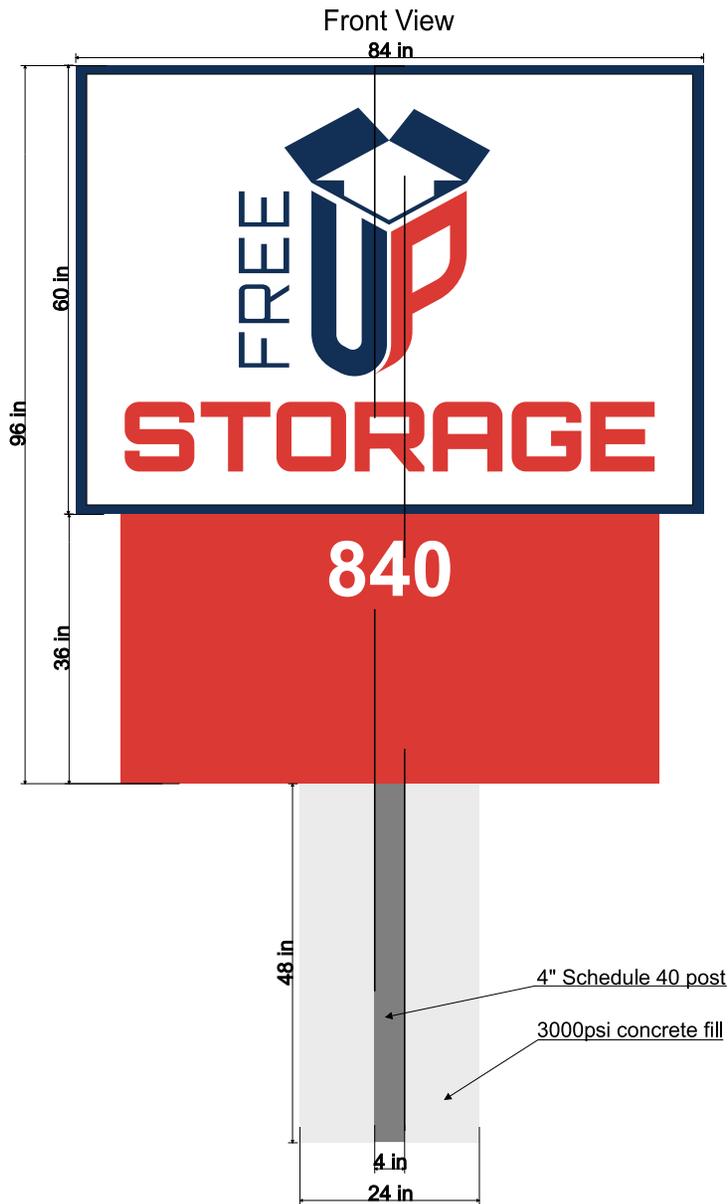
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	840 Rose Dr, Hartland, WI 53029	Last Revision: 00/00/0000 Sales Order #: 0000 Drawing#: 0000v1/e1				
			LANDLORD APPROVAL			

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# Free Up Storage - Hartland, WI



## Specifications

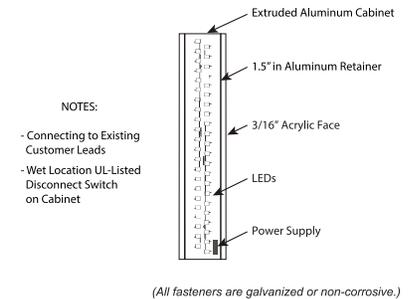
- Dual face illuminated monument
- Acrylic faces with applied vinyl graphics

## Colors

-  PMS P 48-15 C
-  PMS 540 C

## Cross Section

TYPICAL DOUBLE-FACE INTERNALLY-ILLUMINATED SIGN CABINET



Client Name:	Location: 840 Rose Dr, Hartland, WI 53029	Free Up Storage Hartland	APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.	Project Manager: Paul Rzewuski Paul@elevatesigngroup.com		
		Last Revision: 00/00/0000	CLIENT APPROVAL			
		Sales Order #: 0000	LANDLORD APPROVAL			
		Drawing#: 0000v1/e1				

The intent of this drawing is to show a conceptual representation of the proposed signage, due to variations in printing, fabrication, painting, substrates, and finishes. The final product may differ from drawing. Superimposed drawings are intended to show orientation and location of the proposed signage. It may not be exactly to scale. Color swatches or chips can be provided if requested by customer. If colors are not specified a close match will be provided and determined by the project manager.

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# Free Up Storage - Hartland, WI

## Existing



## Proposed



### Specifications

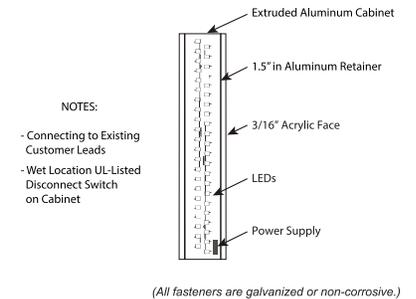
- Dual face illuminated monument
- Acrylic faces with applied vinyl graphics

### Colors

-  PMS P 48-15 C
-  PMS 540 C

### Cross Section

TYPICAL DOUBLE-FACE INTERNALLY-ILLUMINATED SIGN CABINET



**NOTES:**

- Connecting to Existing Customer Leads
- Wet Location UL-Listed Disconnect Switch on Cabinet

*(All fasteners are galvanized or non-corrosive.)*

3 Section View  
Not To Scale

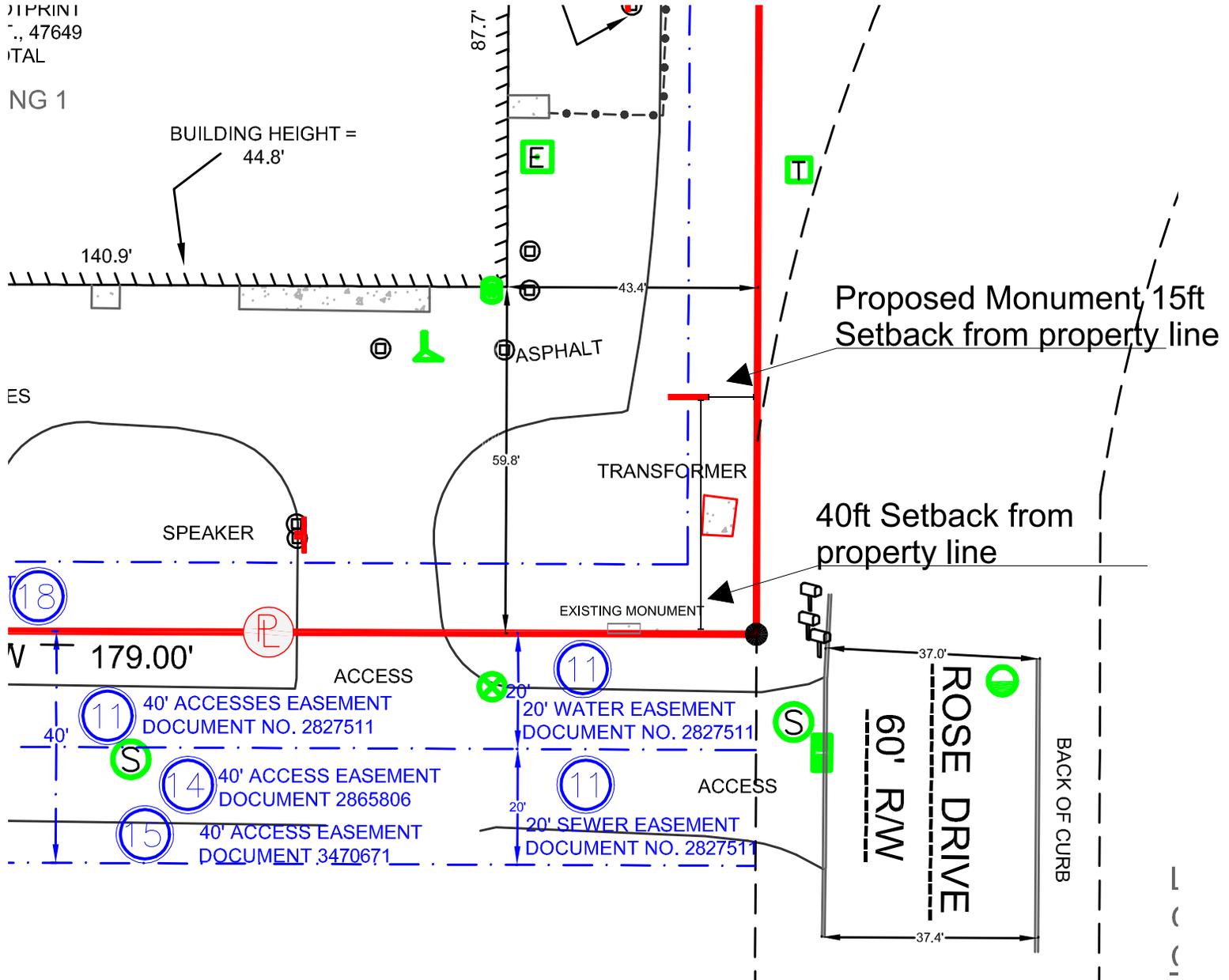
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	840 Rose Dr, Hartland, WI 53029	Last Revision: 00/00/0000 Sales Order #: 0000 Drawing#: 0000v1/e1				
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# Free Up Storage - Hartland, WI



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ATB OF HARTLAND LLC  
1208 HWY 83  
HARTLAND WI 53029

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

MRE PROPCO LP  
3 LAKES DR  
NORTHFIELD IL 60093-2753

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

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

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

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

SITE DATA TABLE	
SURFACE AREA DESCRIPTION	AREA (SF)
PROPERTY AREA :	240,306
PROPOSED BUILDING FLOOR AREA (60'X60'X2):	7,200
PROPOSED OUTBUILDING FLOOR AREA (30'X30'X2):	1,800
PROPOSED CUL-DE-SAC (INCLUDING CURB)	3,550
PROPOSED 16' DRIVE AND PARKING STALLS:	10,500
TOTAL NEW HARD SURFACE AREA:	23,050
ALLOWABLE HARD SURFACE INCREASE (NO SWM):	240,306X10%=24,031
CONCLUSION:	23,050 < 24,031 OK NO SWM



SCALE: 1"=40'



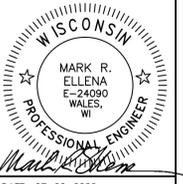
THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY SEH LAND SURVEYORS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

NOTE: THIS GRADING PLAN MUST BE APPROVED BY THE VILLAGE ENGINEER AND BUILDING INSPECTOR.

DATE	DESCRIPTION

**EEC**  
**ELLENA ENGINEERING CONSULTANTS, LLC**  
 SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT  
 700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122  
 Phone: 262-719-6183 Fax: 866-457-2584 Email: mellen@eeceeng.com

1112 LISON AVE  
 VILLAGE OF HARTLAND, WI  
**SITE PLAN**



DATE: 07-22-2022  
 BY: MARK R. ELLENA, PE  
 SCALE: 1"=40'

**SHEET NUMBER**  
**C100**

ALEXANDER J CHANDLER AND LAURA L  
CHANDLER  
1100 LISBON AVE  
HARTLAND WI 53029-2232

ANDREW KONOPKA AND BRANDICE  
KONOPKA  
1161 EAGLE PASS  
HARTLAND WI 53029

ASHLEY L HOLT  
1131 EAGLE PASS  
HARTLAND WI 53029-1838

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

DAVID FELDMANN AND LINDA  
FELDMANN  
1125 LISBON AVE  
HARTLAND WI 53029

DAVID J BATZNER III AND JENNIFER E  
BATZNER  
1036 E CAPITOL DR  
HARTLAND WI 53029-2214

GEORGE BUCKLEY AND KAREN BUCKLEY  
238 MERTON AVE  
HARTLAND WI 53029

GRAUEL LIVING TRUST  
100 E SUNSET DR STE 2  
WAUKESHA WI 53189-2141

GREGORY SANDEN AND KRISTIN SANDEN  
1014 LISBON AVE  
HARTLAND WI 53029

TIMOTHY D SHORE JR  
1104 E CAPITOL DR  
HARTLAND WI 53029-2216

JAMES T SCHWIND  
1209 LISBON AVE  
HARTLAND WI 53029

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

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

KENNETH W MAUTZ AND DIANE K  
MAUTZ FAMILY TRUST  
1124 E CAPITOL DR  
HARTLAND WI 53029-2216

MARCIA MORIARTY  
2432 N 89TH ST  
WAUWATOSA WI 53226

MARGIT PROPERTIES LLC  
580 INDUSTRIAL DR  
HARTLAND WI 53029

MARK OLSON AND JODI OLSON  
N27W27204 WOODLAND DR  
PEWAUKEE WI 53072-4460

MATTHEW R EVERTS  
1021 LISBON AVE  
HARTLAND WI 53029

MEAGAN BRENNAN  
1031 LISBON AVE  
HARTLAND WI 53029-2229

MICHAEL A SAMA AND KHANTHALY  
SAMA  
1130 EAGLE PASS  
HARTLAND WI 53029-1837

MICHAEL J RATTLE AND SUSAN J RATTLE  
JOINT  
1013 LISBON AVE  
HARTLAND WI 53029-2229

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

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

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

SHAWN HOPPE  
320 PROSPECT AVE  
HARTLAND WI 53029-2023

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

THOM SAFFRON AND IMELDA SAFFRON  
1132 E CAPITOL DR  
HARTLAND WI 53029

DIVISION 16. - B-3 CENTRAL BUSINESS/MIXED-USE DISTRICT<sup>[10]</sup>

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.

## 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