

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, OCTOBER 17, 2022
7:00 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD**

Roll Call

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three minute time period per person, with time extensions per the Chairman's discretion.

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of the September 19, 2022 meeting.
2. Plan Commission review and consideration of a proposed Planned Unit Development for property north of 1112 Lisbon Ave.
3. Discussion and consideration of a conceptual plan for development of a multi-use building at 221 Cottonwood Ave.
4. 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.
5. 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/85361112793?pwd=QmZGTGFUUXV1cVlzQTZHZnRYcnB2QT09>

To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799. The Meeting ID is 853 6111 2793 and the passcode is 117388.

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, SEPTEMBER 19, 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: Scott Hussinger, Ben Nelson and Deputy Clerk Bushey.

Excused: Amtmann

Call to Order- 7:00 pm

Roll Call taken.

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three-minute time period per person, with time extensions per the Chairman's discretion.

No Comments.

1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes from Aug 15, 2022.

Motion (Hallquist/Bierman) to approve the minutes for the August 15, 2022, meeting. Carried (7-0).

2. Architectural Board review and consideration of an application for signage for Stor It Right, Hartland, 440 E. Industrial Drive-

Representative for Stor It Right stated they started out with a monument sign and want an interior sign as well. Representative said a building in the center with storage units on the left and right. He said one building is 65 linear ft. and the other is 50 linear ft and they stayed under the square footage to adhere to the sign criteria. Hussinger asked if it will be illuminated, and the representative said yes. Hussinger asked what time it would shut off and the representative said whatever the Village wants to happen he can make sure the timers are set to what the Village wants. Bailey said he thought he remembered something from a previous meeting that the owner wanting it to be on. Brief discussion on other businesses nearby with illumination. Wallschlager asked the sign will be internally lit and the answer was yes they are internally lit and there will be a power supply going back to a timer. The representative said he can relay to the customer that it needs to be off at 10pm.

Hallquist asked if the storage is open 24/7 and the answer was yes. Brief discussion on motion detecting lights.

Motion (DeCourcy-Bower/Hallquist) to approve the application for signage for Stor It Right with the shut off times as stated. Carried (7-0).

3. Architectural Board review and consideration of an application for signage for Wisconsin Housing Preservation Corp., 400 and 450 Sunnyslope Drive-

Hussinger stated this is replacement of 2 ground signs. Wallschlager asked what the reason for replacing the signs and Hussinger said because they are old. Hussinger said they are non-illuminated.

Motion (Hallquist/Wallschlager) to approve the application for signage for Wisconsin Housing Preservation Corp., 400 and 450 Sunnyslope Drive. Carried (7-0).

4. Architectural Board review and consideration of an application for signage for Kaiser Holihan, 515 W. North Shore Drive-

Michael Schlueter was present via zoom for Kaiser Holihan. Wallschlager asked if the sign has other tenants on it and Mr. Schlueter said the entire sign will be new and there is only 1 tenant there right now but there will be more tenants added down the road. He said the other 3 open spots will be blank until tenants are added later. Pfannerstill said they would not have to come back because they would be using the same font. Hallquist asked if the new sign will be replacing the existing sign. Mr. Schlueter said they are leaving the existing concrete base on that and removing the arrow feature in there now. He said they are making an aluminum cabinet to slide over the existing brick foundation. Wallschlager asked if there will be landscaping, and Mr. Schlueter said there is currently something there, but he didn't know if they planned on updating that. Schlueter commented that the sign is pretty much sitting on the ground.

Motion (Wallschlager/Xykis) to approve the application for signage for Kaiser Holihan, 515 W. North Shore Drive. Carried (7-0).

5. Architectural Board review and consideration of an application for signage for Dynamic Laser Parts, 461 Progress Drive-

Hussinger said there 2 proposed signs, a wall sign and ground sign. He said they both meet the size requirements so that is not an issue however the ground sign should have plantings. He said the ground sign is non illuminated and the wall sign will have internal illuminated. Wallschlager asked if the ground sign is mounted low and Hussinger said it is mounted to 2 posts so yes, it is low. Comment was made that low growth plantings will be needed.

Motion (Xykis/Hallquist) to approve the application for signage for Dynamic Laser Parts, with height requirements as listed by Building Inspector to accommodate low growth plantings and timed lights set for 10pm. Carried (7-0).

6. Architectural Board and Plan Commission review and consideration of a request from Tim O'Brien Homes for a blanket approval for nine remaining lots in Paradise Trails on Paradise Court-

Hussinger said there is a different product being installed and he wants to make sure the Plan Commission is ok with it. Representative for O'Brien homes said they are in the 1st phase, and it is in a cul de sac that has a little more trees and they are proposing coordinating harmonious architecture. He

said it is a little bit different. He said it is new product for them and a little narrower than what they typically put in a greenfield suburban subdivision. He said they designed 3 new floor plans with 3 elevations each so they will alternate it through out the cul de sac. He said what was approved for Harbor before it is a little different, but most people would drive by and say it is hard to tell the difference.

Xykis asked if the sq. footage is changing and the representative for Tim O'Brien said they are a little bit bigger. He said they are on wooded home sites and there any with full or half exposures in the earlier phases that were built but this cul de sac has some exposure on the rear so there are more windows on the lower level. He said a little more substantial product and the reason they came in is because it was anticipated that it was going to sell at a higher price. He said they have similar interior and similar amenities. Hussinger asked about siding and roofing materials. The rep said dimensional shingles, vinyl siding with some cultured stone on the exterior. Hussinger said they are I compliance.

Bierman asked if there were 2 separate things are being approved. Hussinger explained they are looking for approval for 3 houses and Hussinger said if you approve the blanket approval then agenda item #7 goes away. Bierman then commented on the small window in one of the bedrooms and wanted to make sure it was compliant. Hussinger said when he reviews their plans for each home, he will certainly make sure everything is complaint. Bierman asked about the egress window in the basement and said if they allow an egress window that could open the way for a 5-bedroom house, and would they have to come back to get that approved. Hussinger said it would come to him and not the board. Bierman said he didn't know if the condo assoc. would allow that and Pfannerstill said that is up to the condo association. Xykis said he understands what Bierman is saying but he said they are allowed to do what as long as it doesn't violate the rules of the association. He said we as an Architectural committee cannot dictate the architect shape or the room or of the bedrooms of this house.

deCourcy-Bower said as an arch board the general reason we are here is to approve the arch and vision exterior of houses. He said a good point has come up is when developers come to us and propose a development, we in the village are trying to provide a variety of housing options and a variety of price points. He said the development was brought to us as a more affordable end of the range for single family residences. He asked how does the price point on these compare to the ones that were previously approved. The rep for Tim O'Brien said we are seeing the ones in the earlier phase marketed in the low 5's and these are about \$100,000 more with wooded lots, exposures, and a little more sizeable product. DeCourcy-Bower said he can understand why those wooded lots would maybe be more conducive to larger homes it is a bit bigger but not twice the price, he said we are talking maybe 20%. He said from that perspective the architectural outside and renderings look fine.

Motion (DeCourcy-Bower/Xykis) to approve the request for a blanket approval for what was submitted for the nine remaining lots in Paradise Trails. Carried (7-0).

Schneeberger commented that the building plans are missing some pages and Hussinger said he could make some copies.

7. Architectural Board and Plan Commission review and consideration of site and building plans for construction of single-family homes in Paradise Trails, 302,306, and 310 Paradise Court.

This agenda item not needed due to blanket approval being approved in previous agenda item.

8. Plan Commission consideration of modifications to the multi-family standards in the B-3 Zoning Code-

Hussinger said this is the second time the Plan Commission has seen this wording and if comfortable with it, you can refer it up to the Vb for their process which will be an initial look, schedule a PH and a final consideration. Pfannerstill commented that a lot of what we are doing here is this is a continuous improvement of our plans for the future and our zoning code.

Wallschlager said she thought something about not going over 3 stories. She asked if that actually went through or was that just a thought. Pfannerstill said the board can make a decision to allow that but he doesn't recall it ending it at 3 stories. Hussinger said the building height in B-3 is resolved. He said it is not to be determined. He said bldg. height is important for a community because it often depends on your firefighting capability to fight fires. He said he thinks we have the ability to fight fires on tall buildings and that's why the VB after the recommendation of the pc can modify bldg. height in the B-3.

Motion (DeCourcy-Bower/Xykis) to approve the modifications to the multi-family standards in the B-3 Zoning Code. Carried (7-0).

9. Announcements-

Pfannerstill commented that today in the Village there was an accident, and everyone needs to continue to look and pause at intersections. He said we are going to continue to look into and make the Village a safer place.

Bailey said the office will be closed until 1pm to give staff time to attend the visitation and funeral.

10. Adjourn

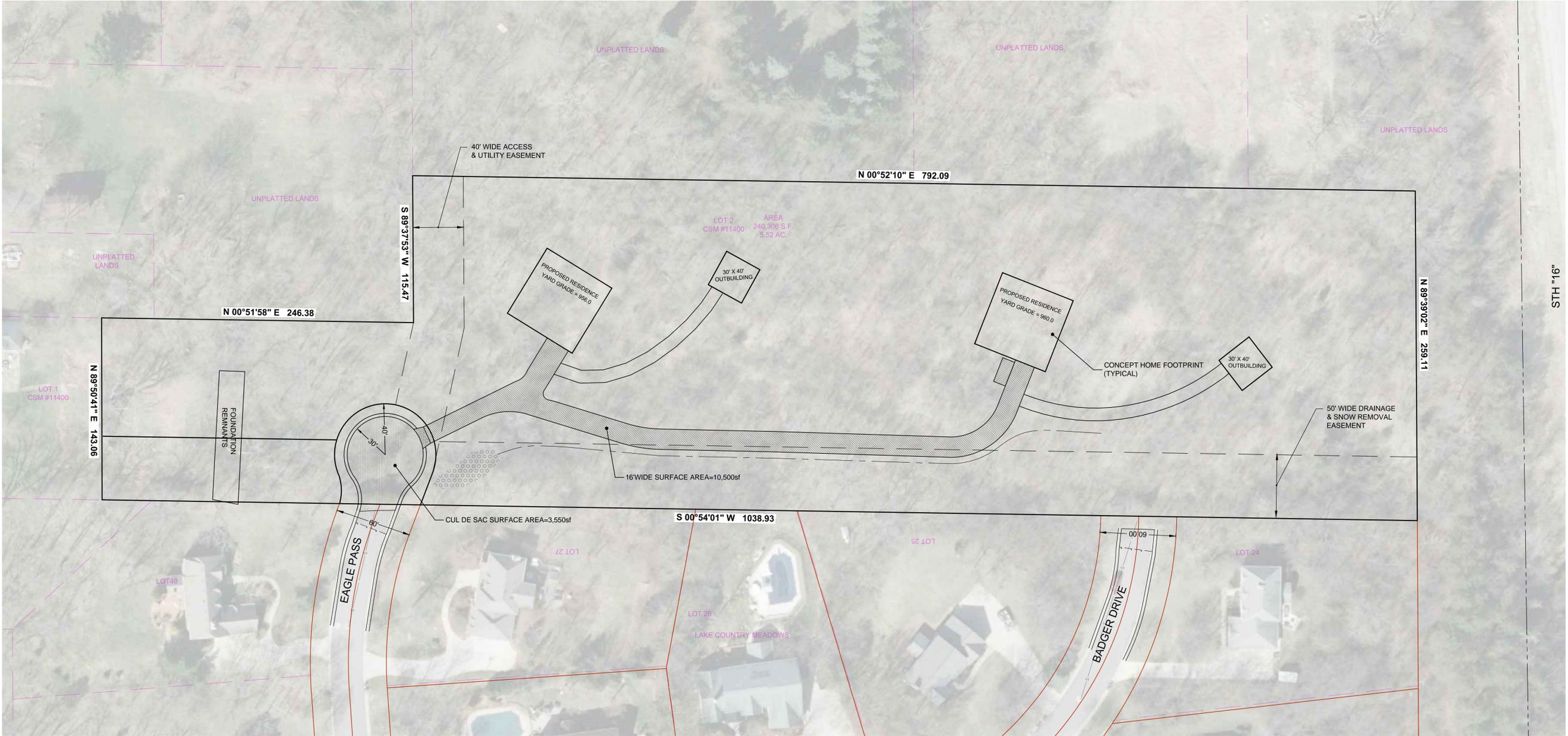
Motion (Schneeberger/Wallschlager) to adjourn. Carried (7-0).

Adjourned at 7:34 pm.

Respectfully submitted by

Recording Secretary,
Deidre Bush y, Deputy Clerk

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



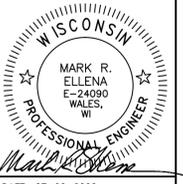
THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY SEH LAND SURVEYORS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

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

DATE	DESCRIPTION
08-01-22	REVIEW No.1
10-07-22	REVIEW No.2

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

GENERAL CONSTRUCTION SPECIFICATIONS:

- All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; the State of Wisconsin Standard Specifications for Sewer and Water Construction in Wisconsin, Latest Edition; the State of Wisconsin Plumbing Codes and the Village of Hartland Construction Specifications & Ordinances. All permits must be obtained by the contractor prior to commencing work.
- All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth in the Wisconsin Department of Natural Resources and the Village of Hartland Standards.
- All erosion control devices (i.e., silt fence, inlet protection, gravel entrance, etc.) shall be installed prior to commencing grading or utility construction.
- All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
- The OWNER shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
- The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground.

- All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
- Contractor shall be responsible for maintaining the public roadways. Public roadways shall be kept free of silt or dirt tracked from areas under construction by sweeping at the end of each work day or as often as required by the Village Inspector.
- Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed areas and provide seed, fertilizer and restore per the Standard Specifications.
- All disturbed areas shall be revegetated within seven days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.
- All erosion control devices shall be routinely inspected every seven days or within 24 hours of a rainfall greater than 0.5 inches (By GENERAL CONTRACTOR).
- If permanent seeding is not completed by September 15, apply temporary seeding. If temporary seeding is not completed by October 15, mulch or erosion control fabric shall be placed on all inactive disturbed soils between October 15th and May 1st as a temporary soil stabilization measure during the non-growing season. See technical standards for installation requirements.
- Construction between November 1st and May 1st will require measures to stabilize the site over winter. If the construction site is not stabilized with pavement, gravel road base, rip rap or 70 percent density mature vegetative cover crop, then the site must comply with the winter construction site erosion control requirements found in the WDNR Technical Standards.

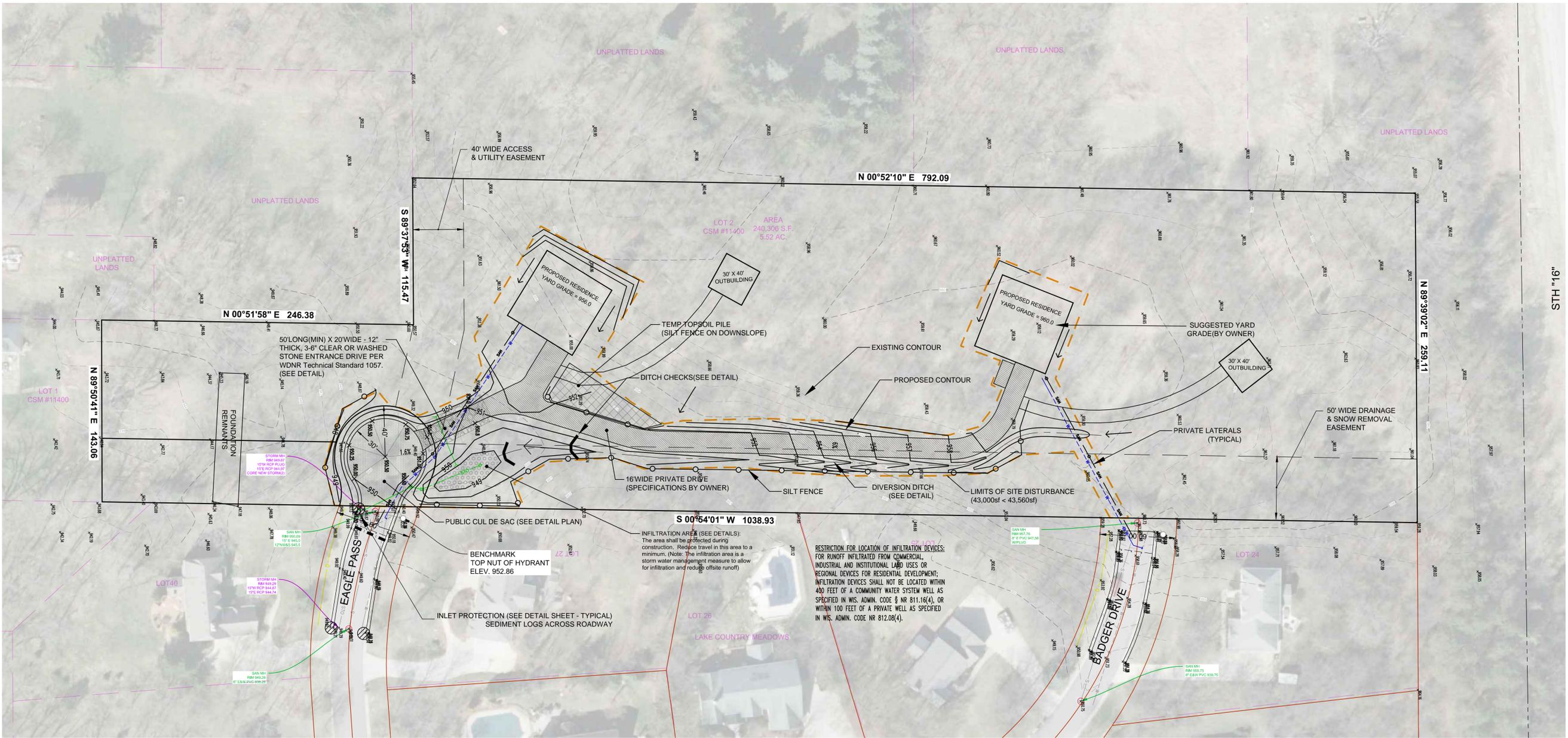
CONSTRUCTION PHASING SEQUENCING:

- THE CONTRACTOR MUST FOLLOW THE FOLLOWING CONSTRUCTION SEQUENCE AS REQUIRED BY THE WDNR AND THE VILLAGE.
- INSTALL SILT FENCE IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
 - STRIP TOPSOIL FROM THE STRUCTURAL AREAS AND STOCKPILE FOR RESPREAD.
 - COMPLETE UTILITIES AND ROADWAY CONSTRUCTION. PLACE EXCESS MATERIAL IN FUTURE BUILDING & DRIVE AREAS AND COMPACT IN LIFTS.
 - RESPREAD TOPSOIL, RE-VEGETATE AND STABILIZE ALL DISTURBED AREAS.
 - INSTALL DRAINAGE AND INSTALL CLEAR STONE FOR INFILTRATION AREA.
 - INSTALL TYPE B EROSION CONTROL MATTING IN SWALES AND INFILTRATION SIDE SLOPES.
 - AFTER ALL DISTURBED AREAS ARE WELL-ESTABLISHED AND FOLLOWING FINAL AS-BUILT ACCEPTANCE BY THE VILLAGE, REMOVE ALL SILT FENCE AND ANY OTHER TEMPORARY BMP'S.

CONSTRUCTION SCHEDULE: START DATE: NOVEMBER 1, 2022.
COMPLETION DATE: DECEMBER 15, 2022

ADDITIONAL EROSION CONTROL NOTES:

- EXCESS SOILS ARE TO BE HAULED OFF SITE OR ENCLOSED WITH AN APPROVED SEDIMENT CONTROL DEVICE WITHIN 24 HOURS.
- SOIL PILES LEFT UNDISTURBED FOR 7 OR MORE DAYS WILL NEED TO BE STABILIZED BY AN APPROVED METHOD.
- ALL DISTURBED AREAS NOT COVERED BY PERMANENT STRUCTURES OR PAVEMENT SHALL BE FINISHED GRADED WITH 3"-6" TOPSOIL, SEEDED AND STABILIZED WITHIN 7 DAYS OF REACHING FINAL GRADE.



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

DATE	DESCRIPTION
08-01-22	REVIEW NO. 1
10-07-22	REVIEW NO. 2

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@eeceing.com

1112 LISON AVE
VILLAGE OF HARTLAND, WI
GRADING & EROSION CONTROL PLAN

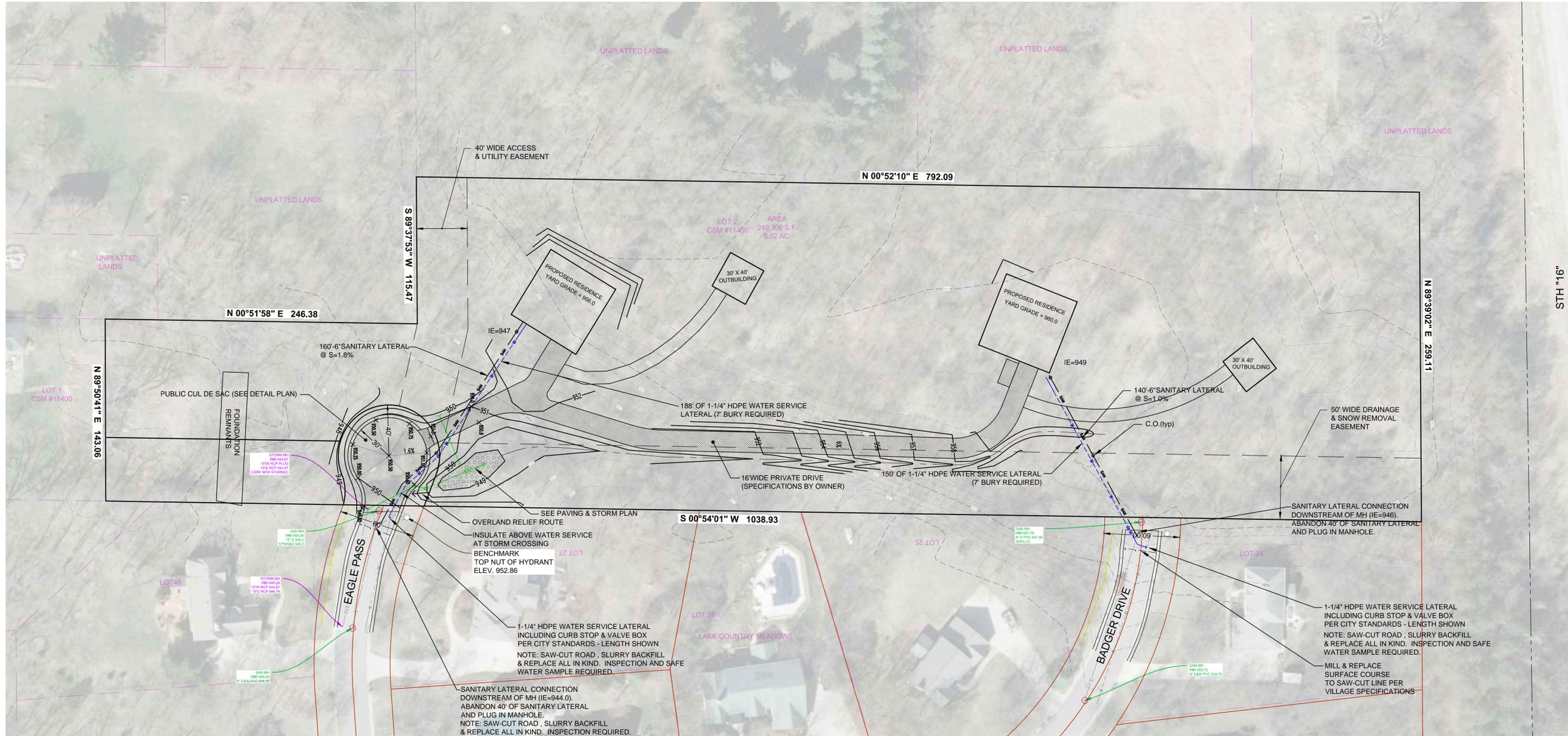
WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER
Mark R. Ellena

DATE: 06-14-2022
BY: MARK R. ELLENA, PE
SCALE: 1"=40'

SHEET NUMBER
C200

WATER MAIN, SANITARY & STORM SEWER SPECIFICATIONS:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition, the Village of Hartland Ordinances and the State of Wisconsin Standard Specifications for Sewer and Water Construction in Wisconsin.
2. Water main, sanitary & storm sewer design, permitting, construction, installation, supervision, maintenance, inspection AND testing shall be in accordance with State of Wisconsin, Chapter SPS 382 and the Village of Hartland Standards as applicable. All permits must be obtained by the contractor prior to commencing work.
3. Sanitary laterals shall be 4" PVC (solid wall), ASTM D-3034, DR-35 per s.8.10.0 of the State of Wisconsin Standard Specifications for Sewer and Water Construction in Wisconsin, latest edition.
4. Residential Water main laterals shall be 1-1/4" CTS C-901 SDR-9 HDPE Water Tube with solid stainless steel insert sleeves with curb stop and corporation stop. Joints shall be with joint compression fittings as manufactured by Mueller, McDonald and Ford.
5. Public Storm Sewer pipe shall be reinforced concrete pipe (RCP) 12" RCP CLIII.
6. The Village of Hartland Standard Specifications and Detail Drawings Handbook, latest addition shall control the Design Standards and Material Specifications shown hereon. In the case of a conflict in design or specification, the Handbook shall control or approval must be sought by the Village Engineer.



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GENERAL NOTES:

1. Public Works Inspection is required for all work in public right-of-way. Contact the Village Plumbing Inspector Supervisor 72 hours prior to scheduling work.
2. Tracer wire required on all laterals per State Standards.

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

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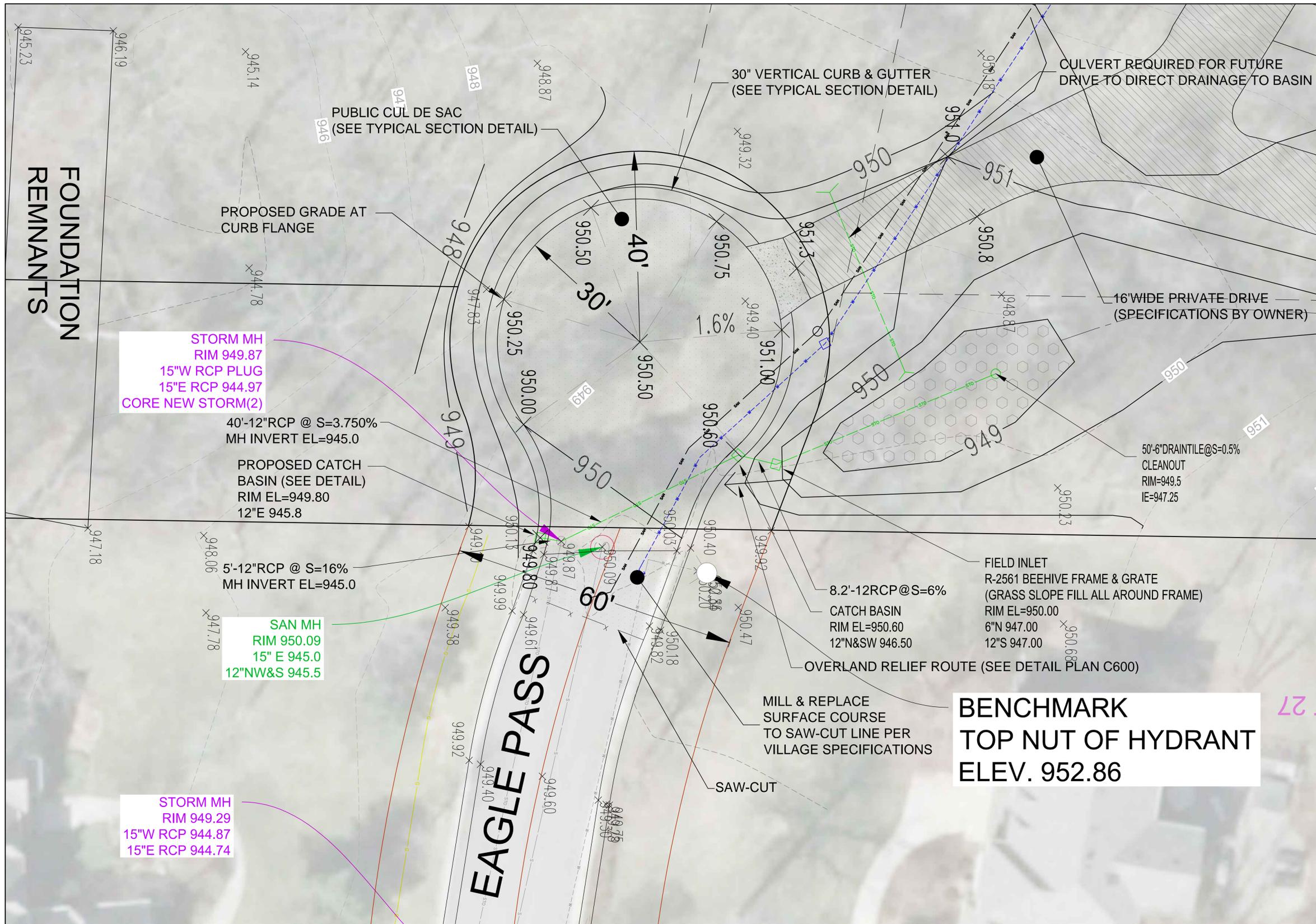
EEC
ELLENA ENGINEERING CONSULTANTS, LLC
 SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
 700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
 Phone: 262-719-6183 Fax: 866-457-2584 Email: mellen@eeeceng.com

1112 LISON AVE
 VILLAGE OF HARTLAND, WI
PRIVATE UTILITY LATERAL PLAN

WISCONSIN
 MARK R. ELLENA
 E-24090
 WALES, WI
 PROFESSIONAL ENGINEER
Mark R. Ellena

DATE: 06-14-2022
 BY: MARK R. ELLENA, PE
 SCALE: 1"=40'

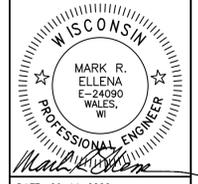
SHEET NUMBER
C300



DATE	DESCRIPTION
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10-07-22	REVIEW No.2


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1112 LISON AVE
 VILLAGE OF HARTLAND, WI
PAVING & STORM SEWER DETAIL



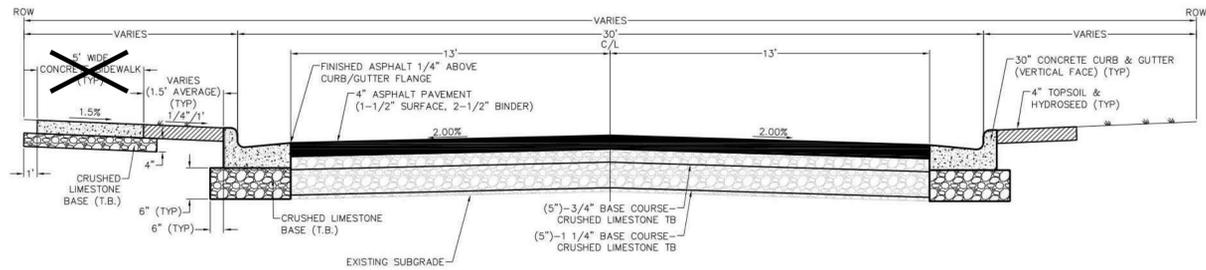
DATE: 06-14-2022
 BY: MARK R. ELLENA, PE
 SCALE: 1"=40'

SHEET NUMBER
 C400

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

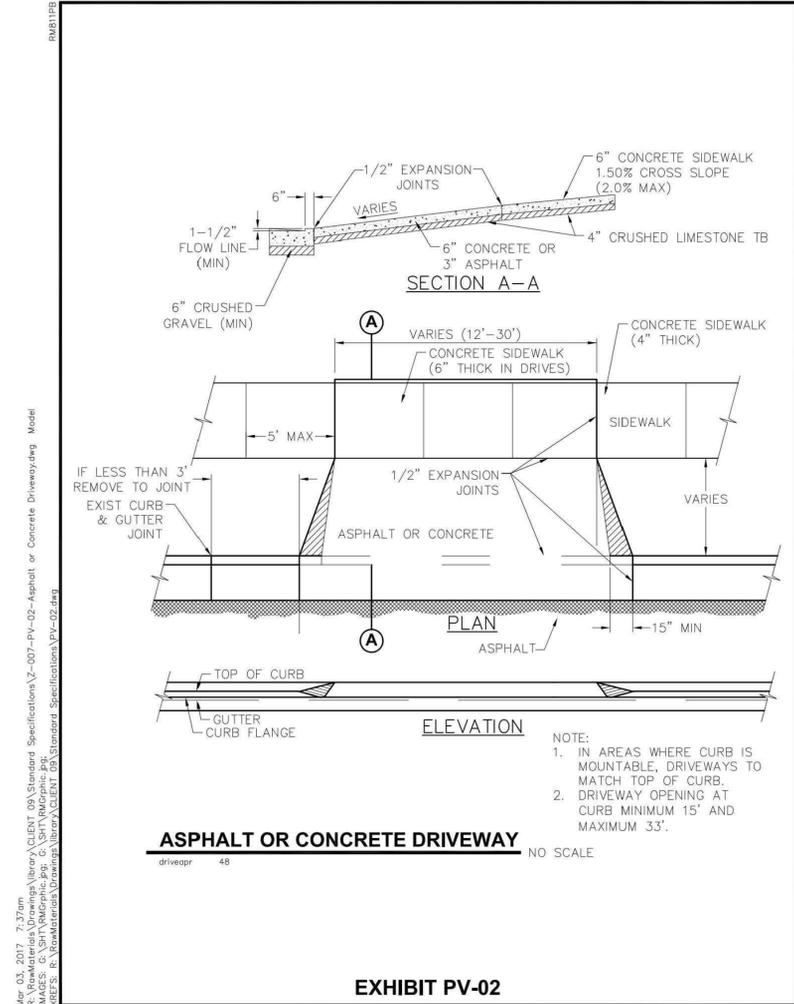
EXHIBIT PV-01A - NEW RESIDENTIAL



COURSE	ASPHALT MIX SPECIFICATION		
	RESIDENTIAL	COLLECTORS	ARTERIAL/INDUSTRIAL
BINDER	3LT 58-28S	3LT 58-28S	3MT 58-28S
SURFACE	5LT 58-28S	5LT 58-28S	5MT 58-28H

- NOTES:
1. ADJUST MH FRAMES, AND VALVE BOXES TO 1/4-INCH TO 1/2-INCH LOWER THAN FINISH GRADE.
 2. 4" THICK CONCRETE SIDEWALK, EXCEPT 6" THICK THROUGH DRIVEWAY APPROACH.
 3. COMPACT BASE TO 95%.

TYPICAL NEW URBAN SECTION-RESIDENTIAL NO SCALE
 PV-01A 2



ASPHALT OR CONCRETE DRIVEWAY NO SCALE
 driveapr 48

EXHIBIT PV-02

Mar 03, 2017 7:32am
 R:\RawMaterials\Drawings\library\CLIENT 09\Standard Specifications\Z-003-PV-02-Asphalt or Concrete Driveway.dwg Model
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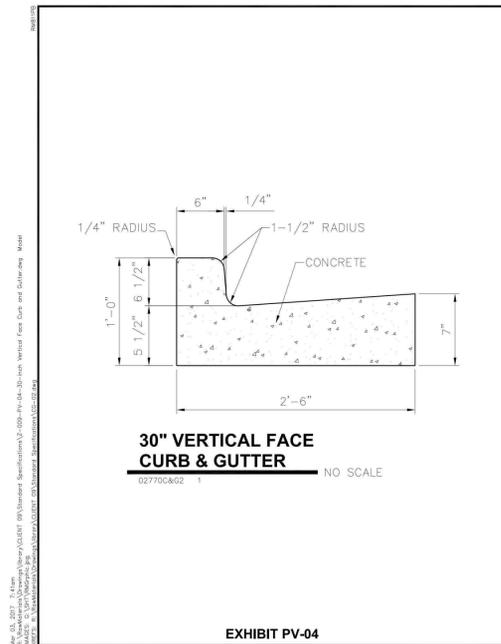
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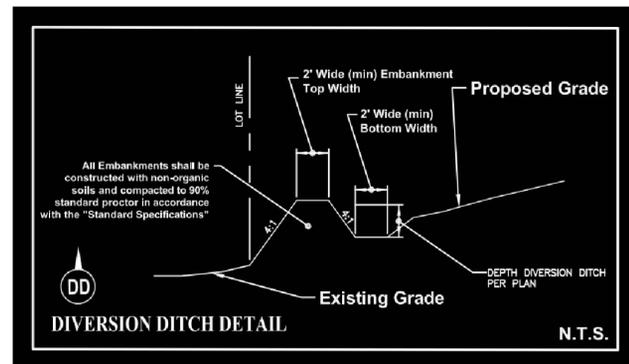
1112 LISON AVE
 VILLAGE OF HARTLAND, WI
DETAIL PLAN

WISCONSIN
 MARK R. ELLENA
 E-24090
 WALES, WI
 PROFESSIONAL ENGINEER
 DATE: 06-14-2022
 BY: MARK R. ELLENA, PE
 SCALE: 1"=40'

SHEET NUMBER
 C500



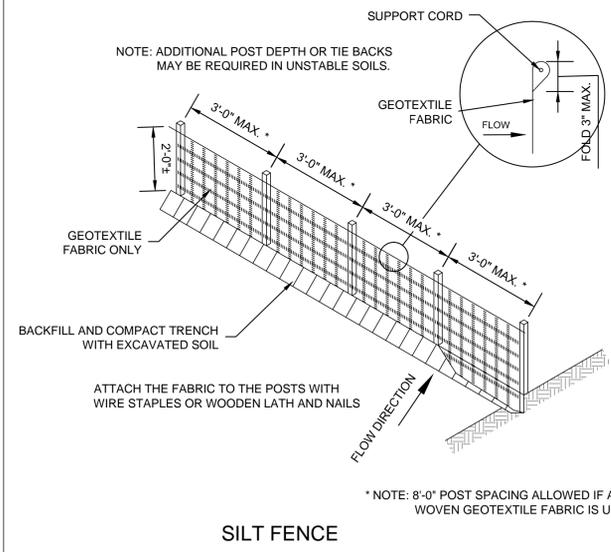
30" VERTICAL FACE CURB & GUTTER NO SCALE
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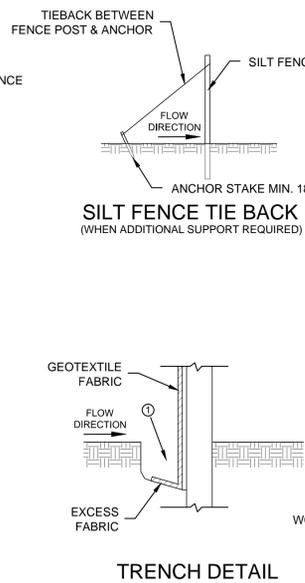
DIVERSION DITCH DETAIL N.T.S.

GENERAL NOTES

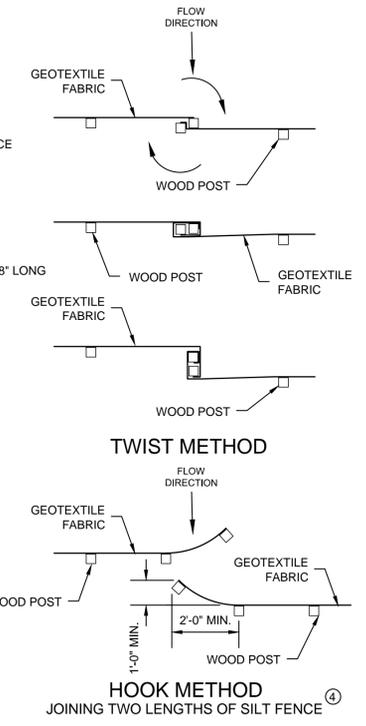
1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM OF 1 1/2" x 1 1/2" OF OAK OR HICKORY.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING METHODS: A) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.



SILT FENCE



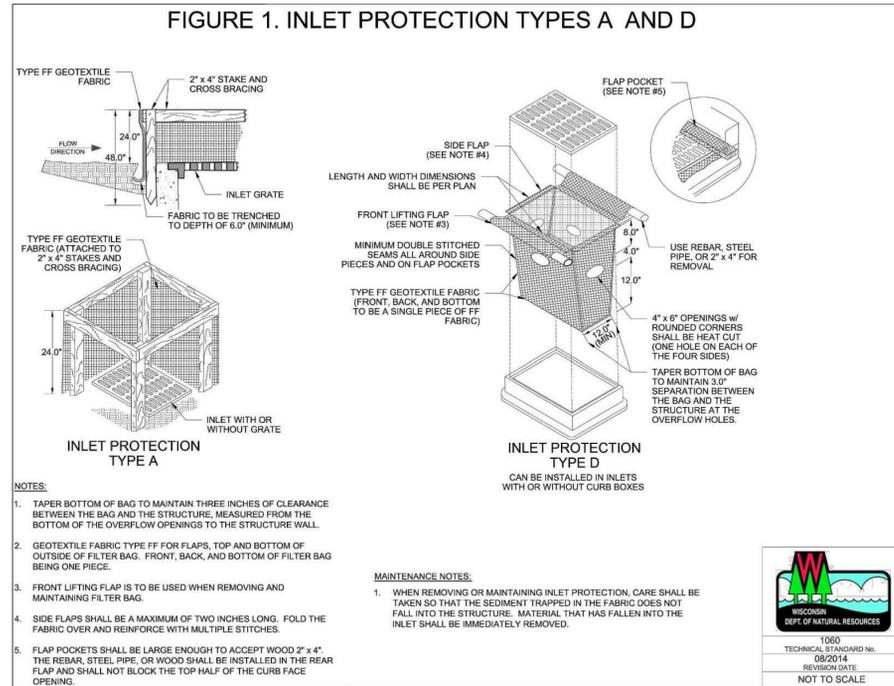
TRENCH DETAIL



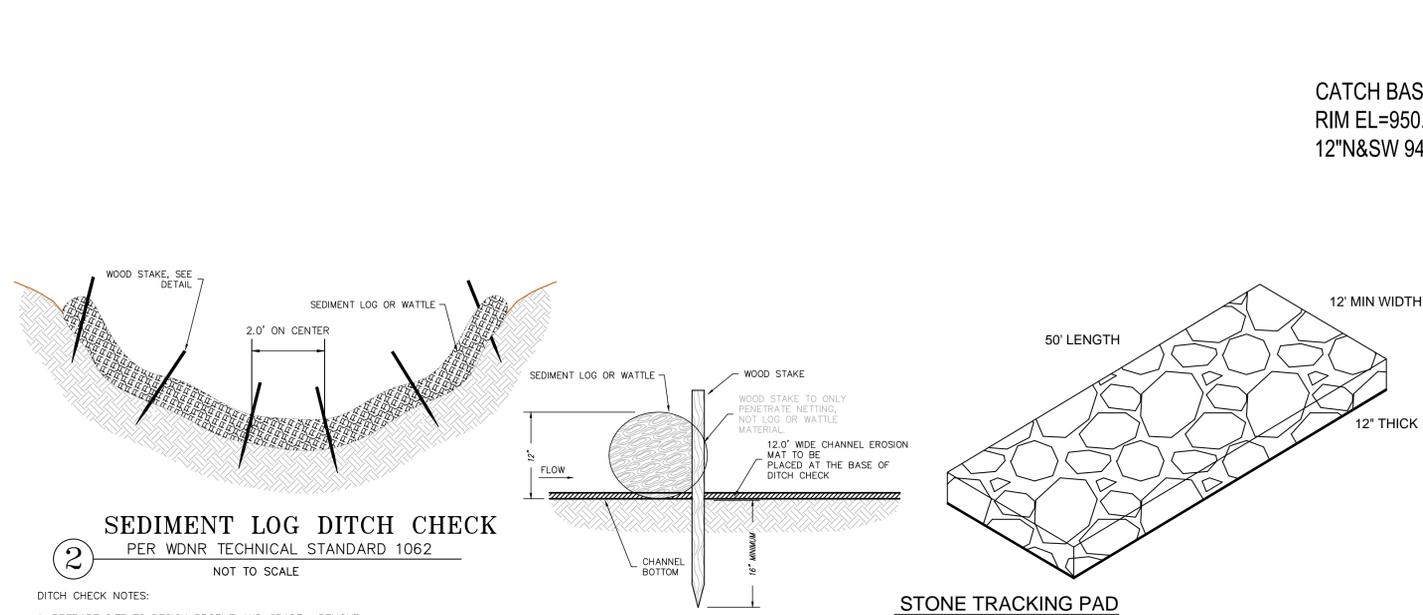
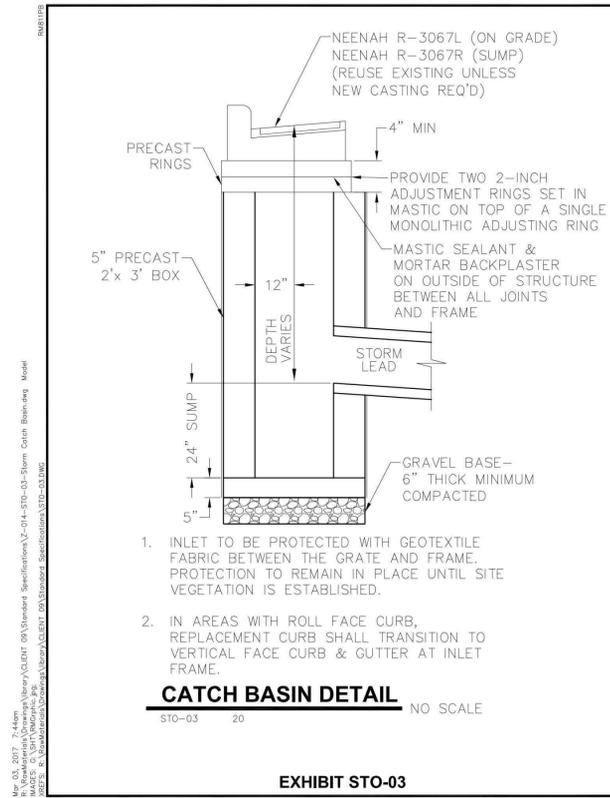
HOOK METHOD JOINING TWO LENGTHS OF SILT FENCE

THIS DRAWING BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6.

EXHIBIT EC-01



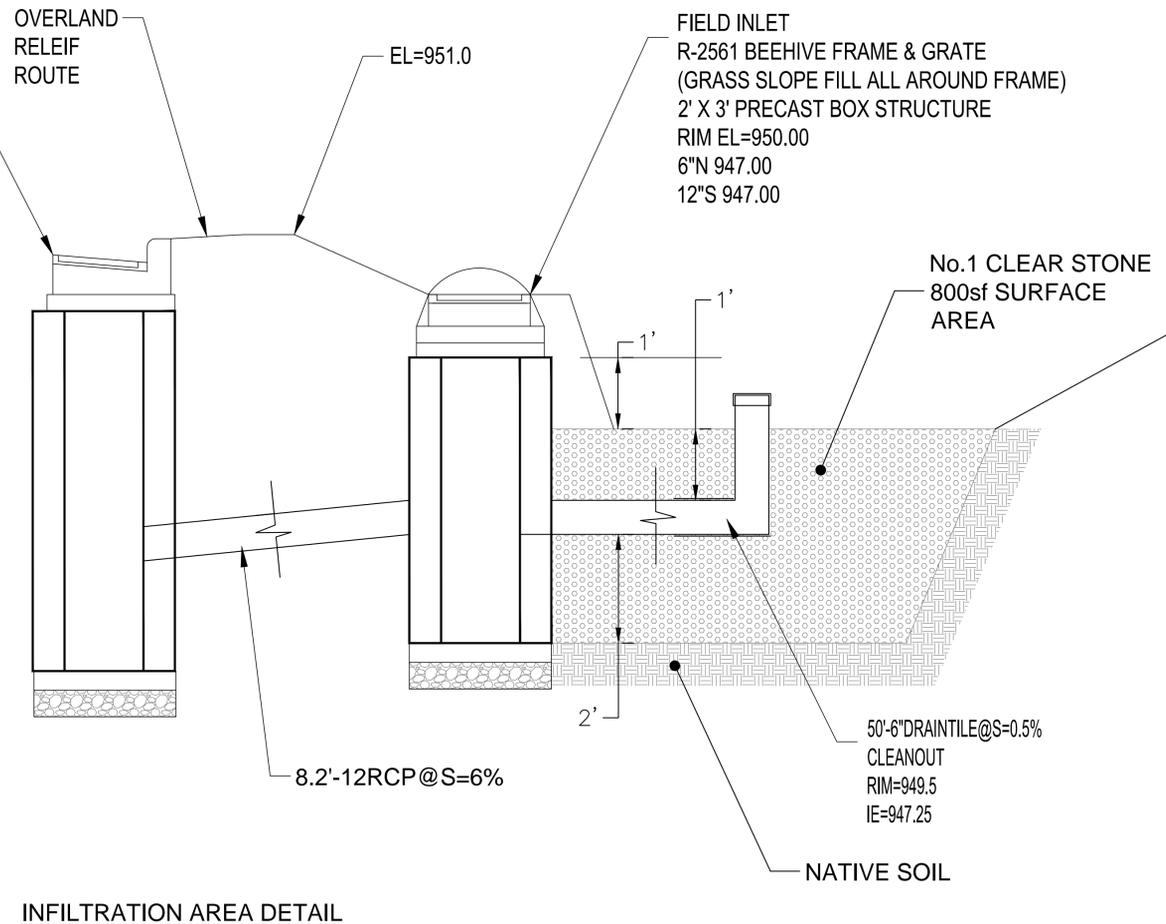
VILLAGE OF HARTLAND NOTE: TYPE D INLET PROTECTION SHALL BE USED IN ALL AREAS. WOOD/REBAR TO BE REMOVED DURING WINTER.



- 2** DITCH CHECK NOTES:
1. PREPARE SITE TO DESIGN PROFILE AND GRADE. REMOVE DEBRIS, ROCKS, CLODS, ETC. GROUND SURFACE SHOULD BE SMOOTH PRIOR TO INSTALLATION TO ENSURE LOG REMAINS IN CONTACT WITH SLOPE.
 2. DO NOT ALLOW FLOW TO OVERTOP INSTALLATION.
 3. STAKE TO BE PLACED AT TOE OF SLOPE, BOTH SIDES
 4. 1 1/2" x 1 1/2" x 30" WOODEN STAKES ARE RECOMMENDED FOR 6", 9", AND 12" SEDIMENT LOGS OR WATTLES.
 5. INSTALL EROSION MAT PER MANUFACTURES SPECIFICATIONS.
 6. INSPECT DITCH CHECKS WEEKLY AND WITHIN 24 HRS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE WITHIN A 24 HOUR PERIOD.
 7. DITCH CHECK SHALL BE AMERICAN EXCELSIOR CURLEX 12" SEDIMENT LOG, NORTH AMERICAN GREEN WS-12 OR OTHER APPROVED DITCH CHECK AS SPECIFIED IN THE WDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL).
 8. SPACING TO BE INSTALLED PER WDNR-CPS 1062 (EVERY TWO (2) VERTICAL FEET) AS SHOWN ON PLANS.

- PER WDNR TECH STANDARD 1057
- Note 1: Use hard, durable, angular No. 3" stone or recycled concrete meeting the gradation in Wisconsin Department of Transportation (DOT) 2018 Standard Specification, Section 312, Select Crushed Material.
 - Note 2: Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.
 - Note 3: Select fabric type based on soil conditions and vehicles loading.
 - Note 4: Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.
 - Note 5: If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

DITCH CHECK



DATE	DESCRIPTION
08-01-22	REVIEW No.1
10-07-22	REVIEW No.2

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@eeceng.com

1112 LISON AVE
 VILLAGE OF HARTLAND, WI
DETAIL PLAN

WISCONSIN
 MARK R. ELLENA
 E-24090
 WALES, WI
 PROFESSIONAL ENGINEER
 DATE: 06-14-2022
 BY: MARK R. ELLENA, PE
 SCALE: 1"=40'

SHEET NUMBER
 C600

WILLIAM F ANDERSON AND SANDRA K
ANDERSON
N47W29095 COUNTY ROAD JK
HARTLAND, WI 53029-2353

GREGORY A AND CHERYL S GURLIK
REVOCABLE
N47W29029 COUNTY ROAD JK
HARTLAND, WI 53029-2353

DAVID P SCHOEPKE AND NICOLE L
SCHOEPKE
327 MERTON AVE
HARTLAND, WI 53029-1814

ANDREW J RUMMLER AND STEPHANIE J
RUMMLER
335 MERTON AVE
HARTLAND, WI 53029-1814

ROSE CUMMINGS AND ROBERT
CUMMINGS
133 MERTON AVE
HARTLAND, WI 53029-1810

BRIAN GRIFFIN AND ERIN GRIFFIN
143 MERTON AVE
HARTLAND, WI 53029-1810

M SHARON WANDSNEIDER TRUST
205 MERTON AVE
HARTLAND, WI 53029

TAYLOR SCHOESSOW
211 MERTON AVE
HARTLAND, WI 53029-1812

PHILIP M & CLARENE J DALEY TRUST
510 HILL ST
HARTLAND, WI 53029

KEVIN S CAMPBELL
225 MERTON AVE
HARTLAND, WI 53029

SCOTT WOLF AND JULIE WOLF
233 MERTON AVE
HARTLAND, WI 53029

DAVID G FODE AND CYNARA M FODE
819 RENSON RD
HARTLAND, WI 53029-1826

BAMBI KEHLER
820 RENSON RD
HARTLAND, WI 53029-1827

GRAHAM Z BERGER
311 MERTON AVE
HARTLAND, WI 53029-1814

ADAM K PFEIFFER AND AMANDA
PFEIFFER
822 E CAPITOL DR
HARTLAND, WI 53029-2210

MARY K HEIDGER
123 MERTON AVE
HARTLAND, WI 53029

LAURIE A JENSON
319 MERTON AVE
HARTLAND, WI 53029-1814

ANTHONY RADTKE AND HEATHER
RADTKE
120 CRYSTAL DR
HARTLAND, WI 53029

DOUGLAS S KARGE AND LEAH D KARGE
160 CRYSTAL DR
HARTLAND, WI 53029

THOMAS R PERSKE AND STACY PERSKE
200 CRYSTAL DR
HARTLAND, WI 53029

AQUINAS INSTITUTE INC
117A PACKERLAND DR
GREEN BAY, WI 54303-4848

MICHAEL DEJEWSKI AND KAREN
DEJEWSKI
1301 SHELLY LN
HARTLAND, WI 53029

JAY D SCHNEIDER AND SARAH L
SCHNEIDER
1307 SHELLY LN
HARTLAND, WI 53029

STAVRO E KAFKAS
1311 SHELLY LN
HARTLAND, WI 53029

BRIAN METCALF AND SAMANTHA
METCALF
1313 SHELLY LN
HARTLAND, WI 53029-1828

JAMES ULRICH AND SUSAN NARDELLI
ULRICH
1315 SHELLY LN
HARTLAND, WI 53029

NAWRAS ALSHOUBAKI
1314 SHELLY LN
HARTLAND, WI 53029-1828

BRADY R BEHRENS AND COURTNEY L
BEHRENS
1310 SHELLY LN
HARTLAND, WI 53029-1828

MICHAEL BERENDES AND MARY
BERENDES
1304 SHELLY LN
HARTLAND, WI 53029

JOSHUA BEHNKE AND AIMEE BEHNKE
310 CRYSTAL DR
HARTLAND, WI 53029-1836

JOHN MAKOWSKI AND SHERRY
MAKOWSKI
320 CRYSTAL DR
HARTLAND, WI 53029

BARRY Y LIU AND XIAO HUA SHI
330 CRYSTAL DR
HARTLAND, WI 53029

JAIME RODRIGUEZ AND WINONA
RODRIGUEZ
321 CRYSTAL DR
HARTLAND, WI 53029

JUDITH M LISIUS
1290 SHELLY LN
HARTLAND, WI 53029-1800

WILLIAM P AND DONNA M VOSS
REVOCABLE TRUST
1280 SHELLY LN
HARTLAND, WI 53029

JEFFREY DETTMANN AND FRANCES
DETTMANN
1270 SHELLY LN
HARTLAND, WI 53029

CHRISTOPHER J ERTL AND KRISTA L ERTL
1260 SHELLY LN
HARTLAND, WI 53029-1800

DAVID A KUNAVICH AND AMBER LEE
1250 SHELLY LN
HARTLAND, WI 53029-1800

TONY R AND SUSAN M PINK REVOCABLE
LIVING TRUST
1230 SHELLY LN
HARTLAND, WI 53029-1800

MARK T LILLESAND LIVING TRUST
1210 SHELLY LN
HARTLAND, WI 53029-1800

SARAMARIE BURCLAW
330 BADGER DR
HARTLAND, WI 53029-1844

GARY N STROMBECK AND DAWN H
STROMBECK REVOCABLE
305 BADGER DR
HARTLAND, WI 53029-1843

ALEX M AND MICHELLE W EBBEN LIVING
TRUST
100 E WISCONSIN AVE STE 3300
MILWAUKEE, WI 53202-4124

JEFFREY RADAKOVICH AND KATHLEEN
RADAKOVICH
1261 SHELLY LN
HARTLAND, WI 53029-9161

KAREN PETZOLD
1275 SHELLY LN
HARTLAND, WI 53029-1823

STEVEN BELL AND JILL BELL
251 CRYSTAL DR
HARTLAND, WI 53029

KEVIN K GORALSKI AND LAURA R
GORALSKI
1245 EAGLE PASS
HARTLAND, WI 53029-1839

DAVID R VAN THIEL AND KATHLEEN J VAN
THIEL
1221 EAGLE PASS
HARTLAND, WI 53029-1839

ANDREW KONOPKA AND BRANDICE
KONOPKA
1161 EAGLE PASS
HARTLAND, WI 53029

ASHLEY L HOLT
1131 EAGLE PASS
HARTLAND, WI 53029-1838

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

LAKE COUNTRY MEADOWS
HOMEOWNERS ASSOCIATION
1260 SHELLY LN
HARTLAND, WI 53029

JEFFREY W JORDAN AND CONSTANCE G
JORDAN 2016
924 LISBON AVE
HARTLAND, WI 53029-2228

BRIAN L AND ANITA E HALVERSON 2020
LIVING TRUST
1000 LISBON AVE
HARTLAND, WI 53029-2230

JEFFREY BIERMAN AND SOPHIA MARIE
BIERMAN
1222 LISBON AVE
HARTLAND, WI 53029-2234

MARGIT PROPERTIES LLC
580 INDUSTRIAL DR
HARTLAND, WI 53029

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

PATRICIA HAMMER REVOCABLE LIVING
TRUST AND BENJAMIN RODRIGUEZ
20261 COUNTRY CLUB DR C/O DANIEL
HAMMER
ESTERO, FL 33928-2003

SHAWN HOPPE
320 PROSPECT AVE
HARTLAND, WI 53029-2023

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

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

MARCIA MORIARTY
2432 N 89TH ST
WAUWATOSA, WI 53226

JENSEN REVOCABLE TRUST
210 MERTON AVE
HARTLAND, WI 53029

GREGORY SANDEN AND KRISTIN SANDEN
1014 LISBON AVE
HARTLAND, WI 53029

DRAKE KREMIN
918 LISBON AVE
HARTLAND, WI 53029-2228

RANDALL B HOFFER AND KAREN A
HOFFER
914 LISBON AVE
HARTLAND, WI 53029

BRIAN S RIGGS AND TINA M RIGGS
126 MERTON AVE
HARTLAND, WI 53029

RICHARD D EDDY AND JESSICA J EDDY
200 MERTON AVE
HARTLAND, WI 53029-1813

TIMOTHY CULHANE AND REBECCA
CULHANE
134 MERTON AVE
HARTLAND, WI 53029

MICHAEL LEACH AND JUDITH LEACH
206 MERTON AVE
HARTLAND, WI 53029

GEORGE BUCKLEY AND KAREN BUCKLEY
238 MERTON AVE
HARTLAND, WI 53029

KATHLEEN VANARK
216B MERTON AVE
HARTLAND, WI 53029

MICHAEL J EAVES AND KENDRA S EAVES
230 MERTON AVE
HARTLAND, WI 53029-1813

ROLAND & D NIEMETSCHKE
N47 W29111 COUNTY RD JK
HARTLAND, WI 53029

DAVID A INGLISH AND MARY E INGLISH
REVOCABLE TRUST
N63W29361 WALLSCHLAGER WAY
HARTLAND, WI 53029-9434

CATHY M CURRAN AND BRENDAN
CURRAN
308 MERTON AVE
HARTLAND, WI 53029-1815

ELIZABETH SACOMAN AND CHRISTIAN
SACOMAN
318 MERTON AVE
HARTLAND, WI 53029-1815

KELVIN MAAHS AND JANE MAAHS
338 MERTON AVE
HARTLAND, WI 53029

GRAUEL LIVING TRUST
100 E SUNSET DR STE 2 C/O LAW OFFICE
OF JANE L WALKER
WAUKESHA, WI 53189-2141

WALTER ZAWADZKI AND JACKIE
ZAWADZKI
1229 LISBON AVE
HARTLAND, WI 53029

MATTHEW R EVERTS
1021 LISBON AVE
HARTLAND, WI 53029

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

SANDY A CORRIGAN
1007 LISBON AVE
HARTLAND, WI 53029-2229

JOHN RYAN AND TRISTA RYAN
1001 LISBON AVE
HARTLAND, WI 53029

NICKOLAS C CADY AND AMANDA M CADY
101 BLUE RIDGE CT
HARTLAND, WI 53029

WILLIAM COONS AND CECILIA COONS
912 E CAPITOL DR
HARTLAND, WI 53029-2212

TANYA VONRUEDEN
929 LISBON AVE
HARTLAND, WI 53029

DENNIS PAEPKE AND DEBRA PAEPKE
1031 LISBON AVE
HARTLAND, WI 53029-2229

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

WILLIAM HUSSEL
1301 LISBON AVE
HARTLAND, WI 53029

DAVID FELDMANN AND LINDA
FELDMANN
1125 LISBON AVE
HARTLAND, WI 53029

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

JAMES T SCHWIND
1209 LISBON AVE
HARTLAND, WI 53029

BRUCE A AND TARI A NEUMANN
REVOCABLE
N48W29240 COUNTY RD JK
HARTLAND, WI 53029-2264

THOMAS HENKEL AND MELISSA HENKEL
N48W28984 COUNTY ROAD JK
HARTLAND, WI 53029-2256

BRADLEY E KUSSOW AND DAWN L
KUSSOW
N48W28950 COUNTY ROAD JK
HARTLAND, WI 53029-2256

JOHN H FUCHS AND REBECCA J FUCHS
N48W28958 COUNTY ROAD JK
HARTLAND, WI 53029-2256

JEFFREY & NANCY OTT
265 BADGER DRIVE
HARTLAND, WI 53029

MICHAEL & KHANTHALY SAMA
1130 EAGLE PASS
HARTLAND, WI 53029

JEFFREY ZEMAN & VICKIE OTTO
225 BADGER DRIVE
HARTLAND, WI 53029

MARK HOLZBAUER & KATHLEEN
SHEAHAN
250 BADGER DRIVE
HARTLAND, WI 53029

JOHN & CANDACE LESCH
220 BADGER DRIVE
HARTLAND, WI 53029

DANIEL DRISCOLL & SUSAN JASKE
221 CRYSTAL DRIVE
HARTLAND, WI 53029

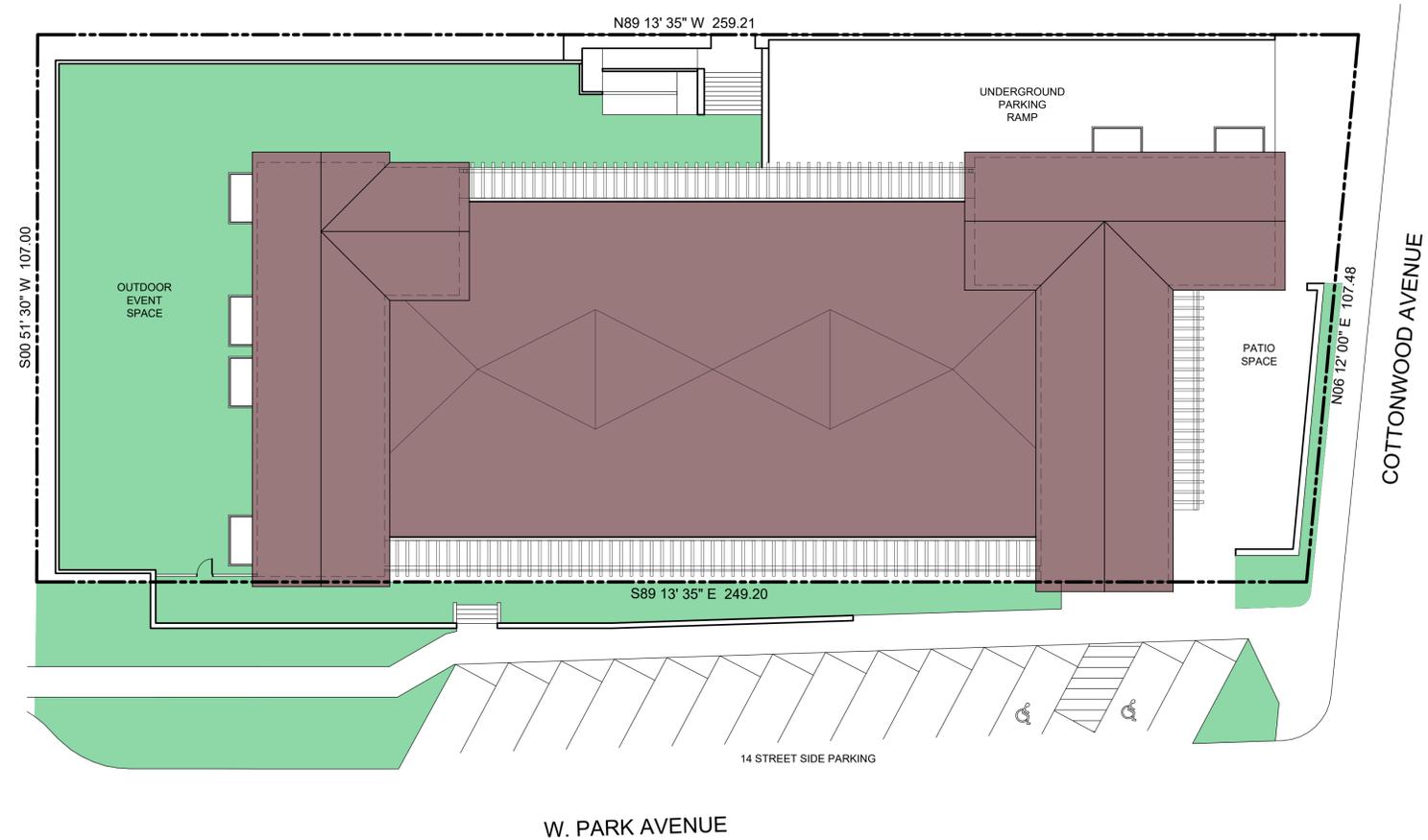
TIMOTHY & NICOLE STEFFEN
231 CYRSTAL DRIVE
HARTLAND, WI 53029

DONALD & ELIZABETH IBACH
102 BLUE RIDGE CT
HARTLAND, WI 53029

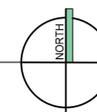


SHEET INDEX

- A-100 ARCHITECTURAL SITE PLAN
- A-101 PARKING GARAGE PLAN
- A-102 1st FLOOR PLAN
- A-103 2nd FLOOR PLAN
- A-104 3rd FLOOR PLAN
- A-105 4th FLOOR PLAN
- A-106 ROOF PLAN
- A-201 EXTERIOR ELEVATIONS
- A-202 EXTERIOR ELEVATIONS



ARCHITECTURAL SITE PLAN



1/16" = 1'-0"

PROPOSED BUILDING
Hartland Multi-Use Building
Cottonwood and Park
City of Hartland, Waukesha County

Issue Date:

10 / 05 / 2022

Revision:

Project Number:

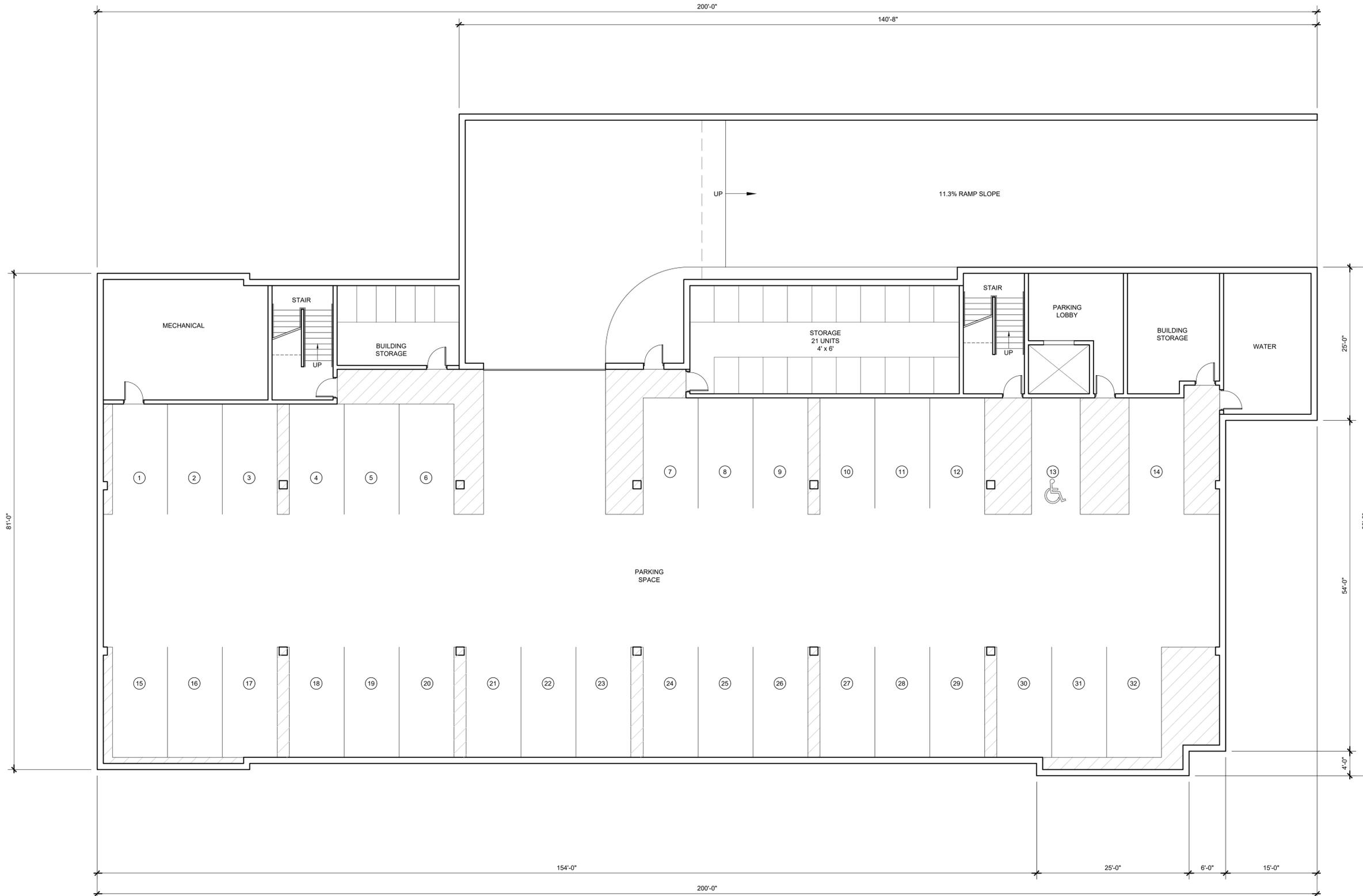
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Sheet Title:

ARCHITECTURAL SITE
PLAN

Sheet Number:

A-100



PROPOSED BUILDING
Hartland Multi-Use Building
Cottonwood and Park
City of Hartland, Waukesha County

Issue Date:
10 / 05 / 2022

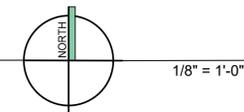
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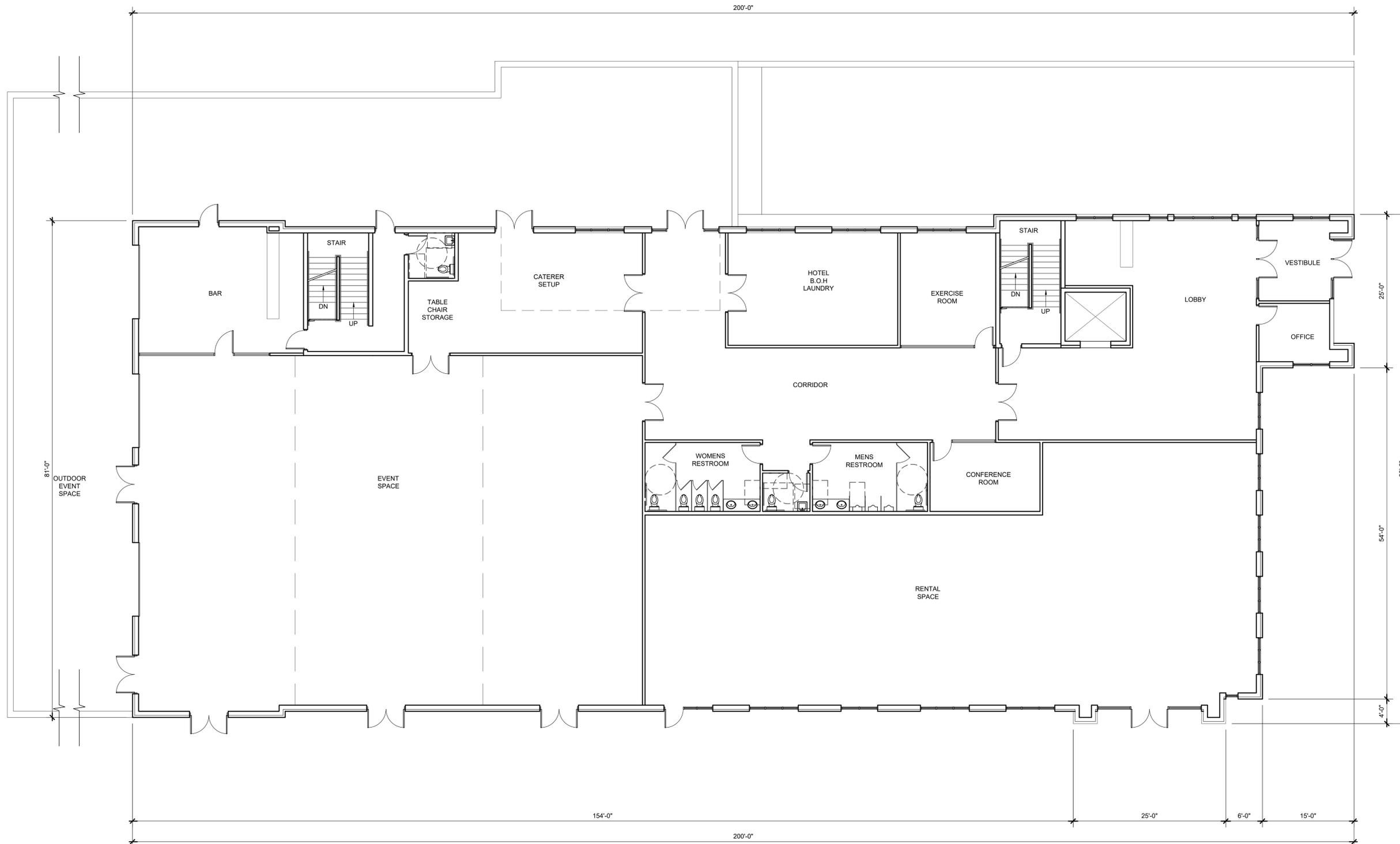
Project Number:
22022

Sheet Title:
PARKING GARAGE
PLAN

Sheet Number:

PARKING GARAGE PLAN





PROPOSED BUILDING
Hartland Multi-Use Building
Cottonwood and Park
City of Hartland, Waukesha County

Issue Date:
10 / 05 / 2022

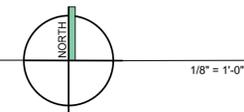
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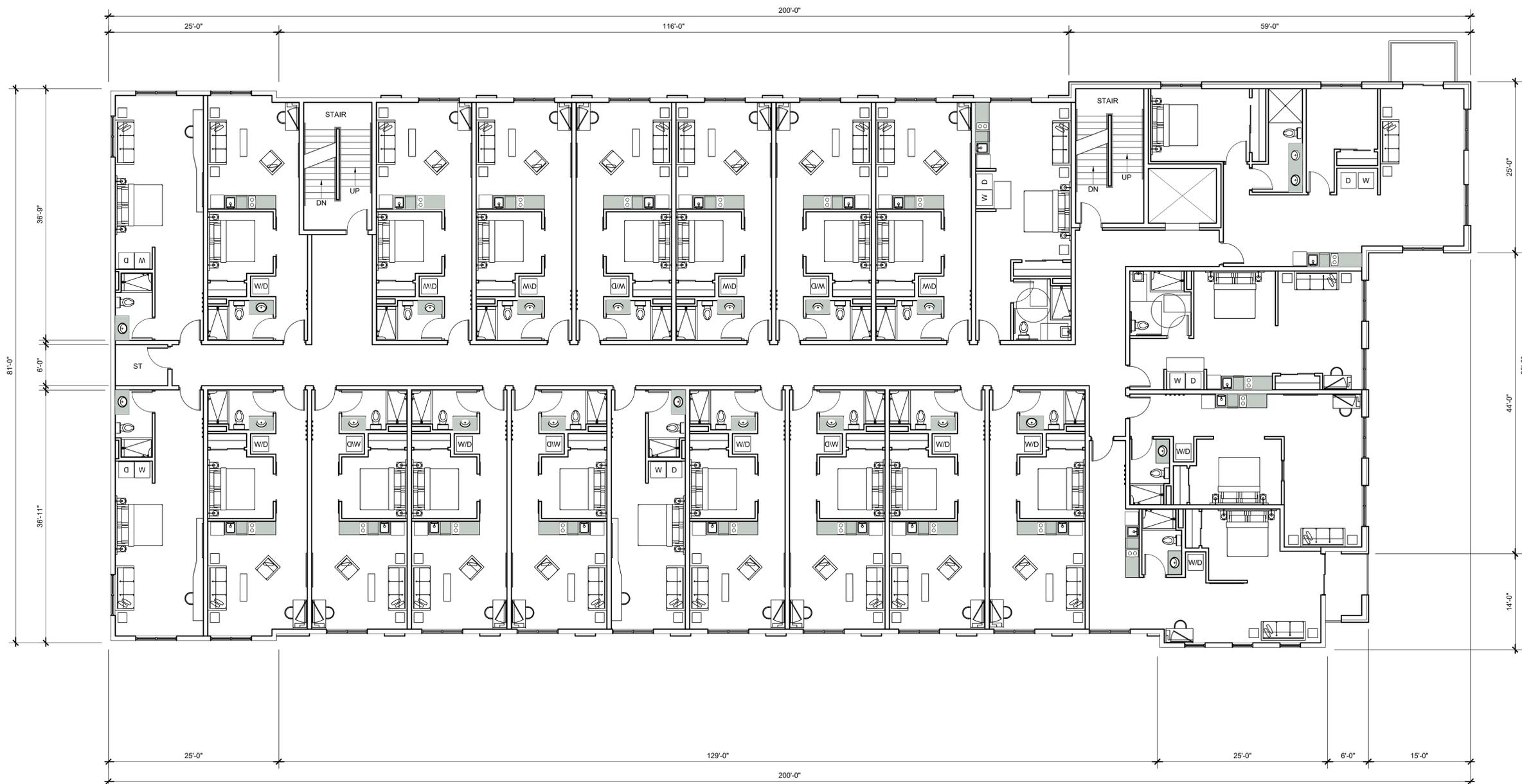
Project Number:
22022

Sheet Title:
FIRST FLOOR PLAN

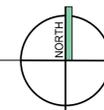
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FIRST FLOOR PLAN - EVENT & RENTAL SPACE





SECOND FLOOR PLAN - HOTEL



1/8" = 1'-0"

PROPOSED BUILDING
Hartland Multi-Use Building
Cottonwood and Park
City of Hartland, Waukesha County

Issue Date:
10 / 05 / 2022

Revision:

Project Number:
22022

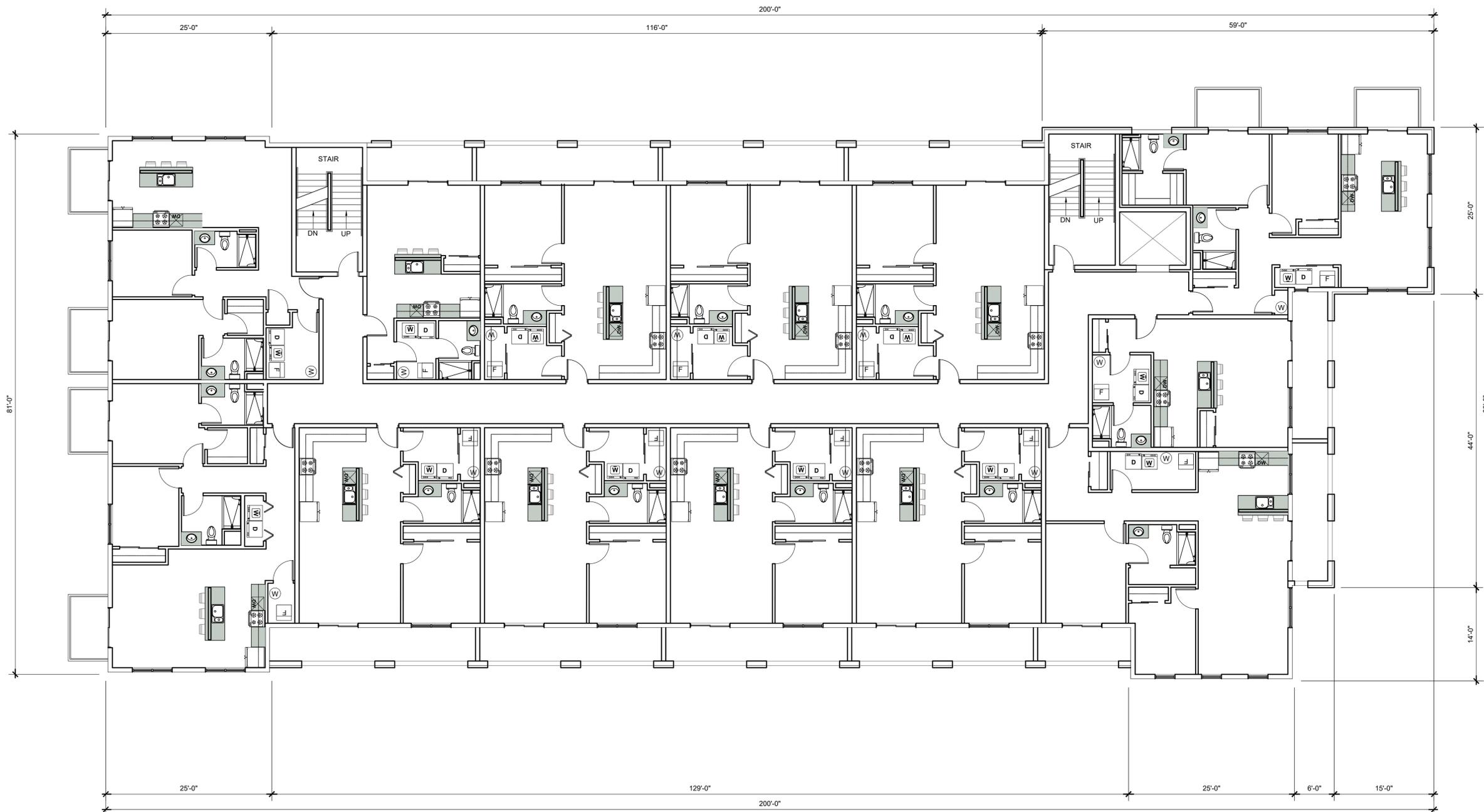
Sheet Title:
SECOND FLOOR PLAN

Sheet Number:

A-103



APARTMENT UNIT COUNT	
STUDIO:	2 UNITS
1 BEDROOM:	7 UNITS
2 BEDROOM:	4 UNITS
TOTAL:	13 UNITS



PROPOSED BUILDING
Hartland Multi-Use Building
Cottonwood and Park
City of Hartland, Waukesha County

Issue Date:
10 / 05 / 2022

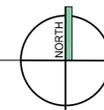
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Project Number:
22022

Sheet Title:
THIRD FLOOR PLAN

Sheet Number:

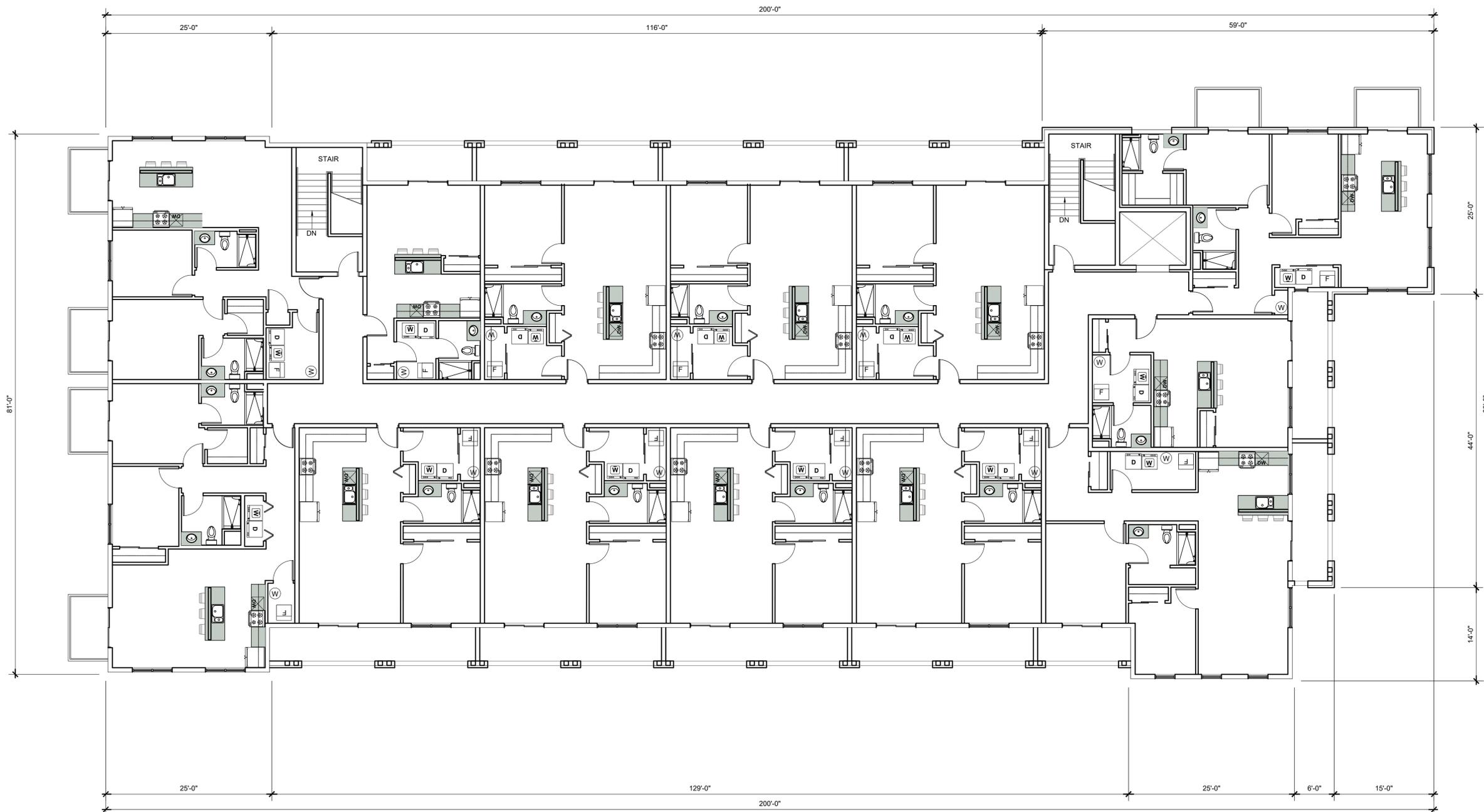
THIRD FLOOR PLAN - APARTMENTS



1/8" = 1'-0"



APARTMENT UNIT COUNT	
STUDIO:	2 UNITS
1 BEDROOM:	7 UNITS
2 BEDROOM:	4 UNITS
TOTAL:	13 UNITS



PROPOSED BUILDING
Hartland Multi-Use Building
Cottonwood and Park
City of Hartland, Waukesha County

Issue Date:
10 / 05 / 2022

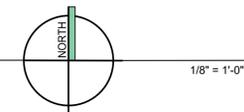
Revision:

Project Number:
22022

Sheet Title:
FOURTH FLOOR PLAN

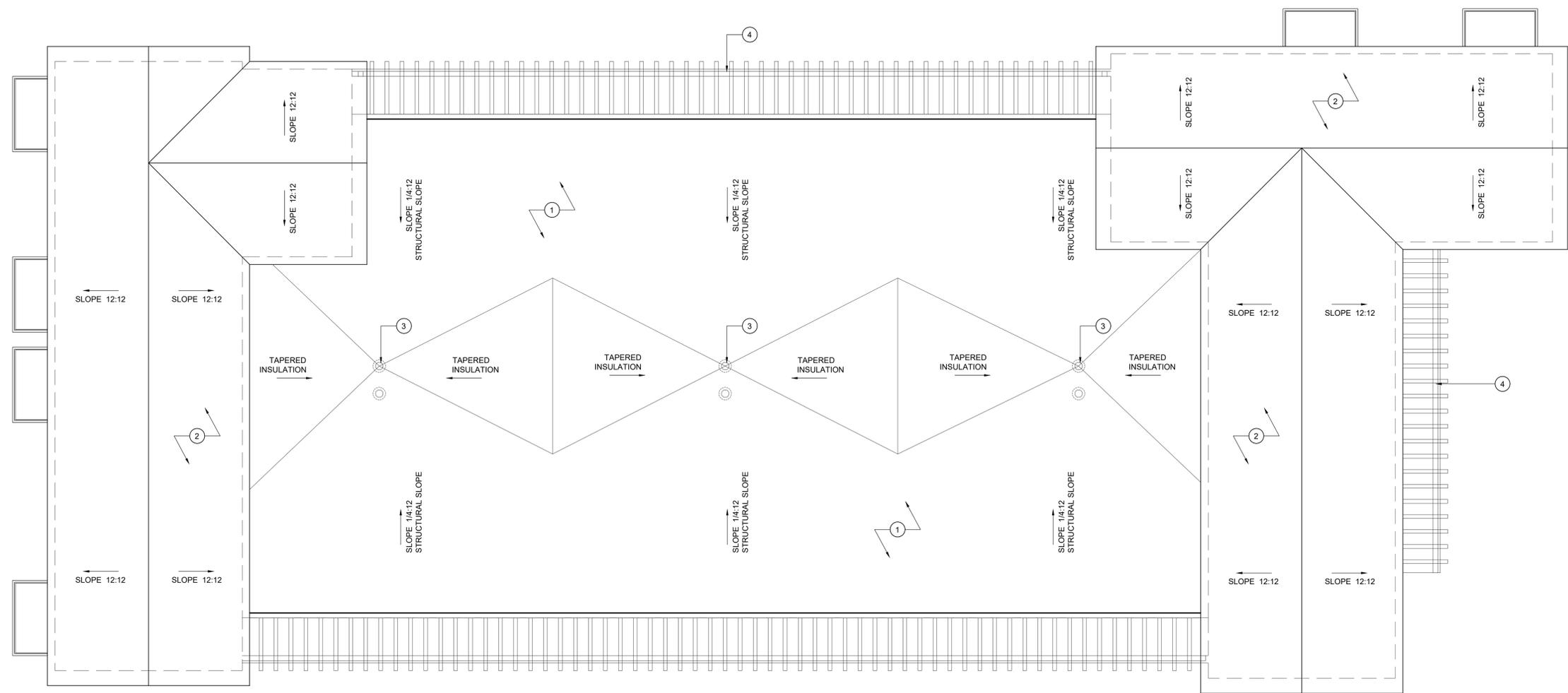
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FOURTH FLOOR PLAN - APARTMENTS

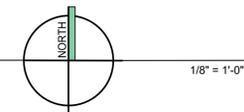




- KEYNOTES:**
1. 60 MIL EPDM MEMBRANE ROOF OVER R-35 POLYISOCYANURATE INSULATION OVER WOOD SHEATHING AND TRUSSES
 2. 50 YEAR DIMENSIONAL SHINGLES OVER 15# ROOFING PAPER ON APA RATED ROOF DECK ON WOOD TRUSSES
 3. ROOF AND OVERFLOW DRAIN - 6" LEADER DOWN NEAREST WALL OR COLUMN
 4. PAINTED STEEL TRELLIS



ROOF PLAN



PROPOSED BUILDING
Hartland Multi-Use Building
Cottonwood and Park
City of Hartland, Waukesha County

Issue Date:
10 / 05 / 2022

Revision:

Project Number:
22022

Sheet Title:
ROOF PLAN

Sheet Number:

A-106



KEYNOTES:

1. HARDIE OR LP SMARTSIDE SHINGLE SIDING - STRAIGHT EDGE PANEL
2. UTILITY BRICK
3. PRECAST CONCRETE
4. HARDIE PLANK OR LP SMARTSIDE LAP SIDING 6" EXPOSURE
5. PRE-FINISHED FASCIA AND SOFFIT
6. ANODIZED ALUMINUM STOREFRONT ENTRANCE SYSTEM
7. ANODIZED ALUMINUM STOREFRONT WINDOWS
8. PRE-FINISHED METAL COPING
9. DARK BRONZE ALUMINUM RAILING SYSTEM
10. COMPOSITE SINGLE HUNG WINDOWS
11. COMPOSITE SLIDING PATIO DOORS
12. BALCONY - PAINTED STEEL TUBE SUPPORTED BY PAINTED STEEL TENSION ROD AND BRACKET WITH COMPOSITE DECK BOARDS
13. PRECAST CORNICE
14. PAINTED STEEL TRELLIS
15. 50 YEAR DIMENSIONAL FIBERGLASS SHINGLES
16. ALUMINUM GARAGE DOOR WITH CEDAR GLASS PANELS



EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

PROPOSED BUILDING
Hartland Multi-Use Building
Cottonwood and Park
City of Hartland, Waukesha County

Issue Date:
10 / 05 / 2022

Revision:

Project Number:
22022

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:

A-201



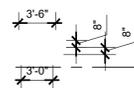
(X) KEYNOTES:

1. HARDIE OR LP SMARTSIDE SHINGLE SIDING - STRAIGHT EDGE PANEL
2. UTILITY BRICK
3. PRECAST CONCRETE
4. HARDIE PLANK OR LP SMARTSIDE LAP SIDING 6" EXPOSURE
5. PRE-FINISHED METAL COPING, FASCIA, AND SOFFIT
6. ANODIZED ALUMINUM STOREFRONT ENTRANCE SYSTEM
7. ANODIZED ALUMINUM STOREFRONT WINDOWS
8. PRE-FINISHED METAL COPING
9. PAINTED METAL GUARDRAIL CORED INTO TOP OF CONCRETE WALL
10. DARK BRONZE ALUMINUM RAILING SYSTEM
11. COMPOSITE SINGLE HUNG WINDOWS
12. COMPOSITE SLIDING PATIO DOORS
13. BALCONY - PAINTED STEEL TUBE SUPPORTED BY PAINTED STEEL TENSION ROD AND BRACKET WITH COMPOSITE DECK BOARDS
14. PRECAST CORNICE
15. PAINTED STEEL TRELLIS
16. 50 YEAR DIMENSIONAL FIBERGLASS SHINGLES
17. ALUMINUM GARAGE DOOR WITH CEDAR GLASS PANELS



WEST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

PROPOSED BUILDING
Hartland Multi-Use Building
Cottonwood and Park
City of Hartland, Waukesha County

Issue Date:
10 / 05 / 2022

Revision:

Project Number:
22022

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:

300 COTTONWOOD LLC
2831 N GRANDVIEW BLVD STE 110 C/O
KEVIN SHANNON
PEWAUKEE, WI 53072-5583

492 PARTNERS LLC
492 RIVERSIDE DR
PRINCETON, NJ 08540-5421

BEHREND PROPERTY LLC
220 E CAPITOL DR
HARTLAND, WI 53029-2106

MICHAEL K KRETSCHMER JR & SARA A
KRETSCHMER
141 W CAPITOL DR
HARTLAND, WI 53029-2026

CARL B HAROLDSON AND MARILYN K
HAROLDSON
W292N6299 DORN RD
HARTLAND, WI 53029-9500

CARL W ZEUTZIUS AND CHRISTINE A
ZEUTZIUS
N68W30836 CLUB CIR E
HARTLAND, WI 53029-9766

CHRISTOPHER HENNING
203 W CAPITOL DR
HARTLAND, WI 53029-2027

COTTONWOOD INVESTMENTS INC
724 WINSTON WAY
HARTLAND, WI 53029-2538

COTTONWOOD PROPERTIES LLC
PO BOX 102
HARTLAND, WI 53029-0102

CURT A GUNDRUM AND HEATHER L
CHAPMAN
212 W CAPITOL DR
HARTLAND, WI 53029

CYNTHIA M BROWN
243 W CAPITOL DR
HARTLAND, WI 53029

DANIEL C SUPRENANT AND HALEY D
SUPRENANT
214 W PARK AVE
HARTLAND, WI 53029-2021

DANIEL FEISTHAMMEL
PO BOX 242
HARTLAND, WI 53029

ELIZABETH M TOBOLT
W313N9173 HOFF RD
HARTLAND, WI 53029

EPPLER ENTERPRISES LLC
N51W35369 RIVER RD
OCONOMOWOC, WI 53066-3306

FREDERICK F AND MARY J OTT 2011
LIVING TRUST
229 W PARK AVE
HARTLAND, WI 53029-2020

GILBETTI-COTTONWOOD, LLC
249 PAWLING AVE STE 201
HARTLAND, WI 53029-2053

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

HARVEY H MILLER
221 GOODWIN AVE
HARTLAND, WI 53029-2108

HJH 211 LLC
211 COTTONWOOD AVE
HARTLAND, WI 53029-2016

HL SALONS LLC
140 COTTONWOOD AVE
HARTLAND, WI 53029

JACK DAHLKE PROPERTIES LLC
N44W33092 WATERTOWN PLANK RD
NASHOTAH, WI 53058-9704

JERRY L & NANCY L NUTTER 2006 LIVING
TRUST
207 W CAPITOL DR
HARTLAND, WI 53029

JOHN CARLSON
220 W CAPITOL DR
HARTLAND, WI 53029-2028

LEANNA R MANSER
242 W CAPITOL DR
HARTLAND, WI 53029-2028

MATTHEW HANKES
226 W CAPITOL DR
HARTLAND, WI 53029-2028

MATTHEW J STRUVE AND KAZUKI
STRUVE
227 W CAPITOL DR
HARTLAND, WI 53029-2027

MAUREEN SLATTERY AND THOMAS
SLATTERY
128 COTTONWOOD AVE
HARTLAND, WI 53029-2015

MICHAEL J HORVATH
205 W PARK AVE
HARTLAND, WI 53029

NANCY DAY AND MILO DAY
206 W PARK AVE
HARTLAND, WI 53029-2021

NAOMI N SOPKO
213 W CAPITOL DR
HARTLAND, WI 53029-2049

NICHOLAS GOMEZ AND KATELYN GOMEZ
221 W PARK AVE
HARTLAND, WI 53029-2020

PARK IT REAL ESTATE INVESTING LLC
N78W29196 FLYNN RD
HARTLAND, WI 53029-9551

PETCOFF INC
141A COTTONWOOD AVE
HARTLAND, WI 53029-2014

VILLAGE OF HARTLAND
210 COTTONWOOD AVE
HARTLAND, WI 53029

ROBERT J & SUSAN L KOSANKE 2007
LIVING TRUST
237 W PARK AVE
HARTLAND, WI 53029

ROBERT J WACHOWIAK AND PILAR A
JOSEPH
151 W CAPITOL DR
HARTLAND, WI 53029-2026

RONALD HEIN AND CAROL HEIN
202 W CAPITOL DR
HARTLAND, WI 53029

STEPHEN SECOSH
213 W PARK AVE
HARTLAND, WI 53029

TERRANCE J GUNDERSON
227 GOODWIN AVE
HARTLAND, WI 53029

TYLER S WALLS
232 W CAPITOL DR
HARTLAND, WI 53029

VAGA PROPERTIES LLC
2960 HUNTINGTON CIR
BROOKFIELD, WI 53005-1927