

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, NOVEMBER 21, 2022
7:00 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD

Roll Call

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

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of the October 17, 2022 meeting.
2. Architectural Board review and consideration of an application for signage for Brookline Branch Group, 112 E. Capitol Drive.
3. Discussion and consideration of a conceptual plan for development of a convenience store located on Hwy 83 and Vettleson Road.
4. Discussion and consideration of a conceptual plan for development of a multi-use building at 221 Cottonwood Ave.
5. Plan Commission review and consideration of a land division for Longmeadow Development, LLC to define future Hwy KE alignment.
6. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.
7. Adjourn.

Ryan Bailey, 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.

Joint Architectural Board/Plan Commission Agenda

Monday, November 21, 2022

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To participate in the Village of Hartland “Zoom” meeting with video,

<https://us02web.zoom.us/j/87922293697?pwd=dFgvVkFQUWJvbFZlWkxXZmEyb29jZz09>

To participate in the Village of Hartland “Zoom” meeting (audio only), please dial 1(312)626-6799.

The Meeting ID is 879 2229 3697 and the passcode is 980343.

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

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

Others Present: Shawn Hoppe, Ryan Amtmann, Ben Nelson, Dave Felkner, Chief Misko and Deputy Clerk Bushey.

Xykis left the meeting at 7:45pm.

Excused: Hussinger and Schneeberger

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.

The following comments were made:

- Steven Secosh 213 W. Park Ave – concerned about conceptual development on 221 Cottonwood. Concerned about traffic flow and grade.
- Gary Strombeck 305 Badger Dr. – asked how the development will work and will are they looking to break ground.
- Nicholas Gomez 221 Park Ave. – commented that he moved to Hartland to get away from things like this. Concerned about the traffic it will bring and doesn't like the massive building
- Marilyn Haroldson 301 Cottonwood Ave. – concerned about parking issues with development.
- Sandy Corrigan 1007 Lisbon Ave. – commented on agenda item #2. Concerned with the additional traffic it will add and traffic speed. Asked how many units and where will they enter.

1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes from Sept. 19, 2022.

Motion (Hallquist/Xykis) to approve the minutes for the September 19, 2022, meeting. Carried (6-0).

2. Plan Commission review and consideration of a request of a proposed Planned Unit Development for property north of 1112 Lisbon Ave-

Shaw Hoppe was present and said he had updated the plans per what the Village had asked for. He addressed some of the questions and said upon approval hope to get started in December but not sure of when they will break ground but possibly beginning of 2023. He said there is a PUD condo declaration that goes along with it, with an association made up of the residents of the 2 homes being built on the property. He said regarding traffic, access would be off Eagle Pass with a shared driveway off the end of Eagle Pass at the end of the cul-de-sac so there shouldn't be any large amount of traffic.

Village Manager said the Village Attorney is working on the PUD Condo Association agreement for the 2 owners and said if approved by Plan Commission this would go to the Village Board. He said from there a Public Hearing would be set 30 days from that and then a second reading and the meeting after that it would be approved.

Village Engineer Ryan Amtmann said they have reviewed the plans and the applicant has addressed the comments. He pointed out a couple key element things and said a stormwater management plan is not required due to the low impervious area, however the applicant is going beyond based on Village Staff request to implement some storm water features. He said along the shared driveway, on the east side of the driveway there is a ditch, swale will catch all the stormwater runoff from the dry areas. By the cul-de-sac along Eagle Pass there will be a small basin that will infiltrate the water before it goes into the storm system into the neighboring subdivision.

He said the other thing to point out is there is a provision for a 40 ft access and utility easement that would extend from Eagle Pass west to the westerly property line to provide for potential for a drive and utilities to access 2 single parcels to the west. He said utility layouts, draining and grading are acceptable from their point of view.

Bierman asked why they didn't put these into 2 lots and Mr. Hoppe said originally, they wanted to but went with the staff recommendations but didn't know all the details of why this would work better for everyone.

Bierman commented that if a sewer lateral fails, one homeowner would be responsible if the sewer lateral is at one end. DPW Director Felkner commented that would have to be spelled out in the PUD agreement how that shared driveway and sewer lateral how it would be paid for if it fails and the repairs. He said every homeowner in Hartland owns to the sewer lateral from the basement all the way to the sewer main and it's the homeowner's responsibility. Brief discussion on the sewer lateral and easement. Bierman brought up situation recently with another home. Amtmann explained the reason the Village staff recommended the PUD with the condo association was because if it was split into 2 lots, that northerly lot would have to abut street frontage & village right away that doesn't exist. He said there would have to be a cul-de-sac built on Badger drive to get the footage adjacent to village street to allow for the CMS to split it into 2 lots. He said the one you are taking about whole lot fronts the roadway and the driveway was off a shared easement. Bierman said then when you come back, you will come back you will have written up plans, agreement, rules & regulations for parking etc., because we need to see that. Mr. Hoppe said they submitted those to the village attorney August 31st and have not heard anything.

Audio issues

Comment was made this plan is better than the high density that has come before. Pfannerstill said he wanted to make sure the neighbors are protected also.

Audio issues

Bierman commented that if he is going to approve this, he would like to see what the association has for rules and regulations like we normally have.

Bailey commented that he received an email from the village attorney, and it said, you don't need to worry about the condo that will be taken care of at the Village Board.

Audio issues

Pfannerstill said he wanted to make sure it meshes with the neighbors. Bierman said he would like to see the building plans. Pfannerstill commented that at the moment we are dealing with the property. Bailey said what we have done before in this situation is we make a motion and leave it up to the Village Board and then it is up to staff for approval of the engineering plans, the village attorney approval and all of that has to be done.

Pfannerstill made a motion to move this to the Village Board. Motion died due to no second.

DeCourcy-Bower said he and Wallschlager could not hear the motion. Pfannerstill said the motion died due to no second and he wanted to give them time to comment. Pfannerstill apologized for lack of consistency in audio.

DeCourcy-Bower asked when the Village Engineer commented on the frontage on a village street, if the property to the north, could there be a situation where that lot extended to the cul-de-sac on the south with the driveway and have 2 separate lots both abut that single cul-de-sac.

DeCourcy-Bower thought it would be cleaner if it were 2 separate lots and he foresees complicated issues setting up property for 2 houses on one property with a condo association.

Bailey commented that he wished the building inspector was present to help explain this however he is on vacation, and they have been working on this for 4-5 months. He said they explored every possible way to do this by creating 2 lots.

DeCourcy-Bower asked if in the future if these 2 properties could be separated. Bailey said that would be something to talk to Hussinger about.

DeCourcy-Bower said he appreciates the access to the west and that we typically see PUD & plans, and this is just a snapshot. He said there seemed to be a lot of questions.

Wallschlager asked if these are houses or if they are condo. Bailey said it is one lot, so these are condos. He said it like the condos up at Lake Country Lutheran, just on a smaller scale.

Ms. Wolf the co-owner of the property commented that they are houses that are condos and the design is in line with the other houses. She said the reason it is called a condo, is because of the condo association.

Pfannerstill asked if the materials of the houses will be like those in Lake Country meadows and Ms. Wolf said yes.

Bailey said she submitted the PUD Condo Association Agreement to the Village Attorney back on August 31st. Pfannerstill said he will contact the Village Attorney and have it by Wednesday.

Motion (Hallquist/Bierman) to move the proposed Planned Unit Development for property north of 1112 Lisbon Ave forward to the Village Board. Carried (5-0). DeCourcy-Bower abstained.

3. Discussion and consideration of a conceptual plan for development of a multi-use building at 221 Cottonwood Ave-

Pfannerstill said this came from the Village Board and it talks at least 8 steps for this become a reality. He said 7 years ago, you would not find out about a project like this until it was almost done when it came to the Village Board. He said 5 years ago, the decision was made to have the developer go and propose to the Village Board before it went to the Plan Commission, so everyone knew about it to make it transparent.

James Kupfer and Adam Hertel were present to explain what is being proposed. Mr. Kupfer said he wanted to address something first that has been the hardest part of the whole plan, which is the elevation. He said the 1st floor is at the elevation they will be digging at. The hill that is in the project which is pretty close to the end of the building, they will be excavating 11-12 ft, which means from the west only a portion of the 2nd floor will be visible. He said from the east you will see all the floor. He said the 1st floor is all commercial, 3000 sq ft. rental space and a 5000 sq ft. event hall. He said there will be a kitchen for the rental hall, as well as a conference room, an exercise room for the whole building and a lobby for the second floor. He said the 2nd floor will be boutique hotel in the category of extended stay which means the rooms are larger. The rooms will have a small kitchenette and a slight partitioning wall to separate the bed from the living space as well as its own laundry facility.

Audio issues

He said the 3 and 4th floor will have a smaller footprint to allow for a balcony for each apartment. He said there will be 26 apartments, 8 of those are 2 bedrooms. He said they will have underground parking space that will have access off of Cottonwood and there will be a parking space for each bedroom. He said parking for the hotel will be the public municipal parking located north to the site. There will also be angled parking spaces in front of the building on Park which will be the least used spaces and will be used by the tenants of the 3000 sq. commercial space. He said they will not be adding huge additional traffic to Park Ave, and they do not have a desire to change the 1-way pattern. Mr. Kupfer said he did a parking study and counted 230 parking spaces in a 5-minute walk and less than 2 blocks. He said normal weddings are between 125 – 275 people. He said a 150-person wedding would need 50 parking spaces and 15 of those are people who are in the wedding and already staying in the hotel.

He said going south on Cottonwood where the farmers market is, there are 60 parking spaces. He said they would like to break ground in April of 2024. He said they tried to keep the building not looking commercial and they have a flat roof, and it will have 2 entrances. He said there will be several parking spaces on Cottonwood for loading and unloading.

Pfannerstill asked what can be done for the restaurants in the downtown area if all the spaces are taken because of an event. Mr. Kupfer said make the wedding party sign a contract, give them parking stickers, and dictate where they park but won't police where they are parking. Brief discussion on the parking in the downtown area.

Mr. Kupfer said Covid-19 has changed the event business and it has dropped 25-30%.

Wallschlager asked about the 26 apartments and the breakdown. He said there will be 4 2-bedroom, 2 studio and 7 1-bedroom on each floor. She said she didn't see any bathrooms for the rental space.

Mr. Kupfer said it is all common space on the first floor. She asked about the laundry and exercise room. He said the laundry room is for the hotel, and the exercise room is for all the apartments and hotel.

Wallschlager asked about sq feet of lot and building. Mr. Kupfer said the lot is 26,000 sq ft and the building is 16,000 sq ft.

Wallschlager said there are issues with street parking and feels they need more parking.

DeCourcy-Bower pulled up the B-3 district in the code to point out that there are references to 2 documents the Village of Hartland Master Plan and the Village Center Revitalization Plan. He said that is a document that focuses on where in the Village Center and he said there was discussion and work done to evaluate if this type of development may or may not work. He also showed the image in the comp plan that showed Park Ave. and pointed out the green along the road on the plan, which is a setback, a

buffer to the street frontage into the yards. He said the way the Plan envisioned it is that residential houses along Park Ave would maintain their frontages and that sort of front yard both on the north and south side of Park Ave all the way over to Cottonwood. He said then on Cottonwood there would be a reduced frontage. He pointed out the properties to the west of the 221 Park.

He said his second comment was that the Village specifically asked residents about 4 story buildings. He said basically the context is that mostly wanted 1 or 2 story, properly designed 3 stories and possibly 4 stories could fit comfortably in this context. He said in otherwards they could be appropriate for the village. He said the design for a 4-story building is the diminished upper story, which is a concept that should be considered when going for 4 story, which looks like a 3-story, but the 4-story is part of a roof line. He said in the public comment section excerpt, the public perception was, that most people were in agreement that 3 story would work but 4 story could be a challenge. And the concept of going 4 stories up where you don't have a diminished upper story appears to be too massive. And the final thing he said was that in the Village plan said the southern section of Cottonwood and the north side of Pawling could support taller buildings. He went on to say in his view that is the southern portion and along Pawling some existing properties as well. He said he wanted to that out so people could see where he is coming from. He said he felt they are trying to put an awful lot into a very small piece of property. He said they are trying to do apartments, a hotel, and an event center. He said he some concerns about an event center that has an outdoor area that abuts up to residential properties with no screening. He said it is very compact in there. He said he likes a lot of the concepts they are trying to do there, but when push comes to shove, the feedback is you are going to tall, not trying to diminish the upper story to make if fit better. He said he thinks the frontage looks like it is along Park Ave and not Cottonwood, which doesn't line up with the plan. He said if you have apartments going on and a hotel and an event center, the parking is just not enough. He said he understands what they are trying to do, but this piece of land is not the right land to do this on, it is just too small of a piece of land to do it.

Bierman said to add on to DeCourcy-Bowers comment, it is just too much. He went over the amount of parking spaces needed according to the Village code and it is not enough, which would require a change in the Village Code do this on this lot. He said he doesn't think the village put the lot there for a hotel, but it put it there for everyone. He said during trick or treating during the day, that lot is full, and it is full all day.

Hallquist said he agrees with Bierman and Wallschlager that there needs to be more parking and he agrees with DeCourcy-Bower, that the concept as presented is too big for the property. He said if they want to downsize and bring it back that would be great. He said he likes the idea and likes the rejuvenation for Hartland but what they are presenting it too big.

Bailey went over the timeline if it was moved forward and said this is a long process. He reminded everyone that this is just a concept.

Wallschlager asked if they could just come back next month with a smaller plan. Pfannerstill said they could, but what we are discussing is what they have presented in front of us, and we have given them the comments but if this were to move forward it is not mandatory. He said thinks it is appropriate for the Plan Commission to vote yea or nay. He said a vote to allow it to go through the process means we would continue to discuss it, a vote to shoot it down means that they could come back with something else. He said this is only conceptual, but he feels there should be some type of vote and it should be the board as a whole.

DeCourcy-Bower said he thinks from his perspective the concept is one thing. He said the concept here is to redevelop the property but for him this is so far removed from what they can actually do, he would like to make a motion to deny the concept or to reject the concept.

Motion (DeCourcy-Bower/Wallschlager) to deny concept.

Pfannerstill asked if there was any discussion, and said he feels this a detriment to Cottonwood and North Ave and the revitalization of Hartland. He said we will keep pushing for the revitalization, but he feels it will be detrimental in the long run, with developers looking to revitalize Hartland on those properties and it will set a precedent which will make it very difficult for the Village Board to keep the taxes down. Bierman said he wishes it was worded to deny this concept plan that was presented. Discussion on a possible amendment to the motion.

Motion (DeCourcy-Bower/Wallschlager) to reject this concept of a 4-story building on this property as presented at this meeting. Roll Call taken. Carried (3-2).

Bierman – yes

Wallschlager – yes

Pfannerstill – no

Hallquist – no

de Courcy-Bower - yes

4. Announcements-

None.

5. Adjourn

Motion (Hallquist/Bierman) to adjourn. Carried (5-0).

Adjourned at 8:38 pm.

Respectfully submitted by

Recording Secretary,

Deidre Bush y, Deputy Clerk

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT

PERMIT # _____

JOB LOCATION 112 E. CAPITOL DR. TAX KEY # HAV 0729103
OWNER BL BRANCH Group II PHONE 414-293-7955
ADDRESS 120 E WASHINGTON ST. CITY SYRACUSE STATE NY ZIP 13205
CONTRACTOR SIGNWORKS PHONE 262-673-7318
ADDRESS 501 W SUMNER ST. CITY HARTFORD STATE CT ZIP 06107

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

OVERALL DIMENSIONS OF SIGN 24" W x 48" H COLOR OF BACKGROUND Brown
SIZE OF LETTERS IN INCHES 6" H COLOR OF LETTERS WHITE

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

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 \$ 1250.00

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 11/4/2022

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

975



SIGNworks
A SIGN OF QUALITY SINCE 1985
CUSTOM SIGNS & DIGITAL GRAPHICS

signworkswi.com 262-673-7318

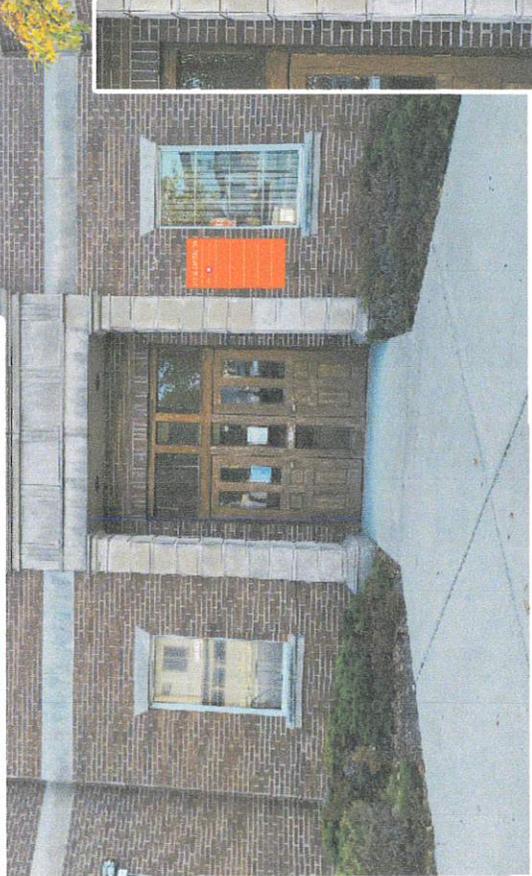
Tenant Sign

37
years
1985 - 2022

Current



Proposed



JOB DETAILS:

Remove and Dispose of Current Pan Sign from Building.

Fabricate and Install New Non-Illuminated Aluminum Pan Sign with Premium Vinyl Graphics

- Paint Color TBD
- Vinyl Graphics White Cardinal Red

- Customer Pickup
- Signworks Deliver
- Signworks Install
- Other _____
- Ship To _____

R1 10/7/2022

Quote Number:

Customer Name: Founders 3	Sales Representative: Brittany	Designer: Brittany
Customer Address:	Job Location:	
File: 2022 Sketches/by name/Founders 3/112 W Capital Tenant Sign		

These conceptual designs are the property of Signworks of Wisconsin, Inc. The drawing is for presentation only - actual colors may vary on the finished sign.



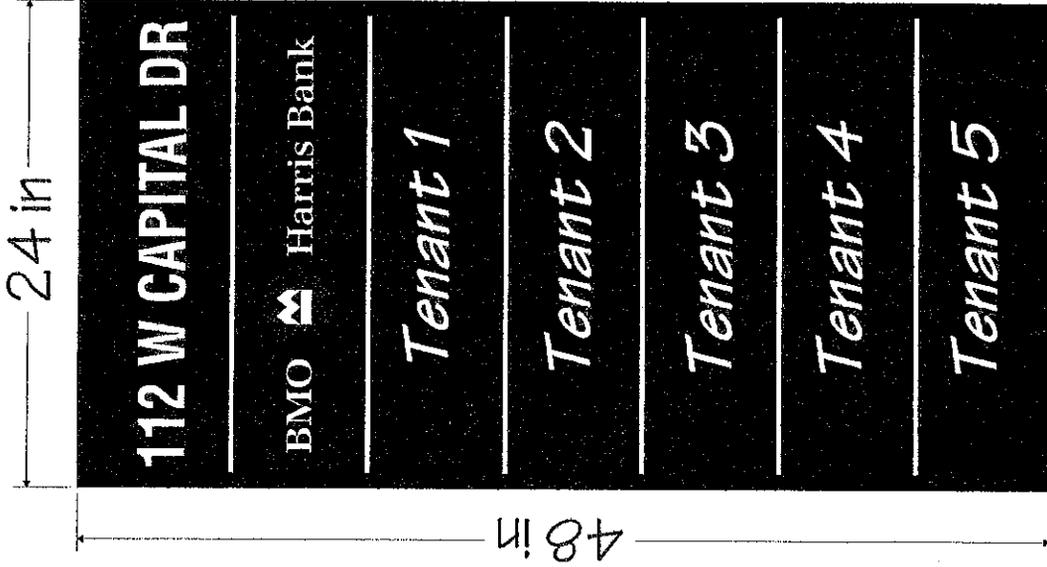
A SIGN OF QUALITY SINCE 1985
SIGNworks

CUSTOM SIGNS & DIGITAL GRAPHICS

signworkswi.com 262-673-7318

Tenant Sign

37
YEARS
1985 - 2022



JOB DETAILS:

Remove and Dispose of Current Pan Sign from Building.

Fabricate and Install New Non-Illuminated Aluminum Pan Sign with Premium Vinyl Graphics

Paint Color TBD

Vinyl Graphics White Cardinal Red

- Customer Pickup
- Signworks Deliver
- Signworks Install
- Other _____
- Ship To _____

R1 10/27/2022

Quote Number:

Customer Name: Founders 3	Sales Representative: Brittany	Designer: Brittany
Customer Address:	Job Location:	
File: 2022 Sketches/by name/Founders 3/112 W Capital Tenant Sign		

These conceptual designs are the property of Signworks of Wisconsin, Inc. The drawing is for presentation only - actual colors may vary on the finished sign.



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

Job Address 112 E. CAPITOL DR.			
Lot	Block	Subdivision	Key No. HAV
Owner BROOKLINE PLANNED GROUP		EMAIL men@F3MAINTENANCE.COM	Phone 414-293-7955
Address 120 E. WASHINGTON ST.		City SUPACUSE	State NY Zip 13205
Contractor		Phone	FAX
Address		City	State Zip

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

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

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

Commercial/Industrial/Multifamily:

- One (1) bound set 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:

- One (1) color rendering 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.
- One (1) site plan with dimensions. Not required for wall signs or other signs attached to the building.
- One (1) set 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. _____

127 E CAPITOL LLC
142 E CAPITOL DR STE 300
HARTLAND, WI 53029-2104

138 NORTH LLC
PO BOX 510888
MILWAUKEE, WI 53202-0154

AUGUST E & DONA J FABYAN 1998
LIVING TRUST
115 E CAPITOL DR
HARTLAND, WI 53029-2103

BL BRANCH GROUP II, LLC
120 E WASHINGTON ST STE 201
SYRACUSE, NY 13205-4008

CHERYL DEVITT
123 NORTH AVE
HARTLAND, WI 53029

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

EMANDEMCO LLC
142 E CAPITOL DR STE 300
HARTLAND, WI 53029

GARTH BOWEN II LIVING TRUST
PO BOX 25
HARTLAND, WI 53029

GD HOLDING LLC
W300N9083 E COUNTY RD E
HARTLAND, WI 53029-9512

HEARTFELT PROPERTIES LLC
N46W28654 WILLOW BROOK CT
HARTLAND, WI 53029-2290

JAMES R OEHMCKE
W333N5426 LINDEN CIR
NASHOTAH, WI 53058-9757

JASON A CUTLER
137 NORTH AVE
HARTLAND, WI 53029-1715

LAKE COUNTRY PROPERTIES AND MT
NESTER LLC
107 NORTH AVE
HARTLAND, WI 53029-1715

LT GROUP LLC
122 E CAPITOL DR
HARTLAND, WI 53029-2104

MT NESTER LLC
107 NORTH AVE
HARTLAND, WI 53029-1715

P RADNEK AND J BOWAN
128 E CAPITOL DR
HARTLAND, WI 53029

WOODMOOR LLC
W178N9912 RIVERCREST DR STE 101
GERMANTOWN, WI 53022-4662



Store Engineering

FAX 608-793-6237

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

Village of Hartland
Darlene Igl
210 Cottonwood Avenue
Second Floor
Hartland, WI 53029

November 10th, 2022

Site Plan Review Application

Ms. Igl,

This letter is intended to accompany our submittal for our application to the Village of Hartland for the requested Site Plan Review Application for our proposed project located on HWY 83 and Vetteson Rd.

Kwik Trip, Inc. is proposing the construction of a 12,250 S.F. convenience store w/ attached 2-Bay Carwash and an attached dumpster enclosure w/ Fueling Canopy, and separate Diesel Canopy. I have submitted this in digital format as well as hard copies requested in applications. If there is anything additional needed, please don't hesitate to reach out to me any time.

The proposed method of operation for this development will be consistent with that for our existing convenience stores within the area. The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores: gasoline, in line diesel groceries, bakery and dairy, hot and cold food and beverages, tobacco products, off-sale alcohol products, lotto, convenience store merchandise, ice, and propane. The outside merchandising of products is being requested next to the store (ice and propane) and miscellaneous merchandising under the gas canopy. The proposed store is projected to have between 28-35 full and part time employees, with 2-8 on staff at any given time.

The proposed architectural plan will consist of a brick facade with standing seam metal roof. The building and canopy fascia will tie in with franchise colors. The prototype building is larger than previous years building. We have expanded the retail floor area as well as kitchen and mechanical space all on the main level with no basement. The total estimated project costs are \$2,500,000.

Kwik Trip would be happy to provide any additional information or answer any questions or concerns you may have with our submission. Please feel free to call me with any questions.

Sincerely,

Jeff Osgood – Sr. Development Manager - Store Engineering - Kwik Trip, Inc.
608-793-5547 - josgood@kwiktrip.com 1626 Oak St | P.O. Box 2107 | La Crosse, WI 54602

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.



FRONT LEFT VIEW



FRONT RIGHT VIEW



REAR RIGHT VIEW



REAR LEFT VIEW



FRONT ELEVATION

**KWIK
TRIP**

**KWIK
STAR**

KWIK TRIP, Inc.
P.O. BOX 2107
1628 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

EXTERIOR ELEVATIONS
GEN 3 LEFT HAND with 2 Bay Carwash



**Kwik
TRIP**

**Kwik
STAR**

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

10 MPD

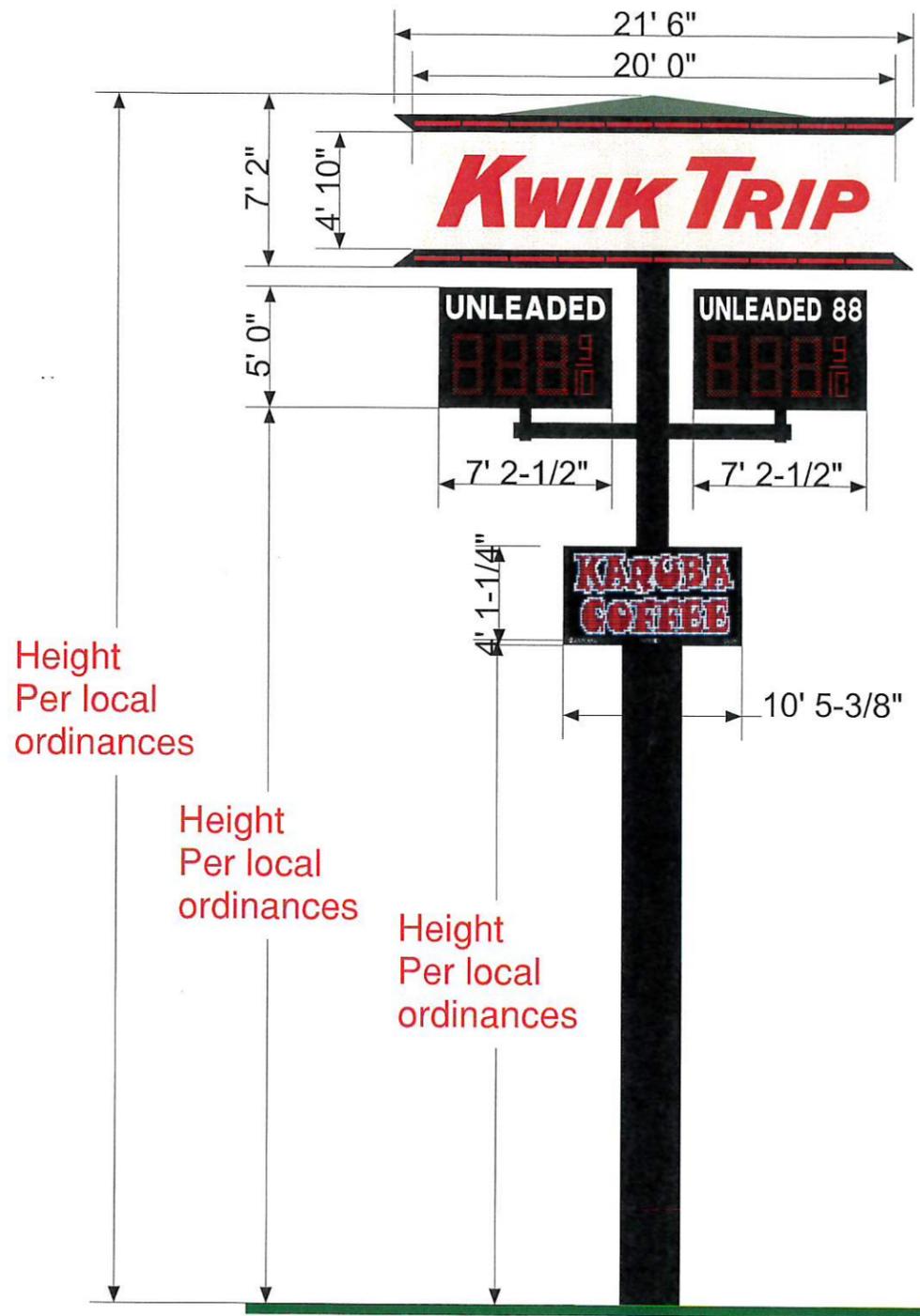


**KWIK
TRIP**

**KWIK
STAR**

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

DIESEL



MAIN ID
ILLUMINATED
COPY & OPAQUE
BACKGROUND
96.67SF

ILLUMINATED PRODUCTS
& 36" PRICERS
36.04 SF EACH
72.08 TOTAL

New Daktronics EMC
108x216
10mm RGB
Active 26.80
Overall SF 30.57

TOTAL SF 199.32



Approved by: _____ Date: _____ Landlord: _____ Date: _____

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1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450
2242 Mustang Way • Madison, WI 53718 • 608-222-5353
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

DESIGN

Drawing: Danielle Hadley
Sign Type: High Rise
Date Created: 7/14/2021
Last Modified:
Scale: 3/32" = 1' 0"

SALES

Job Name: Kwik Trip 1176
Job Address:
Fond Du Lac, WI
Salesperson: Diane Hohlfeld
Job Number: 114727

FILE

Revision Number:
Job File Location:
S:\1 - Kwik Trip\Fond Du Lac,
WI 1176\New Store 2022\Design\
1176 Fond Du Lac Art 114727
Highrise

COLOR KEY

- a NA 208080 Beige
- b Black S/G paint
- c #2283 Red Acrylic
- d White of Acrylic
- e NA 307880 Hemlock Green
- f Black (230-22)
- g Yellow (230-015)

*COLORS ON SKETCH ARE ONLY A REPRESENTATION, ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER

4821 EASYST1 LLC
N68W33640 COUNTY HIGHWAY K
OCONOMOWOC, WI 53066-1432

700 WEST CAPITOL DRIVE LLC
1422 PEARL ST
WAUKESHA, WI 53186-5604

ALYCIA J WARD
4875 EASY ST UNIT 5
HARTLAND, WI 53029-1943

AMOL NANDKISHOR AGASHE
4887 EASY ST UNIT 2
HARTLAND, WI 53029-1942

ANDREW J AND KRISTIN K ZIETLOW
REVOCABLE
3312 BAY VIEW CT
DELAFIELD, WI 53018-1004

ANDREW J FARRELL
4875 EASY ST UNIT 9
HARTLAND, WI 53029-1943

ANTHONY & KARRIE KLOTZ
4887 EASY ST UNIT 14
HARTLAND, WI 53029

ARLENE A MAYES
4875 EASY ST UNIT 8
HARTLAND, WI 53029-1943

ASHLEY E PEIRICK
4887 EASY ST UNIT 6
HARTLAND, WI 53029-1942

BOZENA AJDER
4792 S FOREST POINT BLVD
NEW BERLIN, WI 53151-7481

BRIAN J BORKENHAGEN
4835 EASY ST UNIT 2
HARTLAND, WI 53029-1954

BRIAN M AND PATRICIA A STIPPICH
2011 LIVING TRUST
4887 EASY ST UNIT 3
HARTLAND, WI 53029-1942

CALVIN M AKIN
3120 GATEWAY RD
BROOKFIELD, WI 53045-5112

CAROLYN MARIE LAFLIN
4821 EASY ST UNIT 10
HARTLAND, WI 53029-1941

CARRIE HAANSTAD
4863 EASY ST UNIT 3
HARTLAND, WI 53029

CASSANDRA L QUINCANNON
4821 EASY ST UNIT 14
HARTLAND, WI 53029-1941

CECELIA FAUSEL
4887 EASY ST UNIT 16
HARTLAND, WI 53029-1942

CHAD D TORKEKELSON
4821 EASY ST UNIT 6
HARTLAND, WI 53029

CHRISTOPHER KLUSS
W332S5465 HOOD PKWY
NORTH PRAIRIE, WI 53153-9720

CLIFFORD R LOKER
4875 EASY ST UNIT 7
HARTLAND, WI 53029-1943

COLLEEN K CONDON
4875 EASY ST UNIT 13
HARTLAND, WI 53029

DANIEL E SHEPHERD
4887 EASY ST UNIT 1
HARTLAND, WI 53029-1942

DANIELLE NICOLE HENRY
4875 EASY ST UNIT 6
HARTLAND, WI 53029-1943

DAVID G LASKA
N58W23917 HASTINGS CT APT 203
SUSSEX, WI 53089-5205

DAVID HADDIX
4887 EASY ST UNIT 9
HARTLAND, WI 53029-1942

DEGROTHY TRUST DATED SEPTEMBER
11, 2006
N67W26833 ARGYLE DR
SUSSEX, WI 53089-3403

DELAFIELD STATION LLC
11501 NORTHLAKE DR C/O PHILLIPS
EDISON & COMPANY
CINCINNATI, OH 45249-1669

DONALD R PORTER
4835 EASY ST UNIT 10
HARTLAND, WI 53029

ELLEN J UMENTUM
4863 EASY ST UNIT 2
HARTLAND, WI 53029-1953

ELLEN LOUISE BECKER
4821 EASY ST UNIT 5
HARTLAND, WI 53029-1941

FRED & LESLIE SCHWEINERT
4835 EASY ST UNIT 16
HARTLAND, WI 53029

GEOFFREY & RUSSELL ACKLEY
4863 EASY ST UNIT 6
HARTLAND, WI 53029

GREGORY & JANET WARREN
4875 EASY ST UNIT 16
HARTLAND, WI 53029-1943

HADDIX TRUST
W282N4288 SOMERSET LN C/O MARK
HADDIX
PEWAUKEE, WI 53072

HAO LI
17320 BARD LN
BROOKFIELD, WI 53045-1251

HEATHER A LANGE
4887 EASY ST UNIT 4
HARTLAND, WI 53029-1942

ILLINOIS CEMENT CO JV
PO BOX 442
LA SALLE, IL 61301

ISB COMMUNITY BANK
W1046 MARIETTA AVE
IXONIA, WI 53036

JEAN M LYONS
4863 EASY ST UNIT 1
HARTLAND, WI 53029

JEANINE LUND
4875 EASY ST UNIT 1
HARTLAND, WI 53029-1943

JENNIFER & THOMAS LUESCHOW
4887 EASY ST UNIT 5
HARTLAND, WI 53029-1942

JEREMY H KONTNEY
4821 EASY ST UNIT 4
HARTLAND, WI 53029-1941

JOHN & C M TOPPING
4315 CAMPBELL TRACE
HARTLAND, WI 53029

JULIE A BROOKS
4875 EASY ST UNIT 14
HARTLAND, WI 53029-1943

KWIK TRIP
1626 OAK ST
LA CROSSE, WI 54603-2308

LAURIE HILL
4835 EASY ST UNIT 12
HARTLAND, WI 53029-1954

LINDA C BEASTER
4835 EASY ST UNIT 5
HARTLAND, WI 53029

LINDSEY BROWN
4821 EASY ST UNIT 12
HARTLAND, WI 53029-1941

LORILYN HITCHCOCK
4887 EASY ST UNIT 10
HARTLAND, WI 53029-1942

MADELINE KOVACIC
4863 EASY ST UNIT 7
HARTLAND, WI 53029-1953

MARY L BUELOW
4835 EASY ST UNIT 9
HARTLAND, WI 53029-1954

MATTHEW J FRANCOIS
4875 EASY ST UNIT 15
HARTLAND, WI 53029

MATTHEW W KLEWER
2252 LADDIE TRL
DE PERE, WI 54115-8472

MEGAN SCHOENENBERGER
4835 EASY ST UNIT 3
HARTLAND, WI 53029-1954

MELVIN & ANDREW KIRSCH
1424 WILDERNESS TRL
DELAFIELD, WI 53018

MICHAEL & BARBARA SYLVESTER
4821 EASY ST UNIT 8
HARTLAND, WI 53029-1941

MICHAEL L SCHMIDT
4821 EASY ST UNIT 7
HARTLAND, WI 53029

MICHAEL RANDALL DUSSAULT
4821 EASY ST UNIT 3
HARTLAND, WI 53029-1941

MYRON W COONS SR AND SUSAN J
COONS
4863 EASY ST UNIT 5
HARTLAND, WI 53029

NATHAN LEROY
4887 EASY ST UNIT 7
HARTLAND, WI 53029-1942

NATHAN T GROTH
4835 EASY ST UNIT 4
HARTLAND, WI 53029

NICHOLAS I KOHN
4821 EASY ST UNIT 11
HARTLAND, WI 53029-1941

NICHOLAS L MASTROCOLA
4875 EASY ST UNIT 10
HARTLAND, WI 53029-1943

PENNY L NEULRICH
4835 EASY ST UNIT 1
HARTLAND, WI 53029-1954

RACHEL M ANGER AND MARK S
KRAMER
4875 EASY ST UNIT 11
HARTLAND, WI 53029-1943

RICHARD D HANSON
4835 EASY ST UNIT 13
HARTLAND, WI 53029

SALLY DOYLE
4875 EASY ST UNIT 4
HARTLAND, WI 53029-1943

SAMANTHA R TIETGEN
4875 EASY ST UNIT 3
HARTLAND, WI 53029-1943

SAMUEL EICKMEYER
4821 EASY ST UNIT 16
HARTLAND, WI 53029-1941

SARAH J HANSEN
4821 EASY ST UNIT 9
HARTLAND, WI 53029

SCOTT DAUL
4887 EASY ST UNIT 13
HARTLAND, WI 53029-1942

SHANNON ROBBINS AND CHRISTINE
JANSSEN
4863 EASY ST UNIT 4
HARTLAND, WI 53029-1953

SHARON K SIME
4887 EASY ST UNIT 8
HARTLAND, WI 53029

SHELLEE DEAN KREMER
4835 EASY ST UNIT 11
HARTLAND, WI 53029-1954

SJOBERG COMMERCIAL PROPERTIES LLC
535 S INDUSTRIAL DR
HARTLAND, WI 53029-2323

STEVEN KELLER
4821 EASY ST UNIT 13
HARTLAND, WI 53029-1941

SUSAN M HUBATCH
4863 EASY ST UNIT 8
HARTLAND, WI 53029-1953

TAYLOR SIETH
4821 EASY ST UNIT 2
HARTLAND, WI 53029-1941

THOMAS A WRIGHT
W229N1433 WESTWOOD DR STE 204 C/O
WRIGHT WEBER MANAGEMENT LLC
WAUKESHA, WI 53186-1183

THOMAS D ACKERMAN
4875 EASY ST UNIT 12
HARTLAND, WI 53029-1943

THOMAS & BRIGID BABER
W284N6385 HIBRITTEN WAY
HARTLAND, WI 53029-8228

TW COUNTRY AIRE DELAFIELD LLC AND
DELAFIELD COUNTRY AIRE ASSOCIATES
PO BOX 180560
DELAFIELD, WI 53018-0560

VINOD ASHOK RAJE AND JULIE
ALMEIDA
4821 EASY ST UNIT 15
HARTLAND, WI 53029-1941

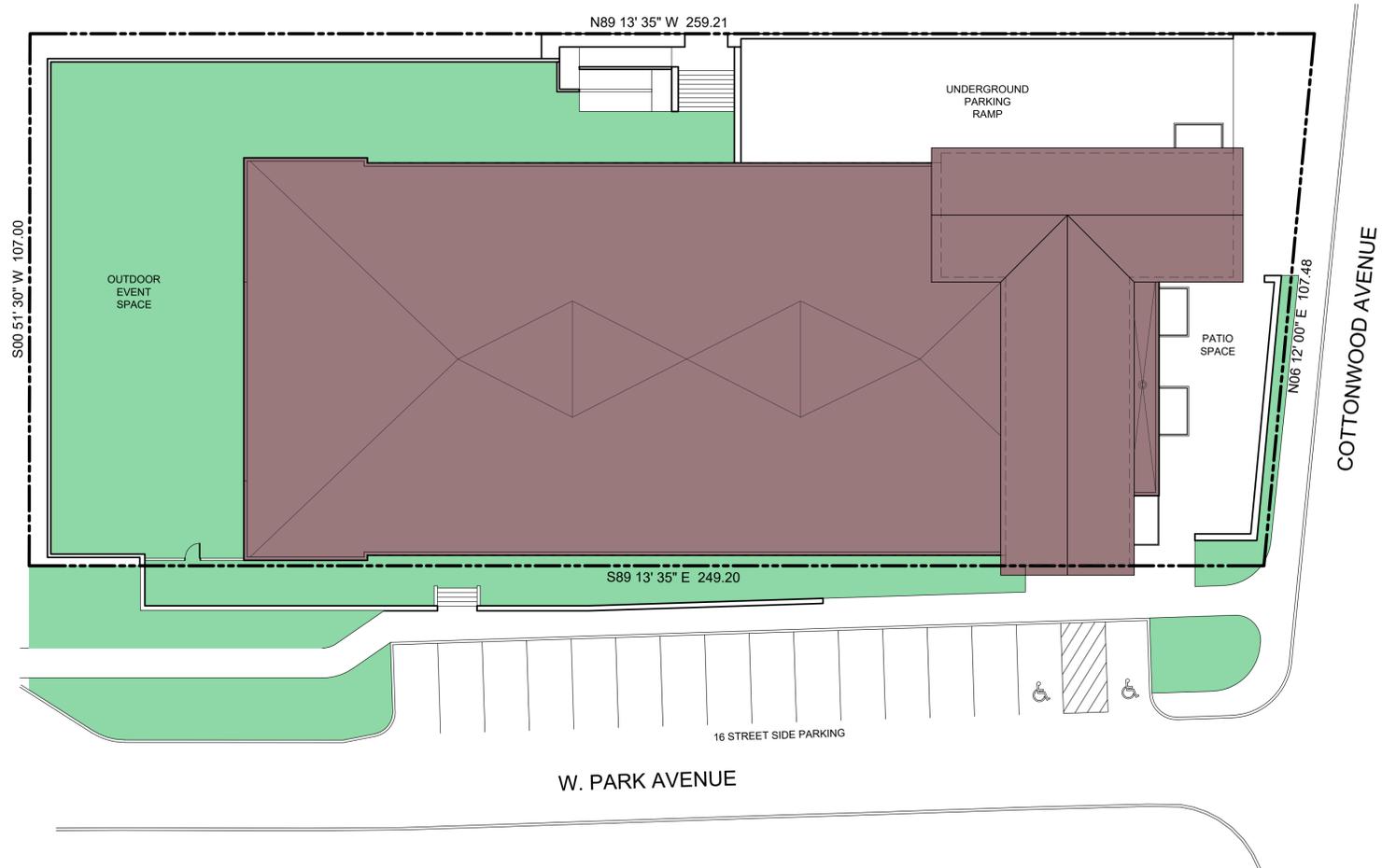


SHEET INDEX

- 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 ROOF PLAN
- A-201 EXTERIOR ELEVATIONS
- A-202 EXTERIOR ELEVATIONS

BUILDING INFORMATION

3-STORY MULTI-USE BLDG:	45,498 SF	TOTAL ROOMS:	48
UNDERGROUND PARKING:	15,166 SF	BRIDAL SUITE	2
32 PARKING STALLS		KING SUITE	19
16 OUTDOOR PARKING STALLS		KING SUITE W/ BEDROOM	11
48 TOTAL PARKING STALLS		KING SUITE ADA	4
		DOUBLE QUEEN	5
		DOUBLE QUEEN SUITE	7
1ST FLOOR MULTI-USE:	15,166 SF		
RENTAL SPACE:	3,512 SF		
COMMON SPACE:	4,975 SF		
EVENT SPACE:	6,679 SF		
2ND FLOOR HOTEL:	15,166 SF		
TOTAL ROOMS:	24		
BRIDAL SUITE	1		
KING SUITE	11		
KING SUITE ADA	2		
DOUBLE QUEEN	4		
DOUBLE QUEEN SUITE	6		
3RD FLOOR HOTEL:	15,166 SF		
TOTAL ROOMS:	24		
BRIDAL SUITE	1		
KING SUITE	8		
KING SUITE W/BEDROOM	11		
KING SUITE ADA	2		
DOUBLE QUEEN	1		
DOUBLE QUEEN SUITE	1		



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

Issue Date:
11 / 07 / 2022

Revision:

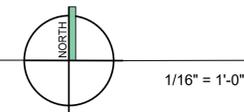
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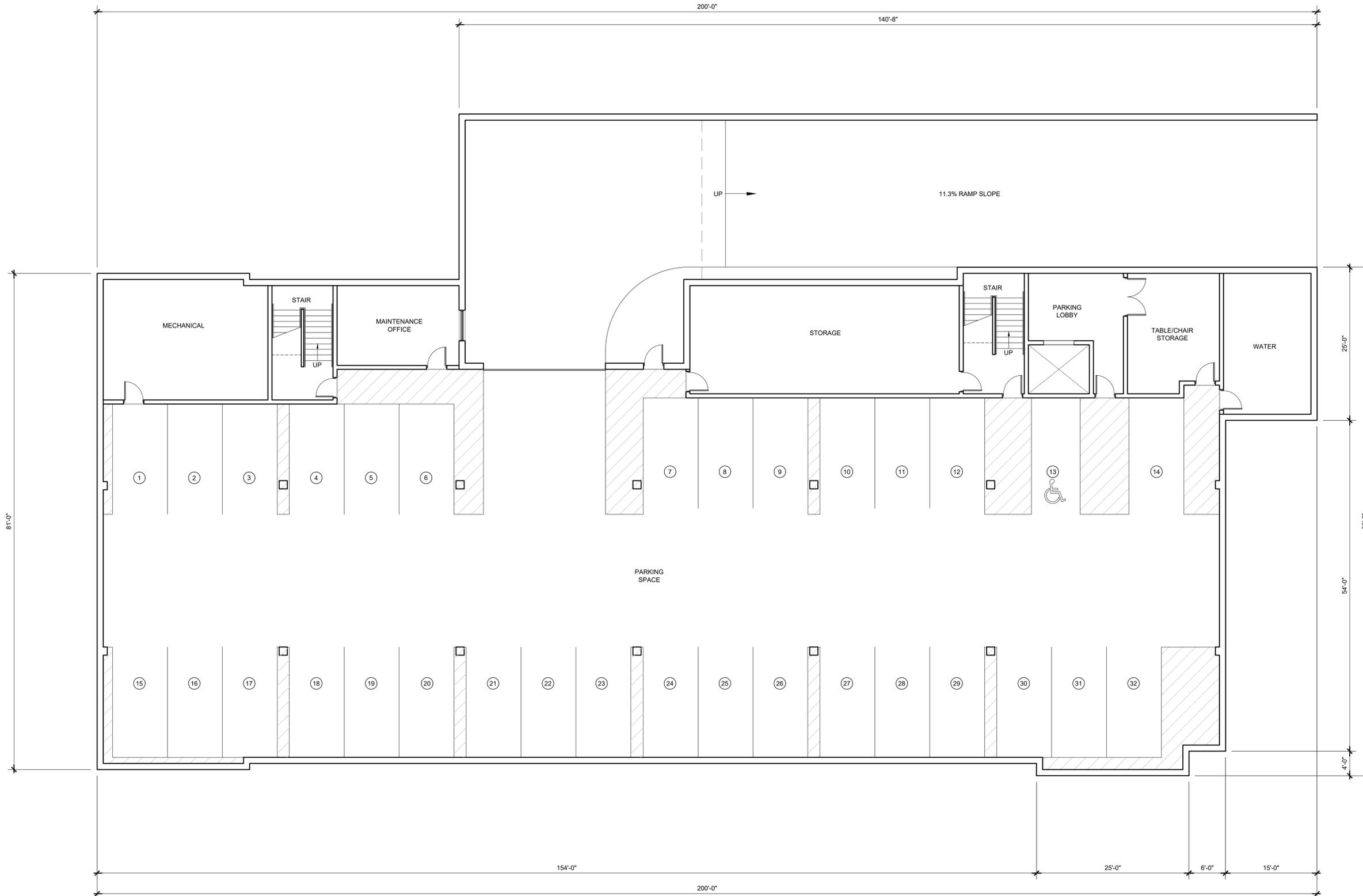
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ARCHITECTURAL SITE PLAN

Sheet Number:

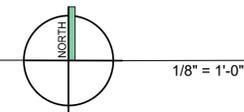
A-100

ARCHITECTURAL SITE PLAN





PARKING GARAGE PLAN



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

Issue Date:
11 / 07 / 2022

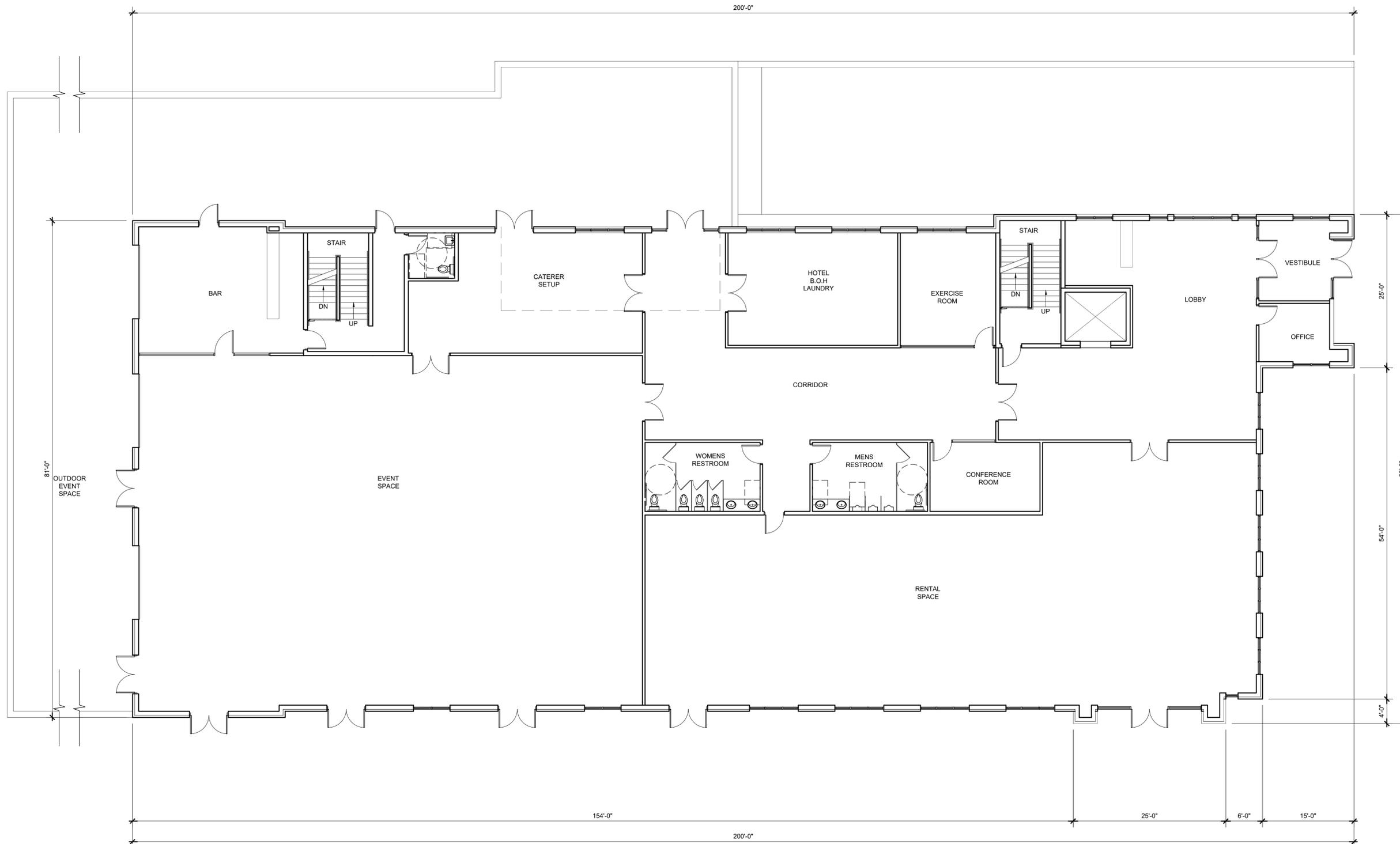
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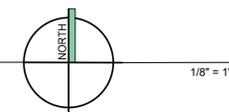
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PARKING GARAGE
PLAN

Sheet Number:

A-101



FIRST FLOOR PLAN - EVENT & RENTAL SPACE



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

Issue Date:
11 / 07 / 2022

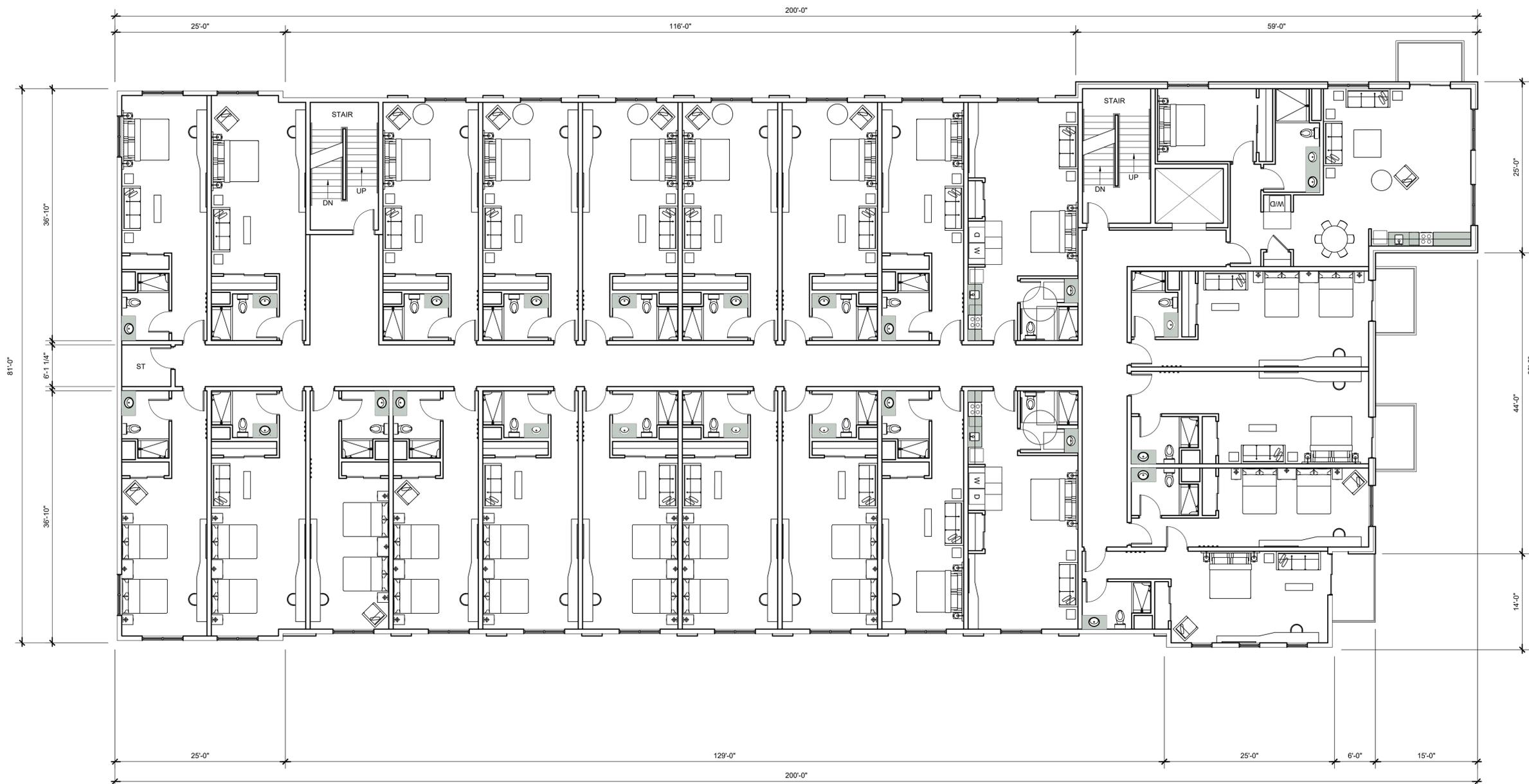
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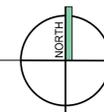
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FIRST FLOOR PLAN

Sheet Number:

A-102



SECOND FLOOR PLAN - HOTEL



1/8" = 1'-0"

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

Issue Date:
11 / 07 / 2022

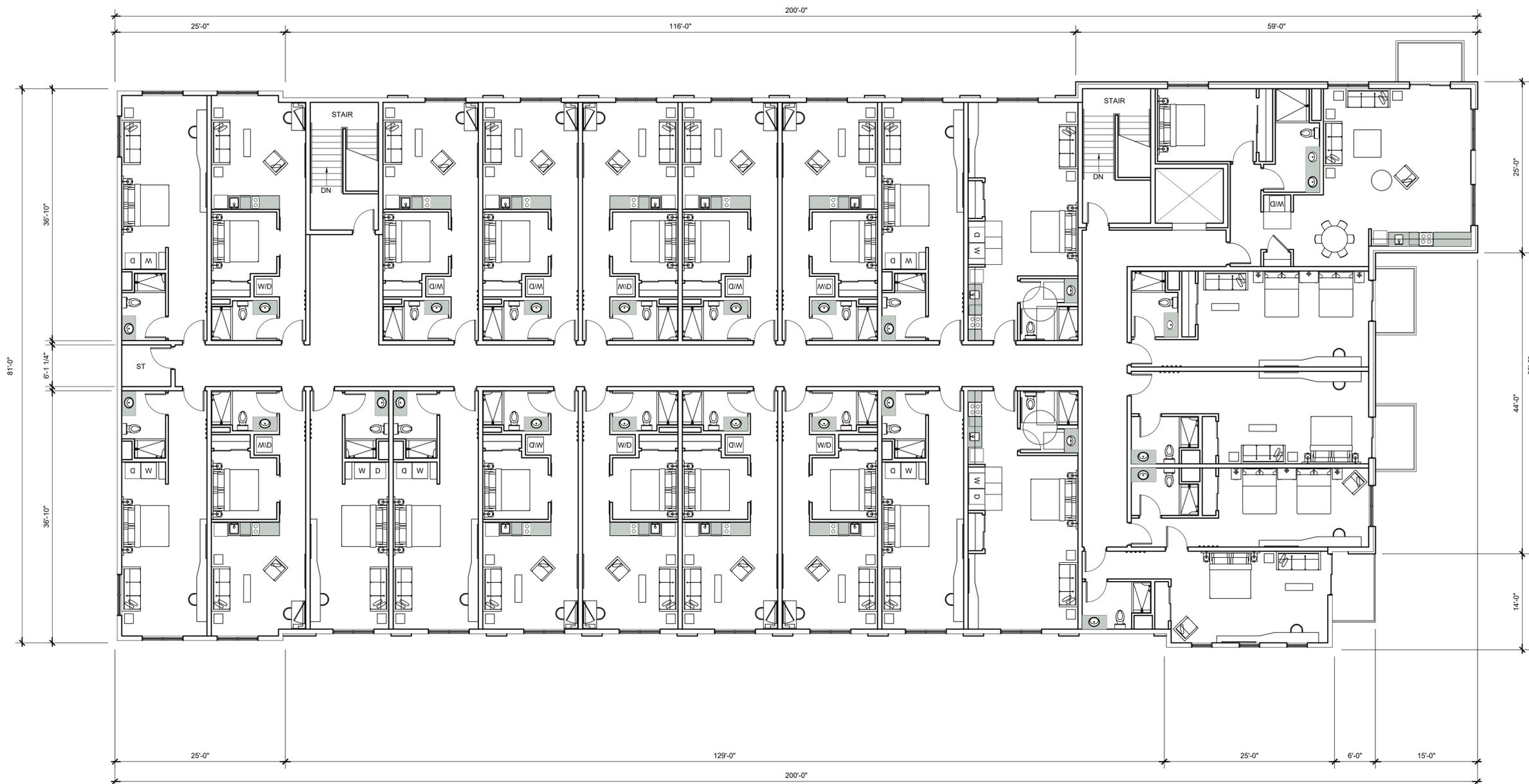
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Project Number:
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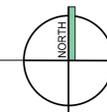
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SECOND FLOOR PLAN

Sheet Number:

A-103



THIRD FLOOR PLAN - HOTEL



1/8" = 1'-0"

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

Issue Date:
11 / 07 / 2022

Revision:

Project Number:
22022

Sheet Title:
THIRD FLOOR PLAN

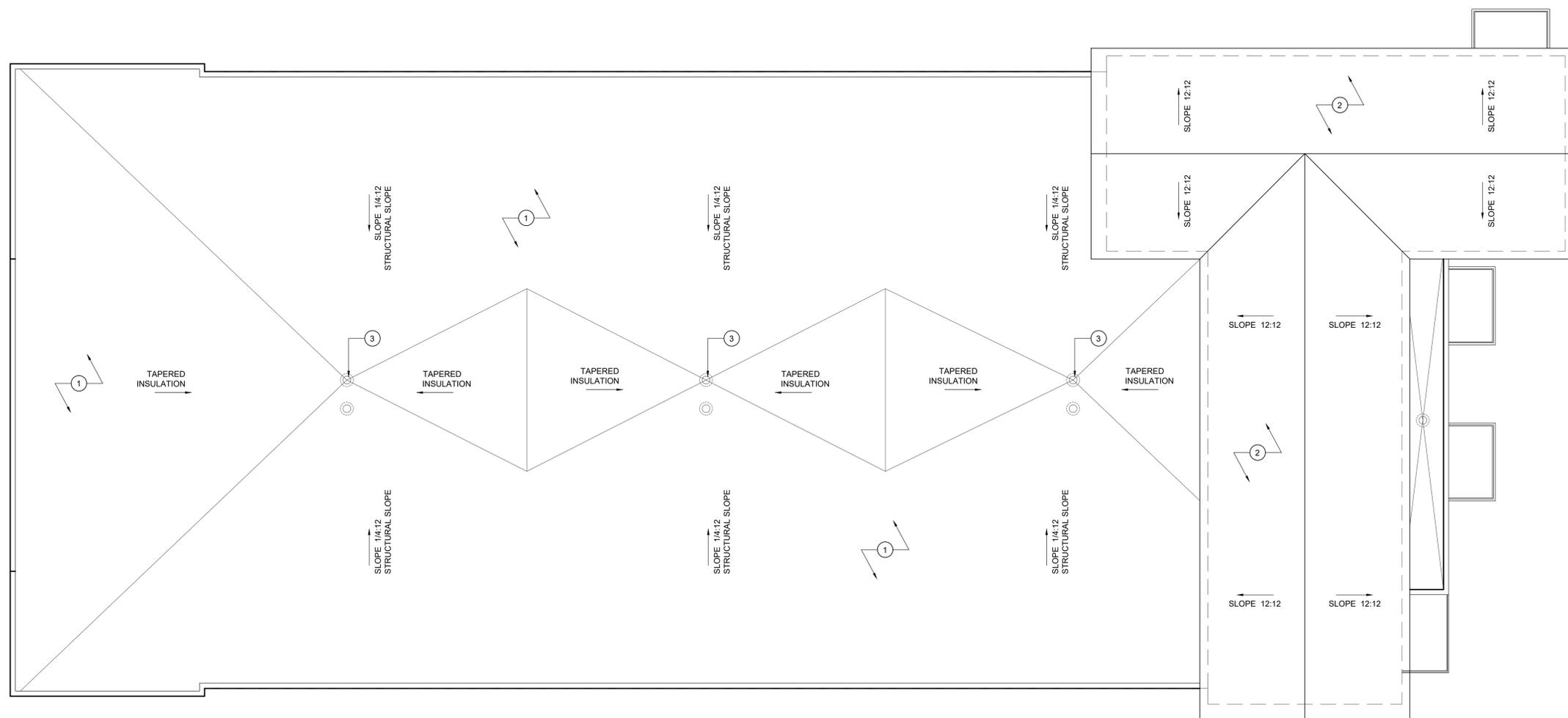
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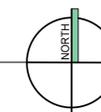


KEYNOTES:

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



ROOF PLAN



1/8" = 1'-0"

PROPOSED BUILDING

Hartland Multi-Use Building

Cottonwood and Park
City of Hartland, Waukesha County

Issue Date:

11 / 07 / 2022

Revision:

Project Number:

22022

Sheet Title:

ROOF PLAN

Sheet Number:

A-105



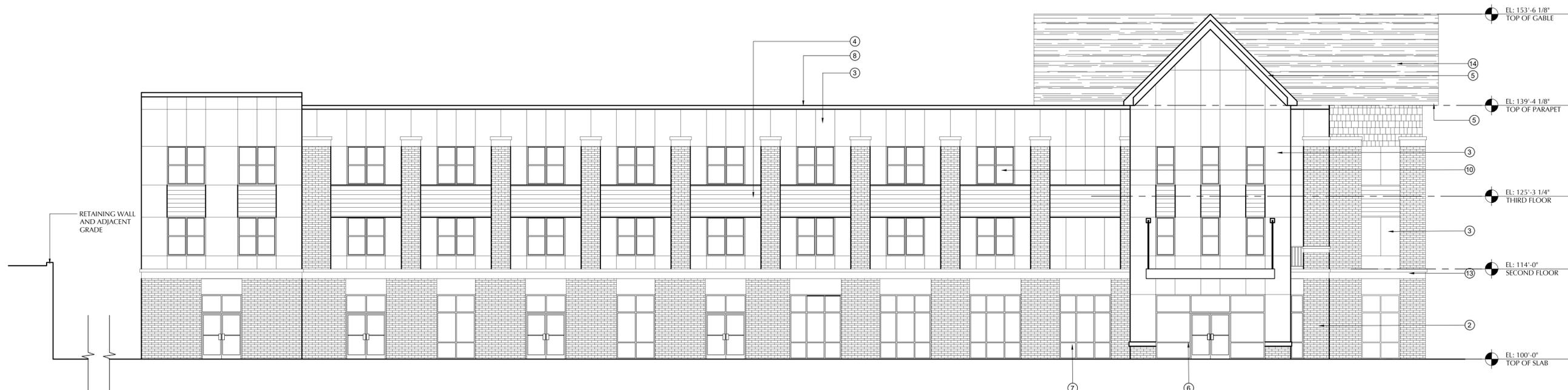
KEYNOTES:

1. JAMES HARDIE SHINGLE SIDING - STRAIGHT EDGE PANEL
2. UTILITY BRICK
3. JAMES HARDIE PANEL SIDING - SMOOTH WITH TAMLYN XTREME TRIM 1/2" REVEAL SYSTEM
4. JAMES HARDIE PLANK 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. 50 YEAR DIMENSIONAL FIBERGLASS SHINGLES
15. ALUMINUM GARAGE DOOR WITH CLEAR 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:

11 / 07 / 2022

Revision:

Project Number:

22022

Sheet Title:

EXTERIOR ELEVATIONS

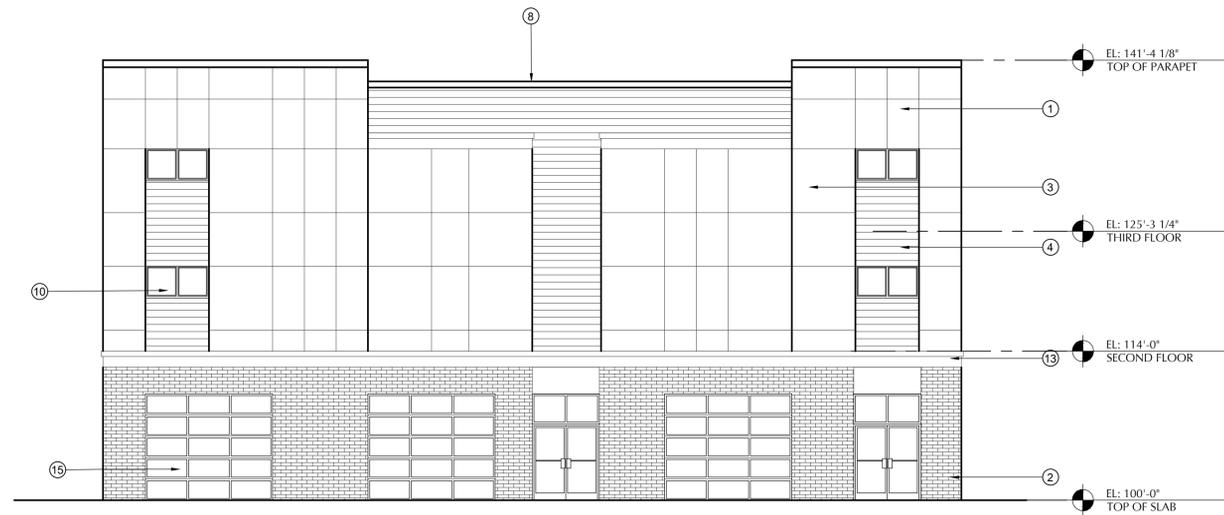
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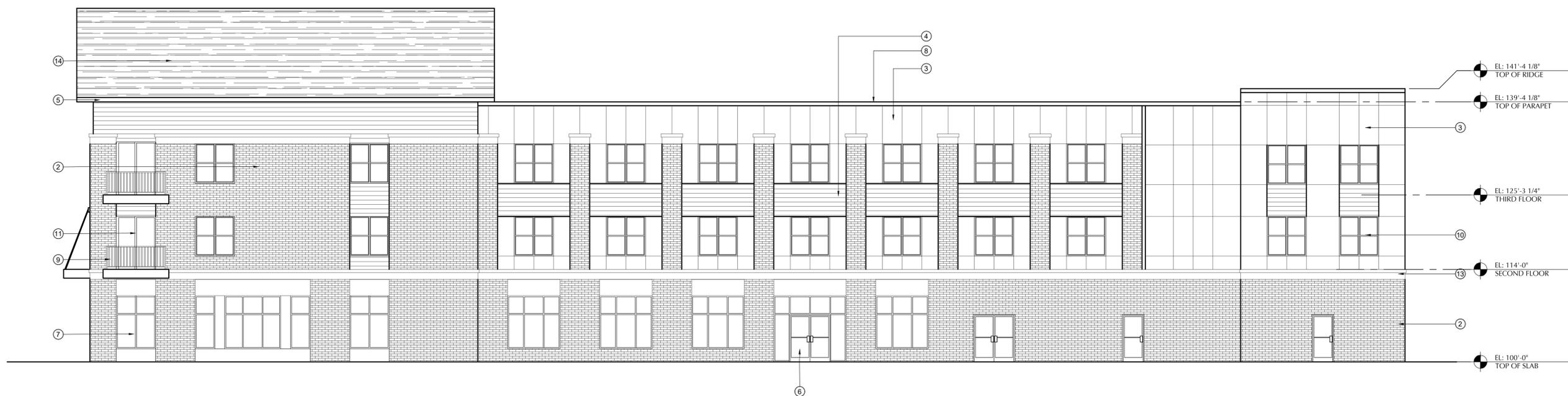
KEYNOTES:

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. 50 YEAR DIMENSIONAL FIBERGLASS SHINGLES
15. ALUMINUM GARAGE DOOR WITH CLEAR 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:

11 / 07 / 2022

Revision:

Project Number:

22022

Sheet Title:

EXTERIOR ELEVATIONS

Sheet Number:

A-202

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



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

Project Description and Narrative: (attach additional sheet if necessary) CSIM TO DEFINE FUTURE HWY RE ALIGNMENT.			
Proposed Use RESIDENTIAL			
Project Location SEE EXHIBIT "A" ATTACHED			
Project Name _____			
Owner LONGMEADOW DEV. LLC		Phone 262-650-9700	
Address W240P: 222 BRAWKEE RD		City WAUKESHA	State WI Zip 53188
Engineer/Architect PINNACLE ENGINEERING		Phone 262-754-8888	FAX _____
Address 20725 WATERTOWN RD. #100		City BROOKFIELD	State WI Zip 53186
Contact Person TONY ZANOW	Phone 262-754-8888	FAX _____	E-mail TONY.ZANOW@PINNACLE-ENGR.COM

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

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

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

One (1) set of bound application materials and one (1) electronic copy of all materials must be submitted.

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

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

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

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

VILLAGE OF HARTLAND
PETITION FOR LAND DIVISION:

EXTRATERRITORIAL PLAT REVIEW - \$100

CSM (Certified Survey Map) + \$300 Professional Fee Deposit
or

PRELIMINARY PLAT REVIEW + \$1,000 Professional Fee Deposit

Up to Five Parcels - \$150.00

Six to Fourteen Parcels - \$300.00

Fifteen or More Parcels - \$500.00

Reapplication for Approval of Any Preliminary
Plat Requiring Review

\$50.00 (Minimum)

Reapplication for Previously Reviewed Plat

\$10.00

FINAL PLAT REVIEW

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

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

1. Name: LONGMEADOW DEVELOPMENT LLC

Address of Owner/Agent: %SIEPMANN REALTY CORP.

W240 NIZZI PEWAUKEE RD, WAUKESHA, WI. 53188

Phone Number of Owner/Agent: 262-650-9700

2. Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").

3. State present use of property and intended use.

PRESENT - AGRICULTURE

INTENDED FUTURE USE - RESIDENTIAL

James A. Siepmann JAMES A. SIEPMANN
Signature of Petitioner

W240 NIZZI PEWAUKEE RD, WAUKESHA WI. 53188
Address

262-650-9700
Phone



CERTIFIED SURVEY MAP NO. _____

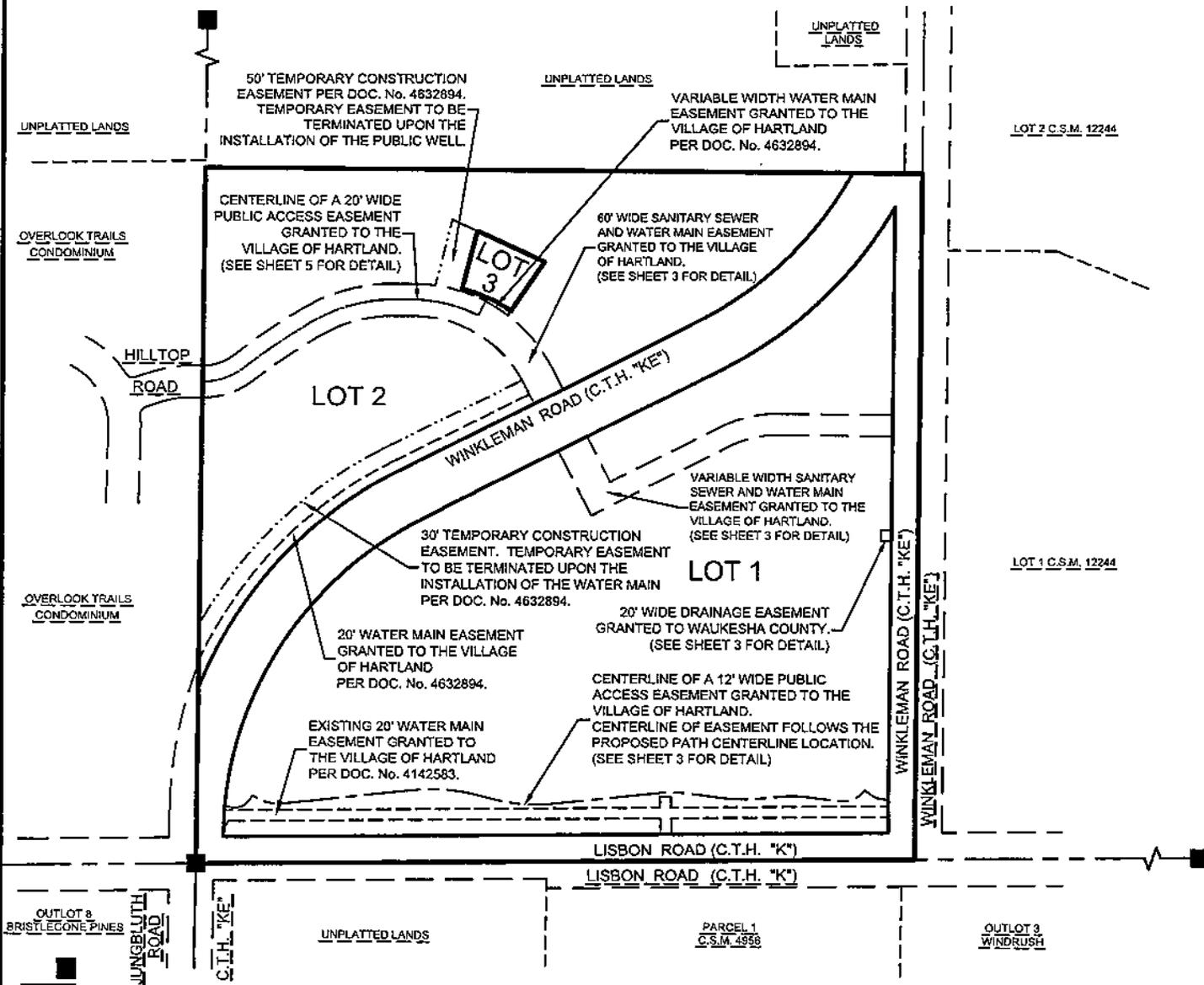
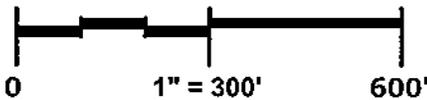
Being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin.

EASEMENT DETAILS



DATE: JULY 23, 2021
 REVISED: NOVEMBER 29, 2021
 REVISED: MARCH 4, 2022
 REVISED: MARCH 21, 2022

GRAPHICAL SCALE (FEET)



Prepared By:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#767.10
SHEET 2 OF 8

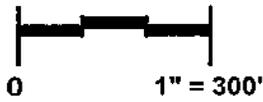
CERTIFIED SURVEY MAP NO. _____

Being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin.

EASEMENT DETAILS



GRAPHICAL SCALE (FEET)

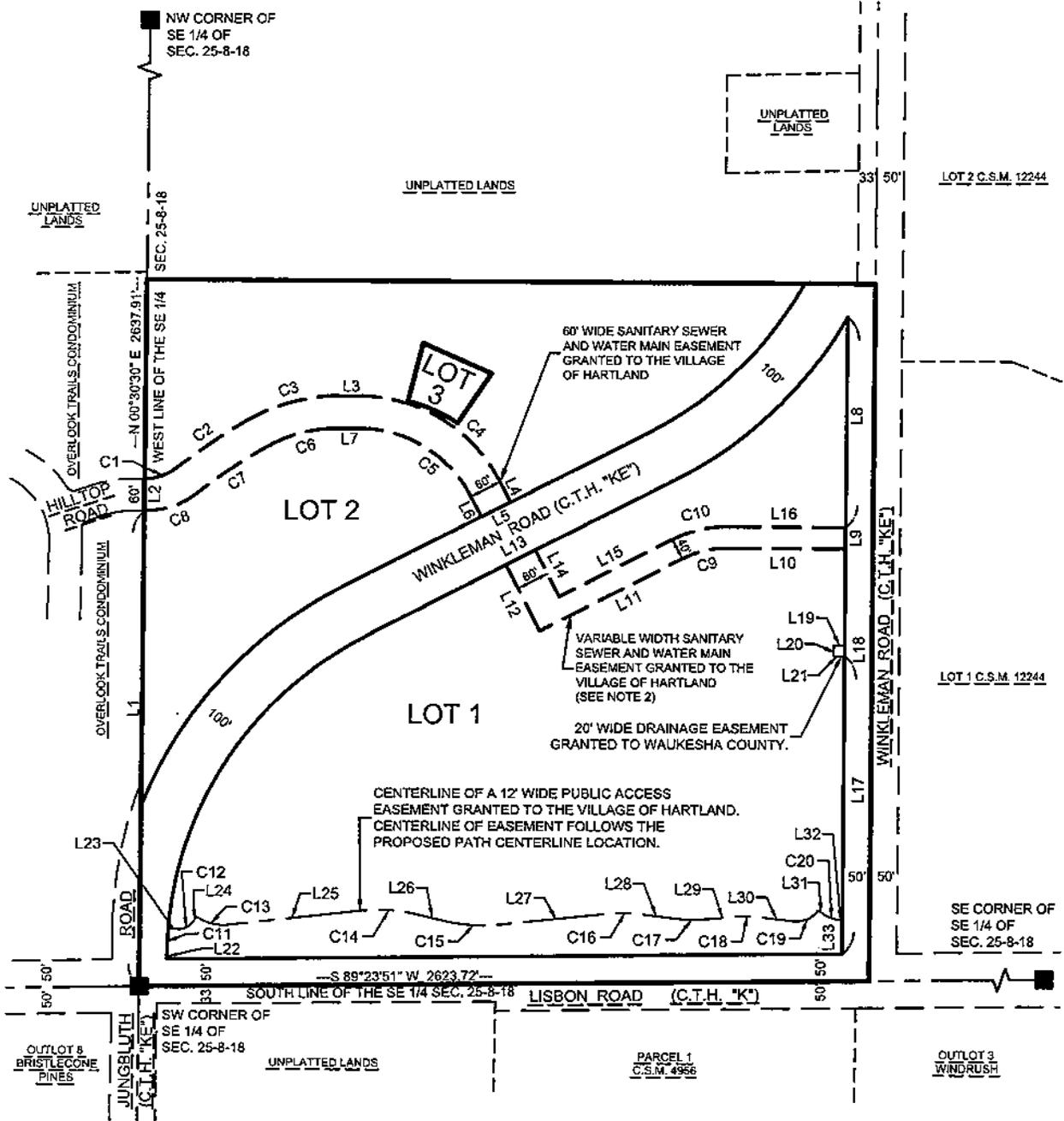


NOTES:

1. SEE SHEET 4 FOR LINE & CURVE TABLE.
2. THIS VARIABLE WIDTH SANITARY SEWER AND WATER MAIN EASEMENT CAN BE ADJUSTED BASED ON THE FINAL DESIGNED LOCATION OF THE SANITARY SEWER AND WATER MAIN. LONGMEADOW DEVELOPMENT LLC AND THE VILLAGE OF HARTLAND AGREE TO WORK TOGETHER TO TERMINATE THE EASEMENT SHOWN AND TO CREATE A NEW EASEMENT IF NEEDED.



DATE: JULY 23, 2021
 REVISED: NOVEMBER 29, 2021
 REVISED: MARCH 4, 2022
 REVISED: MARCH 21, 2022



Prepared By:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100
 BROOKFIELD, WI 53186
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PEG JOB#767.10
SHEET 3 OF 8

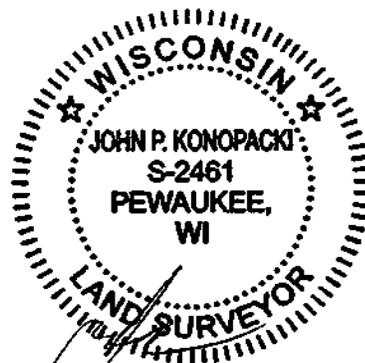
CERTIFIED SURVEY MAP NO. _____

Being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of
Section 25, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin.

EASEMENT DETAILS

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N00°30'30"E	876.82'
L2	N00°30'30"E	60.00'
L3	S89°36'53"E	37.68'
L4	S26°58'21"E	42.42'
L5	S63°01'39"W	60.00'
L6	N26°58'21"W	42.42'
L7	N89°36'53"W	37.68'
L8	S00°22'51"W	387.13'
L9	S00°22'51"W	40.00'
L10	N89°37'09"W	215.58'
L11	S63°01'39"W	292.99'
L12	N26°58'21"W	136.00'
L13	N63°01'39"E	60.00'
L14	S26°58'21"E	96.00'
L15	N63°01'39"E	232.99'
L16	S89°37'09"E	215.58'
L17	N00°22'51"E	547.74'
L18	N00°22'51"E	20.00'
L19	N89°37'09"W	20.00'
L20	S00°22'51"W	20.00'
L21	S89°37'09"E	20.00'
L22	N00°30'30"E	9.02'
L23	S85°24'26"E	17.73'
L24	N36°25'11"E	13.65'
L25	N83°42'47"E	245.06'
L26	S76°35'50"E	53.14'
L27	N84°01'50"E	206.76'
L28	S82°29'13"E	63.47'
L29	N84°48'31"E	49.29'
L30	S83°14'56"E	64.09'
L31	S54°23'22"E	13.70'
L32	S89°37'09"E	3.82'
L33	S00°22'51"W	62.41'

CURVE TABLE				
CURVE	ARC	RADIUS	CHORD	BEARING
C1	61.21'	90.00'	60.03'	N71°01'34"E
C2	158.44'	1102.00'	158.30'	N55°39'45"E
C3	176.27'	330.00'	174.18'	N75°05'00"E
C4	317.06'	290.00'	301.50'	S58°17'37"E
C5	251.46'	230.00'	239.12'	N58°17'37"W
C6	144.22'	270.00'	142.51'	S75°05'00"W
C7	149.81'	1042.00'	149.68'	S55°39'45"W
C8	102.01'	150.00'	100.05'	S71°01'34"W
C9	85.93'	180.00'	85.12'	S76°42'15"W
C10	105.03'	220.00'	104.03'	N76°42'15"E
C11	47.55'	667.00'	47.54'	N02°33'02"E
C12	30.46'	30.00'	29.17'	N65°30'23"E
C13	59.63'	80.00'	58.26'	S74°56'01"E
C14	103.10'	300.00'	102.59'	S86°26'31"E
C15	101.43'	300.00'	100.95'	S86°17'00"E
C16	47.06'	200.00'	46.95'	S89°13'42"E
C17	66.52'	300.00'	66.38'	S88°50'21"E
C18	41.69'	200.00'	41.61'	S89°13'12"E
C19	53.36'	50.00'	50.86'	N66°10'51"E
C20	30.74'	50.00'	30.26'	S72°00'16"E



DATE: JULY 23, 2021
 REVISED: NOVEMBER 29, 2021
 REVISED: MARCH 4, 2022
 REVISED: MARCH 21, 2022

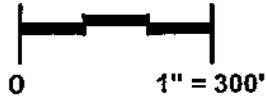
CERTIFIED SURVEY MAP NO. _____

Being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin.

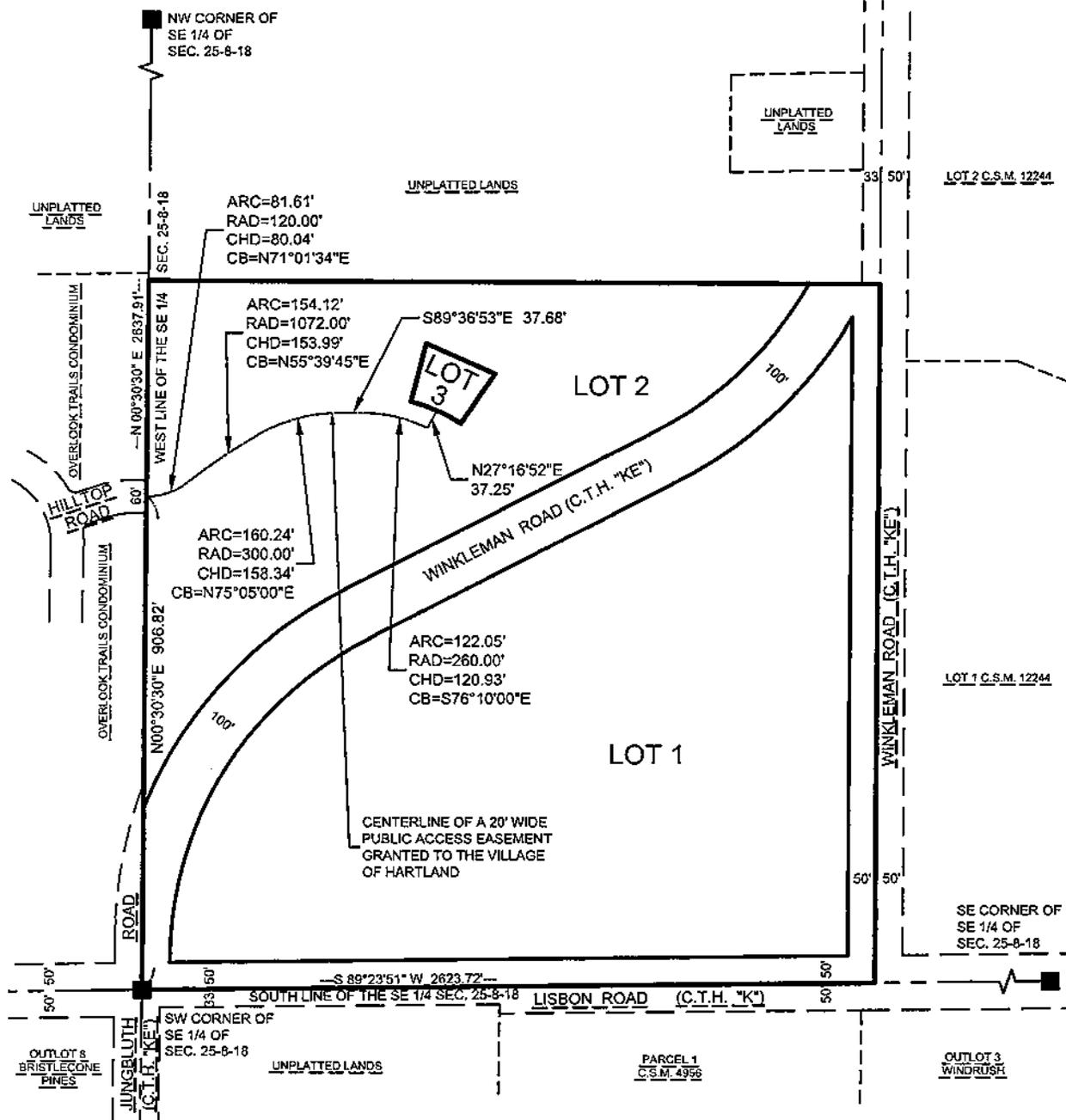
EASEMENT DETAILS



GRAPHICAL
SCALE (FEET)



DATE: JULY 23, 2021
 REVISED: NOVEMBER 29, 2021
 REVISED: MARCH 4, 2022
 REVISED: MARCH 21, 2022



Prepared By:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#767.10
 SHEET 5 OF 8

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at the southwest corner of Southeast 1/4 of said Section 25;
Thence North 00°30'30" East along the west line of said Southeast 1/4 and the east line of Overlook Trails Condominium, a recorded Condominium, 1305.63 feet;
Thence South 89°36'53" East, 1332.34 feet to the centerline of Winkleman Road (C.T.H. "KE");
Thence South 00°22'51" West along said centerline, 1282.61 feet to the south line of said Southeast 1/4;
Thence South 89°23'51" West along said south line, 1335.44 feet to the point of beginning.

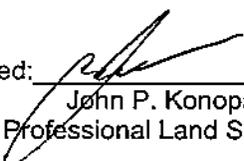
Dedicating the Easterly and Southerly 50 feet and 100 feet through center of subject property as graphically shown for public right of way purposes.

Containing 1,726,063 square feet (39.6250 acres) of land Gross and 1,420,413 square feet (32.6082 acres) of land Net, more or less.

That I have made such survey, land division and map by the direction of LONGMEADOW DEVELOPMENT, LLC, and the VILLAGE OF HARTLAND, owners of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Hartland Land Division Ordinance in surveying, mapping and dividing the land with in the certified survey map.

Signed: 
John P. Konopacki
Professional Land Surveyor S-2461



DATE: JULY 23, 2021
REVISED: NOVEMBER 29, 2021
REVISED: MARCH 4, 2022
REVISED: MARCH 21, 2022

VISION CORNER RESTRICTIONS: The height of all plantings, berms, fences, signs or other structures within the vision corner easement is limited to 24 inches above the elevation of the center of the intersection. No access to any roadway shall be permitted within the vision corner easements.

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#767.10
SHEET 6 OF 8

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION (PROPERTY OTHER THAN LOT 3)

LONGMEADOW DEVELOPMENT, LLC, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Village of Hartland.

LONGMEADOW DEVELOPMENT, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. Village of Hartland

IN WITNESS WHEREOF, the said LONGMEADOW DEVELOPMENT, LLC, has caused these presents to be signed by _____, (name) _____, (title) _____, at _____, _____ County, Wisconsin, on this _____ day of _____, 20____.

In the presence of:

Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, (name) _____, (title) _____, of the above named LONGMEADOW DEVELOPMENT, LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said LONGMEADOW DEVELOPMENT, LLC, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

OWNER'S CERTIFICATE OF DEDICATION (LOT 3)

VILLAGE OF HARTLAND, as owner, does hereby certify that said village caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Hartland.

VILLAGE OF HARTLAND, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. Village of Hartland

IN WITNESS WHEREOF, the said VILLAGE OF HARTLAND, has caused these presents to be signed by _____, (name) _____, (title) _____, at _____, _____ County, Wisconsin, on this _____ day of _____, 20____.

In the presence of:

Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, (name) _____, (title) _____, of the above named VILLAGE OF HARTLAND, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said VILLAGE OF HARTLAND, and acknowledged that they executed the foregoing instrument as such officer as the deed of said Village, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



DATE: JULY 23, 2021
REVISED: NOVEMBER 29, 2021
REVISED: MARCH 4, 2022
REVISED: MARCH 21, 2022

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#767.10
SHEET 7 OF 8

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of
Section 25, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Hartland on this _____ day of _____, 20____.

Date

Jeffrey Pfannerstill, Village President

Date

Darlene Igl, Village Clerk / Treasurer

VILLAGE BOARD APPROVAL

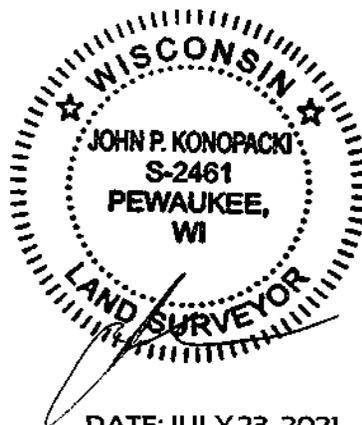
Approved by the Village Board of the Village of Hartland on this _____ day of _____, 20____.

Date

Jeffrey Pfannerstill, Village President

Date

Darlene Igl, Village Clerk / Treasurer



DATE: JULY 23, 2021
REVISED: NOVEMBER 29, 2021
REVISED: MARCH 4, 2022
REVISED: MARCH 21, 2022

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#767.10
SHEET 8 OF 8

ANNE BACHMANN
1364 PANORAMA CT
HARTLAND, WI 53029-8603

ANNE S CASTIGLIONE
6490 GLYNDEBOURNE DR
TROY, MI 48098-2213

BRISTLECONE PINES COMMUNITY
ASSOCIATION INC
1209 SWEETBRIAR LN C/O DON TUSHAUS
HARTLAND, WI 53029-8635

BROOKE E MILLER
W282N811 WINKLEMAN RD
HARTLAND, WI 53029-9105

CAROL M JUNGBLUTH & JUNGBLUTH
FARMS LLC
W282N5799 COUNTY HWY KE
HARTLAND, WI 53029

CATHERINE J WOLFLA
405 BISHOPS WAY UNIT 557
BROOKFIELD, WI 53005-6260

CATHY A WEIS
1319 BELLA VISTA CT
HARTLAND, WI 53029-8601

DALE & MARGARET MILLER
1350 FOREST VIEW CT
HARTLAND, WI 53029-8604

DAVID & JEAN DUNKER
1367 PANORAMA CT
HARTLAND, WI 53029-8603

DAVID & SUSAN MANN
W284N5500 JUNGBLUTH RD
HARTLAND, WI 53029-8691

DENISE WISKOW
1373 OVERLOOK CIR
HARTLAND, WI 53029-8602

DENNIS F ZAGRODNIK II & MICHELLE M
ZAGRODNIK
1006 N BLUESPRUCE CIR
HARTLAND, WI 53029

GOOD 2008 JOINT TRUST
N55W28311 CTY K
HARTLAND, WI 53029

HALEN HOMES LLC
N27W24025 PAUL CT STE 200
PEWAUKEE, WI 53072-6239

HOMER AND KATHY FARIAS 2003 JOINT
REVOCABLE TRUST
1334 OVERLOOK CIR
HARTLAND, WI 53029-8602

JAMES BERES
1322 BELLA VISTA CT
HARTLAND, WI 53029-8601

JAMES & PATRICIA C PURKO REVOCABLE
TRUST
11019 W GREEN TREE RD
MILWAUKEE, WI 53224-4322

JOHN & MARCIA L PULS
1358 FOREST VIEW CT
HARTLAND, WI 53029-8604

JOHN & TRUDY GEBHARD
N56W28754 COUNTY ROAD K
HARTLAND, WI 53029-9108

JOHN & MARY PERET
1337 OVERLOOK CIR
HARTLAND, WI 53029-8602

JOHN & ANN NETHERY
1306 BELLA VISTA CT
HARTLAND, WI 53029-8601

JULIE S DELLOMODARME
1374 OVERLOOK CIR
HARTLAND, WI 53029-8602

KATHERINE L DURAND
1386 OVERLOOK CIR
HARTLAND, WI 53029-8602

KATHLEEN M WAHL
1370 PANORAMA CT
HARTLAND, WI 53029-8603

KEVIN & PAMELA MOORE
1342 OVERLOOK CIR
HARTLAND, WI 53029-8602

LARRY & ROBERTA JOHNSON
1326 BELLA VISTA CT
HARTLAND, WI 53029-8601

LONGMEADOW DEVELOPMENT LLC
W240N1221 PEWAUKEE RD
WAUKESHA, WI 53188-1659

LONNIE & JACQUELINE OLSEN
1355 FOREST VIEW CT
HARTLAND, WI 53029-8604

MARGARET M LAYO REVOCABLE TRUST
1311 BELLA VISTA CT
HARTLAND, WI 53029-8601

MARK & SARAH BORCA
1004 N BLUESPRUCE CIR
HARTLAND, WI 53029-8681

MERLE & BARBARA NOLAN
1377 OVERLOOK CIR
HARTLAND, WI 53029-8602

MICHAEL W PARIZA
7102 VALHALLA DR
MADISON, WI 53719-3039

OVERLOOK TRAILS LLC
N27W24025 PAUL CT STE 100
PEWAUKEE, WI 53072-6239

PATRICK & JULIE BAKER
1384 OVERLOOK CIR
HARTLAND, WI 53029-8602

PAUL & JUDIE MCGHEE
1338 OVERLOOK CIR
HARTLAND, WI 53029-8602

PAUL J LUCAS AND PATRICIA J LUCAS
LIVING TRUST
1370 OVERLOOK CIR
HARTLAND, WI 53029-8602

PHILLIP & MARILYN MILAZZO
1339 FOREST VIEW CT
HARTLAND, WI 53029

RICHARD D SCHWARTZ TRUST
1331 OVERLOOK CIR
HARTLAND, WI 53029-8602

RIGO & REGINA ESTRADA
1365 PANORAMA CT
HARTLAND, WI 53029-8603

ROBERT A KLEMENT REVOCABLE TRUST
1391 OVERLOOK CIR
HARTLAND, WI 53029-8602

RONALD S GALL REVOCABLE LIVING
TRUST
1302 BELLA VISTA CT
HARTLAND, WI 53029

RUSSELL & KATHLEEN A KINNEY
W291N7051 LEANNE CT
HARTLAND, WI 53029-9499

SANDHILL OF HARTLAND, LLC
700 PILGRIM PKWY STE 100
ELM GROVE, WI 53122-2063

SCHLEICHER TRUST
1387 OVERLOOK CIR
HARTLAND, WI 53029-8602

STEPHEN & LYNETTE ASHBY
1390 OVERLOOK CIR
HARTLAND, WI 53029-8602

SU DIERBECK
1353 FOREST VIEW CT
HARTLAND, WI 53029-8604

TERESA & JOHN BARANOWSKI
1341 OVERLOOK CIR
HARTLAND, WI 53029-8602

THE CAROL L CLAUSSEN TRUST UTD
1398 OVERLOOK CIR
HARTLAND, WI 53029-8602

THE LEVITT FAMILY TRUST
1325 BELLA VISTA CT
HARTLAND, WI 53029-8601

THE MILLS TRUST
17915 LITTLETON PL
LAKEWOOD RANCH, FL 34202-3210

THE STARK TRUST
1354 FOREST VIEW CT
HARTLAND, WI 53029-8604

THOMAS ARTMANN REVOCABLE TRUST
12019 N RIDGEWAY AVE
MEQUON, WI 53097-2742

THOMAS & JERI LYNN SMITH
1378 OVERLOOK CIR
HARTLAND, WI 53029-8602

THOMAS & PATRICIA L KOLL
1392 OVERLOOK CIR
HARTLAND, WI 53029-8602

VARNUM LLC
1330 OVERLOOK CIR
HARTLAND, WI 53029-8602

WILLIAM & RUTH M RADEMAN
N55W28413 COUNTY ROAD K
HARTLAND, WI 53029-9109