

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, DECEMBER 19, 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 November 21, 2022 meeting.
2. Architectural Board review and consideration of an application for signage for 180 Design/Build LLC, 140 North Ave.
3. Architectural Board review and consideration of an application for signage for New Heights Physical Therapy, 557 Cottonwood Ave., Suite 101.
4. Discussion of a conceptual plan for development of a multi-use building at 221 Cottonwood Ave.
5. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for the Kotovic property at N26W30285 Maple Ave. to combine 2 partial lots into single lot.
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.

To participate in the Village of Hartland "Zoom" meeting with video,
<https://us02web.zoom.us/j/83185998227?pwd=bHpzM9PYWUwVHM5OFZtN3dDanhMUT09>

Joint Architectural Board/Plan Commission Agenda

Monday, December 19, 2022

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To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.
The Meeting ID is 831 8599 8227 and the passcode is 200660.

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

Present: Jeff Bierman, Jeff Pfannerstill, Chip Schneeberger, Ann Wallschlager, Tim Hallquist, and David DeCourcy-Bower

Excused: Dino Xykis

Others Present: Troy Mleziva, Ben Nelson and Deputy Clerk Bushey.

Call to Order- 7:00 pm

Roll Call taken.

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

The following comments were made:

- Nancy Nutterly 207 W. Capitol Dr – concerned about conceptual development on 221 Cottonwood. Stated the project is too big for the lot. Concerned about traffic, noise, property value dropping and will have a big impact on her life.

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

Motion (Wallschlager/Hallquist) to approve the minutes for the October 17, 2022, meeting. Carried (6-0).

2. Architectural Board review and consideration of an application for signage for Brookline Branch Group, 112 E. Capitol Drive.

Representative for Brookline Branch Group said they are basically removing the BMO sign and creating a multi-use sign. He said they have split the space into 2 offices. Wallschlager asked if the color of the sign is and it was stated the color will be bronze and not red. DeCourcy-Bower commented on the spelling on the sign.

Motion (Hallquist/Wallschlager) to approve the sign application for Brookline Branch Group, 112. E. Capitol Drive. Carried (6-0).

3. Discussion and consideration of a conceptual plan for development of a convenience store located on Hwy 83 and Vettleon Road.

Troy Mleziva Director of Real Estate of Kwik Trip was present to explain the concept. He explained Kwik Trip had bought the Stop N Go property in the downtown area, operated it for about a year and felt a better investor could operate something there than what they could offer so they sold it. He said the proposal is to build a Kwik Trip store on the property at Hwy 83 and Vettleon Rd that the DOT put on

the market. He said their plan is to bring it back on the tax rolls and development. He said the plan is to bring the grade down on the 5-acre parcel and have 2 access points both off Capitol. He said the plan is to have northern drive align with the current street that services between the apartments and the former pit. He said the southern access would be further south on E. Capitol. Mr. Mleziva said between those to access point would be a convenience store and a 2-car carwash combined into 1 building. He said it will be approx. 12,000 sq feet. He said there will be a gas canopy and a side gas canopy for contractors, tractor trailers and longer vehicles. He said there will be parking on 2 facades of the building, a loading zone and parking for those larger vehicles. He said with the overall plan there would be full new landscaping, curb and gutter throughout the site, a storm water plan and connection to the Villages utility system. He said there will be hiring 30-40 people to staff the store and it will be approximately a 2.5 million investment. He said they will be providing the services Kwik Trip is known for fresh groceries, hot food, beverages, dairy and breakfast items.

Village manager Bailey reminded everyone this is a concept review. Wallschlager asked if there was a drawing of the actual road that shows where the 2 access points are. Hallquist asked if this would conflict with the agreement, they have with the 83 corridor. Pfannerstill said there are some things that will have to be looked into but that is further down the road, and this will be going to the Village Board. Bailey asked generally speaking what type of timeline they are looking at. Mr. Mleziva said doing the entitlement as they get into the spring and some type of work next year and starting the spring of 2024 and open mid-year of 2024.

DeCourcy-Bower said according to the comp plan the piece of property is shown as a utility piece of property and said to him is a gas station like a utility for the community, he said he didn't know. He went on to say that the uses of this particular piece of property and where it is located makes good sense. He said if it fits within that sort of intent of the comp plan then they won't have to go through an amendment type process. DeCourcy-Bower said currently that property is shown as utility, and he is a little fuzzy on what that means but it is something to note. He said it makes sense, it is near a highway, there isn't any residential nearby and it is easy access off of Hwy 83. He said the only question he has is, to maybe explore in the future, is traffic on Capitol and management of traffic flow and what that is going to look like; there could be a lot of cars coming in and do we need to control some of the traffic inflow and outflow but that's details to be worked out. He but the use or reuse of the property looks good from his perspective. Pfannerstill said he thinks the property being utility there were several things that were looked at like trains station, park and ride or something like that and he thinks that is how it ended up being utility. Pfannerstill said the next step is for this to go to the Village Board regardless so everyone can see it.

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

Pfannerstill said everyone was notified that people putting in the project felt it would be hard to get the community by them for what they were hoping for, so they asked to be pulled off the agenda. Bailey said earlier today they withdrew their conceptual and they will resubmit something at a later date.

Motion (Pfannerstill/Hallquist) to move past this item due to the fact the application was rescinded by the applicant. Carried (6-0).

5. Plan Commission review and consideration of a land division for Longmeadow Development, LLC to define future Hwy KE alignment.

Jim Siepman was present and briefly explained the CSM for the 40 acres and there was some concern of getting easements through it for public trails along Hwy K, for getting water through it, a well site and eventually Hwy K going through it in the future. He said since these issues were still brewing on the surface and since they have no plans at this time for it at this time, to just get the CSM done so it gets a lot of things done for the Village and them. Pfannerstill asked him to touch on a few things in there. Siepmann explained that the Village owns the well site, but he said a few things were out whack getting easements to it until such time as we develop it and they have gotten through straightened away with Ruekert and Mielke with Ryan Amtmann. He said the easements along Winkleman Drive as it goes on the west side, they needed to be clarified. He said the easement along K needed to be clarified and they are doing the dedication for both Winkleman Road and K for what they need to dedicate today and dedicate the future KE extension. He said some of you have been out on the site and some have had to live through some of the construction out there. He said they have an access off of Winkleman to the west, which is all done, the water crossing is all done, the passing lanes are in and the striping is incomplete yet. He said there is a bypass road at K at Winkelman Road. He said that was not required that they develop that bypass, but he said when they did the traffic study in that study it was said a bypass was needed, so they went to the County and did a cooperative with them paying for half of the bypass with the County. He said that the Windrush sign has been knocked down multiple times from cars leaving that site and it was just a dangerous intersection. He said also 2 trees were taken down better vision site and rumble strips were put in.

Hallquist asked about the bypass lane and why didn't they just fulfill the whole lane and Siepmann said that was designed by the County and it was built to their specs. Wallschlager asked if we are approving this map or our we are approving where the road is going to go. Bailey said all Siepman is trying to do on the CSM is show where the County has said where our lot is in the separation of the 2 sides on the other side of Winkleman, so if they ever decide to develop either side there is no question that this was sent to the county and dedicated. He said this right now fine tunes what the County has stated about where it will be.

Siepmann said there has been a lot of engineering on this both on our end, the Village's, and the County's. He said you look at the well site, that was impacted by the future road coming from the west. What we could do with these 2 sites in the future, all that was taken into account plus they have certain speed limits they want to be able to keep so the curves were designed by them. He said we submitted to the Village staff and the County for input before they ever submitted for official approval. He said everyone has had input before we submitted it.

Bailey said the next step from here if the Plan Commission is ok with it, would be to move it up to the Village Board for approval.

DeCourcy-Bower said he thinks it is good to get it down on paper and established. He said his only comment was that there was a specific notation in there about a 12 ft wide easement for some sort of pedestrian access on the south end of the property. He said when and if it ever gets developed that the comp plan shows an additional trails within the property so he wants to make it clear that this isn't at least from his perspective the final easement for this development it could involve trails in other areas of

the property. Siepmann said you are correct and the only reason it is on here is when we did the PUD for sandhill we agreed to put it on here and we totally understand the Village trail program.

Motion (DeCourcy-Bower/ Schneeberger) to move this forward to the Village Board and recommend approval. Carried (6-0).

6. Announcements-

None.

7. Adjourn

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

Adjourned at 7:31 pm.

Respectfully submitted by

Recording Secretary,
Deidre Bush y, Deputy Clerk



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

Job Address 140 North Ave. Hartland, WI 53029				
Lot	Block	Subdivision	Key No. HAV	
Owner Tenant Joseph Przyczkowski	EMAIL joe@180design.build		Phone 414-552-8309	
Address 140 North Ave.	City Hartland	State WI	Zip 53029	
Contractor Avalon Graphics	Phone 262-307-9002	FAX	EMAIL	
Address 115 Hill St.	City Hartland	State WI	Zip 53029	

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

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

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

Commercial/Industrial/Multifamily:

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

Signs:

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

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

Date Applied: 12/16/22 Date of Meeting: _____ Item No. _____

**Hartland Architectural Board
Application Review Policies**

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

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

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT

PERMIT # _____

Tenant JOB LOCATION 146 North Ave. Hartland, WI 53029 TAX KEY # 88-0564951 Business # 503-1005
OWNER Joseph Przycekowski PHONE (611) 414-552-8209
ADDRESS 146 North Ave CITY Hartland STATE WI ZIP 53029
CONTRACTOR Avalon Graphics PHONE 862-367-9002
ADDRESS 115 Hill St. CITY Hartland STATE WI ZIP 53029

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

180 DESIGN/BUILD LLC

OVERALL DIMENSIONS OF SIGN See attached paperwork COLOR OF BACKGROUND White

SIZE OF LETTERS IN INCHES 5" COLOR OF LETTERS Black

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

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 \$ 231.00

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 12-6-22

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

475 12-6-22 241278.18827



- QUOTATION -

To: Joe Przyczkowski
180 Design/Build LLC
140 North Ave
Hartland, WI 53029
Fax: Phone: (414) 552-8309
joe@180design.build

Date: 12/6/2022
Quote#: 1206222
Contact: Bob Wisniewski
Phone: (262) 367-9002

Description: Building Signage
Size: A) 48" X 16" (Street Sign)
B) 60" X 24" (Building Sign)
C) 36" X 18" (Window Sign)
Stock: A & B) Digital ACM (Aluminum/3mm PVC/Aluminum)
C) Clear calendared vinyl
Artwork: Provided by you
Colors: 4/c process
Finishing: A & B) Direct print, clear coat (UV protector) & cut to shape
C) Print (Second surface for interior application), cut to shape, weed & mask for installation
Packing: Bulk
Lead Time: 3-5 days from approval of artwork
Quantity: A) 2
B) 1
C) 1
Price: A) \$48.00 each
B) \$90.00 each
C) \$45.00 each
Install: \$50.00 (window sign only)

TOTAL of Signs = \$231.00

Total with install of window vinyl = \$281.00

F.O.B. AVALON GRAPHICS - QUOTE EFFECTIVE FOR 15 DAYS FROM ABOVE DATE.
PRICES SUBJECT TO REVIEW OF ART - ANY OVER RUNS WILL BE SHIPPED AND INVOICED WITH YOUR ORDER UNLESS SPECIFIED OTHERWISE ON YOUR PURCHASE ORDER OR IN WRITING - TERMS NET 10 DAYS FROM DATE OF INVOICE.
1 1/2% INTEREST CHARGED MONTHLY ON ALL PAST DUE INVOICES.
CHANGES TO THE ABOVE QUOTATION MAY BE SUBJECT TO ADDITIONAL CHARGES
I.E., RECEIPT TIME OF ARTWORK



180 DESIGN/BUILD LLC





KOWAL


180 DESIGN/BUILD LLC
(262)563-1005

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

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

ALARCON TRUST
W341S9275 CORNER CT
EAGLE, WI 53119-1661

BL BRANCH GROUP II, LLC
120 E WASHINGTON ST STE 201
SYRACUSE, NY 13202-4008

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

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

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

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

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

PERMIT # _____

JOB LOCATION 557 Cottonwood Ave Suite 101 TAX KEY # HAV 0732994015
OWNER Circle J Properties PHONE _____
ADDRESS PO Box 131 CITY Hartland STATE WI ZIP 53029
CONTRACTOR Appleton Sign PHONE 920.560.16820
ADDRESS 2400 Holly Rd. CITY Neenah STATE WI ZIP 54954

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

WORDS AS THEY WILL APPEAR ON THE SIGN: New Heights Physical Therapy

OVERALL DIMENSIONS OF SIGN 24" x 96" COLOR OF BACKGROUND Akzo

SIZE OF LETTERS IN INCHES _____ COLOR OF LETTERS White

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

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 \$ 2,500.00

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 Maggie Wildenberg DATE 12.6.22

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____



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

Job Address 557 Cottonwood Ave Suite 101			
Lot	Block	Subdivision	Key No. HAV 0732996015
Owner Circle J Properties		EMAIL	Phone
Address Po Box 131		City Hartland	State WI Zip 53029
Contractor Appleton Sign	Phone 920.560.1820	FAX	EMAIL magiend@appletonsign.com
Address 2400 Holly Rd		City Neehah	State WI Zip 54956

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- Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- Four (4) site plans with dimensions. Not required for wall signs or other signs attached to the building. Four (4) sets of lighting details. Include type, location, number and photometric plan.
- Submit Sign Permit Application

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

CLIENT: NEW HEIGHTS PHYSICAL THERAPY
STREET ADDRESS: 557 COTONWOOD AVENUE
CITY/STATE: HAWKLAND, WI
DATE: 11/15/2022
SALES: MONICA SCHMIDT
DESIGNER: COREY LONG

GENERAL SPECIFICATIONS

VOIDAGE:
POWER DRAW:
SQUARE FOOTAGE:

REQUIRED ITEMS FROM CLIENT

BRANDING
SIGNAGES:

COLOR SCHEDULE

1 PAINTED AZO NOBEL MAINOR HOUSE #A1701
2 ORACAL 751070 WHITE

SURVEY ITEMS REQUIRED

RED SURVEY?

ON-SITE COLOR MATCH TRUCK ACCESS? YES NO
AVAILABLE AREA BEHIND WALL ACCESS? YES NO
FACE DETAILS POLE DETAILS ELECTRICAL EXISTING? YES NO
ALL SIGN DETAILS OTHER:

SURVEY UPDATE

PLEASE SIGN BELOW STATING THAT THIS DESIGN IS APPROVED

A OPT. 1 **221177-02**

CONCEPTUAL DESIGN ONLY!
NOT TO BE USED FOR PRODUCTION

DETAIL VIEW

9'6" (O/A PANEL WIDTH)

2'4" (O/A PANEL HEIGHT)

1" ROUTED SIGN FOAM, PAINTED ONE (1) COLOR WITH ONE (1) COLOR CUT VINYL.
MOUNTED FLUSH TO BUILDING AS SHOWN

SCALE: 1" = 1' 0"

pe **chil**
SANDBLASTED TEXTURE
TO MATCH PREVIOUS SIGN

EXISTING VIEW



EXISTING PANEL TO BE REMOVED

LOCATION VIEW



NOT TO SCALE

MANUFACTURE AND INSTALL THE FOLLOWING: A. S/F NON-LIT SIGN FOAM SIGN

DISCLAIMERS: THIS DOCUMENT IS OWNED BY APPLETON SIGN COMPANY. IT IS A CONCEPTUAL REPRESENTATION OF SERVICES PROVIDED BY APPLETON SIGN. CLIENT AGREES, BY RECEIPT OF THIS DESIGN, NOT TO SHARE CONCEPTS OR SPECIFICATIONS WITH ANY THIRD PARTY UNLESS PURCHASED BY CLIENT OR GIVEN WRITTEN CONSENT. ANY VIOLATION WILL BE ENFORCED AND MAY CONSTITUTE DESIGN FEES. ©

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445 CARDINAL LLC
445 CARDINAL LN
HARTLAND, WI 53029-2332

CIRCLE J PROPERTIES LLC
PO BOX 131
HARTLAND, WI 53029-0131

FIRST-CITIZENS BANK & TRUST
COMPANY
100 E TRYON RD
RALEIGH, NC 27603-3581

ICE AGE PARK AND TRAIL
FOUNDATION, INC
2110 MAIN ST
CROSS PLAINS, WI 53529-9596

SW 2017 1 LLC AND J F CLEARCOTTON
LLC C/O STEWART WANGARD
1200 N MAYFAIR RD STE 310
MILWAUKEE, WI 53226-3288

TW COTTONWOOD HARTLAND, LLC. AND
MW COTTONWOOD HARTLAND, LLC. C/O
THOMAS A WRIGHT
510 HARTBROOK DR STE 206
HARTLAND, WI 53029-1401

TW COTTONWOOD HARTLAND, LLC. AND
MW COTTONWOOD HARTLAND, LLC.
C/O THOMAS A WRIGHT
W229N1433 WESTWOOD DR STE 204
WAUKESHA, WI 53186-1183

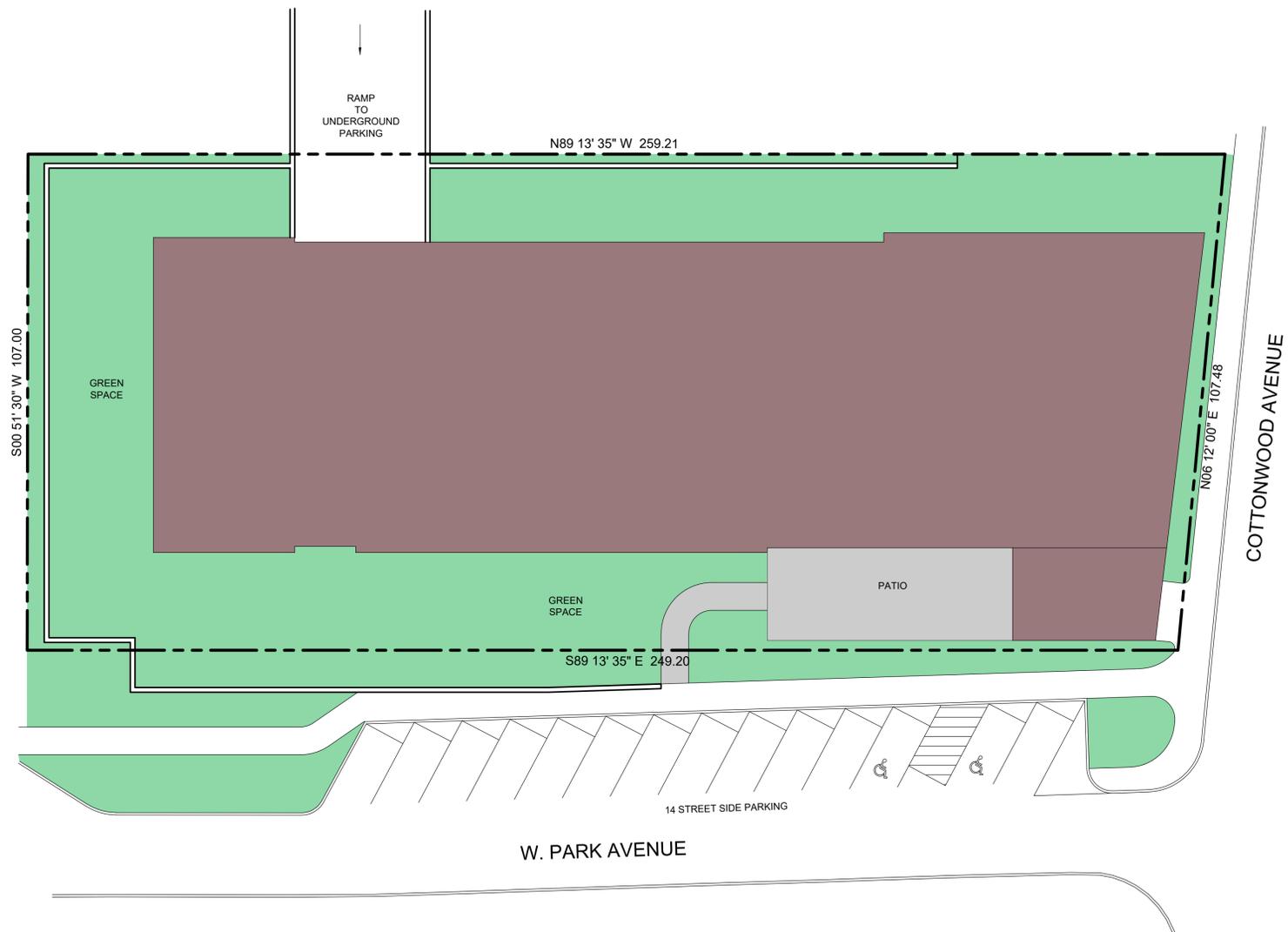


SHEET INDEX

- A-100 ARCHITECTURAL SITE PLAN
- A-101 PARKING GARAGE PLAN
- A-102 1st FLOOR PLAN
- A-103 2nd FLOOR PLAN
- A-201 EXTERIOR ELEVATIONS
- A-202 EXTERIOR ELEVATIONS

BUILDING INFORMATION

2-STORY MULTI-USE BLDG:	46,447 SF	TOTAL ROOMS:	39
UNDERGROUND PARKING:	15,697 SF	KING SUITE W/ BEDROOM	21
37 PARKING STALLS		KING SUITE	2
14 ANGLED STREET PARKING STALLS		KING SUITE ADA	3
51 TOTAL ONSITE PARKING STALLS		DOUBLE QUEEN	10
		SUITES	3
1ST FLOOR HOTEL:	15,697 SF		
LOBBY & AMENITIES			
TOTAL ROOMS:	16		
KING SUITE W/ BEDROOM	5		
KING SUITE ADA	3		
DOUBLE QUEEN	7		
SUITES	1		
2ND FLOOR HOTEL:	15,053 SF		
TOTAL ROOMS:	24		
KING SUITE W/ BEDROOM	16		
KING SUITE	2		
DOUBLE QUEEN	3		
SUITES	2		



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

Issue Date:
12 / 07 / 2022

Revision:

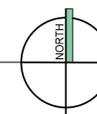
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22022

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ARCHITECTURAL SITE
PLAN

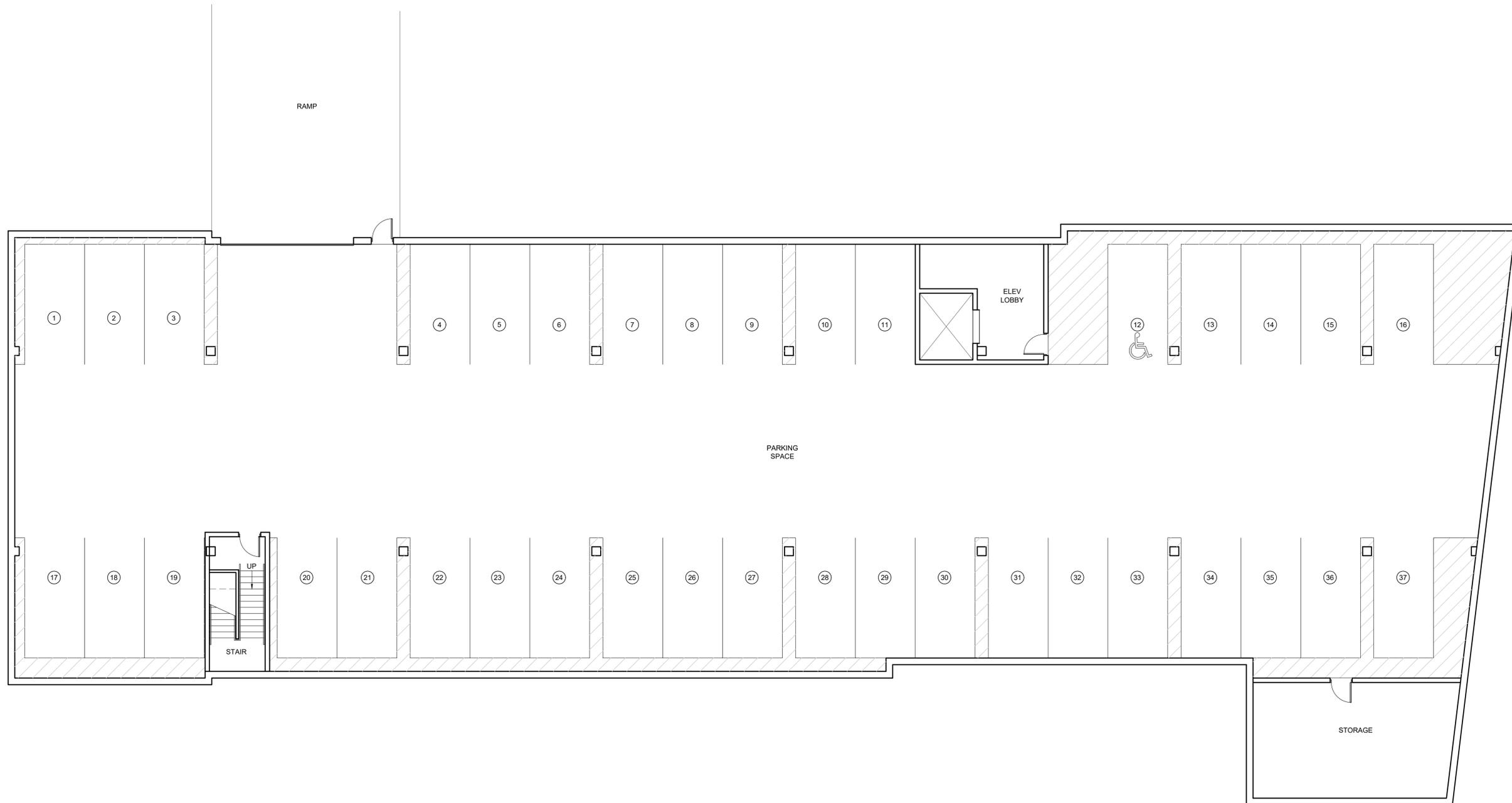
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A-100

ARCHITECTURAL SITE PLAN



1/16" = 1'-0"



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

Issue Date:
12 / 07 / 2022

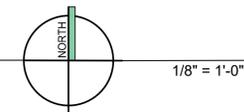
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22022

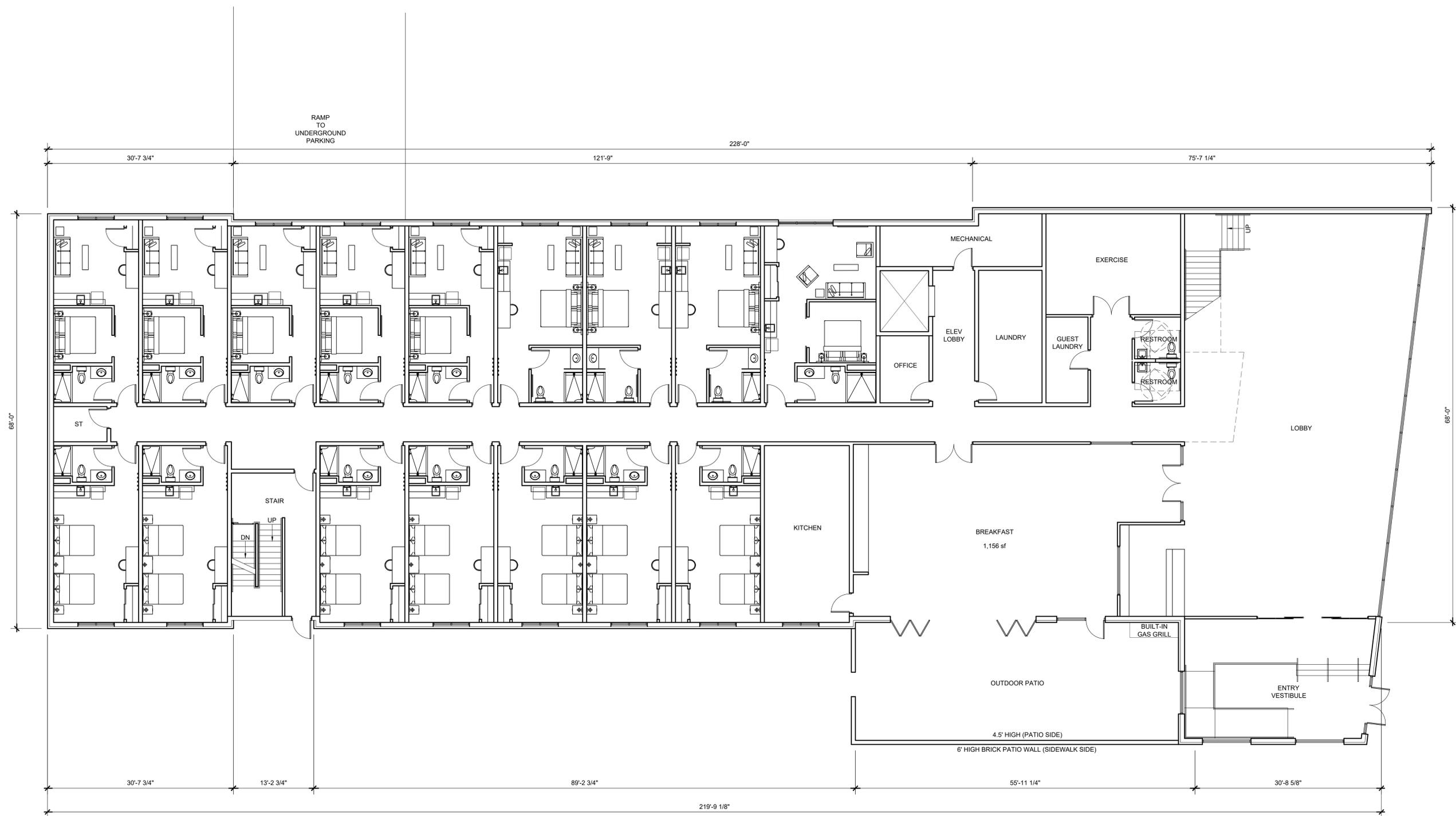
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PARKING GARAGE
PLAN

Sheet Number:

PARKING GARAGE PLAN



A-101



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

Issue Date:
12 / 07 / 2022

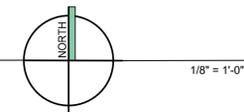
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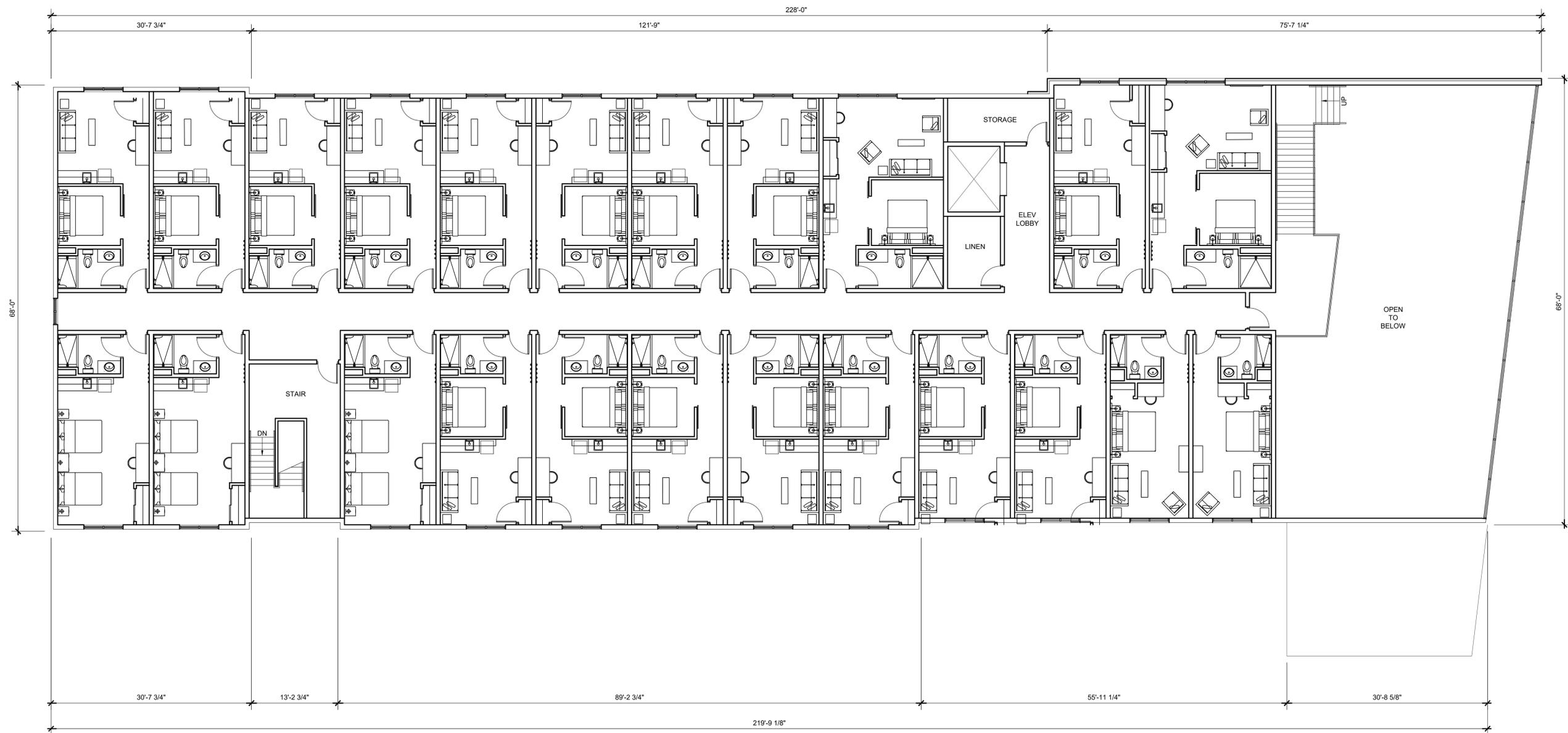
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22022

Sheet Title:
FIRST FLOOR PLAN

Sheet Number:

FIRST FLOOR PLAN





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

Issue Date:
12 / 07 / 2022

Revision:

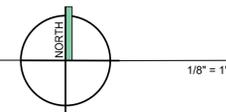
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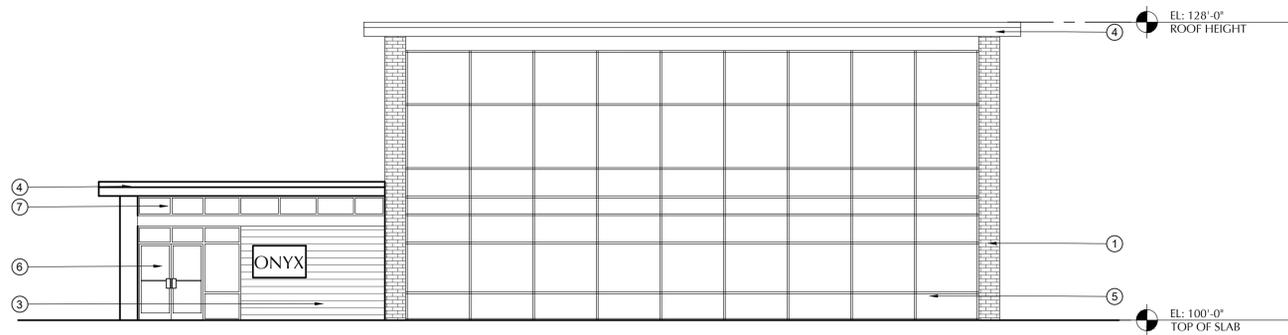
Sheet Title:
SECOND FLOOR PLAN

Sheet Number:

A-103

SECOND FLOOR PLAN





EAST ELEVATION

1/8" = 1'-0"

KEYNOTES:

1. UTILITY BRICK
2. JAMES HARDIE PANEL SIDING - SMOOTH WITH TAMLYN XTREME TRIM $\frac{3}{16}$ " REVEAL SYSTEM
3. JAMES HARDIE PLANK LAP SIDING 6" EXPOSURE
4. PRE-FINISHED FASCIA AND SOFFIT
5. ANODIZED ALUMINUM CURTAIN WALL SYSTEM
6. ANODIZED ALUMINUM STOREFRONT ENTRANCE SYSTEM
7. ANODIZED ALUMINUM STOREFRONT WINDOWS
8. PRE-FINISHED METAL COPING
9. COMPOSITE FIXED WINDOWS
10. PRECAST CORNICE
11. FOLDING DOORS
12. BRICK SCREEN WALL AROUND PATIO



SOUTH ELEVATION

1/8" = 1'-0"

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

Issue Date:
12 / 07 / 2022

Revision:

Project Number:
22022

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:

A-201

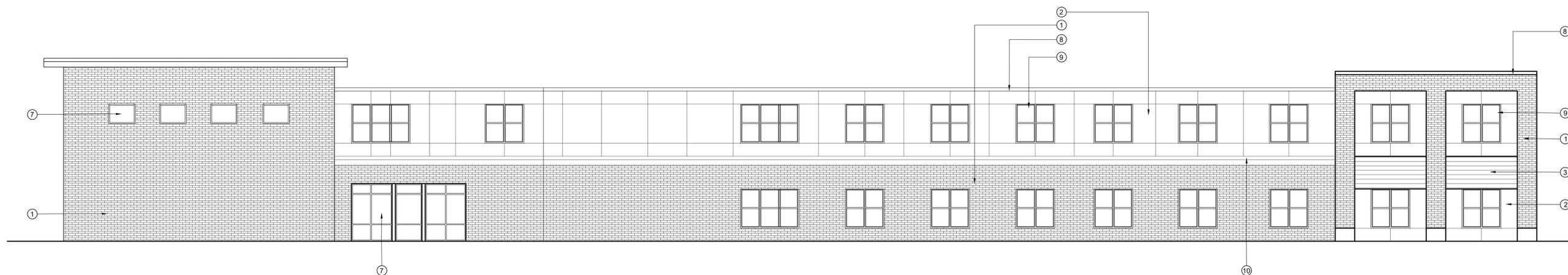


WEST ELEVATION

1/8" = 1'-0"

KEYNOTES:

1. UTILITY BRICK
2. JAMES HARDIE PANEL SIDING - SMOOTH WITH TAMLYN XTREME TRIM $\frac{1}{2}$ " REVEAL SYSTEM
3. JAMES HARDIE PLANK LAP SIDING 6" EXPOSURE
4. PRE-FINISHED FASCIA AND SOFFIT
5. ANODIZED ALUMINUM CURTAIN WALL SYSTEM
6. ANODIZED ALUMINUM STOREFRONT ENTRANCE SYSTEM
7. ANODIZED ALUMINUM STOREFRONT WINDOWS
8. PRE-FINISHED METAL COPING
9. COMPOSITE FIXED WINDOWS
10. PRECAST CORNICE
11. FOLDING DOORS
12. BRICK SCREEN WALL AROUND PATIO



NORTH ELEVATION

1/8" = 1'-0"

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

Issue Date:

12 / 07 / 2022

Revision:

Project Number:

22022

Sheet Title:

EXTERIOR ELEVATIONS

Sheet Number:

A-202

128 COTTONWOOD LLC
W298N33324 S IMPERIAL DR
PEWAUKEE, WI 53072

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

CARL & MARILYN HAROLDSON
W292N6299 DORN RD
HARTLAND, WI 53029-9500

CARL & CHRISTINE 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

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

KEVIN J MILLOT
212 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

MICHAEL J HORVATH
205 W PARK AVE
HARTLAND, WI 53029

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

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

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

NICHOLAS & 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

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

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

RONALD & 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

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

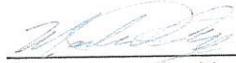
\$10.00

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: 12/1/22	Fee Paid: \$100.00
Date Filed:	Receipt No.: 241237

- Name: Owner: Stuart M. Kotovic // Agent: Mark D. Augustine, PE, PLS
Address of Owner/Agent: Owner: N26W30285 Maple Ave., Pewaukee, WI 53072-4256
Agent: LandMark Engineering Sciences, Inc., 119 Coolidge Ave. - Ste.100, Waukesha, WI 53186
Phone Number of Owner/Agent: Owner: 414-688-7447 // Agent: 414-719-2769
- Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").
- State present use of property and intended use.
Present Use: single-family residence // Intended Use: single family residence
parcel is currently 2 partial lots; proposed CSM to combine into single lot


Signature of Petitioner

LandMark Engineering Sciences Inc., 119 Coolidge Avenue - Suite 100, Waukesha, WI 53186-6602
Address

414-719-2769

Phone

2007 Forms/Petition for Land Division
Revised 10/07



Exhibit A

Legal Description

**THE WEST 1/2 OF THE FOLLOWING PARCEL: THE SOUTHWEST 1/2 OF LOT 13 AND
THE NORTHEAST 35 FEET OF LOT 14 OF CRYSTAL SPRING PARK LOCATED IN THE
NORTH 1/2 OF THE SE. 1/4 OF SECTION 15, T.7N., R.18E., TOWN OF DELAFIELD,
WAUKESHA COUNTY, WISCONSIN**

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NE. 1/4 AND NE. 1/4 OF THE NE. 1/4 OF SECTION 00, T.0N., R.00E., CITY OF _____, _____ COUNTY, WISCONSIN

TOWN BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Town of Delafield, is hereby approved by the Town Board.

All conditions have been met as of the _____ day of _____, 20____.

Date: _____ Signed _____
Ronald A. Troy, Town Chair

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Town Board of the Town of Delafield.

Date: _____ Signed _____
Dan Green, Town Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Town of Delefield, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20____.

Date: _____ Signed _____
Kevin Fitzgerald, Chairperson

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the Town of Delafield.

Date: _____ Signed _____
Dan Green, Town Clerk

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL:

Resolved that the Certified Survey Map, in the Town of Delafield, Wisconsin, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statues.

Dale Shaver, Director

CARL P TOMICH
N8W22520 JOHNSON DR STE L
WAUKESHA, WI 53186-1668

CULLY R WHITE AND COLLEEN NAGY
WHITE COMMON TRUST
N26W30235 MAPLE AVE
PEWAUKEE, WI 53072-4256

FRANK GRAD REVOCABLE TRUST
N26W30249 MAPLE AVE
PEWAUKEE, WI 53072

GRANDHAVEN HOMEOWNERS ASSOCIATION
INC & LOT OWNERS OF GRANDHAVEN
SUBDIVISION
PO BOX 180574
DELAFIELD, WI 53018-0574

HOWARD & DONNA HOLZ
N26W30268 MAPLE AVE
PEWAUKEE, WI 53072-4257

JANINE BOREL
N16W29803 BROOKSTONE CIR
PEWAUKEE, WI 53072-4861

JOSEPH T ESSER II AND MARY ANN
ESSER
N26W30255 MAPLE AVE
PEWAUKEE, WI 53072-4256

K A CHRISTER CARLSSON AND SIW M
CARLSSON
W303N2665 MAPLE AVE
PEWAUKEE, WI 53072

MARK & KONSTANCE REMSHAK
N7W29697 THAMES RD
WAUKESHA, WI 53188-9345

MICHAEL & KATHLEEN HELKER
W303N2663 MAPLE AVE
PEWAUKEE, WI 53072

MYRON G FELDMAN AND LINDA K
FELDMAN
N26W30277 MAPLE AVE
PEWAUKEE, WI 53072-4256

PAUL F KUNZ
W303N2647 MAPLE AVE
PEWAUKEE, WI 53072

ROBERT HELD AND DONNA HELD
W303N2664 MAPLE AVE
PEWAUKEE, WI 53072

ROBERT L LAGERMAN REVOCABLE
TRUST
W303N2618 MAPLE AVE
PEWAUKEE, WI 53072-4245

ROGER W & SHARON S PHELPS
REVOCABLE TRUST
W303N2634 MAPLE AVE
PEWAUKEE, WI 53072

RYAN MANISCALCO AND GINA
MANISCALCO
N27W30203 GRANDHAVEN DR
PEWAUKEE, WI 53072

STEVEN & STACY MICHELS
N26W30280 MAPLE AVE
PEWAUKEE, WI 53072

STEVEN & KATHLEEN R PEARDON
PO BOX 323
GENESEE DEPOT, WI 53127-0323

STUART M KOTOVIC AND MELISSA S
KRUEGER
N26W30285 MAPLE AVE
PEWAUKEE, WI 53072-4256

TOWN OF DELAFIELD
W302N1254 MAPLE AVE
DELAFIELD, WI 53018-7000

WILLIAM J CARINI
N26W30291 MAPLE AVE
PEWAUKEE, WI 53072-4256