

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, JANUARY 16, 2023
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 December 19, 2022 meeting.
2. Plan Commission and Architectural Board review and consideration of an application for renovations to the site and exterior of the building for 128 Cottonwood Ave., Boardwalk Financial.
3. Plan Commission review of a request for modifications to Sandhill Condominium layout options.
4. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.
5. Adjourn.

Ryan Bailey, Village Manager

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: www.villageofhartland.wi.gov (Government/Agendas and Minutes). Notice: Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Darlene Igl, WCPC/CMC, Village Clerk, at 262-367-2714. The Municipal Building is handicap accessible.

To participate in the Village of Hartland "Zoom" meeting with video,
<https://us02web.zoom.us/j/86722256489?pwd=K2hpWG53Mmgyc2pEU2k0T2hZYUVnZz09>

To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799. The Meeting ID is 867 2225 6489 and the passcode is 985213.

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, DECEMBER 19, 2022
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

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

Excused: Ann Wallschlager

Others Present: Jim Kupfer, Chris Miller, Hannah Scherbarth, Joseph Przyczkowski, Ryan Amtmann, Scott Hussinger, 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.

No public comments.

1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes from November 21, 2022.

Motion (Bierman/Schneeberger) to approve the minutes for the November 21, 2022, meeting. Carried (6-0).

2. Architectural Board review and consideration of an application for signage for 180 Design/Build LLC, 140 North Ave-

Joseph Przyczkowski was present and explained the signage for the business, there will be a sign on the building, a sign on the street sign and a sign on the window. The signs will not be illuminated. He said the company does basic remodeling of homes.

Motion (DeCourcy-Bower/Bierman) to approve the signage application for 180 Design/Build LLC, 140 North Ave. Carried (6-0).

3. Architectural Board review and consideration of an application for signage for New Heights Physical Therapy, 557 Cottonwood Ave, Suite 101-

Hannah Scherbarth was present to explain the proposed signage for New Heights Physical Therapy. She said it is one sign which will be on the building, and it will not be lit. It was stated that a sign for New Heights Physical Therapy is currently on the multi-tenant sign that she did not apply for. Brief discussion on the multi-tenant sign. It was stated as long as the lettering of the sign is the same as the others it is ok. DeCourcy-Bower asked if the Plan Commission should approve the sign on the multi-tenant sign tonight. Pfannerstill still said the Plan Commission can acknowledge it tonight.

Motion (Hallquist/Xykis) to approve the signage for New Heights Physical Therapy, 557 Cottonwood Ave, Suite 101. Carried (6-0).

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

Jim Kupfer was present and explained the concept plan. He said they are proposing a 2-story hotel with hotel amenities, it is not a multi-use building. He said the main issue from the previous meetings they heard was parking. He said hotel parking is different than other parking, he said it is finite. Mr. Kupfer said there will be thirty-seven parking spots underground and fourteen angled parking spots on Park Ave. He said there will be two employees during the day, one employee from 2-10 pm and there will not be a third shift employee.

Xykis asked how many parking spots are underground and Kupfer said thirty-seven underground, and fourteen on Park Ave. Xykis asked Building Inspector Hussinger about parking for a hotel and Hussinger said the Village does not have hotel parking standards. Bierman commented on the parking and asked about the ramp at the back of the building. He asked if it can be shifted because he wants to make sure no one can look into the house behind it. Bierman also commented that it should be stated at the Village Board meeting how many spaces will be lost of the municipal parking lot because of the ramp.

DeCourcy-Bower said he had reached out to the developers on several items. He said he feels it is a significant better development.

Nancy Day of 206 W. Park Ave asked how it will impact her driveway.

Kupfer said on the west side only 12 ft of the building will be visible.

Motion (Hallquist/Schneeberger) to approve the conceptual plan for the development of the multi-use building at 221 Cottonwood Ave. Carried (6-0).

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 a single lot-

This agenda item was rescinded by the petitioner.

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

6. Announcements-

None.

7. Adjourn

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

Adjourned at 7:35 pm.

Respectfully submitted by

Joint Architectural Board/Plan Commission Minutes

Monday December 19, 2022

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Recording Secretary,
Deidre Bush y, Deputy Clerk

Hartland Joint Architectural Board/Plan
Commission Application for

128 Cottonwood Avenue

January 16, 2023

Building History:

- Housed the Hartland Fire Department from 1924 – 1964
- Also housed Village Board headquarters and two jail cells during this period
- It is zoned for office use. Most recently, it was used as office space and it will serve as the office for a financial planning and investment firm, Boardwalk Financial Strategies LLC.

Building Improvement Highlights:

- Gut rehab of the interior
- Brick and tuckpointing repairs
- Bring back the look of the firehouse with large windows where the garage doors used to be
- Move the main entrance door to the side of the building where it used to be
- Remove the fire escape that has fallen into disrepair
- Replace all windows (while also enlarging south wall windows vertically)
- Fill in basement windows that have been a source of water leakage
- Add a deck off the back of the building
- Add a decorative cornice at the top of the building similar to the one that exists in old pictures

Site improvement Highlights:

- Infill a large portion of east/west driveway south of building with manicured green/natural space
- Add lighting back to the front, south side, and back of the building.
- Repave or concrete the rear parking pad and line out parking spots
- In light of significant addition of green/natural space, remove or relocate the sidewalk tree that is directly in front of the building and growing into the power lines above



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

Project Description and Narrative: (attach additional sheet if necessary)				
Proposed Use <i>Office</i>				
Project Location <i>128 Cottonwood</i>				
Project Name				
Owner <i>Heidi + Mike Kodenbaugh</i>		Phone <i>262 490-5578</i>		
Address <i>W 298 N 3324 S. Imperial Pr.</i>		City <i>Pewaukee</i>	State <i>WI</i>	Zip <i>53078</i>
Engineer/Architect <i>Thrive - Jeremy Bault</i>		Phone	FAX	
Address		City	State	Zip
Contact Person		Phone	FAX	E-mail

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.



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

Job Address 128 Cottonwood Avenue				
Lot	Block	Subdivision	Key No. HAV	
Owner		EMAIL	Phone	
Address		City	State	Zip
Contractor		Phone	FAX	EMAIL
Address		City	State	Zip

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

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

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

Commercial/Industrial/Multifamily:

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. _____

**Hartland Architectural Board
Application Review Policies**

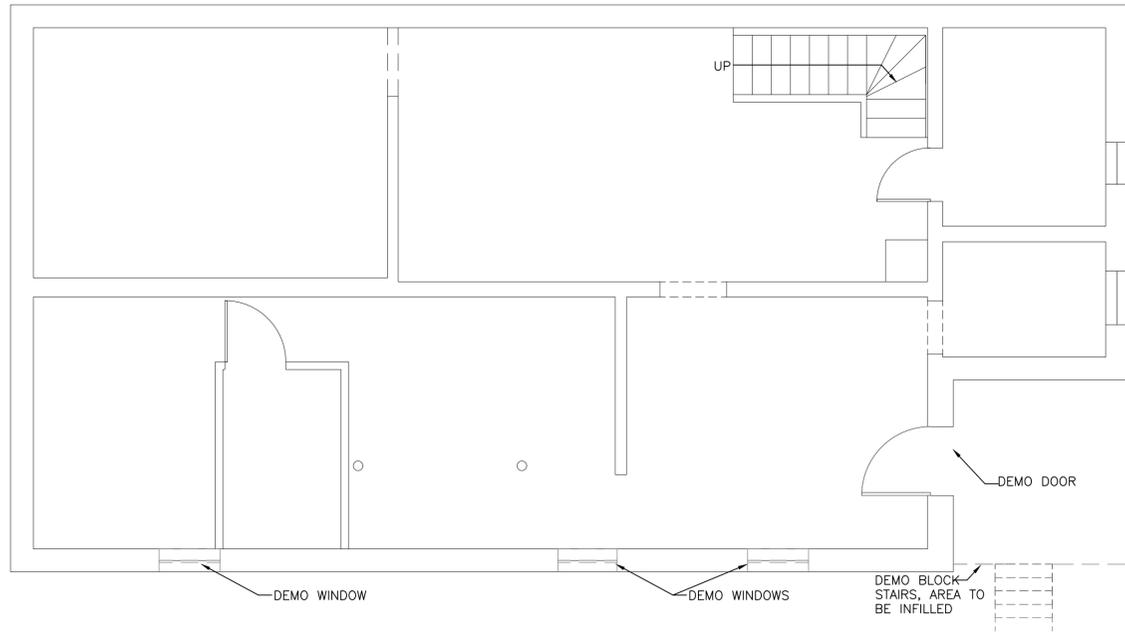
All applicants and applications are subject to the following policies in order to be considered by the Architectural Board.

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. One (1) set 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.

Drawn by	Checked by
ACG	DMR

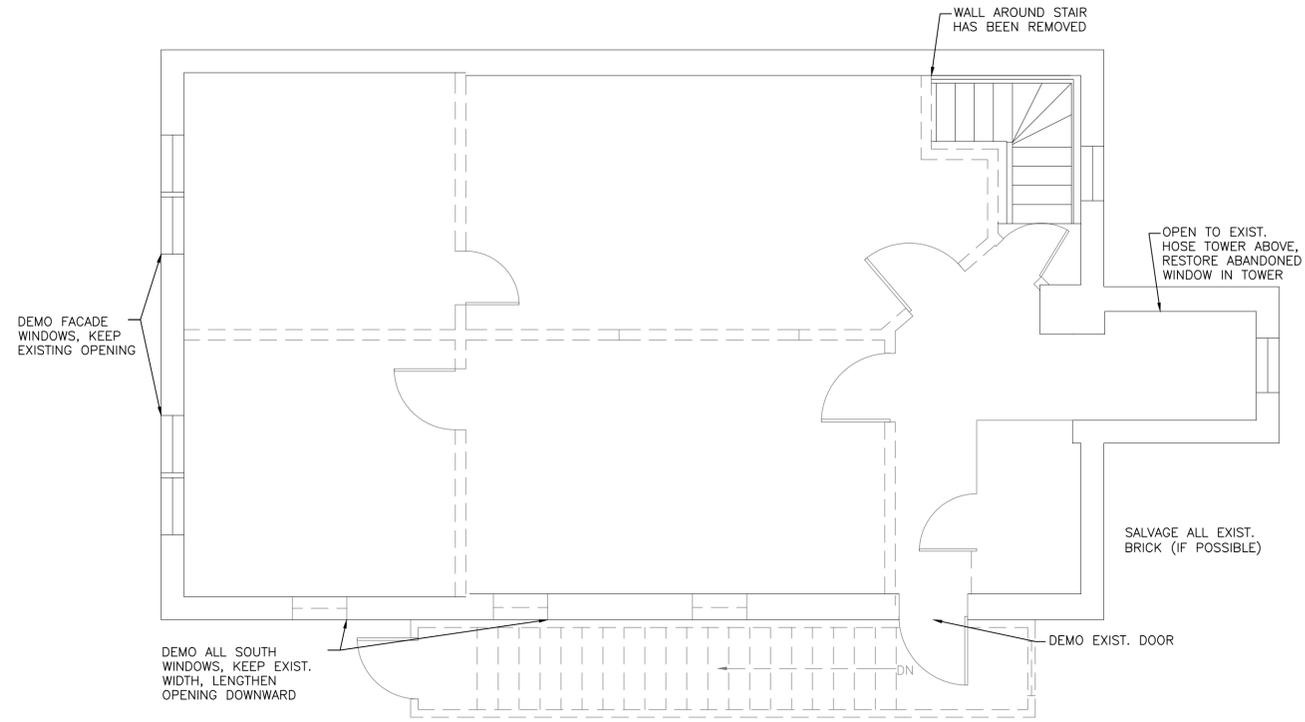
Revisions		
No.	Date	Description
	12.30.2022	Plan Commission

NOT FOR CONSTRUCTION



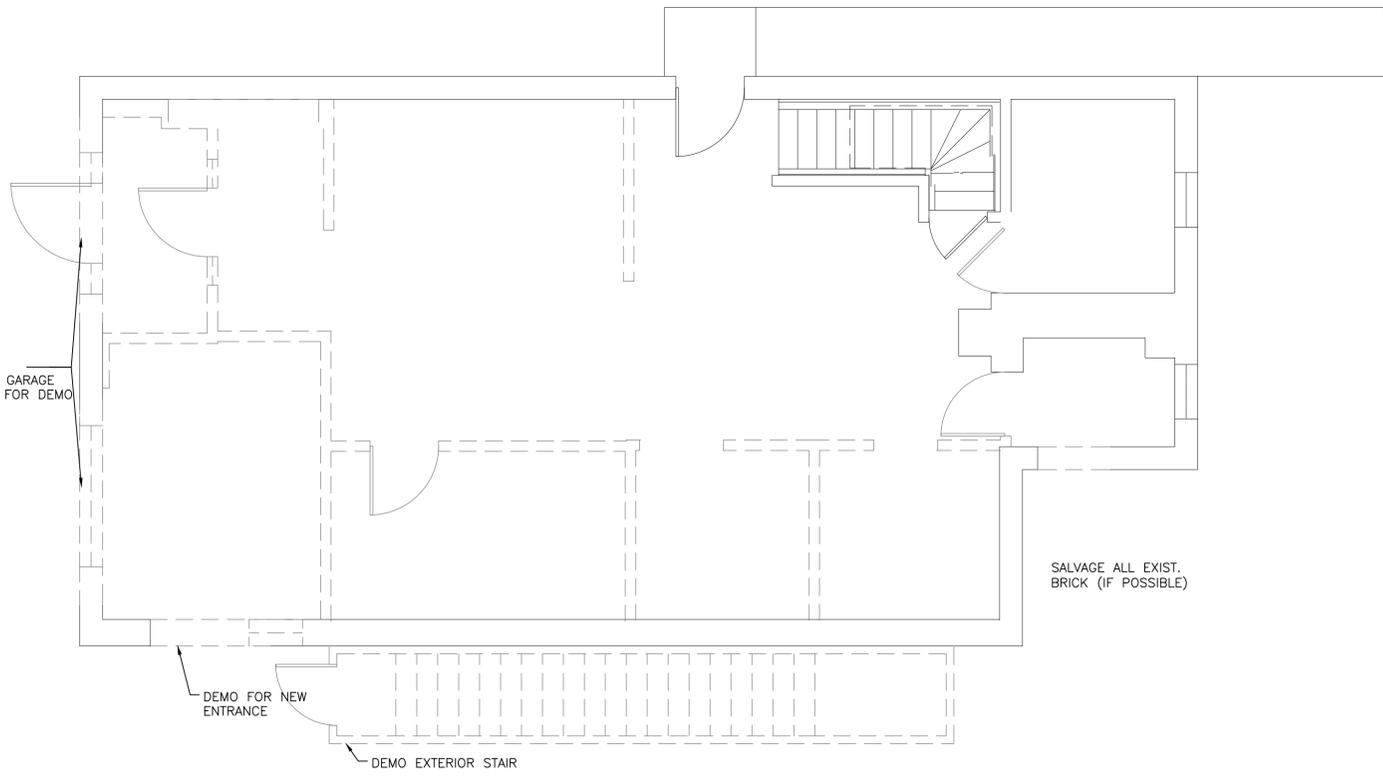
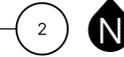
BASEMENT PLAN

SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)



FLOOR TWO

SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)



FLOOR ONE

SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)

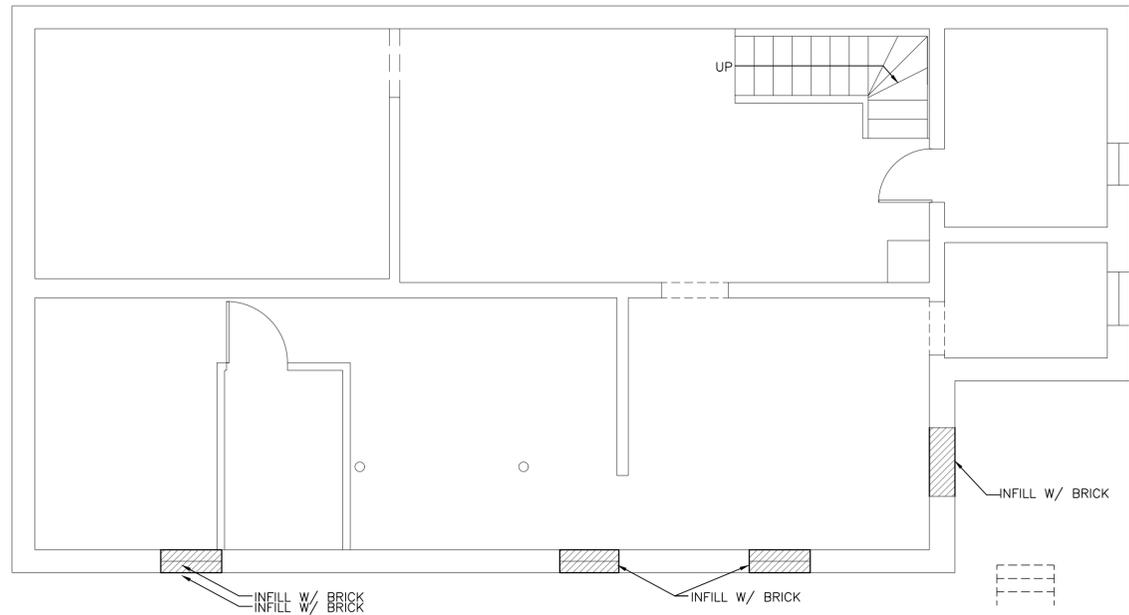


- GENERAL DEMOLITION NOTES**
- REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS. INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS SHALL BE INCLUDED AND VERIFIED WITH ARCHITECT IF NOT SPECIFIED ON DRAWINGS. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
 - G.C. TO COORDINATE WITH OWNER ANY SALVAGING AND RE-USING OF ANY REMOVALS.
 - ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
 - CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, LOAD BEARING CONSTRUCTION AND PARTITIONS, ETC. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT.
 - WHERE APPLICABLE, PATCH AND REPAIR AS REQUIRED EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS.
 - WHERE APPLICABLE, PATCH, REPAIR AND LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.

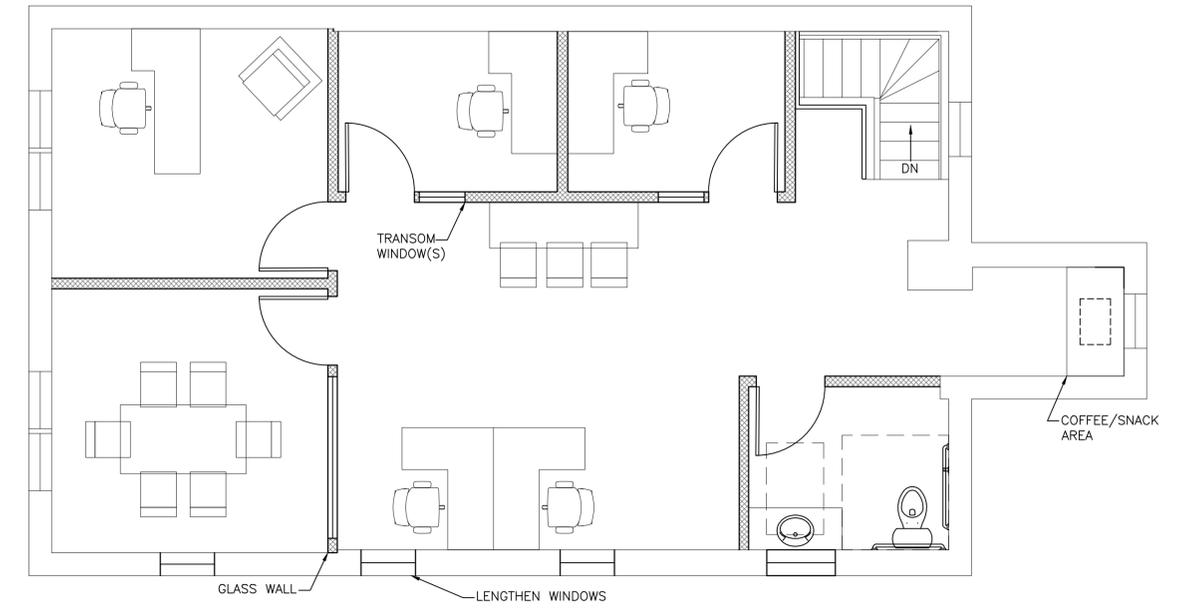
Drawn by	Checked by
ACG	DMR

Revisions		
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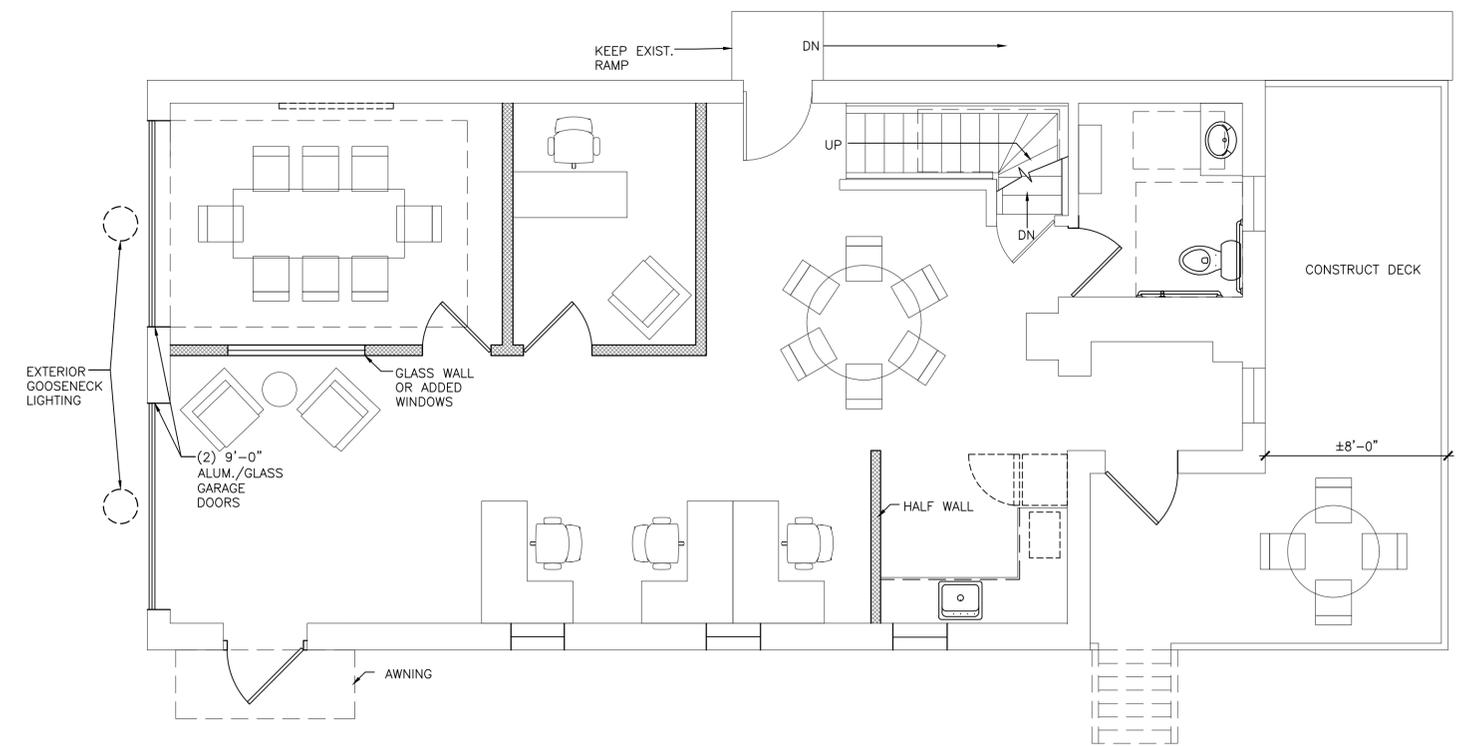
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BASEMENT PLAN
SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17) 3



FLOOR TWO
SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17) 2

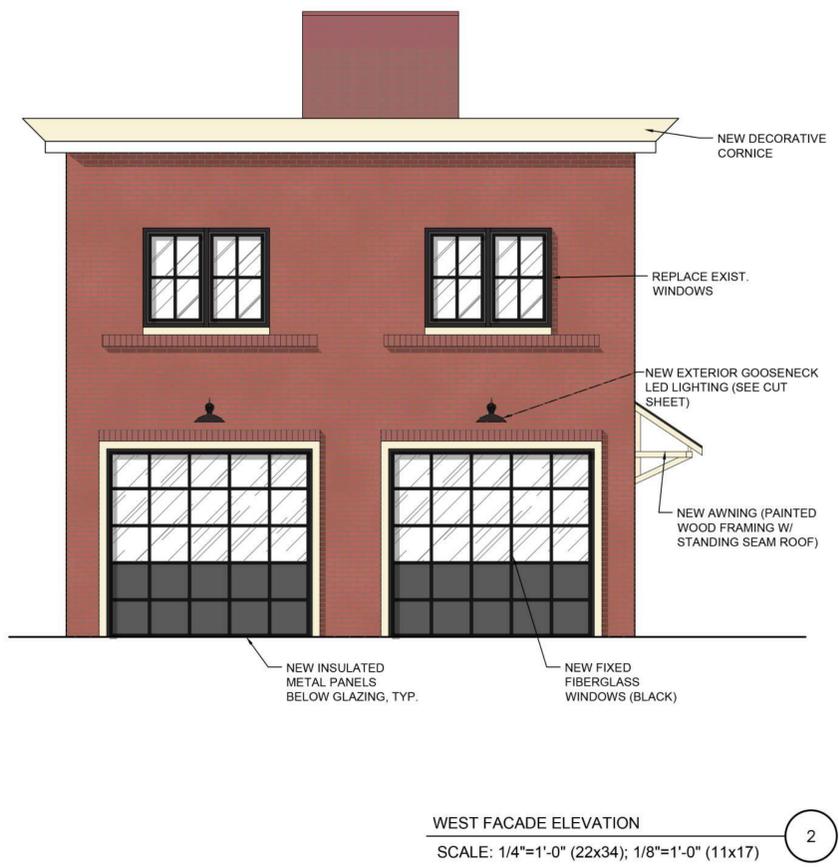
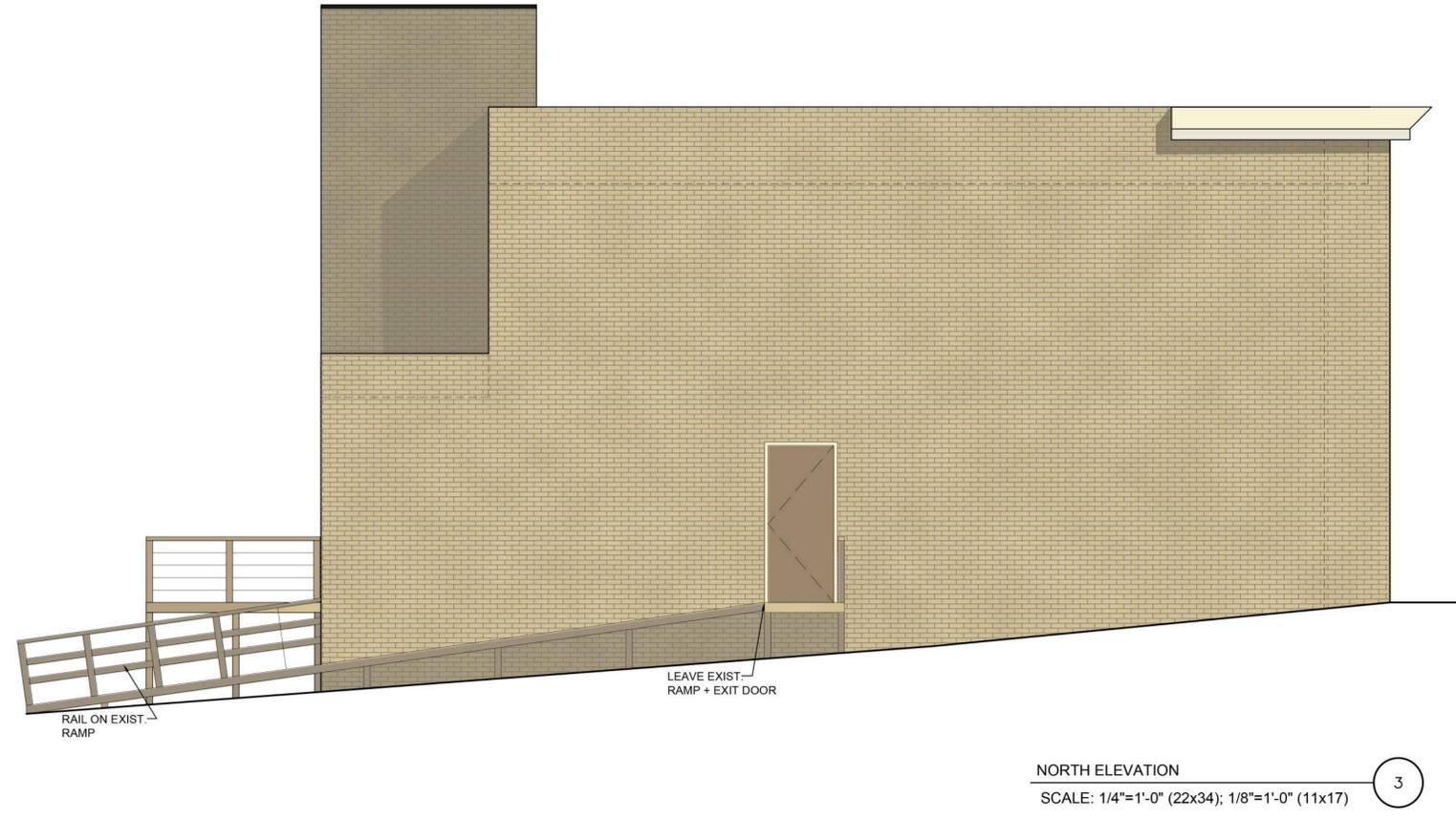
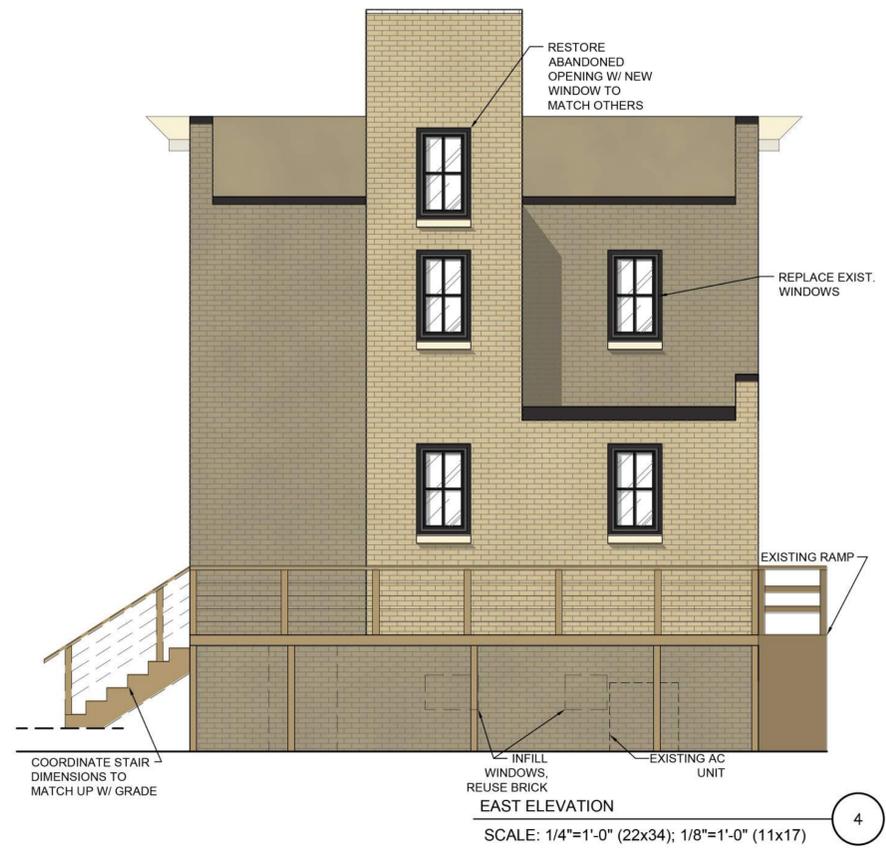


FLOOR ONE
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Drawn by	Checked by
ACG	DMR

Revisions

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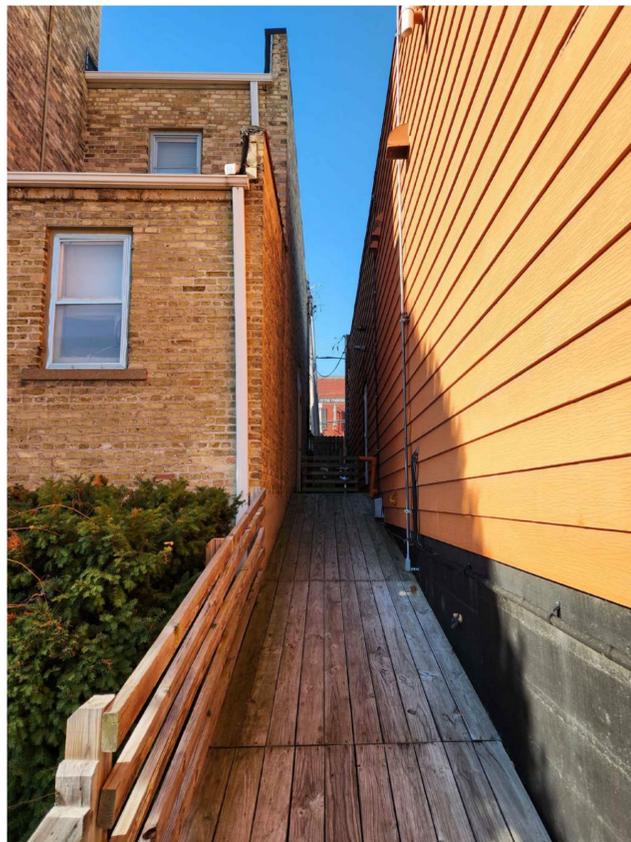
EAST WALL (BACK OF BUILDING)

5



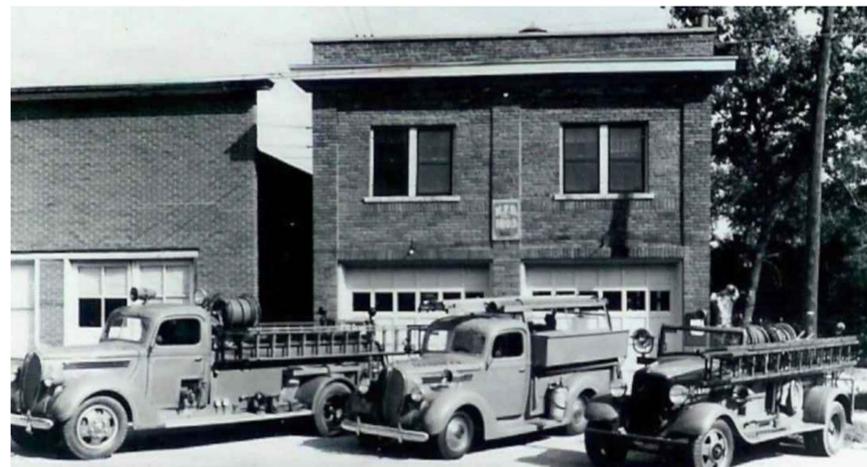
SOUTH WALL

4



EXISTING RAMP CONDITION (NORTH WALL)

3



FACADE - HISTORICAL INSPIRATION FROM EXISTING BUILDING

2



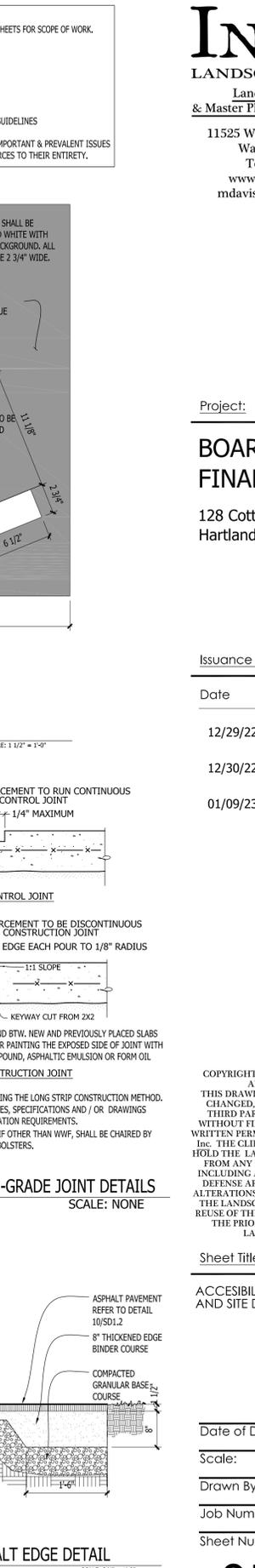
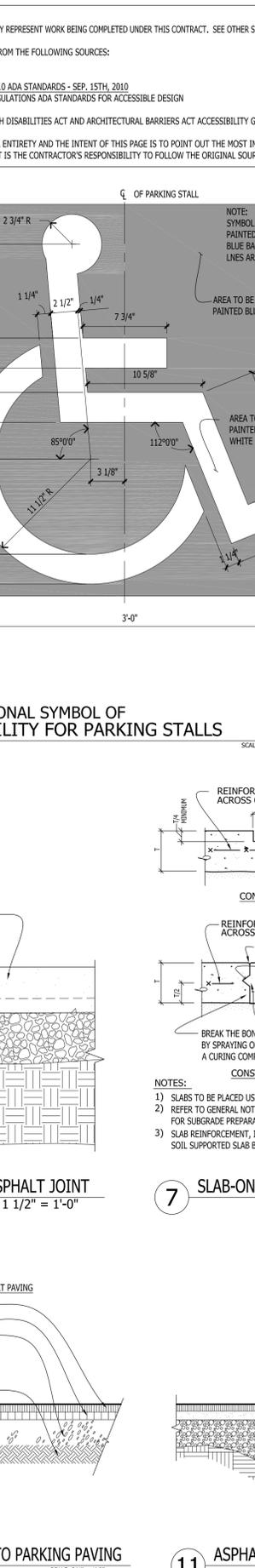
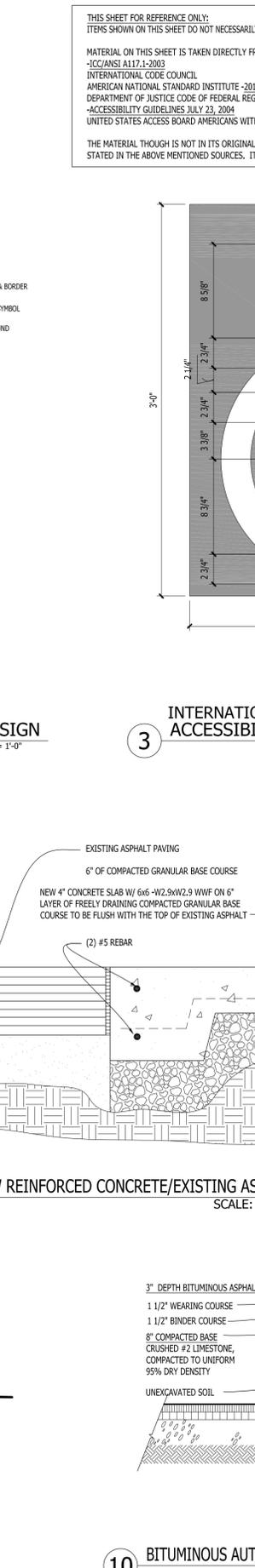
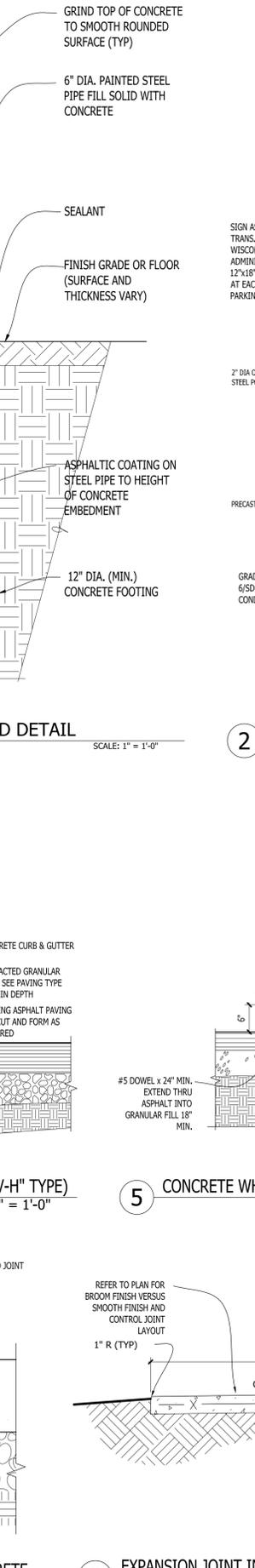
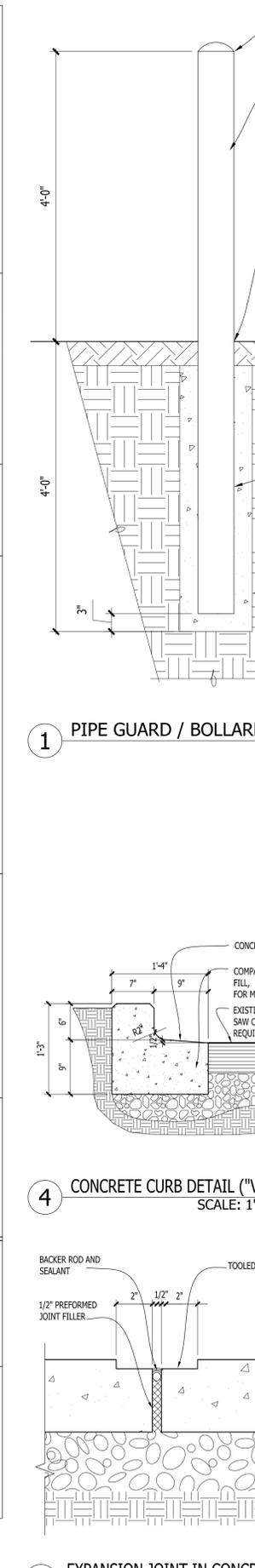
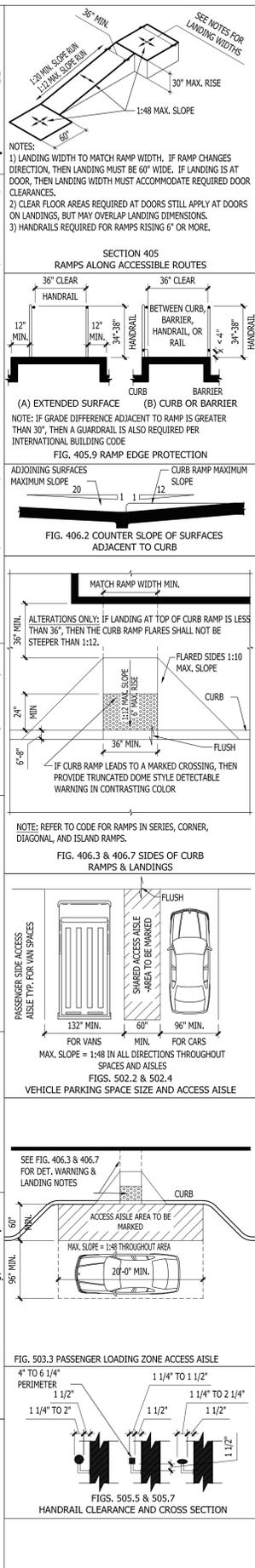
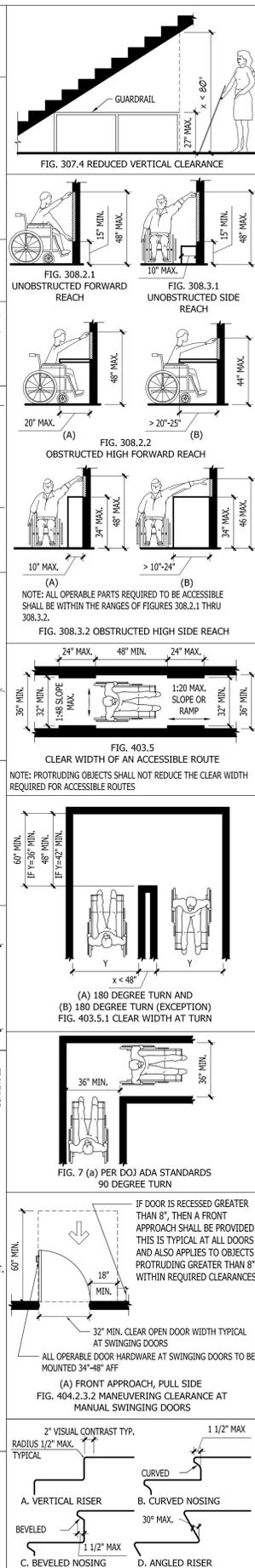
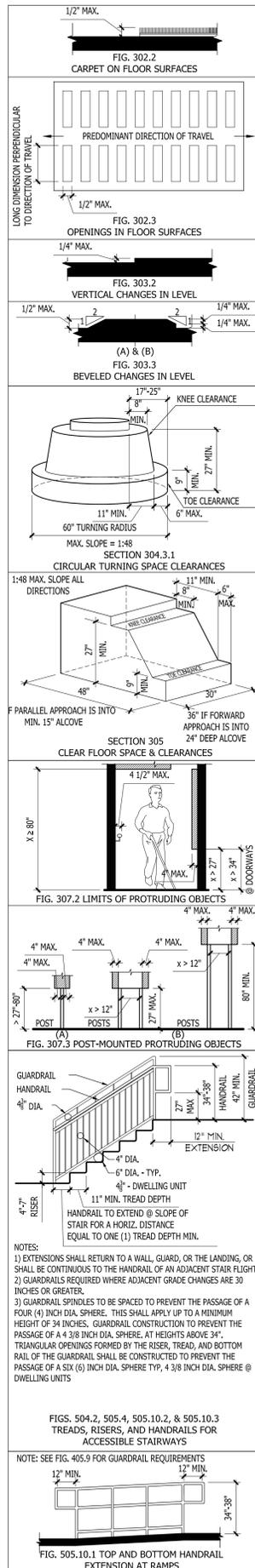
EXISTING FACADE

1

Drawn by	Checked by
ACG	DMR

Revisions		
No.	Date	Description
	12.30.2022	Plan Commission

NOT FOR CONSTRUCTION



THIS SHEET FOR REFERENCE ONLY:
ITEMS SHOWN ON THIS SHEET DO NOT NECESSARILY REPRESENT WORK BEING COMPLETED UNDER THIS CONTRACT. SEE OTHER SHEETS FOR SCOPE OF WORK.

MATERIAL ON THIS SHEET IS TAKEN DIRECTLY FROM THE FOLLOWING SOURCES:
-ICC/ANSI A117.1-2003
INTERNATIONAL CODE COUNCIL
AMERICAN NATIONAL STANDARD INSTITUTE -2010 ADA STANDARDS - SEP. 15TH, 2010
DEPARTMENT OF JUSTICE CODE OF FEDERAL REGULATIONS ADA STANDARDS FOR ACCESSIBLE DESIGN
-ACCESSIBILITY GUIDELINES JULY 23, 2004
UNITED STATES ACCESS BOARD AMERICANS WITH DISABILITIES ACT AND ARCHITECTURAL BARRIERS ACT ACCESSIBILITY GUIDELINES

THE MATERIAL THOUGH IS NOT IN ITS ORIGINAL ENTIRETY AND THE INTENT OF THIS PAGE IS TO POINT OUT THE MOST IMPORTANT & PREVALENT ISSUES STATED IN THE ABOVE MENTIONED SOURCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW THE ORIGINAL SOURCES TO THEIR ENTIRETY.

INSITE
LANDSCAPE DESIGN
Landscape Architecture
& Master Planning Design Consulting
11525 W. North Avenue Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitelandscape.com
mdavis@insitelandscape.com

Project:
BOARDWALK FINANCIAL
128 Cottonwood Avenue
Hartland, WI 53029

Issuance and Revisions:

Date	Number	Description
12/29/22		Client Review Submittal
12/30/22		Plan Commission Submittal
01/09/23		Owner Requested Revisions / Plan Commission Re-Submittal

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Sheet Title:
ACCESSIBILITY GUIDELINES AND SITE DETAILS

Date of Drawing: 01/09/23
Scale: As Noted
Drawn By: MCD
Job Number: L22-093
Sheet Number:

SD1.2

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Issuance and Revisions:

Date	Number	Description
12/29/22		Client Review Submittal
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01/09/23		Owner Requested Revisions / Plan Commission Re-Submittal

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Sheet Title:
PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 01/09/23
Scale: 1" = 10'-0"
Drawn By: MCD
Job Number: L22-093
Sheet Number:

LSP1.1

SITE INFORMATION

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)
LOT ZONING	B-3 - Central Business/Mixed Use
LOT AREA	4,827 SQ. FT. (0.11 Acres)
SITE BUILDING AREA	22,245 SQ. FT.
TOTAL IMPERVIOUS	4,250 SQ. FT. (0.10 Acres)
EXISTING GREENSPACE	345 SQ. FT. (0.008 Acres)
TOTAL PROPOSED GREENSPACE	577 SQ. FT. (0.013 Acres)
SITE LANDSCAPE PERCENTAGE	12.0%
TOTAL PARKING STALLS	5 STALLS

EXISTING CONDITIONS GENERAL NOTES

- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACTOR.
- THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
- VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS. VERIFY LOCATIONS OF ALL BURIED UTILITIES AND STRUCTURES AND LOCATIONS OF ALL OVERHEAD WIRES.
- VERIFY LOCATION OF ALL EXISTING EASEMENTS.
- INSITE LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

LANDSCAPE PLAN GENERAL NOTES

- PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.
- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
 - ALL PLANTINGS SPECIFIED FOR THE BOARDWALK FINANCIAL/128 COTTONWOOD PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
 - ALL DEVIATIONS FROM THE APPROVED BOARDWALK FINANCIAL/128 COTTONWOOD PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
 - ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
 - PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
 - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
 - CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
 - QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
 - CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
 - WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
 - ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
 - GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
 - ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
 - FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
 - ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
 - PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
 - ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
 - WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
 - DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
20% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% SR 2100 Kentucky Bluegrass
25% Creeping Red Fescue
15% Replicator Perennial Ryegrass
10% Fiesta 4 Perennial Ryegrass
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION

DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.

- MAINTENANCE NOTE:
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
- NECESSARY IRRIGATION (IF REQUIRED)
 - INTEGRATED PEST MANAGEMENT,
 - PROPER FERTILIZATION
 - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
 - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
 - WEED MANAGEMENT AND BED CARE.

- ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
- MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

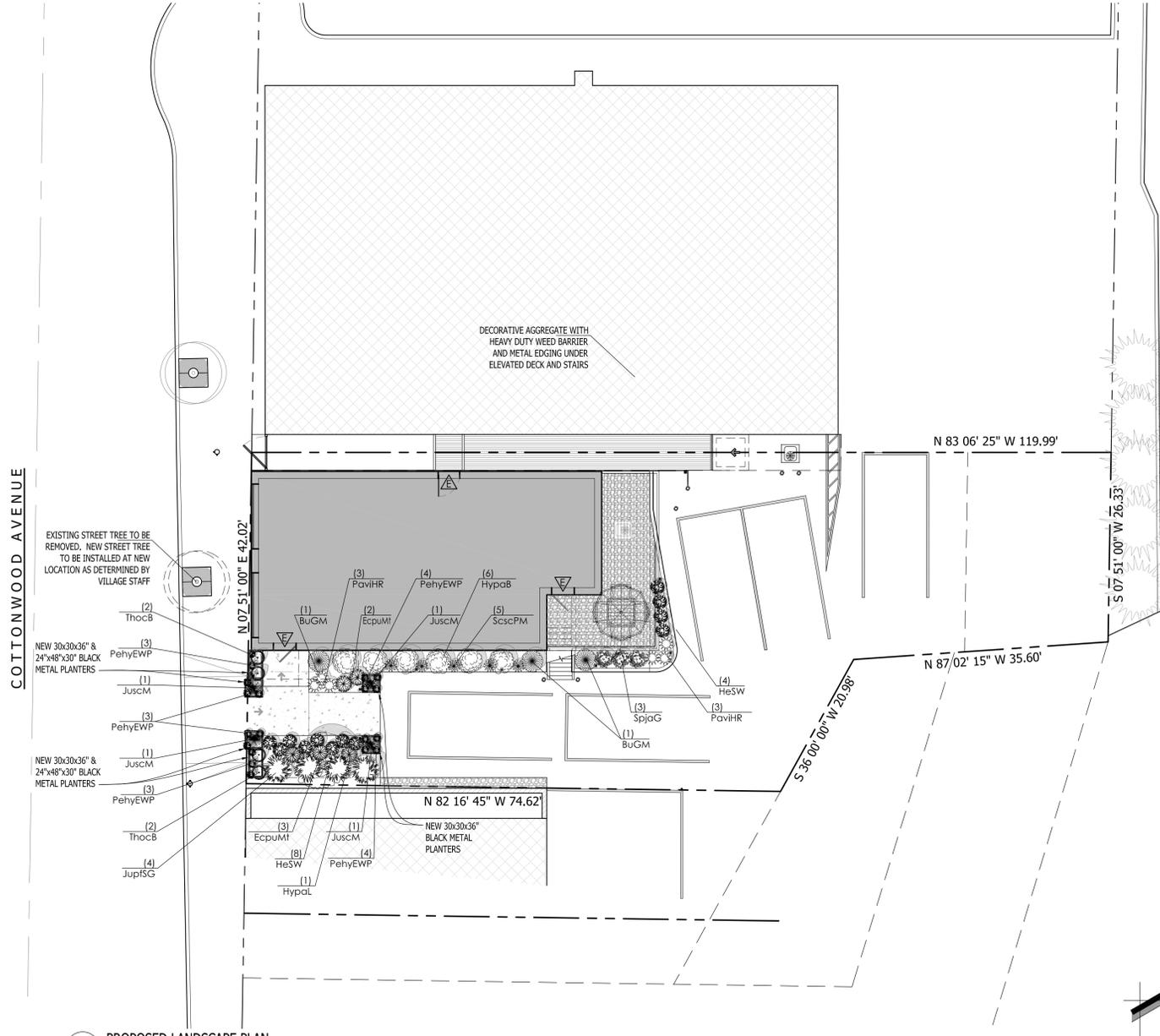
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800)-242-8511, (262) 432-7910 (877) 500-9592
www.DiggerHotline.com OR



1 PROPOSED LANDSCAPE PLAN

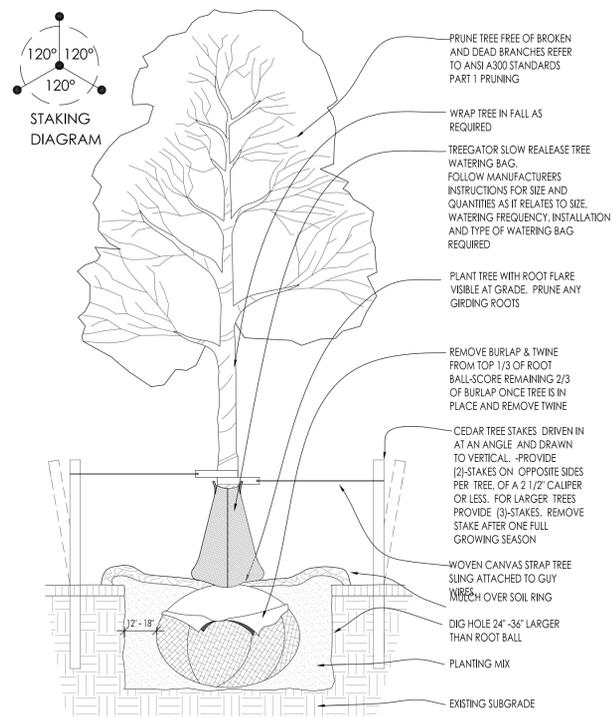
Proposed Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Broadleaf Deciduous Tree						
1	Extg	☉	Existing To be Removed	Existing To be Removed	Existing	1, 2
Broadleaf Deciduous Shrub						
6	HypaB	🌿	Hydrangea paniculata 'Bobo'	Bobo Hardy Hydrangea	18" - 24" - Cont	4
1	HypaL	🌿	Hydrangea paniculata 'Limelight'	Limelight Hardy Hydrangea	3' - 4' - Cont	4, 6
3	SpjaG	🌿	Spiraea japonica 'Galen'	Double Play Artist Spirea	18" - Cont	4
Broadleaf Evergreen Shrub						
3	BuGM	🌿	Buxus 'Green Mountain'	Green Mountain Boxwood	3' - B&B	3
Conifer Evergreen Shrub						
4	JuscM	🌿	Juniperus scopulorum 'Medora'	Medora Juniper	3' - 4' - B&B	3
4	JupISG	🌿	Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	4
4	ThocB	🌿	Thuja occidentalis 'Bobazam'	Mr. Bowling Ball Arborvitae	15" - 18" - Cont	4
Perennial Grass						
6	PaviHR	🌿	Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	5
5	ScscPM	🌿	Schizachyium scoparium 'Prairie Munchkin'	Prairie Munchkin Little Bluestem	1-Gal - Cont	5
Perennial						
5	EcpuMt	🌿	Echinacea purpurea 'Merlot'	Merlot Coneflower	1-Gal - Cont	5
12	HeSW	🌿	Hemerocallis x 'Swirling Water'	Swirling Water Daylily	4 1/2' pot	5
Annual						
20	PehyEWP	🌿	Petunia 'Easy Wave Purple'	Easy Wave Purple Petunia	4" pot	5

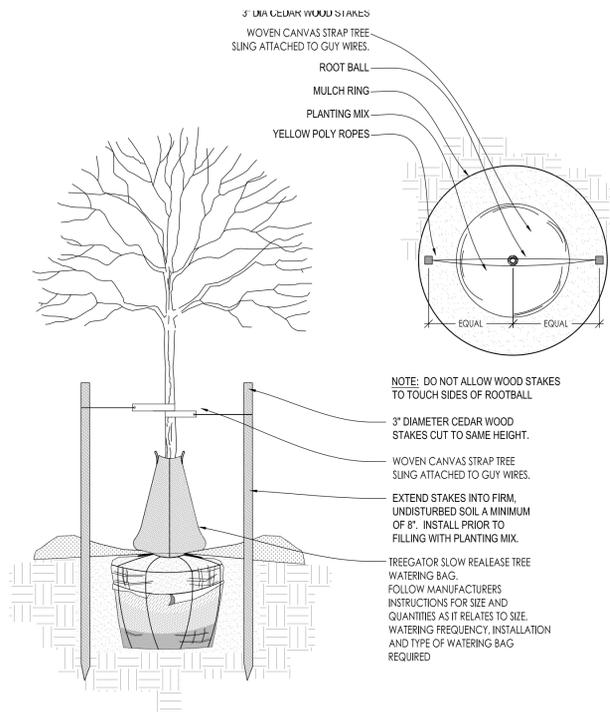
Comments

- Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil and sow turf grass seed as required.
- New Street Tree to be installed at a New Location Selected by Village Staff. Tree Species as Determined By Village Staff.
- Evenly shaped upright topiary tree/shrub with full branching to the ground.
- Full, well rooted plant, evenly shaped.
- Full, well rooted plant.
- Tree form, Single Stem Specimen

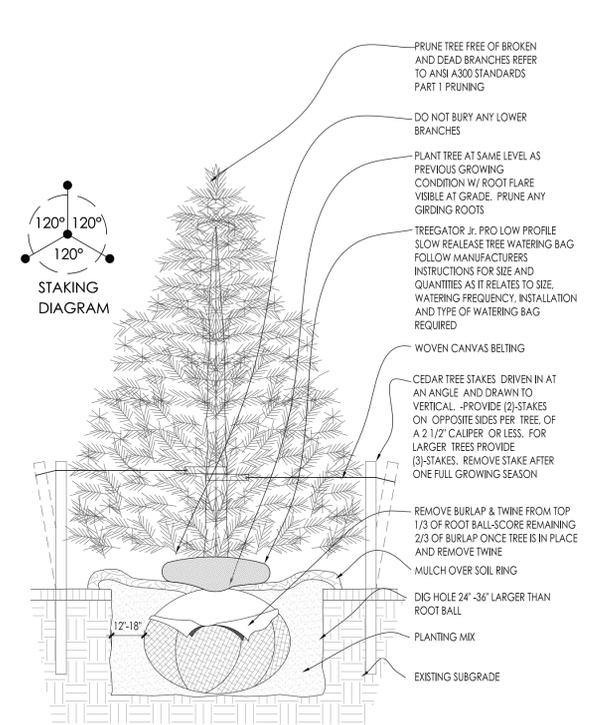
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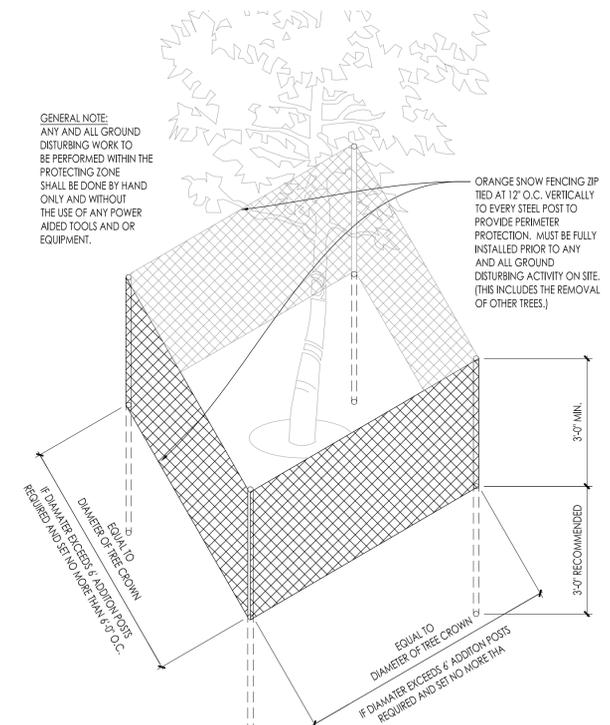
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



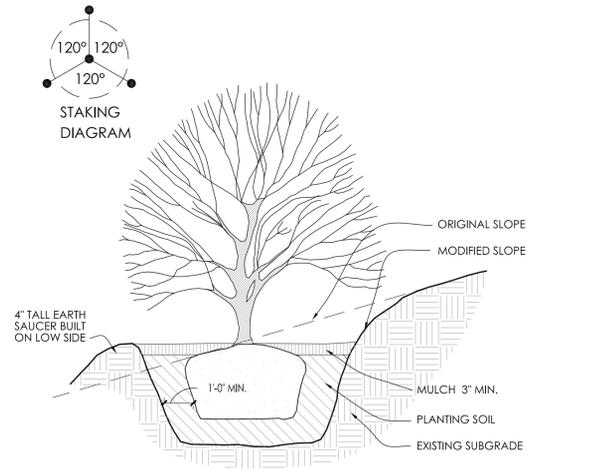
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



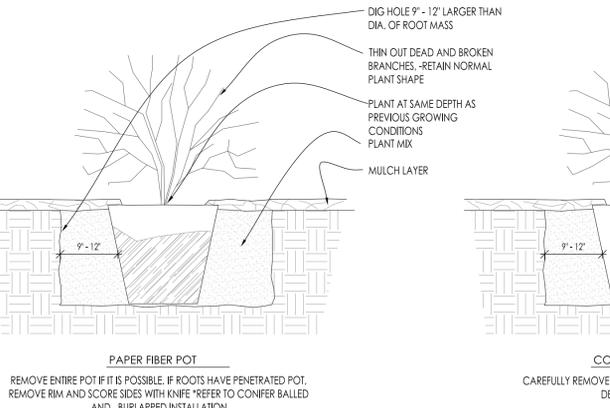
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



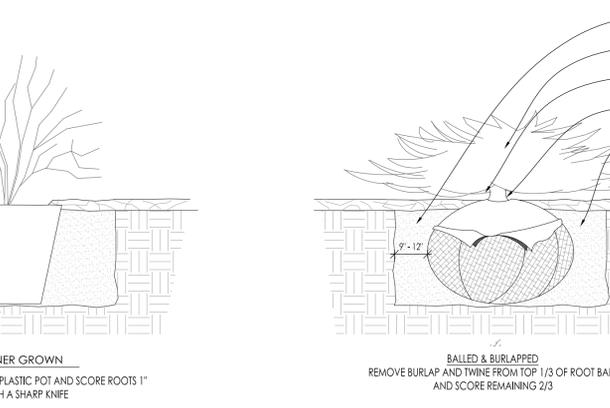
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



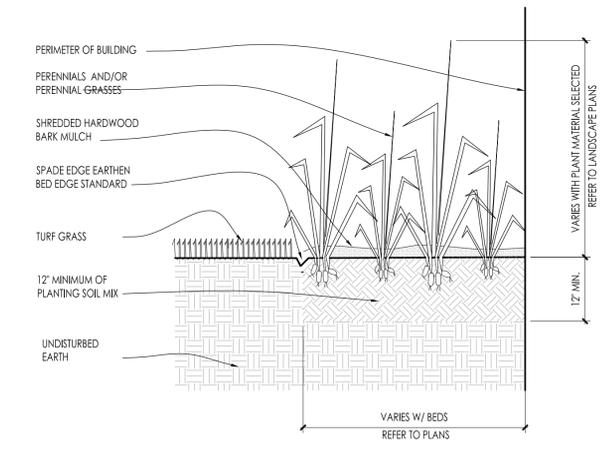
5 SLOPE PLANTING DETAIL SCALE: NONE REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



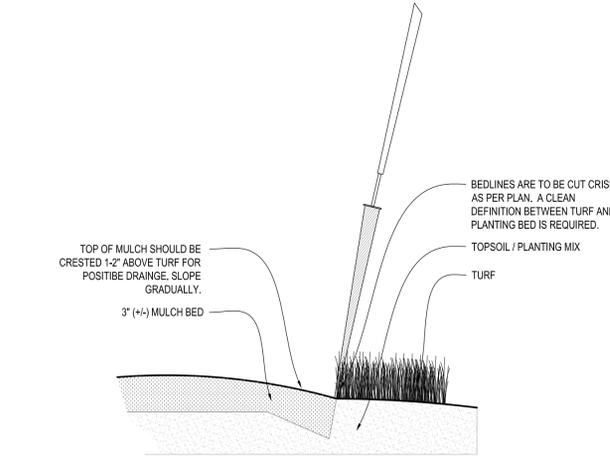
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



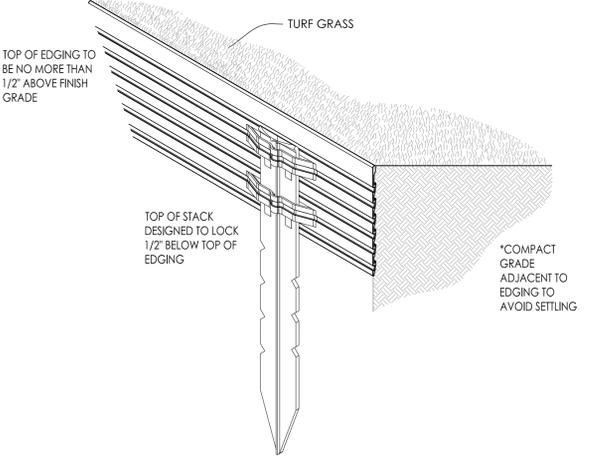
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



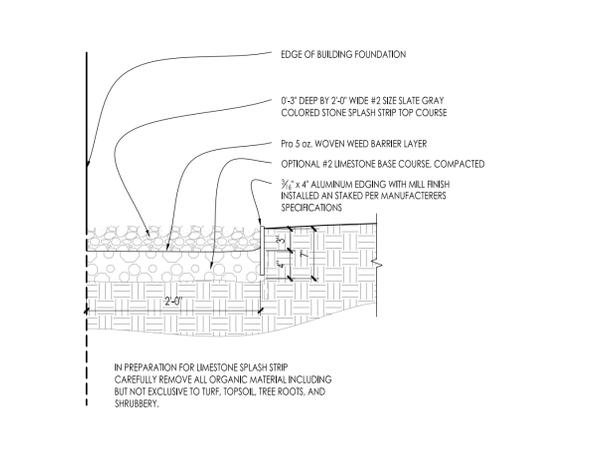
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2\"/>



11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1\"/>

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Project:
BOARDWALK FINANCIAL
128 Cottonwood Avenue
Hartland, WI 53029

Issuance and Revisions:

Date	Number	Description
12/29/22		Client Review Submittal
12/30/22		Plan Commission Submittal
01/09/23		Owner Requested Revisions / Plan Commission Re-Submittal

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Sheet Title:
PROPOSED LANDSCAPE PLAN, PLANTING DETAILS
Date of Drawing: 01/09/23
Scale: As Noted
Drawn By: MCD
Job Number: L22-093
Sheet Number:

LSP1.2

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Issuance and Revisions:

Date	Number	Description
12/29/22		Client Review Submittal
12/30/22		Plan Commission Submittal
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Sheet Title:
PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE

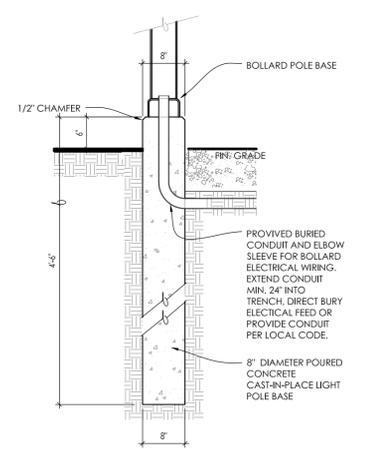
Date of Drawing: 01/09/23
Scale: 1" = 10'-0"
Drawn By: MCD
Job Number: L22-093
Sheet Number:

PHO1.1

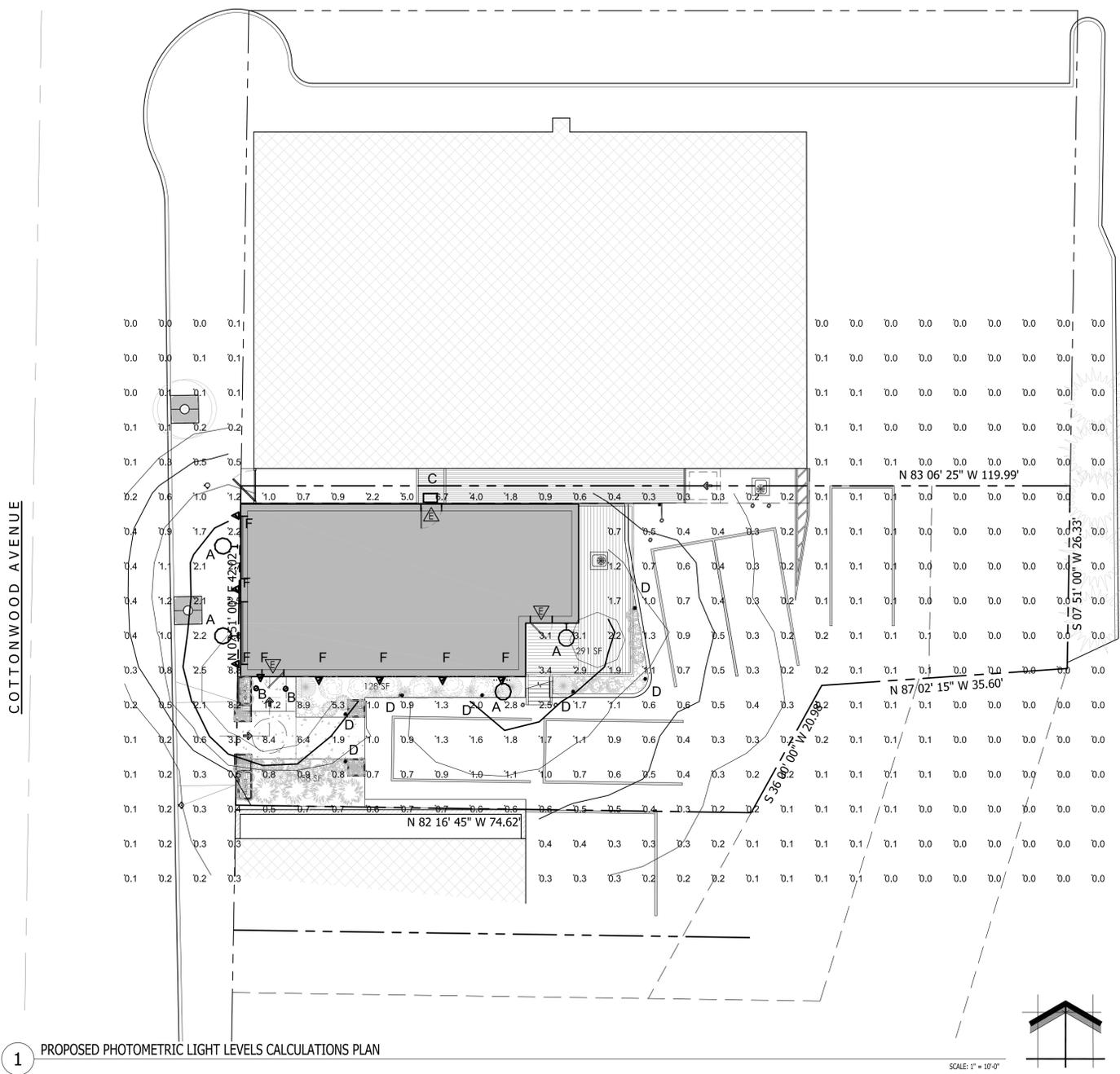
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
○	A	4	RH14-LED14	14-1/8" DIA. X 8-15/16" H. HEAVY DUTY REFLECTOR 8 WARM WHITE LEDS, LENS, WHITE REFLECTOR		RH14-LED14.IES	Absolute	1.00	13.925
⊗	B	2	EVO 30/20 8AR WD LSS	8" EVO 3500K 80CRI 2000LM WIDE DISTRIBUTION, LSS trim finishing	LED	canopy-EVO_30_20_8AR_WD_LSS.ies	Absolute	1.00	31.6
□	C	1	WST LED P1 30K VF MVOLT	WST LED, Performance package 1, 3000 K, visual comfort forward throw, MVOLT	LED	wall pack-WST_LED_P1_30K_VF_MVOLT.ies	Absolute	1.00	12
EXISTING FIXTURE SHOWN FOR REFERENCE ONLY									
⊞	D	7	6633-30BZ	WAC LINE VOLTAGE BOLLARD	NA	6633-30BZ.IES	Absolute	1.00	13.1747
△	E	8	RL460WH827PK	HALO RL460 - 4IN RECESSED -HV LED FIXTURE T		RL460WH827PK.IES	Absolute	1.00	7.4

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.0 fc	11.2 fc	0.0 fc	N / A	N / A

- LUMINAIRE NOTES**
- FIXTURE 'D' (7) ARE NEW BOLLARDS TO BE INSTALLED ON A NEW 4-6" TALL REINFORCED POURED CONCRETE FOOTING.
 - ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH ISMA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) FINISH IS TO MATCH EXISTING W/ OPTIONAL PHOTOCELL CONTROL.
 - ALL NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED. GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
 - INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF BUILDING MOUNTED FIXTURES AND SIGNAGE LIGHTING CONTROL AND WIRING.
 - PROPOSED FIXTURES (HEADS AND ARMS/BOLLARDS) ARE TO HAVE A BLACK FINISH W/ OPTIONAL PHOTOCELL CONTROL.
 - ALL BUILDING MOUNTED LIGHT FIXTURES ARE TO BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS.
- THE LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS AND FOOT CANDLE VALUES IN THE PROJECT AND NOTED RELEVANT COORDINATES.



2 BOLLARD BASE - SECTION
SCALE: 3/4"=1'-0"



1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN
SCALE: 1" = 10'-0"

- PHOTOMETRIC PLAN GENERAL NOTES**
- BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
 - THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
 - IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATION OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATION.
 - ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.

- EXISTING CONDITIONS GENERAL NOTES**
- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
 - VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, ELECTRICAL, TELECOMMUNICATION AND ACCESS PANELS FOR ALL UTILITIES AND ALL ASSOCIATED EQUIPMENT FOR ACCESSIBILITY OF THOSE ITEMS.
 - VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

WISCONSIN STATUTE 182.0175 [1974] REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800)-242-8511, (262) 432-7910 (877) 500-9992 www.DiggersHotline.com OR

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY - DO NOT SCALE THESE DRAWINGS - These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

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

128 COTTONWOOD LLC
W298N33324 S IMPERIAL DR
PEWAUKEE, WI 53072

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

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

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

VLC, LLC
4141 S 108TH ST
GREENFIELD, WI 53228-1905

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

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

FLANAGAN-DORN POST #294 THE
AMERICAN LEGION
231 GOODWIN AVE
HARTLAND, WI 53029

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

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

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

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

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

HL SALONS LLC
140 COTTONWOOD AVE
HARTLAND, WI 53029

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

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

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

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

TERRANCE J GUNDERSON
227 GOODWIN AVE
HARTLAND, WI 53029

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

ORIGINAL APPROVED LAYOUT



GRAPHICAL SCALE (FEET)
0 1" = 40' 80'



12-22-22

OPTION 1 LAYOUT



GRAPHICAL SCALE (FEET)
0 1" = 40' 80'



OPTION 2 LAYOUT



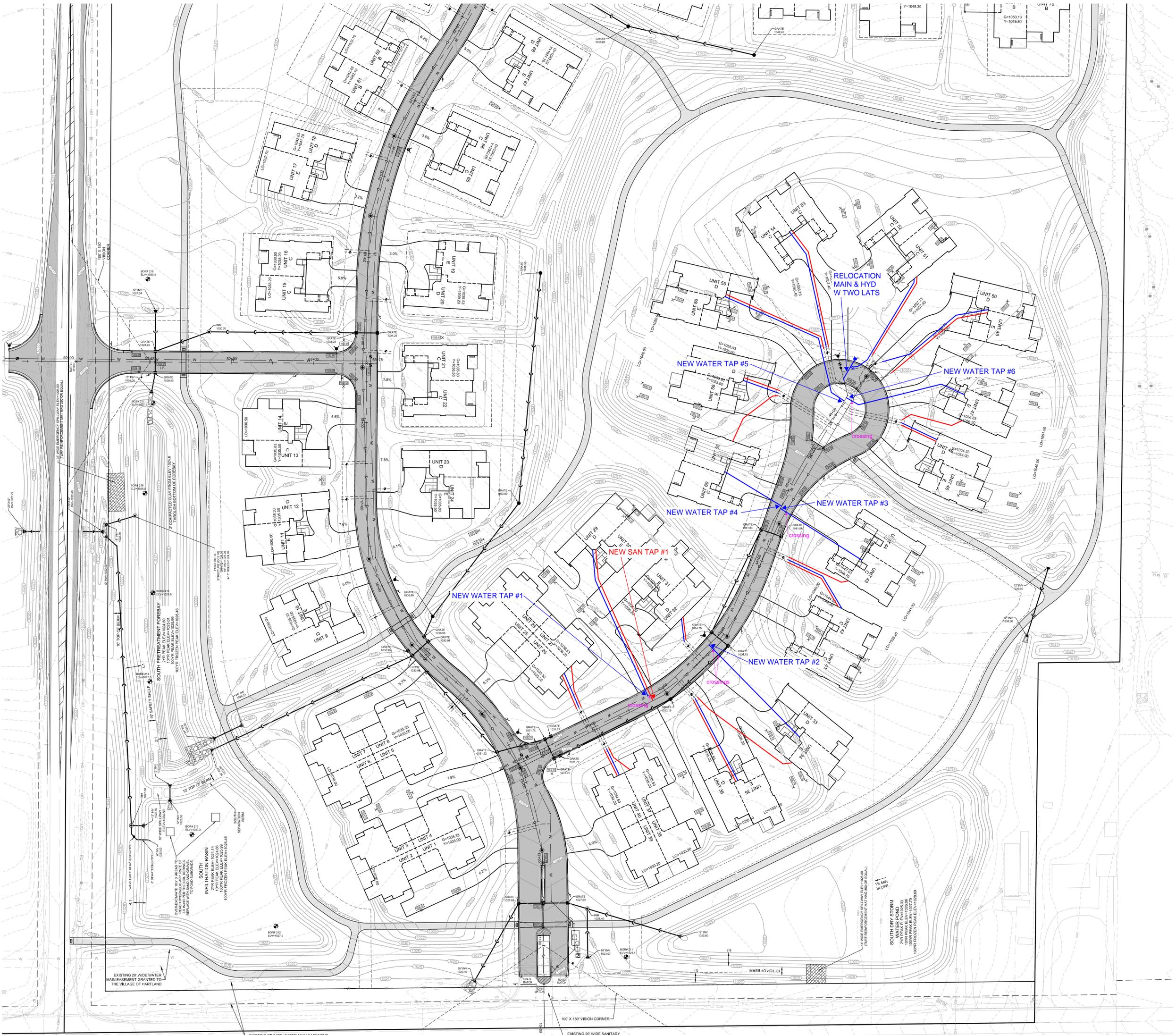
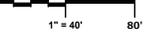
GRAPHICAL SCALE (FEET)
0 1" = 40' 80'



12-22-22



GRAPHICAL SCALE (FEET)



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

JOHN T NETHERY AND ANN M NETHERY
1306 BELLA VISTA CT
HARTLAND, WI 53029-8601

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

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

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

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

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

VARNUM LLC
1330 OVERLOOK CIR
HARTLAND, WI 53029-8602

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

PAUL A MCGHEE AND JUDIE K MCGHEE
1338 OVERLOOK CIR
HARTLAND, WI 53029-8602

KEVIN M MOORE AND PAMELA J MOORE
1342 OVERLOOK CIR
HARTLAND, WI 53029-8602

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

DALE R MILLER AND MARGARET E MILLER
1350 FOREST VIEW CT
HARTLAND, WI 53029-8604

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

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

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

LONNIE C OLSEN AND JACQUELINE M OLSEN
1355 FOREST VIEW CT
HARTLAND, WI 53029-8604

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

PHILLIP A MILAZZO AND MARILYN L MILAZZO
1339 FOREST VIEW CT
HARTLAND, WI 53029

ANNE BACHMANN
1364 PANORAMA CT
HARTLAND, WI 53029-8603

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

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

CATHERINE J WOLFLA
1371 PANORAMA CT
HARTLAND, WI 53029-8603

DAVID M DUNKER AND JEAN E DUNKER
1367 PANORAMA CT
HARTLAND, WI 53029-8603

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

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

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

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

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

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

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

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

SHEILA M PAQUET AND DAVID N PAQUET
1690 WHISTLING HILL CIR
HARTLAND, WI 53029-2007

JEFFREY KUHN AND KATHRYN KUHN
1688 WHISTLING HILL CIR
HARTLAND, WI 53029-2007

CHRISTOPHER J KELTY AND BARBARA L
KELTY
1684 WHISTLING HILL CIR
HARTLAND, WI 53029-2007

JOHN EBEN AND ELIZABETH EBEN
1682 WHISTLING HILL CIR
HARTLAND, WI 53029-2007

JEFF R JENSEN AND TAMMY T JENSEN
1604 WHISTLING HILL CIR
HARTLAND, WI 53029-2007

BRYAN K STOLTENBERG & KATHY L
STOLTENBERG
1602 WHISTLING HILL CIR
HARTLAND, WI 53029-2007

LUCAS GOWDY AND INGRID GOWDY
W279N5886 WALNUT GROVE DR
LISBON, WI 53089

ERIC B HARJU AND REBECCA S HARJU
W279N5852 WALNUT GROVE DR
LISBON, WI 53089

THE BAX LOUFRED REVOCABLE TRUST
W279N5828 WALNUT GROVE DR
LISBON, WI 53089-3350

RADEK J KADLCEK AND KATIE J MIRR-
KADLCEK
W279N5790 WALNUT GROVE DR
LISBON, WI 53089-3352

DANIEL J EGGERS AND JACQUELYN G
KRUEGER
N57W27908 WALNUT GROVE CT
LISBON, WI 53089-3357

RICHARD VANOURKERK AND JANE
VANOURKERK
N57W27907 WALNUT GROVE CT
LISBON, WI 53089

DONALD KNICKER AND NICOLE KNICKER
W279N5660 WALNUT GROVE DR
LISBON, WI 53089

MARK R SPIELMAN AND LINDAY
SPIELMAN
W279N5630 WALNUT GROVE DR
LISBON, WI 53089-3348

WILLIAM STEWART WHITE JR AND
CARISSA ROBERTS
W279N5637 WALNUT GROVE DR
LISBON, WI 53089-3348

MARK R HECKENKAMP
W279N5685 WALNUT GROVE DR
LISBON, WI 53089

DAVID W POND AND ELIZABETH A POND
W279N5723 WALNUT GROVE DR
LISBON, WI 53089-3353

RYAN KRENN AND AMY KRENN
W279N5753 WALNUT GROVE DR
LISBON, WI 53089

WESSLEY TRUST
N57W27977 TERI LN
LISBON, WI 53089

DANIEL D OUWENEEL AND JENNIFER D
OUWENEEL
N58W27982 TERI LN
LISBON, WI 53089-3504

JEFFREY E FRITZ AND GINA M FRITZ
W279N5851 WALNUT GROVE DR
LISBON, WI 53089

DAVID HENDRICKS AND JACQUELINE
HENDRICKS
W279N5891 WALNUT GROVE DR
LISBON, WI 53089

PHILLIPS REVOCABLE MARITAL TRUST
W279N5959 WALNUT GROVE DR C/O
STEVEN M & MARY JANE PHILLIPS
LISBON, WI 53089-4538

ANTHONY D EMANUELE AND CARIE O
EMANUELE
W279N5583 HANOVER HILL RD
LISBON, WI 53089-4530

DOUGLAS C REISER AND LIUDMILA
REISER
W279N5555 HANOVER HILL RD
LISBON, WI 53089-4530

DANIEL JON BODENDORFER AND
ROCHELLE LISA BODENDORFER
N55W27926 HANOVER HILL RD
LISBON, WI 53089-4531

CLIFFORD FAIRBANKS AND MARY
FAIRBANKS
W282N6017 WINKLEMAN RD
HARTLAND, WI 53029

JOHN M GEBHARD AND TRUDY B
GEBHARD
N56W28754 COUNTY ROAD K
HARTLAND, WI 53029-9108

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

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

ANDREW RAYMOND HALVORSON AND
KIMBERLY ANN HALVORSON
N56W28002 COUNTY RD K
SUSSEX, WI 53089-4522

CAROL JUNGBLUTH
W282N5938 WINKLEMAN RD
HARTLAND, WI 53029-9105

JUNGBLUTH FARMS LLC
W282N5799 WINKLEMAN RD C/O
CHARLES T & KRISTEN JUNGBLUTH
HARTLAND, WI 53029-9105

THOMAS & JEAN HARBECK TRUST
W282N5948 WINKLEMAN RD
HARTLAND, WI 53029

ROSE A JUNGBLUTH
N59W28179 AINSWORTH RD
SUSSEX, WI 53089-3325

HENRY SNOPEK AND SHAYLA SNOPEK
N59W28225 AINSWORTH RD
SUSSEX, WI 53089-3346

MICHAEL BRANDT AND HEIDI BRANDT
N59W28135 AINSWORTH RD
SUSSEX, WI 53089

CHAD BULEN AND ANDREA BULEN
N59W28069 AINSWORTH RD
SUSSEX, WI 53089

MICHAEL L HALL AND DONNA M HALL
N59W28021 AINSWORTH RD
SUSSEX, WI 53089

GOOD 2008 JOINT TRUST
N55W28311 CTY K
HARTLAND, WI 53029

MEGAN E KRAJNIK
4276 S 1ST PL
MILWAUKEE, WI 53207-4924

TRI-QUIST INC
8546 E COUNTRY CLUB TRL
SCOTTSDALE, AZ 85331-4282

JASON A PAAR AND KERI M DOMAN
N79W26027 PLAINVIEW RD
SUSSEX, WI 53089-1438

JOHN C WORDEN AND HOLLIE L WORDEN
2309 BRIAN CT
WAUKESHA, WI 53188-2029

JEFFREY L HORWATH
1806 HIGHWAY 83
HARTLAND, WI 53029-8840

ANDREW D KLIMPEL AND JOAN D
KLIMPEL
W243N2331 SADDLE BROOK DR APT 9
PEWAUKEE, WI 53072-6423

TREVOR NOVOTNY AND TAYLOR
NOVOTNY
405 BISHOPS WAY UNIT 458
BROOKFIELD, WI 53005-6259