

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA**  
**MONDAY, FEBRUARY 20, 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 January 16, 2023 meeting.
2. Architectural Board review and consideration of an application for renovations to 632 Briar Cliff Court.
3. Architectural Board and Plan Commission review and consideration of an application for construction of a "starter hut" for Bristlecone Pines, 1500 Arlene Drive.
4. Discussion and consideration of concept review for 1225 Walnut Ridge Drive proposed building.
5. Discussion and consideration of concept review for development at 700 W. Capitol Drive.
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](http://www.villageofhartland.wi.gov) (Government/Agendas and Minutes). Notice: Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Darlene Igl, WCPC/CMC, Village Clerk, at 262-367-2714. The Municipal Building is handicap accessible.

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

Joint Architectural Board/Plan Commission Agenda

Monday, February 20, 2023

Page 2

<https://us02web.zoom.us/j/85147439010?pwd=TGdWamU0VEgwdUNqWXZva0dmNHUrZz09>

To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.  
The Meeting ID is 851 4743 9010 and the passcode is 994169.

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES**  
**MONDAY, JANUARY 16, 2022**  
**7:00 PM**  
**BOARD ROOM**  
**MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

Excused: Ryan Bailey and Dino Xykis

Others Present: Mike Rodenbaugh, Jim Siepmann, Scott Hussinger, Ryan Amtmann, 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 December 19, 2022.**

Motion (Hallquist/Schneeberger) to approve the minutes for the December 19, 2022, meeting. Carried (5-0) with 1 abstention, Wallschlager.

**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-**

Mike Rodenbaugh was present and explained the old fire house once was in this building and they are trying to bring the original look back. He said it is zoned for office use and it will serve as the office space for Boardwalk Financial Strategies LLC. He said they will be brushing up the exterior, install new windows, enlarging south wall windows vertically and clean up the landscaping. He said a deck will be added and the fire escape will be removed. They are discontinuing the use of the alleyway and adding green space. Hussinger said he thinks it is great and wants to make sure the Plan Commission understands what is going on with the exterior.

Mr. Rodenbaugh said they are lengthening the windows to bring in more light and the front door will be moved to the side.

Wallschlager asked about the parking. Mr. Rodenbaugh said there will be 2 in the alleyway, and 3 in the back of the building bringing it to a total of 5. Mr. Rodenbaugh also said he would like to see if the tree in the front could be removed or moved. Wallschlager asked how many employees and Mr. Rodenbaugh said 5 with some working hybrid. There was brief discussion on parking. Hussinger said they are providing more than there was, and it was also stated there are municipal parking lots nearby.

Pfannerstill asked if it meets the code and Building Inspector Hussinger said in the B-3 zoning there is the ability to modify. He went on to say the Village acknowledges parking in the downtown is a challenge.

Steve Berger was present and is the owner of the building at 122 Cottonwood Ave. He said they had an agreement, he said the restaurant opens at 4pm and Boardwalk Financial would be wrapping up their day, so they could share parking.

Schneeberger asked about the fire escape for the second floor. Mr. Rodenbaugh said their architect did the measurements and said they are within code. Hussinger said the current plans are being reviewed at the state level.

Brief discussion on a dumpster and Mr. Berger said they can use theirs.

DeCourcy-Bower said he likes that they are restoring it and bringing it back to life. He said he thinks it looks good. He commented that the comp plan encourages shared parking.

Motion (DeCourcy-Bower/Schneeberger) to approve the renovations to the site and the exterior of the building at 128 Cottonwood Ave. Carried (6-0).

Pfannerstill said the Department of Public Works will let Mr. Rodenbaugh know the process regarding the tree and whether or not it can be removed or moved.

### **3. Architectural Board Plan Commission review of a request for modifications to Sandhill Condominium layout options.**

Jim Siepmann was present and explained the reason for the change. He said there is a huge interest in 2-family units and little in 4-family units. He said they gave 2 options because they aren't sure which one, they want to go with. Pfannerstill commented that it will still be the same number of total units.

Siepmann said it will be a benefit for the Village. Wallschlager asked about the easement and Mr. Siepmann said they would have to realign things in the easement. Bierman said he likes option one better because it has less shared driveways coming into the road. Mr. Siepmann said he would like to have both options approved and they would work with staff on which one works better.

Motion (DeCourcy-Bower/Hallquist) to approve request for modifications to Sandhill Condominium layout options. Carried (6-0).

### **4. Announcements-**

Pfannerstill said they will be relooking at the political sign ordinance.

### **5. 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			
Lot	Block	Subdivision	Key No. HAV
Owner			Phone
Address 632 Briar Cliff Court		City Hartland	State WI Zip 53029
Contractor Renovations Group Inc.	Phone 414-828-9328	FAX	E-Mail Address jim@espirehomes.com
Address 530 Hartbrook Drive		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.**

**One & Two Family**

- Four (4) bound sets of construction plans and application material and one (1) electronic copy of all submittals. One set of plans must be stamped "approved by the developer" if required.
- These plans may be reused to apply for the building permit. Building elevations are all that is necessary to obtain Architectural Board approval. Although it is recommended that complete construction plans along with other building permit application material be submitted in order to begin the permit process as soon as possible after the meeting.
- Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.
- Four (4) site plans. These site plans must be detailed and dimensioned and may also be reused to apply for the building permit. One set of site plans must be stamped "approved by the developer" (if applicable).
- Three (3) plats of survey are required for new dwellings at the time of building permit application.

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

Date Applied: \_\_\_\_\_ Date of Meeting: \_\_\_\_\_ Item No. \_\_\_\_\_



Department of Building Inspection

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

# APPLICATION FOR BUILDING PERMIT

210 Cottonwood Avenue • Hartland, WI 53029 • Phone (262) 367-4744 • Fax (262) 367-2430

JOB LOCATION 632 BRIMCLIFF COURT, HARTLAND 53029

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBD \_\_\_\_\_ TAX KEY \_\_\_\_\_

OWNER ROBERT & CHRISTINE NEDDIE PHONE 920-988-2180 FAX \_\_\_\_\_

ADDRESS 632 BRIMCLIFF COURT CITY, STATE, ZIP HARTLAND, WI 53029

CONTRACTOR RENOVATIONS GROUP INC PHONE 414-828-9398 FAX \_\_\_\_\_

ADDRESS 530 HARTBROOK DRIVE CITY, STATE, ZIP HARTLAND, WI 53029

When permit is ready notify:  Contractor  Owner  By:  Mail  Phone  Fax

Project Description: KITCHEN ADDITION - LOWER LEVEL

Current principal use of property FAMILY RESIDENCE

Proposed principal use of property FAMILY RESIDENCE

Width 10' 6" Length 24' 4" Sq. Ft. 258.64 Height \_\_\_\_\_ Cu. Ft. 2,069

Estimated cost of above job(s) \$ 210,738 \$ \_\_\_\_\_ \$ \_\_\_\_\_

State Approval DWELLING CONTRACTOR 091800046 9/21/2023 QUALIFIER 090702905 Date 9/28/2023

Class of Construction CLASS 1 TYPE A Sprinkler No Stories 1

**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 the Uniform Dwelling Code of Wisconsin Administrative Code, Zoning Ordinance, all other ordinances of the Village of Hartland and with all the laws and orders of the State of Wisconsin applicable to said premises.

Signature of Applicant [Signature] Date 01/23/2023

**CONDITIONS OF APPROVAL:** This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

1. See plans for possible conditions/recommendations
2. \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

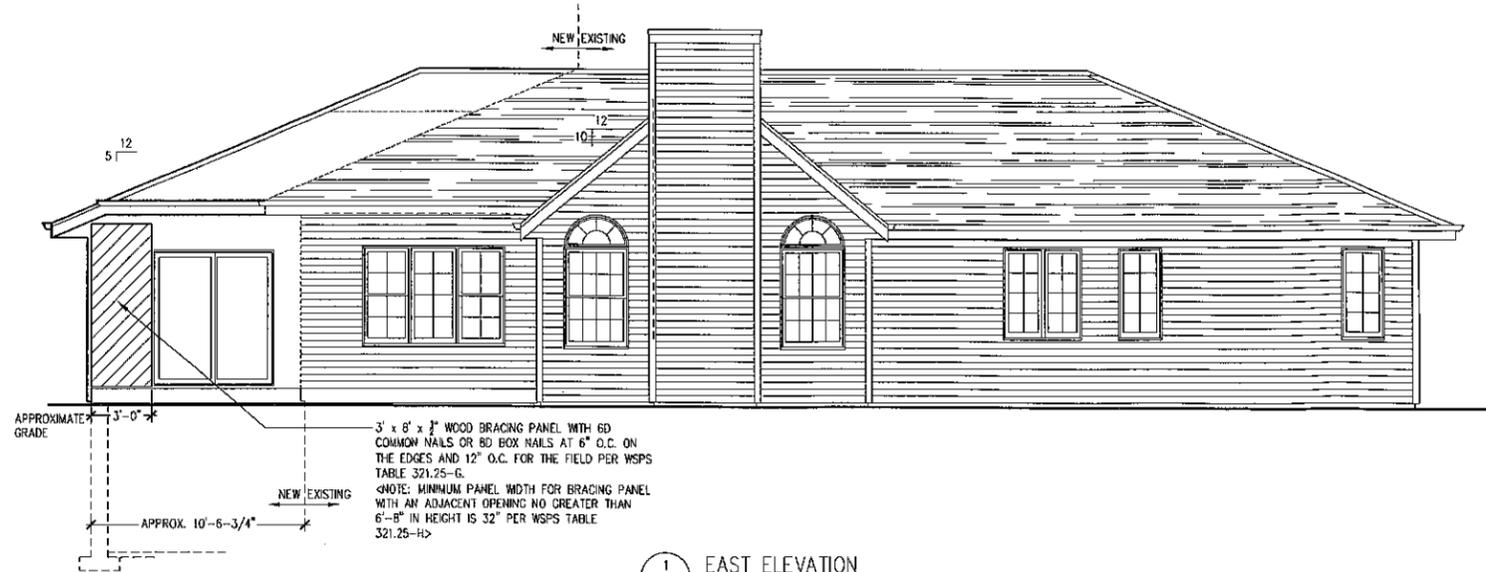
\_\_\_\_\_ TOTAL FEES

\_\_\_\_\_ Date Paid

\_\_\_\_\_ Receipt

Meeting dates plans were approved for building permit:  
Plan Commission \_\_\_\_\_ Village Board \_\_\_\_\_ Arch Board \_\_\_\_\_

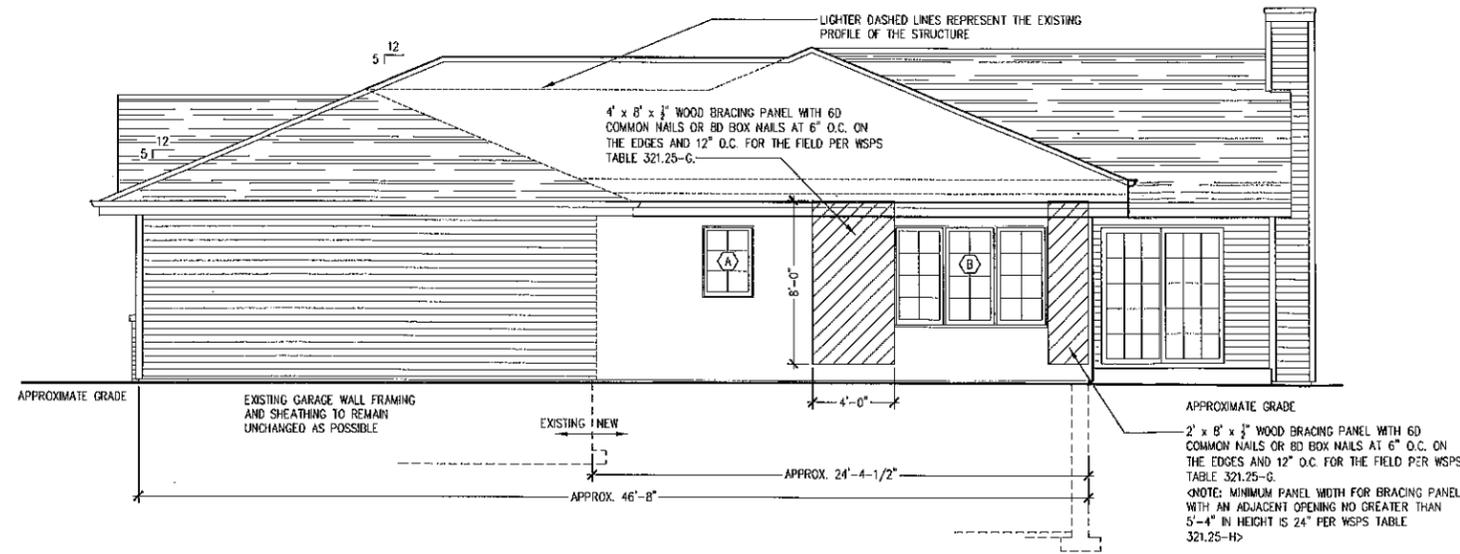
APPLICATION APPROVED ON: \_\_\_\_\_ DATE BY: \_\_\_\_\_ BUILDING INSPECTOR



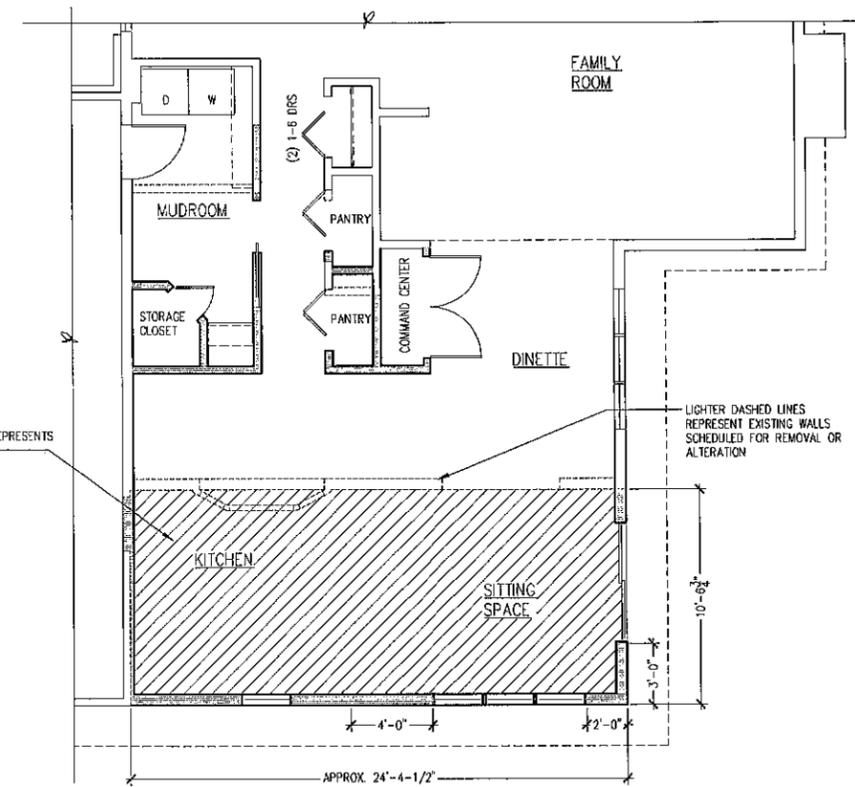
3' x 8' x 1/2" WOOD BRACING PANEL WITH 6D COMMON NAILS OR 8D BOX NAILS AT 6" O.C. ON THE EDGES AND 12" O.C. FOR THE FIELD PER WSPS TABLE 321.25-G.  
 <NOTE: MINIMUM PANEL WIDTH FOR BRACING PANEL WITH AN ADJACENT OPENING NO GREATER THAN 6'-8" IN HEIGHT IS 32" PER WSPS TABLE 321.25-H>

1 EAST ELEVATION  
 SCALE: 1/4" = 1'-0"

<NOTE: EXTERIOR OF THE ADDITION TO HAVE A MINIMUM OF 1/8" WOOD SHEATHING AS A CONTINUOUS SHEATHING METHOD FOR WIND BRACING>



2 SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"



3 FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

FINISHED CEILING 7'-11-1/2"  
 FINISHED FLOOR  
 FINISHED CEILING 7'-3-1/4"  
 CONCRETE FLOOR

DATE	REVISIONS (DATE AND GENERAL DESCRIPTION)	INIT
JANUARY 13, 2023		

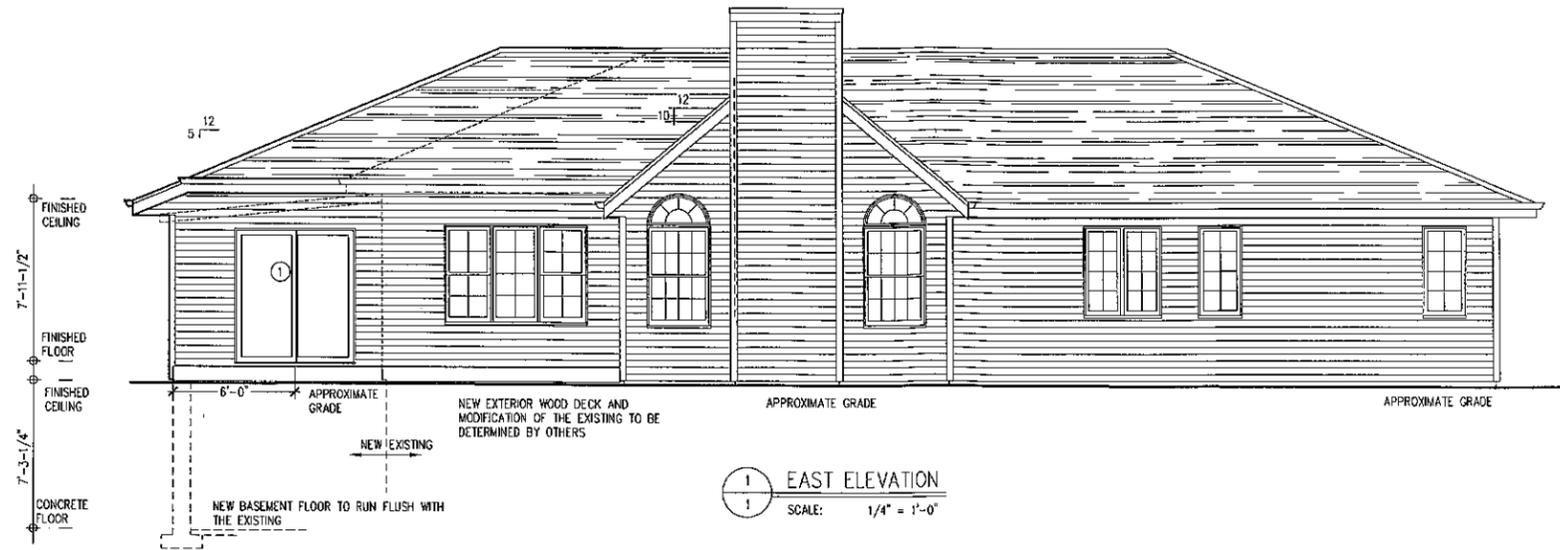
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**RENOVATIONS GROUP**  
 530 HARTBROOK DRIVE  
 HARTLAND, WISCONSIN 53029  
 (262) 821-1100  
 Designed by: baugriet design studio  
 3510 CULLEN DRIVE, BROOKFIELD, WI 53005  
 (414) 652-3189 Residential Design Services

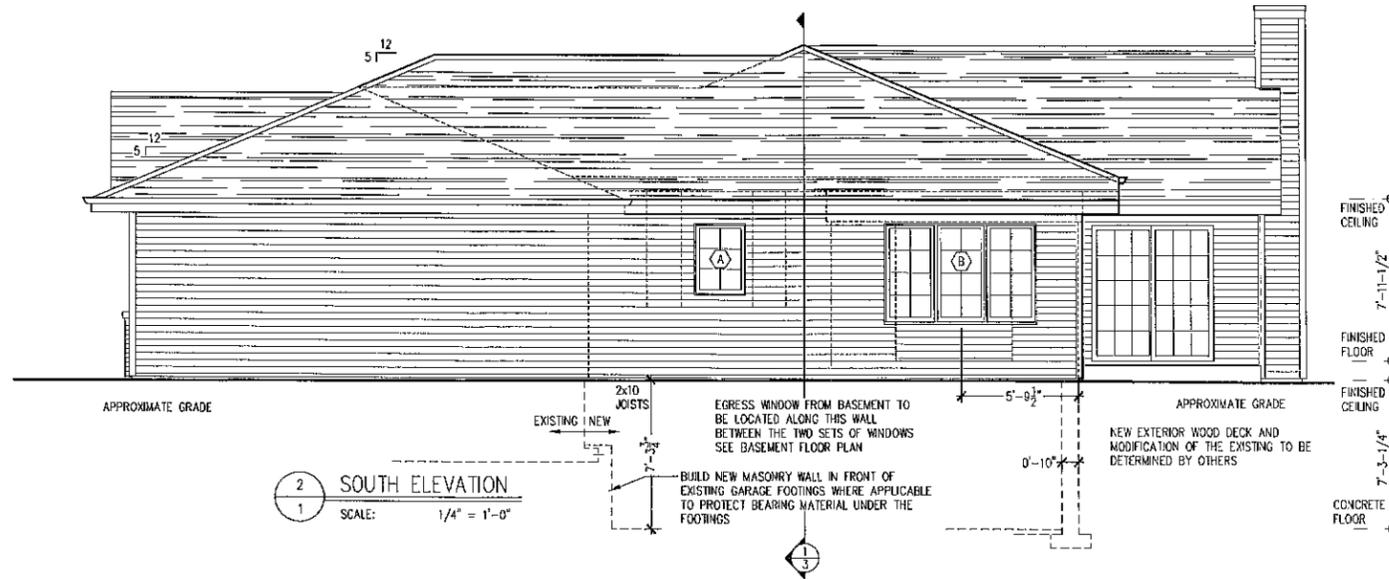
PROPOSED DRAWINGS FOR:  
**CHRISTINE AND ROB WEDDIG**  
 632 BRIAR CLIFF COURT  
 HARTLAND, WI 53209  
 SINGLE STORY ADDITION  
 WIND BRACING PLAN AND APPLICABLE ELEVATIONS

SCALE:  
 1/4" = 1'-0"

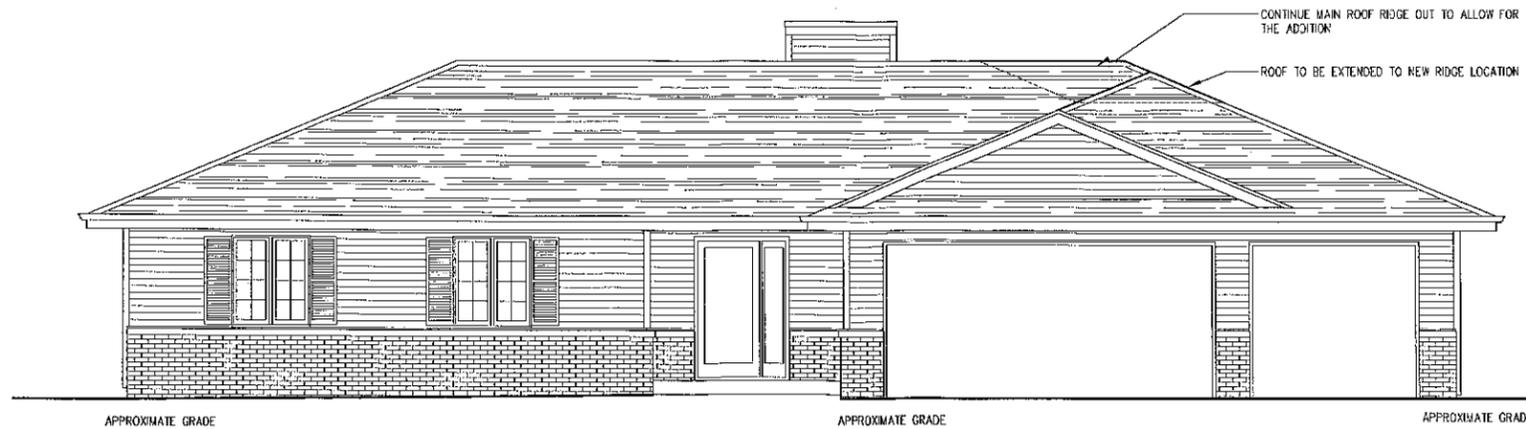
<NOTE: BOLD LINES INDICATE NEW OR ALTERED STRUCTURE AND MAY NOT NECESSARILY REFLECT PARTS OF THE BUILDING THAT MAY BE CLOSER IN VIEW>



**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

DATE	REVISIONS (DATE AND GENERAL DESCRIPTION)	INIT
JANUARY 13, 2023		

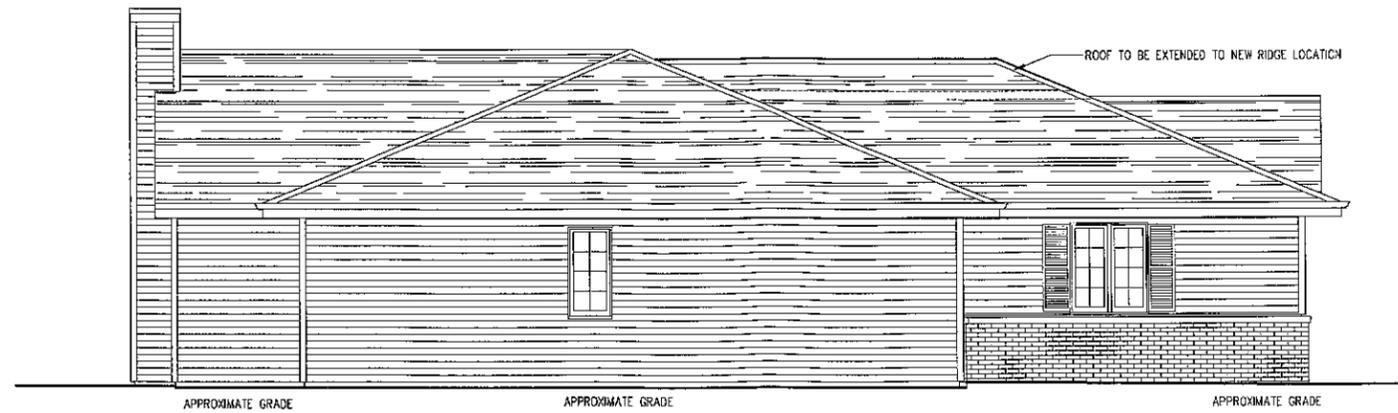
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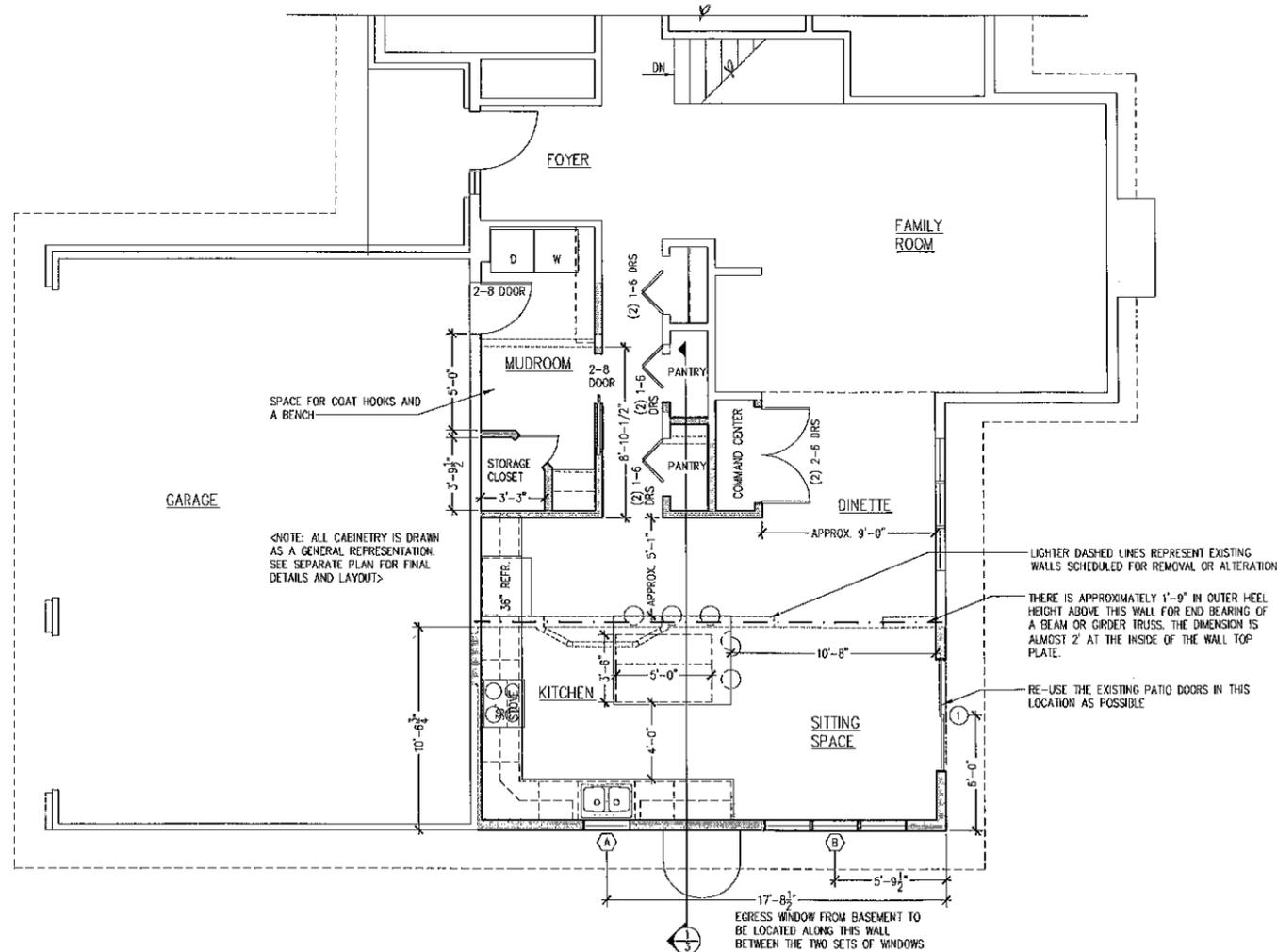
PROPOSED DRAWINGS FOR :  
**CHRISTINE AND ROB WEDDIG**  
632 BRIAR CLIFF COURT  
HARTLAND, WI 53209  
SINGLE STORY ADDITION  
EAST, SOUTH, AND WEST EXTERIOR ELEVATIONS

SCALE:  
1/4" = 1'-0"

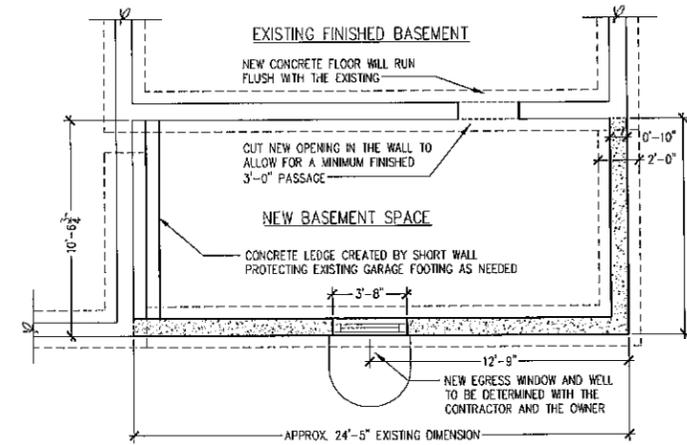




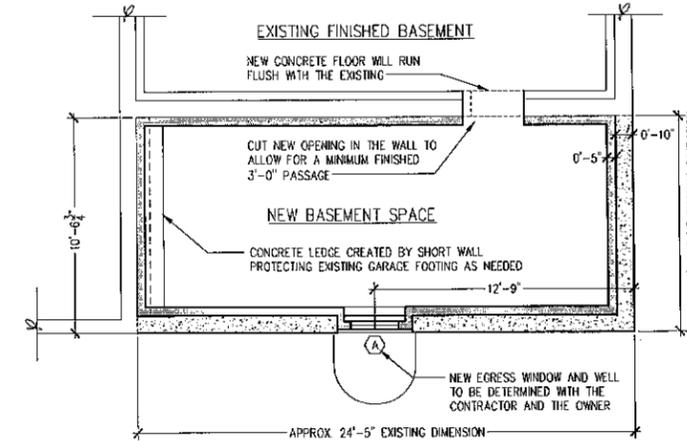
1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



3 FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



4 BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"

DATE	REVISIONS (DATE AND GENERAL DESCRIPTION)	INIT.
JANUARY 13, 2023		

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**RENOVATIONS GROUP**  
530 HARTBROOK DRIVE  
HARTLAND, WISCONSIN 53029  
(262) 821-1100

Designed by: baugnet design studio  
3310 CULLEN DRIVE, BROOKFIELD, WI 53005  
(414) 652-3189 Residential Design Services

PROPOSED DRAWINGS FOR:  
**CHRISTINE AND ROB WEDDIG**  
632 BRIAR CLIFF COURT  
HARTLAND, WI 53209  
SINGLE STORY ADDITION  
NORTH ELEVATION, FIRST FLOOR PLAN & BASEMENT PLAN

SCALE:  
1/4" = 1'-0"







BRITTANY N ENGEL  
W294N5260 MERTON AVE  
HARTLAND, WI 53029-1244

CHARLES H ZELLMER  
540 MERTON AVE  
HARTLAND, WI 53029

EDWARD & CHRISTINE PICKENS  
686 BRIARCLIFF CT  
HARTLAND, WI 53029-1177

ERIC J PYLKAS AND JULIE R PYLKAS  
893 MARQUETTE RD  
HARTLAND, WI 53029

FALLS LTD GROUP, LLC  
N85W16110 APPLETON AVE UNIT 1124  
MENOMONEE FALLS, WI 53051-5245

GLENN N & MARY L SCHROEDER  
REVOCABLE  
627 BRIARCLIFF CT  
HARTLAND, WI 53029-1178

GRETCHEN F BLOSS AND KIMBERLI M  
WANDSNIDER  
672 BRIARCLIFF CT  
HARTLAND, WI 53029

JAMES & MARY BALLANTINE  
689 BRIARCLIFF CT  
HARTLAND, WI 53029-1178

JAMES BERGMAN  
527 PLEASANT DR  
HARTLAND, WI 53029

JEFFREY & ALISON MEEHAN  
621 BRIARCLIFF CT  
HARTLAND, WI 53029

KATHLEEN M RILEY LIVING AND  
DEVOLUTION TRUST  
615 BRIARCLIFF CT  
HARTLAND, WI 53029

KENNETH & SUSAN P HADY  
700 BRIARCLIFF CT  
HARTLAND, WI 53029-1186

MICHAEL RUNGE  
513 PLEASANT DR  
HARTLAND, WI 53029

NICK & MICHELLE SCHAF  
671 BRIARCLIFF CT  
HARTLAND, WI 53029

RAMIRO & MICHELLE CHAVEZ  
536 MERTON AVE  
HARTLAND, WI 53029-1508

ROBERT WEDDIG AND CHRISTINE  
WEDDIG  
632 BRIARCLIFF CT  
HARTLAND, WI 53029

SARAH LOOSE  
652 BRIARCLIFF CT  
HARTLAND, WI 53029-1177

SUNNYSLOPE APARTMENTS LLC  
614 W BROWN DEER RD  
BAYSIDE, WI 53217-1622

SUSAN & DANIEL FLOR  
36543 NORMANDEALE DR  
OCONOMOWOC, WI 53066-9458

THOMAS E REBLIN  
N27W27338 WOODLAND DR  
PEWAUKEE, WI 53072

THOMAS HILGER & JAMES HILGER  
256 ERIN RD  
OCONOMOWOC, WI 53066-8801

VANSISTINE MARITAL PROPERTY  
REVOCABLE LIVING TRUST  
530 MERTON AVE  
HARTLAND, WI 53029

WILLIAM & MICHELLE BOETTCHER  
635 BRIARCLIFF CT  
HARTLAND, WI 53029-1178

ZUERCHER JOINT REVOCABLE TRUST  
653 BRIARCLIFF CT  
HARTLAND, WI 53029-1178



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

Job Address <u>1500 ARLENE DR. HARTLAND</u>			
Lot	Block	Subdivision	Key No. HAV
Owner <u>Legends of Tristram</u>		EMAIL <u>JWH@TheRedellGroup.com</u>	Phone <u>262-391-0592</u>
Address <u>same</u>		City	State      Zip
Contractor <u>By OWNER</u>	Phone <u>262-391-0592</u>	FAX <u>n/a</u>	EMAIL <u>JWH@TheRedellGroup.com</u>
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:**

- 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:**

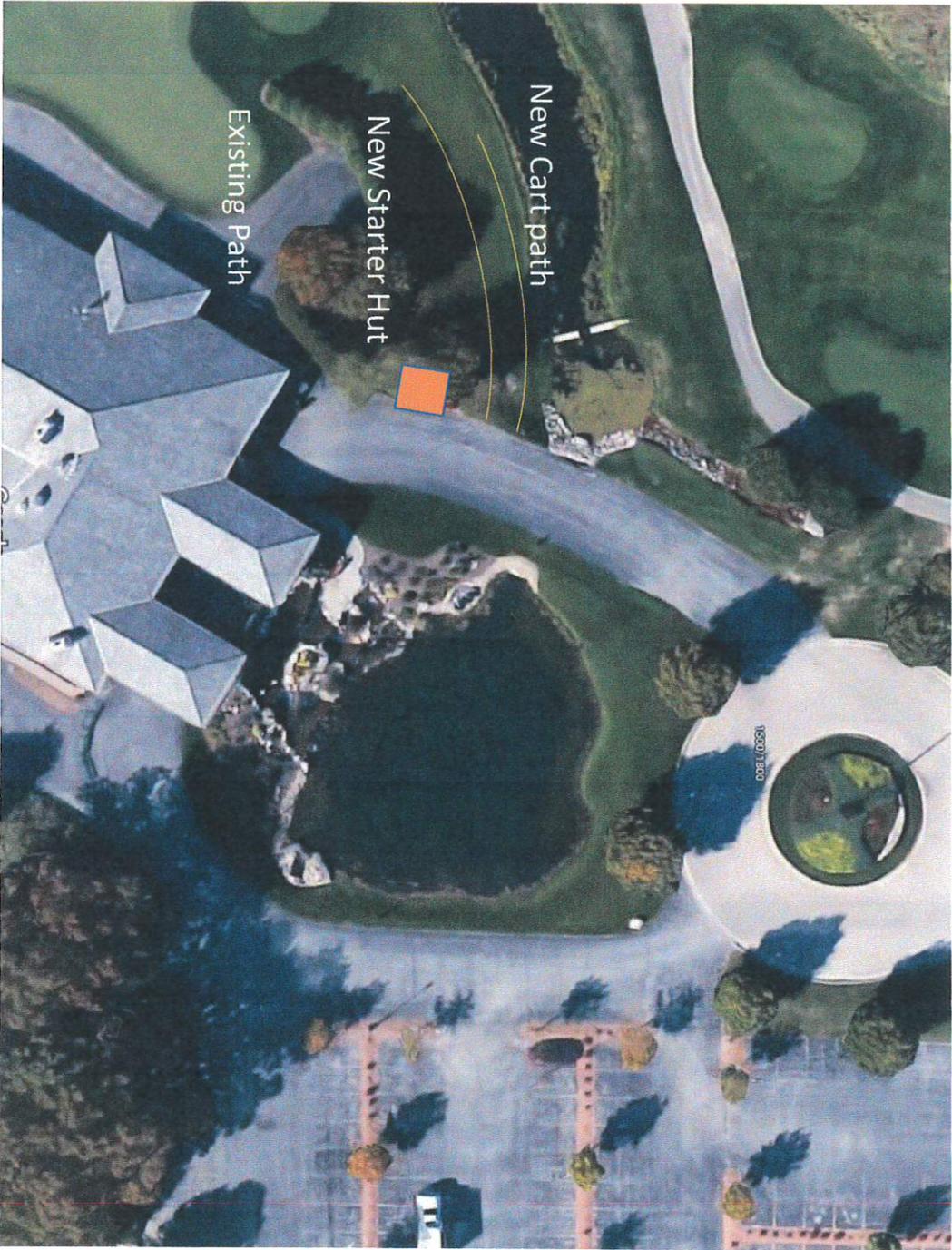
- Four (4) color renderings of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- Details (color picture) of all existing wall signs on the same building elevation. A 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: February 2, 2023      Date of Meeting: February 20, 2023      Item No. \_\_\_\_\_  
 Commercial Page 1 of 2







JOSEPH F MODL  
502 N PONDEROSA DR  
HARTLAND, WI 53029-8642

NIPUN & EMILEE YAMDAGNI  
804 N PONDEROSA DR  
HARTLAND, WI 53029-8638

JAMES & LAUREN MUELLER  
905 N EVERGREEN CIR  
HARTLAND, WI 53029-8636

MARCO & MARISOL VILLARREAL  
917 N EVERGREEN CIR  
HARTLAND, WI 53029-8636

FREDERICK & AMY MEIER  
500 N PONDEROSA DR  
HARTLAND, WI 53029-8642

DAVID & KARYN ROELKE  
907 N EVERGREEN CIR  
HARTLAND, WI 53029-8636

THE LEGEND AT BRISTLECONE PINES LLC  
1 LEGEND WAY  
WALES, WI 53183

SHERRY & RANDALL KOHN  
510 N PONDEROSA DR  
HARTLAND, WI 53029-8642

TYSON & LORI WEBBER 2014 LIVING  
TRUST  
505 N THORNBUSH CIR  
HARTLAND, WI 53029-8649

VICTORIA I NIELSEN  
514 N PONDEROSA DR  
HARTLAND, WI 53029-8642

SCOTT SMITH  
1201 E PINEVIEW CT  
HARTLAND, WI 53029-8686

ROBERT & KATHLEEN KARIUS  
915 N EVERGREEN CIR  
HARTLAND, WI 53029-8636

PATRICK & TONYA STANLY  
913 N EVERGREEN CIR  
HARTLAND, WI 53029-8636

EVAN & BETHANY WIESNER  
919 N EVERGREEN CIR  
HARTLAND, WI 53029-8636

TIMOTHY & PATRICIA FREDMAN  
508 N PONDEROSA DR UNIT 4  
HARTLAND, WI 53029-8642

TODD & NANCY RODEE  
501 N THORNBUSH CIR  
HARTLAND, WI 53029-8649

FRED & MEGHAN KINATEDER  
403 N THORNBUSH CIR  
HARTLAND, WI 53029-8644

TODD & GURLYS BARDEN  
904 N PONDEROSA DR  
HARTLAND, WI 53029

THE EDWARD AND SUZANNE ALLEN  
REVOCABLE TRUST  
503 N THORNBUSH CIR  
HARTLAND, WI 53029-8649

GOVARDHAN & MALATHI KATTA  
900 N PONDEROSA DR  
HARTLAND, WI 53029-8643

JAMES H LAHR & JOYCE J LAHR LIVING  
TRUST  
1203 E PINEVIEW CT  
HARTLAND, WI 53029-8686

LORI A KASS  
512 N PONDEROSA DR  
HARTLAND, WI 53029-8642

AARON & DANA BOETTCHER  
401 N THORNBUSH CIR  
HARTLAND, WI 53029-8644

ROBERT & CECILIA JOHNSON  
909 N EVERGREEN CIR  
HARTLAND, WI 53029

JOSEPH & APRIL HOFFMAN  
601 N THORNBUSH CIR  
HARTLAND, WI 53029-8648

**PERSPECTIVE 1**



**IMPACT**  
GENERAL

## PERSPECTIVE 2



**IMPACT**  
GENERAL

## PERSPECTIVE 3



**IMPACT**  
GENERAL

**PERSPECTIVE 4**



**IMPACT**  
GENERAL

## PERSPECTIVE 5



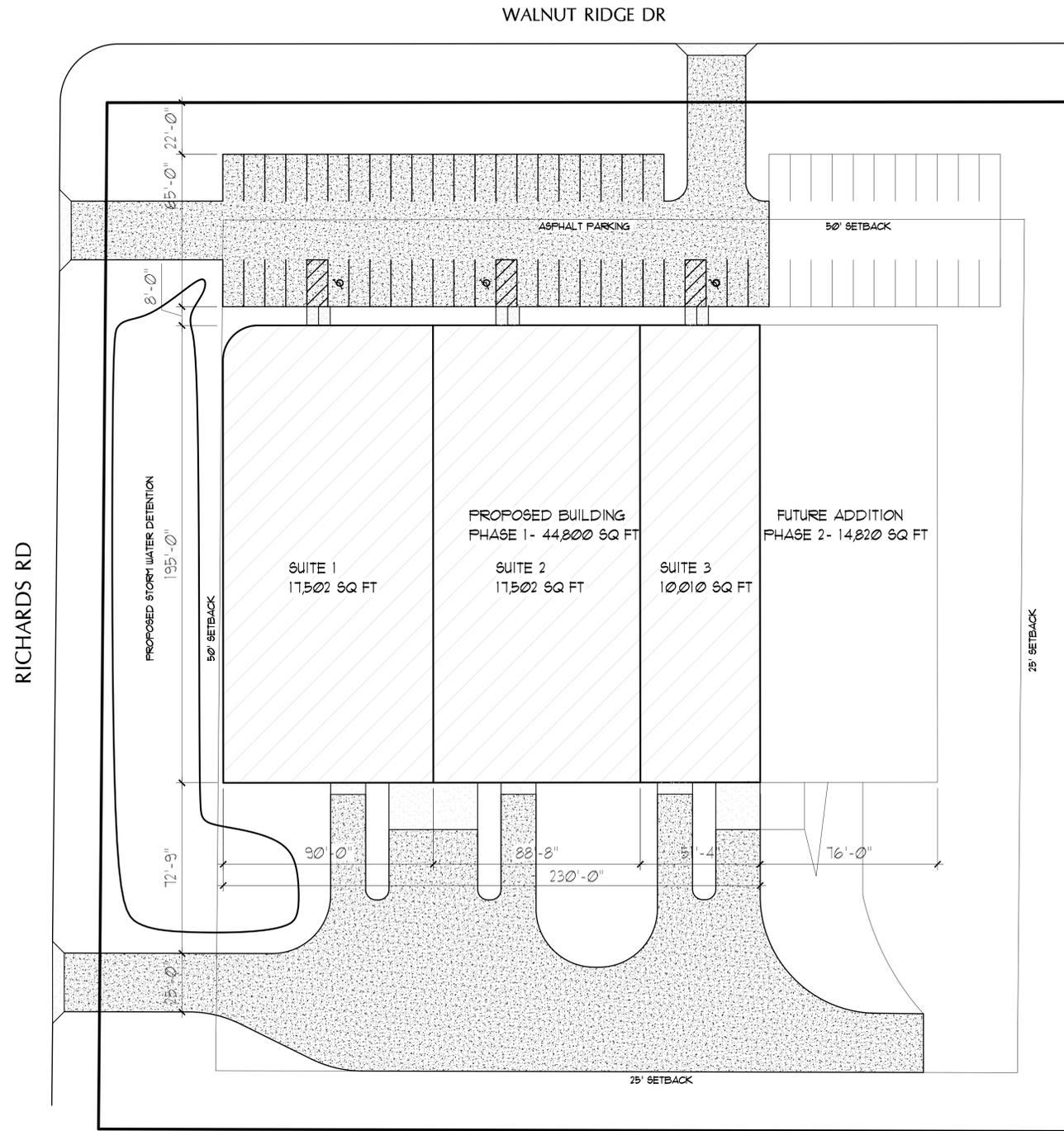
**IMPACT**  
GENERAL

## PERSPECTIVE 6



**IMPACT**  
GENERAL

THIS DRAWING IS THE PROPERTY OF IMPACT GENERAL CONTRACTING ANY UNAUTHORIZED USE OR DUPLICATION OF IT IS UNLAWFUL



**DESCRIPTION**

LOT SIZE  
 BUILDING SQ.FT.  
 F.A.R. FLOOR AREA RATIO  
 EXTERIOR CONCRETE  
 ASPHALT PAVING  
 PARKING SPACES  
 H.C. PARKING SPACES  
 PARKING/BUILDING SQ.FT. RATIO  
 LOT COVERAGE  
 GREEN AREA  
 L.S.R. LANDSCAPE RATIO

4.21 ACRES

**PHASE I**

183,390 SQ.FT.  
 44,800 SQ.FT.  
 24.4%  
 1390 SQ.FT.  
 38,251 SQ.FT.  
 45  
 3  
 1 PER 996 SQ.FT.  
 84,319 SQ.FT.  
 99,071 SQ.FT.  
 54%

**TOTAL BUILDOUT**

183,390 SQ.FT.  
 59,620 SQ.FT.  
 35.0%  
 1860 SQ.FT.  
 48,398 SQ.FT.  
 67  
 3  
 1 PER 1053 SQ.FT.  
 109,878 SQ.FT.  
 13,512 SQ.FT.  
 40.0%



**PROPOSED SITE PLAN**

SCALE: 1"=30' AREA = 183,390 SQ. FT.



**JOB DESCRIPTION**  
 NOBLE DEVELOPMENT,  
 1225 WALNUT RIDGE DR  
 HARTLAND, WI

**SHEET #**  
 A-1

**JOB #**  
 2023-3

P O BOX 132  
 OCONOMOWOC, WI 53066  
 PH:414-254-6544

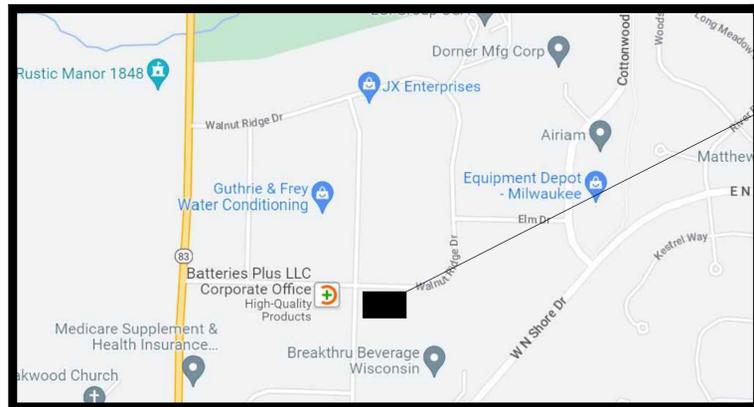
<b>JOB DESCRIPTION</b>	NOBLE DEVELOPMENT 1225 WALNUT RIDGE DR HARTLAND, WI
<b>DATE</b>	2-3-23
<b>DESIGNER</b>	F CARLSON
<b>DRAWING DESCRIPTION</b>	SITE PLAN

REVISION	DATE	DESCRIPTION

THIS DRAWING IS THE PROPERTY OF IMPACT GENERAL CONTRACTING ANY UNAUTHORIZED USE OR DUPLICATION OF IT IS UNLAWFUL

# NOBLE DEVELOPMENT

## 1225 WALNUT RIDGE DR HARTLAND, WI CORPORATE CENTER



SITE LOCATION

SITE LOCATION PLAN



PROJECT INFORMATION	SHEET INDEX
SITE LOCATION 1225 WALNUT RIDGE DR, HARTLAND, WI	TS TITLE SHEET A1 SITE PLAN

**SUPERVISING PROFESSIONAL**  
**ADAM G RODER PE**  
**GEN2 ENGINEERING**  
 N8069 CTY HWY F SUITE 104  
 IXONIA, WI 53036  
 PH: 262-332-9243

**OWNER**  
**NOBLE DEVELOPMENT LLC**

EMAIL: ADAM@GEN2ENG.COM

REVISION	DATE

<b>JOB DESCRIPTION</b> NOBLE DEVELOPMENT 1225 WALNUT RIDGE DR HARTLAND, WI	<b>DRAWING DESCRIPTION</b> TITLE SHEET
<b>DATE</b> 2-3-23	<b>DESIGNER</b> F CARLSON

P O BOX 132  
 OCONOMOWOC, WI 53066  
 PH: 414-254-6544



<b>JOB DESCRIPTION</b>	
NOBLE DEVELOPMENT 1225 WALNUT RIDGE DR HARTLAND, WI	
<b>SHEET #</b>	TS
<b>JOB #</b>	2023-3

515 WEST NORTH SHORE LLC  
N27W24025 PAUL CT #100  
PEWAUKEE, WI 53072-6239

HEGWOOD LLC  
8647 JACKSON PARK BLVD C/O CCI INC  
MILWAUKEE, WI 53226-2707

HEGWOOD LLC  
8647 JACKSON PARK BLVD  
WAUWATOSA, WI 53226

KASHOU PROPERTIES LLC  
7047 W RIDGEVIEW DR  
MEQUON, WI 53092-1004

LMRK DI PROPCO LLC  
2141 ROSECRANS AVE STE 2100  
EL SEGUNDO, CA 90245-4821

TULSA INVESTORS LLC  
PO BOX 628313 C/O T5 REAL ESTATE  
SOLUTIONS LLC  
MIDDLETON, WI 53562-8313

LOT OWNERS OF RIVER RESERVE II  
PO BOX 82 C/O JACK WENSTROM  
HARTLAND, WI 53029

PROVERBS LLC  
900 HAWKS HOLW  
DELAFIELD, WI 53018-1540

STAG INDUSTRIAL HOLDINGS LLC  
1 FEDERAL ST FL 23  
BOSTON, MA 02110-2031



# THREE LEAF PARTNERS

## Hartland Quarry

---

448 Units / 700 W. Capitol Dr  
Hartland, WI 53029

CONCEPT REVIEW  
FEBRUARY 2023





# THREE LEAF PARTNERS

February 7, 2023

Mr. Ryan Bailey  
Village Manager  
Village of Hartland  
210 Cottonwood Avenue  
Hartland, WI 53029

**Re: Conceptual Plan Review – 700 W Capitol Drive Redevelopment**

Dear Mr. Bailey,

Three Leaf Partners is requesting to be placed on the Village Board and Plan Commission meeting agenda for Conceptual Plan Review for the following property located on the Northeast corner of Capitol Drive and Palmer Drive:

- Parcel # 0730981
- Parcel # 0730985
- Parcel # 0730986
- Parcel #0730987

Enclosed, please find the following items in connection to the reference submittal:

- Development Proposal
- Conceptual Master Site Plan

This letter shall serve as a formal request to be placed on the February 13, 2023 Village Board agenda for Conceptual Plan Review as well as the February 20, 2023 Plan Commission agenda.

Please reach out to me at (414) 333-1111 should you have any questions. We look forward to speaking with you.

Regards,

Three Leaf Partners, LLC

Matt Burow, Partner



# Site Challenges



Three Leaf Partners has engaged excavating contractor and civil engineers to determine the cost to get the site ready for development. Highlighted below are some extraordinary preliminary costs associated with this site:

## Utilities / Fill

There is currently no infrastructure on the site including storm, water, or sanitary sewer. This is primarily due to the base of the Quarry being too low for gravity utilities to function. While installation of such will improve this site in order to develop, off-site sanitary sewer relay is anticipated to also expand downstream capacity.

## Earthwork

The Site will require approximately 15-20 feet of fill so that they buildings can have proper utility functions. This is estimated to include 440,000 cubic yards of mass earthwork in order to get the site pad ready. Mass excavation will include sorting, classification, and compaction of overburden stockpiles to maximize buildable area in order to have a successful project. In addition, the Site will require sorting, crushing, and compaction of approximately 100,000 cubic yards of unclassified concrete chunks.

Earthwork will include stabilizing the base of perimeter high-wall slopes to ensure safety and long-term stability for project + adjacent properties. Slope erosion will be mitigated to assure future stability.

New private road improvements to support the development and provide fire access

**Total Estimated Investment: \$7,200,000\***

\* Excludes slope restoration and stabilization



# Site Plan



## Mid-Density Apartments (A1):

- 3 Stories over Underground Parking
- (3) 80-Unit Building, 240 Total Units
- Mix of 1-, 2- and 3-bedroom floorplans
- 195 Structured Stalls / 206 Surface Stalls
- 1.67 Spaces Per Unit

## Stacked Flats (SF1):

- 2-Story Garden Style
- (8) 21-Unit Buildings, 168 Total Units
- Mix of 1-, 2- and 3-bedroom floorplans
- 168 covered stalls / 64 Driveway Stalls / 28 Overflow Stalls
- 1.55 Space Per Unit

## Townhomes (TH1)

- 3-Story with Rear Load Garages
- (4) 10-Unit Buildings, 40 Total Units
- All 3 Bedroom Floor Plans
- 80 Garage Stalls
- 2.0 Stalls Per Unit

## TOTAL SUMMARY

- 448 Total Units
- 443 Covered Stalls / 64 Driveway Stalls / 234 Surface Stalls  
= 741 Total Stalls
- 1.65 Stalls Per Unit

# 3-Story Apartments



Unit Mix				
Bedroom(s)	Units	Sq. Ft	Monthly Net Rent	Rent/ Sq.Ft.
Studio	24	450	1,120	\$2.49
1 Bedroom	120	730	1,480	\$2.03
2 Bedroom	72	1,100	2,000	\$1.82
3 Bedroom	24	1,300	2,250	\$1.73
<b>Total</b>	<b>240</b>	<b>208,800</b>	<b>\$402,480</b>	<b>\$1.93</b>

## Unit Features:

- Large Floorplans that Exceed Code Requirements
- Upgraded Stainless Steel Appliances
- Luxury Plank Flooring in Living Areas
- High Quality Grade Carpet in Bedrooms
- Upgraded Cabinetry
- In-Unit W/D
- Walk in Closets
- Oversized Balconies



# Stacked Flats



Unit Mix				
Bedroom(s)	Units	Sq. Ft	Monthly Net Rent	Rent/ Sq.Ft.
1 Bedroom	101	800	1,592	\$1.99
2 Bedroom	60	1,100	2,035	\$1.85
3 Bedroom	7	1,350	2,430	\$1.80
<b>Total</b>	<b>168</b>	<b>156,240</b>	<b>\$299,880</b>	<b>\$1.92</b>

## Unit Features:

- Large Floorplans that Exceed Code Requirements
- Granite or Quartz Countertops
- Upgraded Stainless Steel Appliances
- Luxury Plank Flooring in Living Areas
- High Quality Grade Carpet in Bedrooms
- Upgraded Cabinetry
- In-Unit W/D
- Walk in Closets
- Oversized Balconies



# Townhomes



Unit Mix				
Bedroom(s)	Units	Sq. Ft	Monthly Net Rent	Rent/ Sq.Ft.
2 Bedroom	13	1,400	2,735	\$1.95
2 Bedroom Loft	13	1,500	2,865	\$1.91
3 Bedroom	14	1,600	2,995	\$1.87
<b>Total</b>	<b>40</b>	<b>60,100</b>	<b>\$114,730</b>	<b>\$1.91</b>

## Unit Features:

- Large Floorplans that Exceed Code Requirements
- 2.5 Bathrooms Per Unit
- Walk-up Entry
- Attached Garage Parking
- Upgraded Stainless Steel Appliances
- Luxury Plank Flooring in Living Areas
- High Quality Grade Carpet in Bedrooms
- Upgraded Cabinetry
- In-Unit W/D
- Walk in Closets
- Oversized Balconies



# Amenities

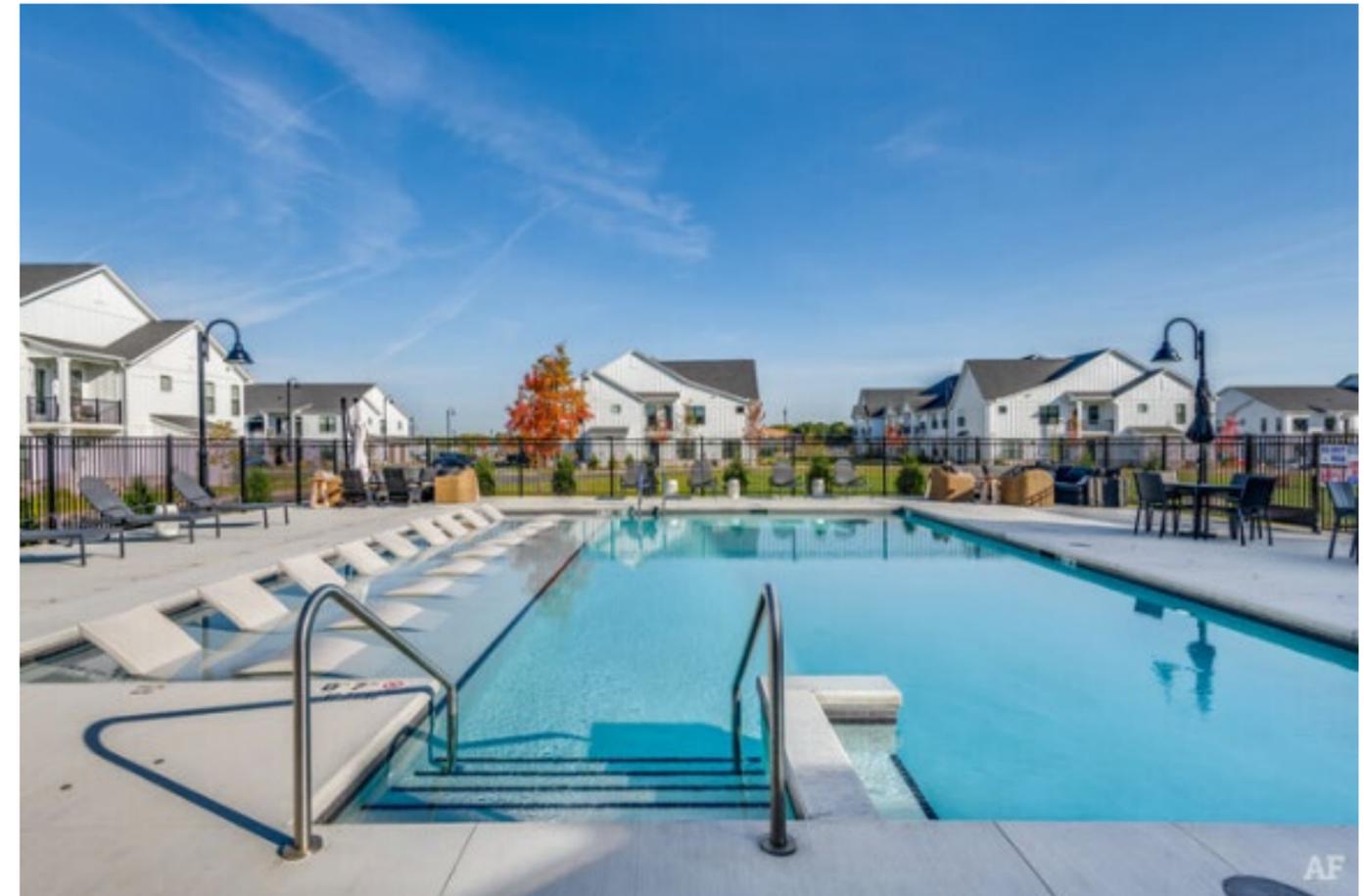


## In-Unit Amenities:

- In-Unit W/D
- Hard Surface Countertops
- Stainless Steel Appliances
- Upgraded Cabinetry
- Smart Thermostats/Locks
- Private Balcony
- Walk-in Closets
- Luxury Plank Flooring

## Anticipated Common Amenities:

- Clubhouse
- Pool
- Structured Parking
- Amazon HUB Locker
- Secured Access Entry
- Fenced Dog/Pet Area
- Fitness Room
- Walking Trails
- Pet Spa
- Storage Units
- Car Cleaning Station





**THREE LEAF**  
**PARTNERS**

# Company Summary

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# About Us

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□ Three Leaf Partners is a Limited Liability Company (LLC). Headquartered in Milwaukee, Wisconsin, Three Leaf Partners is led by its two Principals, Pat Connaughton, guard for the Milwaukee Bucks NBA Team, and Matt Burow, CEO & Chairman of Catalyst Construction.

□ Three Leaf has been in existence since Pat's rookie year in the NBA (2016), and Catalyst Construction was founded by Matt in 2004. These two visionary leaders joined forces in 2022, combining many years of construction and development experience. Currently, Three Leaf Partners has 15 employees.

□ TLP is on a mission to take the game of real estate development in a new direction. Our team of like-minded professionals has developed a unique three-fold business model that provides a platform for professional athletes, business leaders, and the community to connect through real estate. From development to property management to investments and so much more, our suite of capabilities combined with the network of strong, productive business relationships we foster give us a distinct competitive advantage and exclusive access to off-market opportunities.

***“IMPACT THROUGH REAL ESTATE”***



[Website](http://www.threeleafdevelopment.com)

[www.threeleafdevelopment.com](http://www.threeleafdevelopment.com)



# Developments In Process



**Taxco**  
Walkers Point, WI



**Villa Park Apartments**  
Villa Park, IL



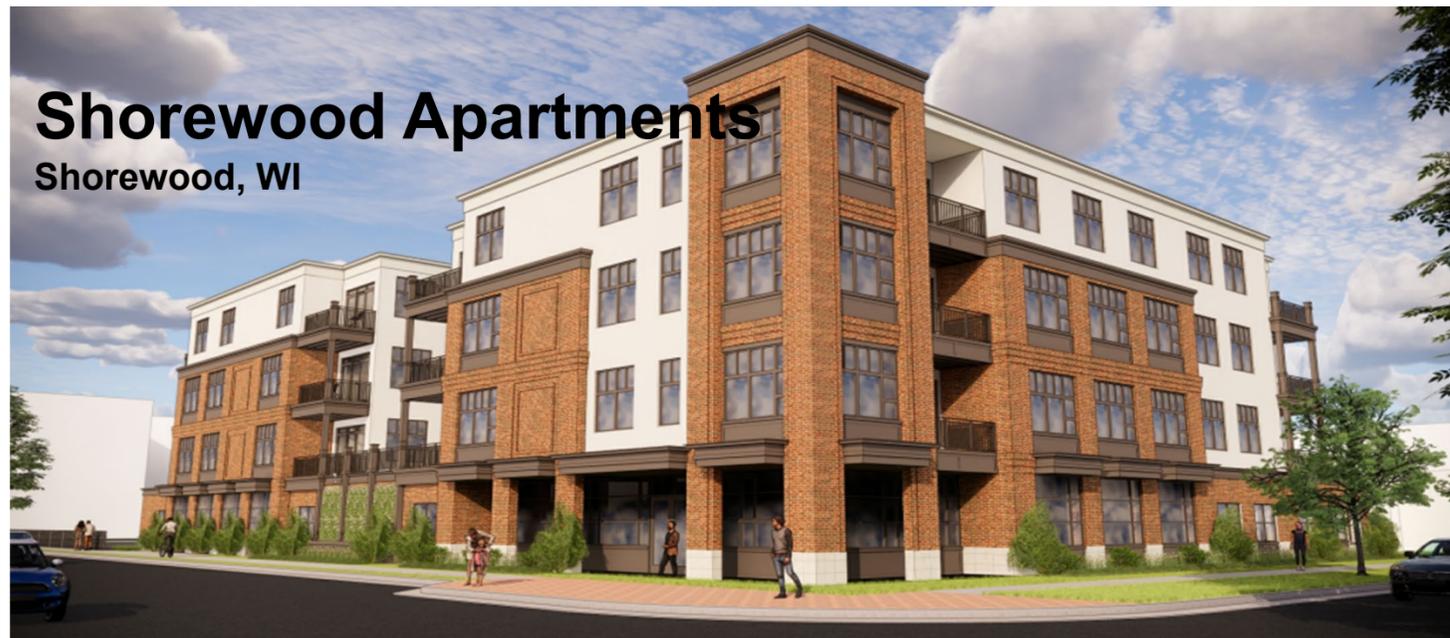
**Theatre Terrace**  
Kenosha, WI



**Mel's Village Apartments**  
Saukville, WI



# Developments In Process



# Developments Recently Completed



**Honey Creek Place Apartments**  
Wauwatosa, WI



**Woodnote Residences Apartments**  
Hartland, WI



**Extra Space Storage Facility**  
Grand Chute, WI



**Holiday Inn Express & Suites**  
West Allis, WI



**Ascension Medical Office**  
Mequon, WI



# Contact Us

---

## **Matt Burow**

Three Leaf Partners

Co-Founder

(414) 333-1111

[Matt@Threeleafdevelopment.com](mailto:Matt@Threeleafdevelopment.com)

## **John T. Ford**

Three Leaf Partners

President

(414) 399-0165

[JFord@Threeleafdevelopment.com](mailto:JFord@Threeleafdevelopment.com)



Office – 504 W Juneau Avenue, Milwaukee, WI 53203



TOTAL LOT: 45.4 ACRES +/-  
 DEVELOPABLE AREA: 27.2 ACRES +/-

**'SUMMARY'**

APARTMENTS (3 STORIES OVER U.G. PARKING) =	240 UNITS
COVERED PARKING =	195 STALLS
SURFACE PARKING =	206 STALLS
STACKED FLATS (2 STORIES) =	168 UNITS
COVERED PARKING =	168 STALLS
DRIVEWAY PARKING =	64 STALLS
OVERFLOW PARKING =	28 STALLS
TOWNHOMES (3 STORIES) =	40 UNITS
COVERED PARKING =	80 STALLS
<b>TOTAL UNITS =</b>	<b>448 UNITS +/-</b>



**JLA**  
 ARCHITECTS

# HARTLAND QUARRY APARTMENTS

## RENDERED MASTERPLAN

FEBRUARY 6, 2023

1"=200' @ 11x17



**THREE LEAF**  
 PARTNERS

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

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

ALEX LEYKIN  
W188S7820 W RACINE AVE  
MUSKEGO, WI 53150

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

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

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

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

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

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

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

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

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

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

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

CARRIE HAANSTAD  
4863 EASY ST UNIT 3  
HARTLAND, WI 53029

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

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

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

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

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

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

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

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

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

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

DAVID & ELLEN PETURA  
4887 EASY ST UNIT 12  
HARTLAND, WI 53029-1942

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

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

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

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

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

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

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

HAO LI  
17320 BARD LN  
BROOKFIELD, WI 53045-1251

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

I  
LLINOIS CEMENT CO  
PO BOX 442  
LA SALLE, IL 61301

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

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

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

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

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

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

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

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

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

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

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

MAPLERIDGE APARTMENTS  
7751 N FAIRCHILD RD  
FOX POINT, WI 53217-3114

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

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

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

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

MELVIN & ANDREW KIRSCH  
1424 WILDERNESS TRL  
DELAFIELD, WI 53018

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

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

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

MYRON & SUSAN COONS  
4863 EASY ST UNIT 5  
HARTLAND, WI 53029

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

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

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

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

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

PREMIER HARTLAND LLC  
3120 GATEWAY RD  
BROOKFIELD, WI 53045-5112

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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