

Exhibit C

Architectural Design

504 W. Juneau Ave.
Milwaukee, WI 53203



Hartland Quarry Apartments - Design Data

May 31, 2023

Project Description:

The redevelopment of the former Palmer Sand & Gravel property for multi-family residential development presented some unique challenges and opportunities for the design team. Several site features have been designed to mitigate existing conditions and create a traditional residential community with a unique sense of place and usable open spaces. To help promote an open and walkable community the development is organized around a tree lined central boulevard and further linked with a network of sidewalks, walking paths, and open spaces that connect the community and its amenities. The tree lined boulevard is further enhanced by providing a service side to the development. Garage doors, trash, mail, and utility metering will all happen along the backsides of the development leaving the central boulevard a welcoming front door to the community.

The density of the masterplan also relates to the surrounding community, with lower density townhomes and clubhouse along capitol drive and two-story stack flat buildings anchoring the northern end of the development.

Whether the simplest of forms and commonest of materials a home should tell the story of place and where it was crafted. The proposed development embraces the story of place and time with traditional single family building forms used in a contemporary way. Chimneys, gable roofs, bay windows, balconies, and porches are just a few of the familiar forms that grace this development and help provide a relatable sense of human scale and place. The building palette consists of timeless materials familiar to this area, stone cladding, board & batten siding, and simulated wood.

Building Statistics

- **Two Story Townhomes**

- 78% 2BR's 21 units at 1,538 average s.f. net
- 22% 3BR's 6 units at 1,655 average s.f. net
- Total 27 units at 1,564 sf average per unit (not including garages)

Townhome parking

- 114 Stalls
- 60 Total Bedrooms (1.90 stalls per bedroom)
- 27 Units (4.22 stalls per unit)

Townhome material palette

- Manufactured Stone 10% +/-
- Board and Batten siding 49% +/-
- Window and door openings 26% +/-
- Simulated wood siding 15% +/-

- **One Story Clubhouse**

- Fitness area
- Clubroom
- Leasing offices
- Facility and manger offices
- Total 5,590 SF +/-

Clubhouse parking

- Surface Stalls 17 stalls + 2 HC stalls
- Total 19 stalls (294 sf per stall)

Townhome material palette

- Manufactured Stone 17% +/-
- Board and Batten siding 53% +/-
- Window and door openings 22% +/-
- Simulated wood siding 8% +/-

- **Two Story Stacked Flat**

○ 42%	1BR's	100 units at 769 average s.f. net
○ 42%	2BR's	100 units at 1,153 average s.f. net
○ 16%	3BR's	40 units at 1,583 average s.f. net
<hr/>		
	Total	240 units at 1,065 sf average per unit (not including garages)

Stacked Flat parking

528 Stalls

420 Total Bedrooms (1.26 stalls per bedroom)

240 Units (2.20 stalls per unit)

Stack Flat material palette

- Manufactured Stone 7% +/-
- Board and Batten siding 56% +/-
- Window and door openings 25% +/-
- Simulated wood siding 12% +/-

JLA Disclaimer:

The project data above has been determined mathematically using the desired unit mix, assumed unit sizes, and the general size & layout of the buildings illustrated in the Conceptual Masterplan dated May 31, 2023. All data is subject to change slightly as the actual building is designed.

HARTLAND QUARRY DEVELOPMENT

700 W CAPITOL DRIVE
HARTLAND, WISCONSIN

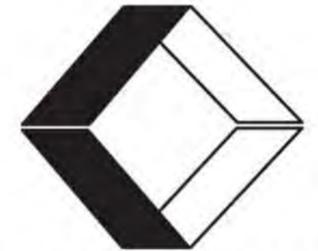


Plan Commission Submittal

May 30, 2023



THREE LEAF
PARTNERS



MANDEL GROUP



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ARCHITECTS

JLA PROJECT NUMBER: W22-1013



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TOTAL LOT: 45.73 ACRES +/-
DEVELOPABLE AREA: 27.2 ACRES +/-

'SUMMARY'	
STACKED FLATS (2 STORIES) =	240 UNITS
COVERED PARKING =	240 STALLS
DRIVEWAY PARKING =	240 STALLS
STREET PARKING =	48 STALLS
TOWNHOMES (2 STORIES) =	27 UNITS
COVERED PARKING =	54 STALLS
DRIVEWAY PARKING =	54 STALLS
SURFACE PARKING =	6 STALLS
CLUBHOUSE VISITOR PARKING =	19 STALLS
TOTAL UNITS =	267 UNITS

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE May 30, 2023

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
ARCHITECTURAL SITE LAYOUT PLAN

SHEET NUMBER
ASP-100



1 RENDERED ARCHITECTURAL SITE PLAN
1" = 100'-0"





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KEY	
ENCLOSED GARAGES	= 294 STALLS
DRIVEWAY STALLS	= 294 STALLS
SURFACE STALLS	= 73 STALLS
TOTAL	= 661 STALLS

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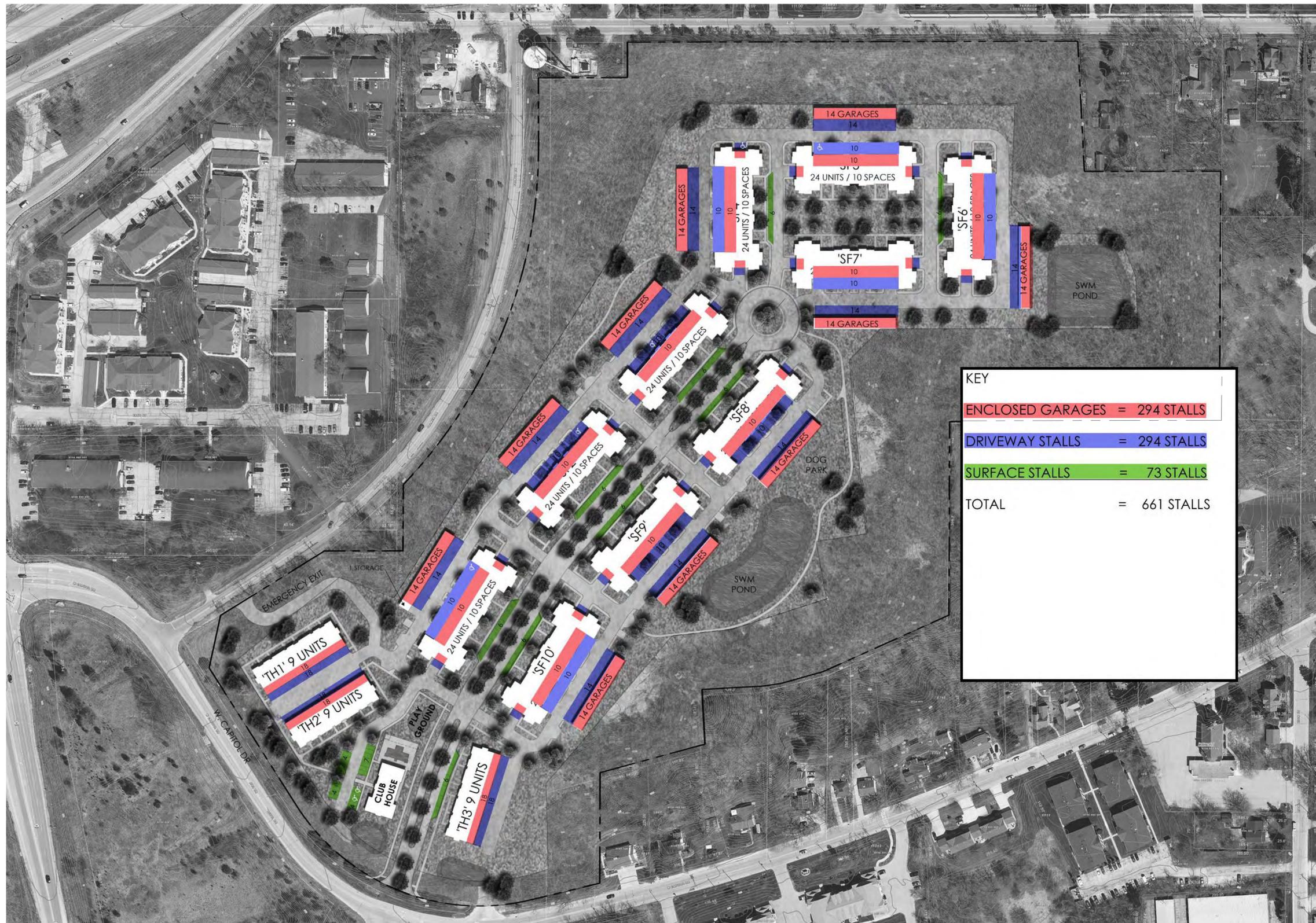
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

PARKING DIAGRAM

SHEET NUMBER

ASP-101



1 PARKING DIAGRAM
1" = 100'-0"

5/31/2023 10:00:40 AM



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Mark	Description	Date

SHEET TITLE

SERVICE DIAGRAM

SHEET NUMBER

ASP-102

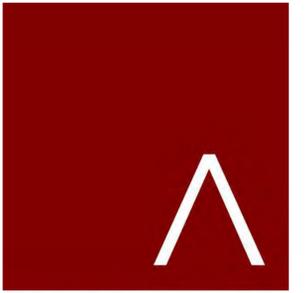


KEY

- MAILBOX CLUSTERS
- DUMPSTER ENCLOSURE
- SNOW STORAGE

1 SERVICE DIAGRAM
1" = 100'-0"

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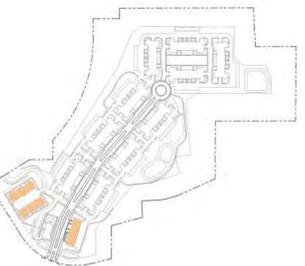


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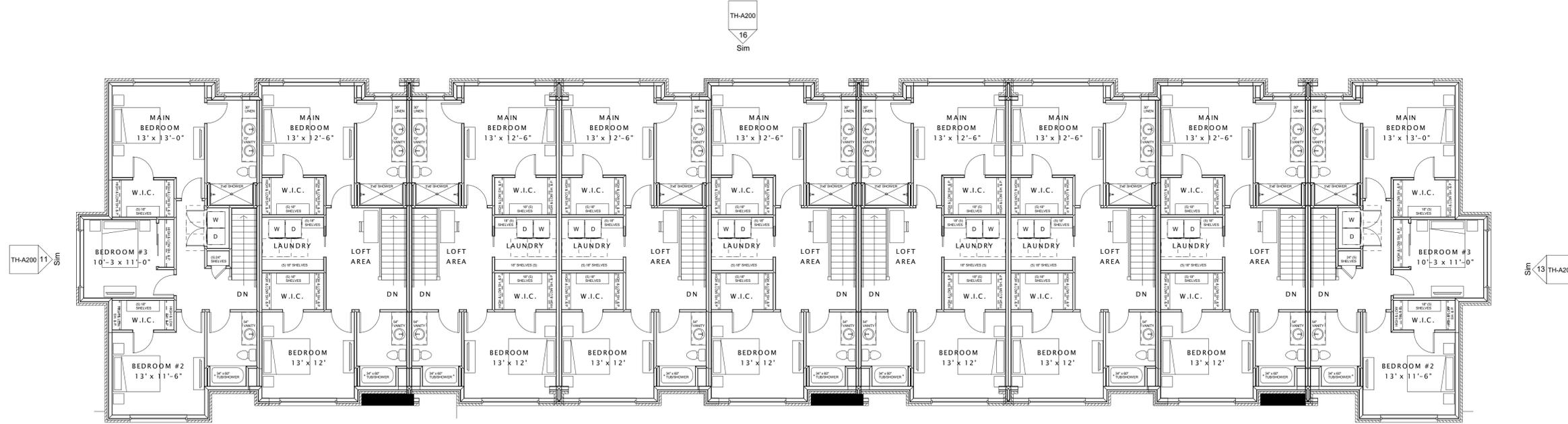
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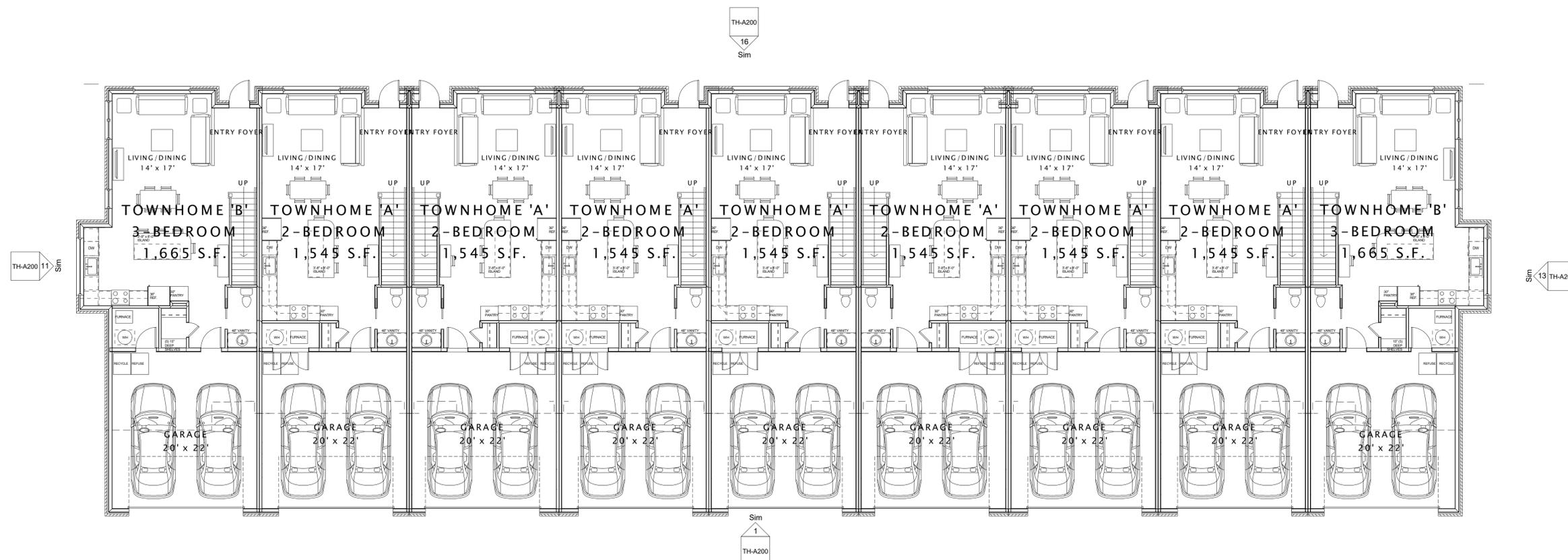
FIRST AND SECOND FLOOR PLAN

SHEET NUMBER

TH-A101

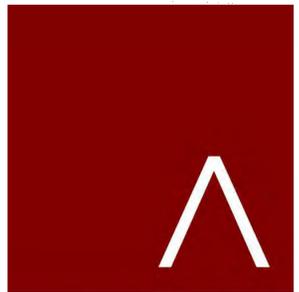


16 SECOND FLOOR PLAN
1/8" = 1'-0"



16 FIRST FLOOR PLAN
1/8" = 1'-0"





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Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

TH-A200



1 SOUTH ELEVATION
1/8" = 1'-0"



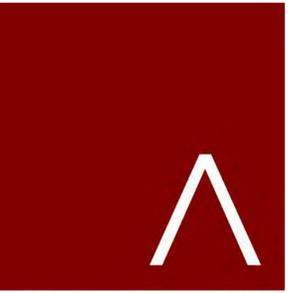
11 EAST ELEVATION
1/8" = 1'-0"



13 WEST ELEVATION
1/8" = 1'-0"



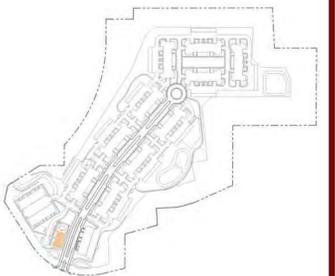
16 NORTH ELEVATION
1/8" = 1'-0"



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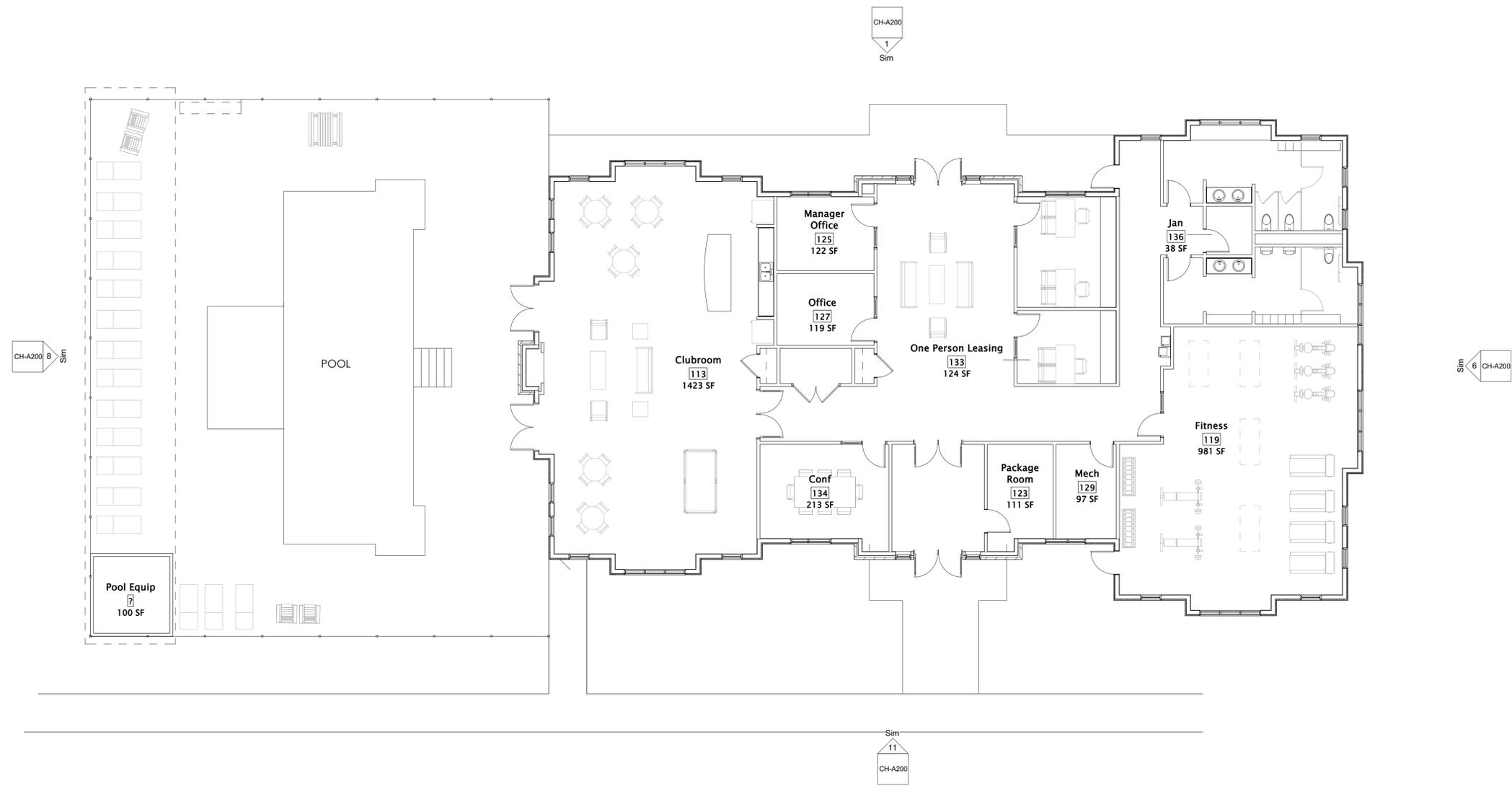
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

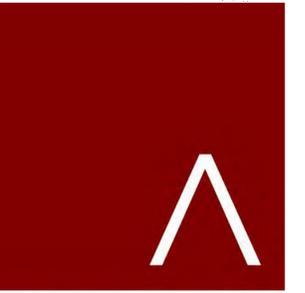
SHEET NUMBER

CH-A101



16 FIRST FLOOR PLAN
1/8" = 1'-0"





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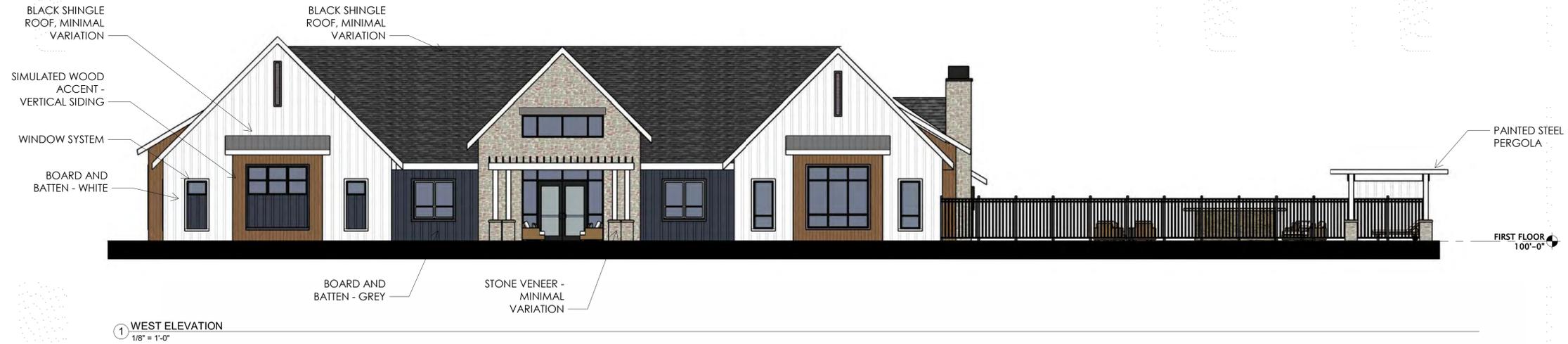
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SHEET TITLE

EXTERIOR ELEVATIONS

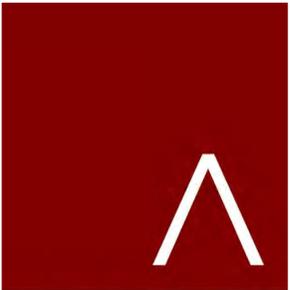
SHEET NUMBER

CH-A200





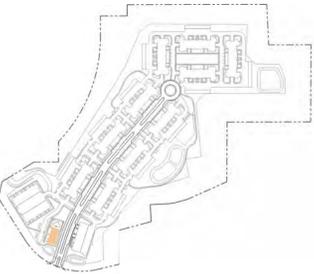
CLUBHOUSE PERSPECTIVE



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Mark	Description	Date

SHEET TITLE

PERSPECTIVES

SHEET NUMBER

CH-A201



AERIAL RENDERING LOOKING WEST



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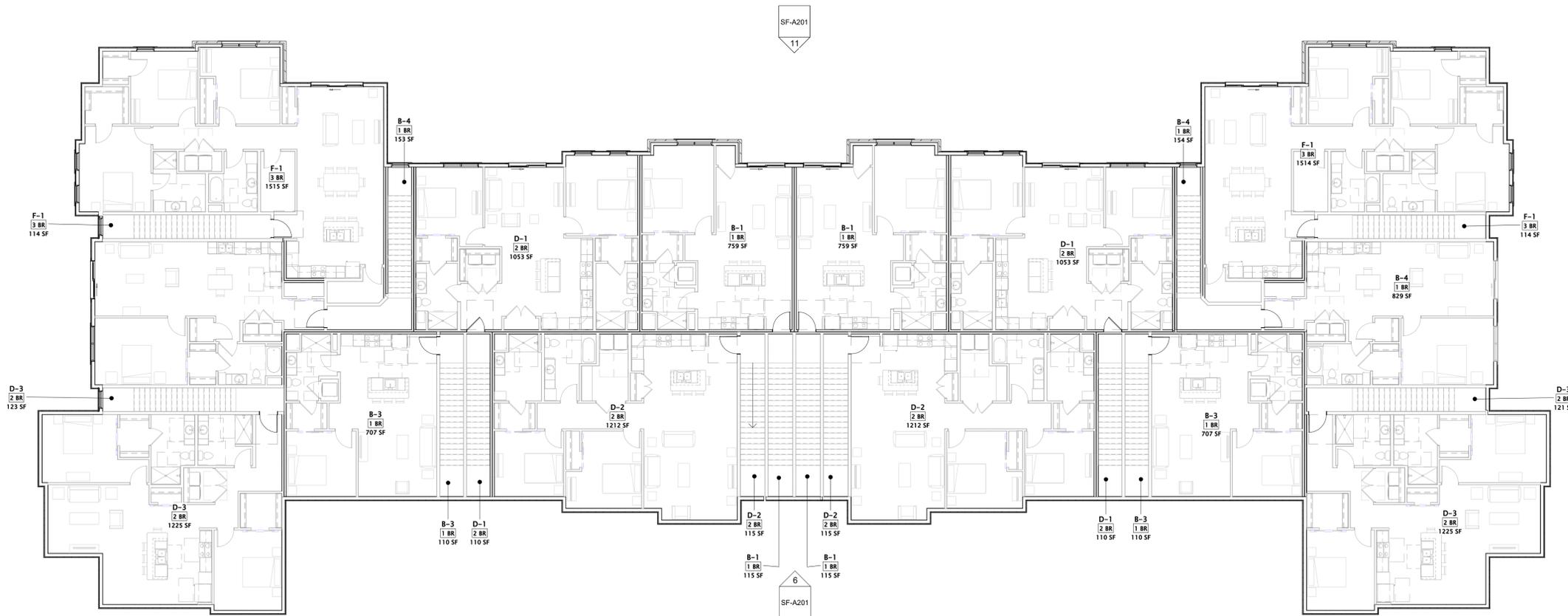
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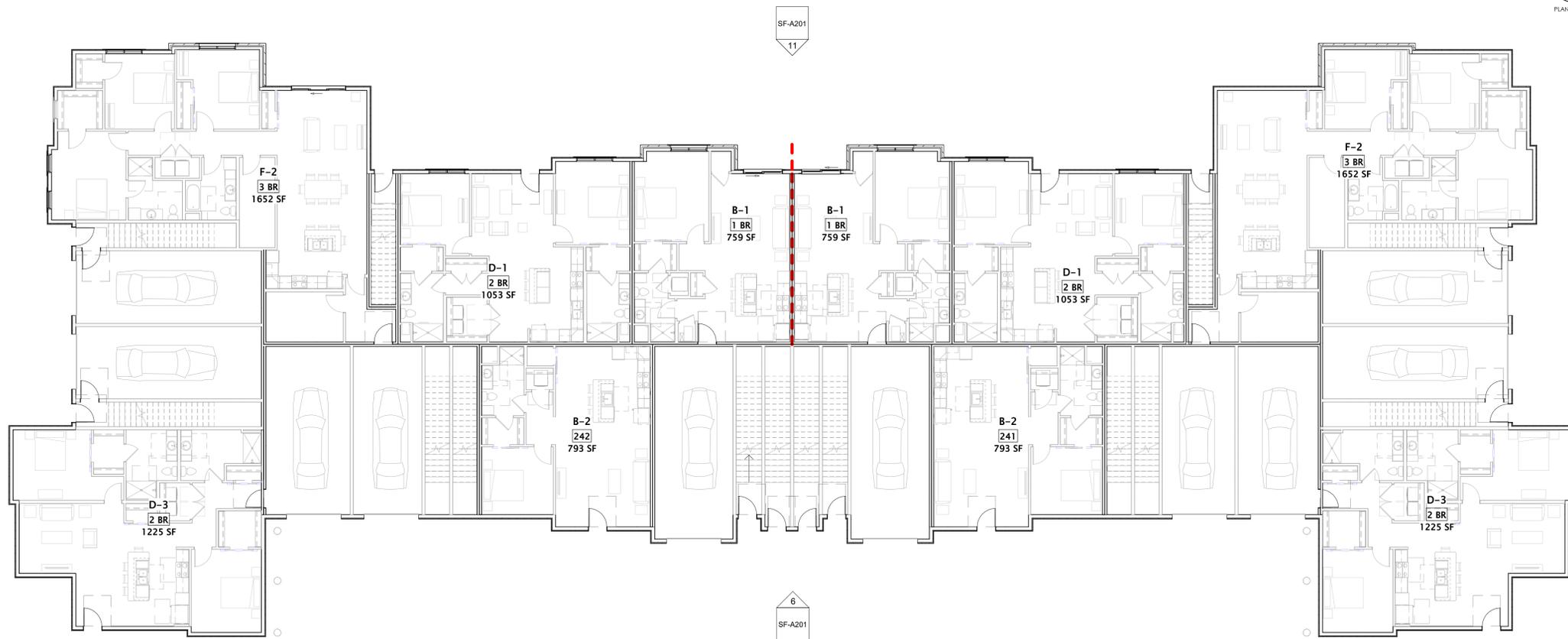
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
FIRST & SECOND FLOOR PLANS

SHEET NUMBER
SF-A101



1 SECOND FLOOR PLAN
3/32" = 1'-0"



16 FIRST FLOOR PLAN
3/32" = 1'-0"



1 SOUTH ELEVATION
1" = 10'-0"

- STONE VENEER
- BLACK SHINGLE ROOF, MINIMAL VARIATION
- WINDOW SYSTEM
- SIMULATED WOOD ACCENT - VERTICAL SIDING
- BOARD AND BATTEN - WHITE
- SECOND FLOOR 111'-1 7/8"
- BOARD AND BATTEN - GREY
- FIRST FLOOR 100'-0"



2 EAST ELEVATION
1" = 10'-0"

- BLACK SHINGLE ROOF, MINIMAL VARIATION
- WINDOW SYSTEM
- BOARD AND BATTEN - WHITE
- SECOND FLOOR 111'-1 7/8"
- BOARD AND BATTEN - GREY
- FIRST FLOOR 100'-0"



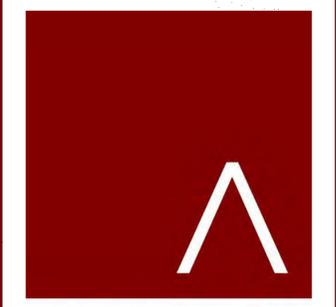
4 WEST ELEVATION
1" = 10'-0"

- BLACK SHINGLE ROOF, MINIMAL VARIATION
- WINDOW SYSTEM
- BOARD AND BATTEN - WHITE
- SECOND FLOOR 111'-1 7/8"
- BOARD AND BATTEN - GREY
- FIRST FLOOR 100'-0"



3 NORTH ELEVATION
1" = 10'-0"

- BLACK SHINGLE ROOF, MINIMAL VARIATION
- WINDOW SYSTEM
- SIMULATED WOOD ACCENT - VERTICAL SIDING
- BOARD AND BATTEN - WHITE
- SECOND FLOOR 111'-1 7/8"
- BOARD AND BATTEN - GREY
- FIRST FLOOR 100'-0"



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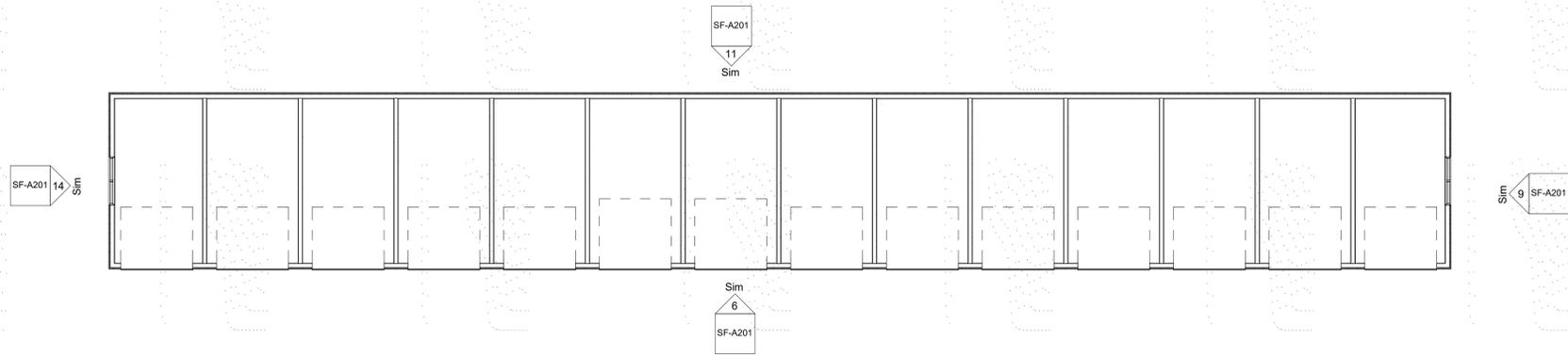
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SHEET TITLE
EXTERIOR ELEVATIONS

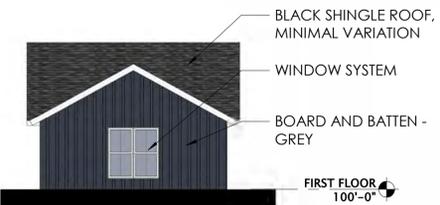
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SF-A200



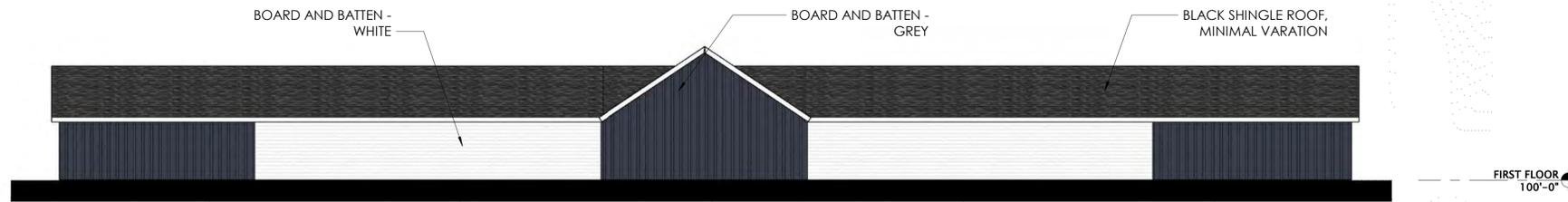
1 GARAGE PLAN
1" = 10'-0"



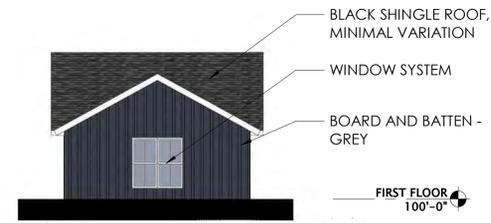
6 SOUTH GARAGE ELEVATION
1" = 10'-0"



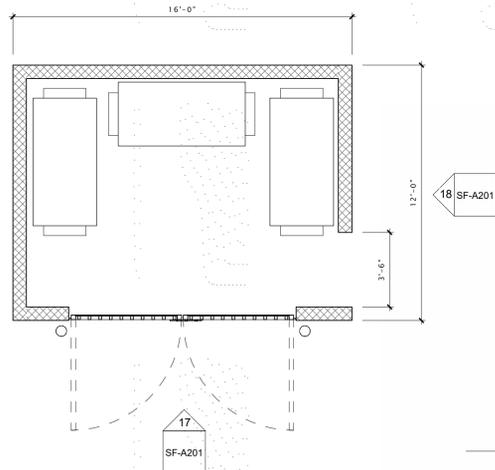
9 EAST GARAGE ELEVATION
1" = 10'-0"



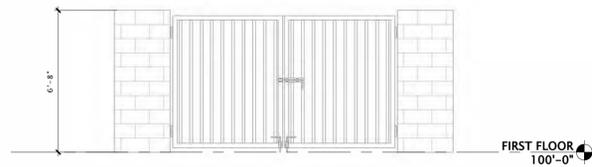
11 NORTH GARAGE ELEVATION
1" = 10'-0"



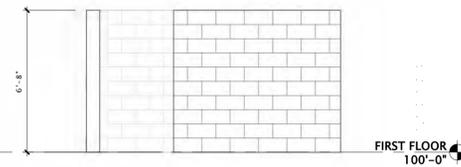
14 WEST GARAGE ELEVATION
1" = 10'-0"



16 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



17 TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



18 TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



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SHEET TITLE

GARAGE AND TRASH
PLANS AND
ELEVATIONS

SHEET NUMBER

SF-A201



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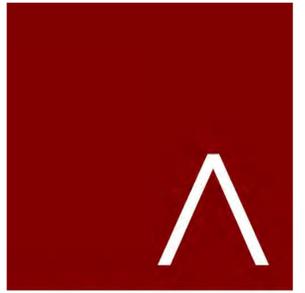
SHEET TITLE

PERSPECTIVES

SHEET NUMBER

SF-A203

AERIAL RENDERING LOOKING WEST



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PERSPECTIVES

SHEET NUMBER

SF-A204

AERIAL RENDERING LOOKING NORTH

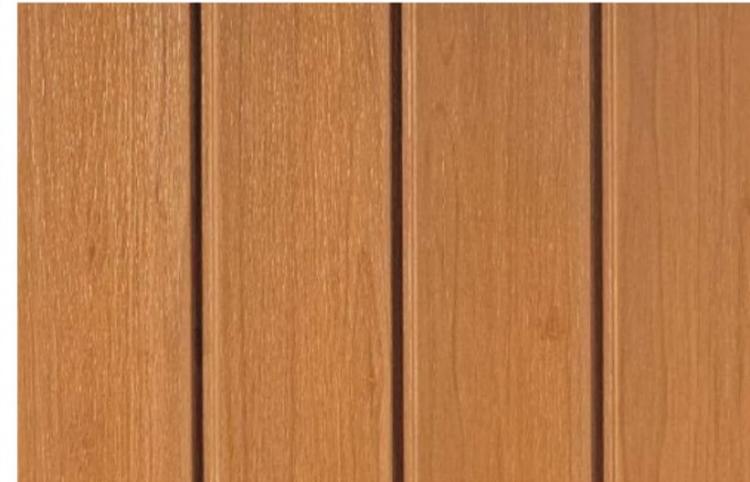


WINDOW SYSTEM:
 BLACK EXTERIOR FRAME, WHITE INTERIOR
 WHITE EXTERIOR FRAME, WHITE INTERIOR

SIDING:
 FIBER CEMENT - BOARD AND BATTEN
 -WHITE
 -GREY

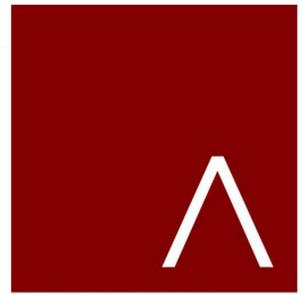
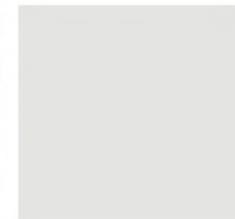
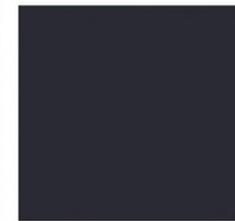


ROOFING:
 BLACK SHINGLES
 -MINIMAL VARIATION



MASONRY UNITS - STONE VENEER
 -MINIMAL VARIATION

SIMULATED WOOD ACCENTS
 -VERTICAL SIDING



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Mark	Description	Date

SHEET TITLE

MATERIAL BOARD

SHEET NUMBER

A920