

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, JULY 17, 2023
6:30 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 June 19, 2023 meeting.
2. Architectural Board review and consideration of an application for signage BMO Harris, 112 E. Capitol Drive.
3. Architectural Board review and consideration of an application for signage for Sabine Hill, 866 Rose Drive.
4. Architectural Board review and consideration of an application for signage for CD&L, 510 Cardinal Lane.
5. Plan Commission review and consideration of Hartland Quarry, a proposed PUD development ("Project") whose approval and rezoning is being sought by Three Leaf Partners LLC on property tax keys HAV0730981, HAV0730985, HAV0730986 and HAV0730987 located at 700, 701 W. Capitol Drive. The Plan Commission will review and consider:
 - a. Proposed preliminary site and building plans for ten Multi-Family Apartments (240 units) and three townhomes (27 units);
 - b. Proposed plans for Amenities for the Project;
 - c. Proposed rezoning in conjunction with a PUD Agreement for the Project;
 - d. Proposed petition for a Planned Unit Development
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.
5. Adjourn.

Ryan Bailey, Village Manager

Joint Architectural Board/Plan Commission Agenda

Monday, July 17, 2023

Page 2

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 Deidre Bushey, Deputy 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/84599444798?pwd=TGI4NlZ6L29peU1aS3NQdExLdlk3Zz09>

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

The Meeting ID is 845 9944 4798 and the passcode is 228240.

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY JUNE 19, 2023
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Jeff Pfannerstill, Jeff Bierman, Ann Wallschlager, David de Courcy Bower, Tim Hallquist, Dino Xykis, and Chip Schneeberger.

Others Present: John Ford, Pat Connaughton, Dave Lamerond, Caroline Joyce, Jim Romanowicz, Lisa Burgett, Ben Nelson, Scott Hussinger, Ryan Amtmann 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.

Caroline Joyce 526 W. Capitol Drive- commented on the quarry project. She said a new law came out recently about the reuse and repurposing of quarries. She is also concerned about traffic in that area. Jim Romanowicz 193 Hill St – asked how many exits will be coming out of the project, the timeframe, the number of units, estimated population and effect on Police and Fire. Plan Commission Chairman Pfannerstill said the developers will be presenting their plan tonight.

Dave Lamerand 536 Saxony Ct – is a former Village president for 26 years and said a lot of time and effort was spent years ago envisioning what that site could be developed into. He said one of them was high density, he said they looked at the traffic studies back then.

He said they originally looked at a range of 400-450 units and feel the number of units is too low and the Village is running out of developable land. He said it will be a good tax base for the Village and the school systems.

Lisa Burgett 510 Hill St – would like developer to address the erosion of the pit itself.

1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes from May 15, 2023-

Motion (Wallschlager/Hallquist) to approve the minutes for the May 15, 2023, meeting. Carried (7-0).

2. Architectural Board review and consideration of plans for a modified roof plan for Aquatech, 1150 James Drive-

Ken Cray and Rick Hargarten from MSI General were present. Mr. Cray said a few years back they increased a section of the roof due to some equipment they put in the building. He said business is doing well so they would like to expand that a little bit. They would like to mimic the section of the roof that is raised, and it is not noticeable from the front of the building and architecture would be similar to what has already been previously approved.

Motion (DeCourcy-Bower/Schneeberger) to approve the modified roof plan for Aquatech, 1150 James Drive. Carried (7-0).

3. Architectural Board review and consideration of plans for a sunroom addition on the Davis property, 721 E. Capitol Drive-

Tim Rigsby from the Rigsby Group explained the sunroom addition. The home has an existing deck over their garage, and they would like to build a 3-seasons room that connects to the inside of the home and covers 2/3 of the deck. Bierman asked about the existing door headers being able to hold the load and Mr. Rigsby said they are having it engineered now and there will be an engineered stamp drawing for the structural part. Brief discussion on headers and continuous headers.

Motion (DeCourcy-Bower/Bierman) to approve the sunroom addition with the building inspector verifying it has been engineered properly with the proper signature. Carried (7-0).

4. Architectural Board review and consideration of an application for signage for CL & D, 535 Norton Drive.

No one was present for CL & D and Pfannerstill said the paperwork is in the packet. Building Inspector Hussinger said it is for replacement signage and they knew they needed to be present. Wallschlager asked if they are changing anything with lighting or landscaping. Hussinger said the wall sign is non illuminated, and one wall sign and 2 accessory. Pfannerstill asked if there were any reason, he would deny it other than them not being present and Hussinger said no.

Motion (deCourcy-Bower/Schneeberger) to approve application for signage for CL & D, 535 Norton Drive. Carried (7-0).

5. Plan Commission will conduct a review for Hartland Quarry, a proposed PUD development ("Project") whose approval and rezoning is being sought by Three Leaf Partners LLC on Property tax keys HAV0730981, HAV0730985, HAV0730987, HAV

Village Manager Bailey reminded everyone this is meeting number one they have to come back to pc in a month and at point if the Plan Commission felt they would move it forward to the Village Board. The Village Board would have a first hearing would be held at the end of July you would set a public hearing for 30 days so that would go into August, the final approval of this if everything went well, would be September/October, just to give everyone an idea of the time frame of what something like this does take.

- a. Proposed preliminary site and building plans for ten Multi-Family Apartments (240 Units) and three townhomes (27 units);
- b. Proposed plans for the Amenities for the Project;
- c. Proposed rezoning to RM-2 in conjunction with a PUD Agreement for the Project;
- d. Proposed petition for a Planned Unit Development.

John Ford the president of Three Leaf Partners LLC was present to present the Quarry project. He said they are a full-service real estate development company and developer of the Hartland Quarry Project.

The project is located at 700 W. Capitol Dr., and totals approximately 45 acres. The unique and very challenging site poses a number of added levels of consideration to make this development successful. They have worked with staff and consultants over the last several months to find a successful solution for all parties. They will present the plan tonight that shows a challenging site and turn it into approximately 267 residential units that would be home to 400-500 residents. The overall economic impact to the community and surrounding areas will be significant. Mr. Ford introduced co-owner Pat Connaughton to give a background on The Three Leaf Partners.

Pat Connaughton explained he grew up under a general contractor so what he found was a lot of his father's impact in the real estate game was personalizing and being able to explain who he was and how passionate he was about real estate. Mr. Connaughton said he has become no different and that is where Three Leaf was born from, have 3 different leaves that create impacts through real estate and in many different ways. The Three Leaf Company overall tries on a daily basis to utilize real estate as a vehicle to have an impact on the communities they work in both physically with real estate that is built but also with community members in which the real estate is built. They have done that where they have partnered with mission-based organizations & they have found ways to develop excess land they have to help them find ways to monetize and put money towards their mission but to continue to impact school systems and create scholarships for kids in those communities. He said this project is to bring more people into the Village of Hartland, raise the tax base, help with employment, and shed light on what is great about this community. He said they want feedback so it is something the Village can be proud of and wanted to let the board know how they try to operate at Three Leaf Partners.

John Ford explained the project itself is 267 units multi-family and condominium development with a total development costs estimated at 90.7 million. He said GLA is a very experienced architect they have worked with on multiple projects previously. Troy Jacoby from GLA explained the overall plan and project layout. He explained there are 10 2-story apartment buildings that have no common corridors, and they have direct entry into the units on the 1st & 2nd floors. The townhomes will be directly on the street off Capitol Drive and the short end of the buildings were positioned along Capitol Drive, so it looks like a smaller 2 story home and nestled between those townhomes is the clubhouse. The proposed quarry project has a boulevard that is pedestrian friendly as well as tree lined sidewalks. The townhomes will have a mix of 2- and 3-bedroom units, have gable roofs, shed roofs, and porches but they will try to do it in a modern contemporary way as well as pulling stone into the project. The clubhouse will have a fitness room, a concierge table, pool table, fireplace, and direct access to the pool as well as some offices for the development. The materials will be white, buff, some darker colors with stone and wood accents. The apartment units will have a garage with the bulk of the garages being positioned behind the building. There is a mix of 1, 2 and 3-bedroom units in the development. The same materials will be carried across through every building.

Craig Donzi the engineering manager for Payne and Dolan gave some background details of the site and explained the civil design of the site. The majority of the property is internally drained with no natural outlet for stormwater runoff other than infiltration. The depths of the groundwater based on well-drillers records for the properties surrounding the site is in excess of 200 ft at each of those wells. As a

result, the property is an internally drained gravel pit with two large pockets of concentrated silt overlaying the native gravel. These are located in the lowest points of the pit at the northwest corner adjacent to the Village's Water Tower property and northwest corner adjacent to the cemeteries. A brief explanation of the materials placed on the site in the 80's, 90's and 2000's was given. Mr. Donzi said they have worked with the architects and Three Leaf partners to determine what the buildable footprint is and what is economical to deliver. He said there has been significant effort to reduce the width of the developable area, narrowing up streets, reducing travel speeds, making it a walkable community. He said they have worked diligently with the Village engineer and building inspector on the dimensions between buildings, dimensions of roads, one-way streets, and two-way streets. They have looked at alternative options of how utilities are going to serve this site to provide water connection from Capitol and two connection points in the villages water system.

Mr. Ford said it is vital to understand the geotechnical conditions of the soil on the site and introduced Mike Frede a senior engineer from Geo Test to give an overview of the geotechnical work that has been completed to date as well as the next steps as the development moves forward.

Mr. Frede said the site does have significant challenges, but they can all be managed and dealt with. He said the conditions will be superior for the support of structures not only buildings but retaining walls and pavements. He said the soil primarily consists of native materials that were placed there by glaciers and man-made materials that have been brought in. The base of the original pit consists primarily of granular sand and gravel. The materials that have been brought in by man consists of a large area of a lot of concrete which will be removed in its entirety, crushed, and reused as engineered fill. There is fill that was brought in from a local sewer project in the northern part of the property that they evaluated those materials, they were placed limited documentation and it suggests those materials were suitably compacted, but they will do further evaluation to confirm they are suitable. Those materials will not actually support building foundations, they will support new engineered fill because that part of the property will be raised up. Mr. Frede said they are more concerned about making sure that it will not compress under the weight of additional fill that is placed over it. There is also fill over by the former asphalt facility and a lot of those soils will also be removed during construction activities and then they will be if suitable reused as engineered fill so everywhere on this property where there are structures whether it is buildings, retaining walls, pavements they will all be supported by suitable soils. Mr. Frede said another part of their evaluation is looking at the bluffs and they have spent a substantial amount of time evaluating those bluffs and have good baseline data that will be utilized in slope stability analyzes to make sure those slopes are stable and safe during and after construction.

Mr. Ford said understanding the environmental conditions of the site is equally important and how they could affect the design and other factors.

Bob Seagal from Endpoint Solutions gave an overview from an environmental standpoint. He stated as environmental consultants it is their job to identify the knowns and unknowns and as they progress through the project hopefully, they make the unknowns into known. He said in the end their goal is to provide a site that is protective to human health in the environment. Mr. Seagal said one of the knowns right now is a closed leaking underground storage tank site in the far west corner north of the current office building. He said that site was closed by the DNR previously, there is some residual contamination left behind so one of the unknowns is how could that contamination affect the plan development. There are plans moving forward to do some additional investigation in that area, not from the standpoint of reopening it with the DNR per se, but to identify is there anything there residually that could impact

residents and how they can properly manage those soils once they start excavating that site. Mr. Seagal stated that the great unknown on the site was the fill material that has been placed on the site since the Quarry shut down. He said Geotechnical test holes were done with a backhoe and they could see the character of the soil. Test samples were taken from each of the test holes and were analyzed for volatiles, semi-volatiles, metals and pcb's. The results showed no vocs, no pcb's and some isolated impacts of very low concentration of semi-volatiles, which is probably just small pieces of asphalt that was from fill that was brought in from road projects that is mixed in with the soil. Mr. Seagal said they will be working closely with the DNR. A question was asked whether they will do a phase 2 and the answer was the sampling they did as part of the test pit investigation with Geotech was the beginning of phase 2. Mr. Seagal said the additional investigation will progress as the project progresses. Xykis asked Mr. Frede if he thought they would have drive piles for the stability of the foundation, especially looking at the elevation differences and ground water flow. Mr. Frede said no they would not need piles.

DeCourcy-Bower commented that from the environmental side of the property, this is what he does for his job. He said from the initial findings the site has pretty typical constituents and fairly clean. He said anytime you move a property from a use like a quarry or industrial use to residential, it is critically important that they evaluate that to make sure it is being done safely. He said he was pleased with some of the initial investigations that have been done and there is more clarification and additional things that need to be done around the underground storage tank area. He said nothing he has seen so far screams at him that there is something that would prevent this kind of development from happening.

Mr. Frede said a major effort will be employed during construction especially the site improvement phase where a lot of material are going to be moved there's going to be a lot of grading and during that whole process they will be on site and evaluating all the soils that are being moved all the materials that are being picked up and crushed, if they find anything not suitable it will be removed.

Village Manager said the Village is taking the proactive stance that they will have someone hand in hand with them as well making sure everyone agrees.

Mr. Ford gave a quick recap of everything that was presented so far:

- 90.7 million development
- 240 stacked flat units
- 27 townhomes for condominiums
- 5500 sq. ft. clubhouse
- 1-bedroom units will be 37 % of total units
- 2- bedroom units will be 45 %
- 3-bedroom units will be 17%
- Unit sizes will range from 700 ft – 1652 ft.
- The rent range will be from 1492-2924 per month.
- Development will have clubhouse, fitness center, sidewalks, and walking path.
- Development will have dog run area, grilling area, playground, pool, & community center
- Project schedule – overall site to take 3 months, vertical construction 18 months, total schedule approximately 21 months.
- Development is on 45 acres with 60% open space due to slopes & sides.
- Parking spaces will be a total of 661.

- Traffic analysis was performed and meets recommendations.
- Trees on Capitol will be cleared for visibility.
- Single primer entrance on Capitol with stop sign control
- Supports Village installing a right turn island on Vettleson to eliminate some of westbound traffic.

Mr. Ford explained the TIF request. He also responded to an earlier comment of why they do not have more density, stating that a 3-story mid-density apartments with underground parking towards the back portion would hinder the financial performance. He said they have submitted a TIF request of 9.9 million dollars of TIF assistance which totals 11% of development cost. Additionally, they are asking for a waiver of impact fees above the Del-hart fees. The Del-Hart fees are just north of six thousand dollars per unit, they are requesting a waiver of those fees that totals approximately one million dollars of added value for at total incentive of 11 million dollars is their request from the Village that equals 12% of total development costs.

Wallschlagler asked what the amount of ADA stalls out of the 661. It was stated they will absolutely meet the code.

Bierman asked about the condominiums being owner owned and when they come back will there be some type of association, and Mr. Ford responded yes. Bierman commented on a tunnel that used to be in the gravel pit that led north under Hill Street that is now the apartment complex there and it was hollow.

Hallquist said he likes the concept and has no concerns at this time. Pfannerstill commented that he liked the idea and liked the concept as well.

Schneeberger asked what the plan is for the vegetation on the hillside as far as invasive species. Craig Donzi said the goal is to keep everything 15 ft above the finished floor and keep that vegetation in place, it is serving its purpose of keeping most of the slopes stable and there are a few isolated areas that need some attention. Mr. Donzi said the tree roots are doing what they are supposed to do and keeping the slopes stable.

DeCourcy-Bower said he always reverts back to what the Village of Hartland Comprehensive Development Plan shows, and the job of the plan commission is to look at what did we say is going to be the future of this piece of property for the Village. He said it shows it is planned to be multi-family residential housing with a portion of the space as green space and when he looks at this plan it is exactly what the vision for this property was. He said he thinks it would be a beneficial reuse of an underutilized piece of property close to the Village Center, it would support the businesses. DeCourcy-Bower said he thinks it is unique that it is surrounded by bluffs and has very limited impact on the neighbors. He said he feels like it is a great opportunity and could have a positive project that could happen in the Village. Xykis said he is happy with everything he has seen and heard. He said he is concerned about the slopes, but he thinks it is doable.

Village Manager Bailey reminded everyone there is no action taken on this tonight, and this will come back to the Plan Commission on July 17th. He said the only way this would move forward is if engineering, building inspection, geo-environmental, TIF, Police, Fire and DPW is comfortable bringing it forward. He said there is still a lot of work to do, and the next time the Plan Commission sees this the goal would be for the Village Staff to be comfortable with it, that will bring something forward that works out TIF financially. He said this is meeting one and the next meeting the Plan Commission would move this forward to the Village Board. Building Inspector Hussinger said the rezoning petition has to be modified, it is being rezoned to RM1 not RM2 and now with the idea of condominiums it will be either

RM1 and RM3 or just RM1 and we will need to talk to the Village Attorney about that. Ryan Amtmann commented that he thinks the development team has the parts and pieces in place and the expertise to move forward in the next steps to make sure the site is engineered in a way that is functional and safe. Pfannerstill asked for staff to come up with a timeline so if this goes forward it will make it easier for the public.

6. Plan Commission review of proposed modifications to Article IV Conditional Uses to create Division 7 (sec. 46-909) "Hotel/Motel Uses" to allow hotels in the B-2, B-3, and B-4 Districts as Conditional Uses.

Village Manager Bailey said the Village had nothing for hotels and a developer is looking to put a hotel across the street on Cottonwood. They just touched base with the Village we are hoping to have a meeting with them in a couple of weeks. He said they have been working with Village Attorney de la Mora and what is being presented is a Conditional Use through a PUD. Hussinger said it would be in a B3, a B5 and possibly in a B2 zoning, but also so the Village has protection through the PUD. He said this will be moved forward to the Village Board for a Public Hearing and three readings and Attorney de La Mora was present for any questions or concerns.

DeCourcy-Bower said if he is understanding this correctly the ordinance is essentially designed for it to be like a very standard hotel look and requirements for a typical layout in terms of for example buffers to adjacent properties offsets from lot lines, things like that. He said he wanted to make sure it does not have the flexibility for someone to come to the Village with a creative approach, so that we could have a hotel across the street on Cottonwood and is part of the intent of the ordinance.

Attorney de la Mora said what they did was they looked at the ordinances that exist in other communities, jumping off primarily with the Brookfield ordinances. He said the reality that we have here is that a lot of sites that may be candidate for hotel development are surrounded already by existing businesses and differing setbacks in some cases historic setbacks so it was concluded that it was necessary to look at each prospective site in a critical way and make adjustments to allow the establishment of hotel at the same time not disrupting neighborhood unreasonably. He said they moved the hotel category from a permitted use where once the zoning is there you can come in and put in a hotel as long as the required setbacks are met which in most cases are far greater than most of our B2 areas would permit. He said to give the Village more control on a case-by-case basis we recommended that it be a conditional use arrangement so it can come before the Plan Commission and the Board and to accommodate the conditional use with the requirement that there be a PUD agreement in place. He said the advantage of the agreement allows the Village Board to exercise discretion in modifying the setback, and the height requirements for the typical placement and to require things that are not obvious now in the abstract depending on the site. He said it is a process that will accommodate a tailored solution for the placement of a hotel.

Bierman commented on how some hotels have small kitchens etc. and asked if someone wanted to make it more of an apartment-based thing would they need to come back and rezone that specific property. He said when we do this, we want to make sure that is area is designated for the hotel/motel only. Attorney de la Mora said the use as long as it continues is locked in on a conditional use, however there is a provision in the event there is a transfer of ownership, we have to have 45 days of advanced notice of the transfer and the new owner has to come in to apply for the continuation of the PUD.

DeCourcy-Bower asked if the ordinance covers Airbnb's. Attorney de la Mora said it does not, it adopts the state health code regulations of hotels. Attorney de la Mora referenced line 63-89 and said this would not be intended to be applied to short term rentals. He said this is primarily meant to be a commercial operation not incidental to Airbnb.

Motion (DeCourcy-Bower/Schneeberger) to send to the Village Board modifications Article IV Conditional Uses to create Division 7 (sec. 46-909) "Hotel/Motel Uses" to allow hotels in the B-2, B-3, and B-4 Districts as Conditional Uses. Carried (7-0).

7. Consideration of changing the time of regular meeting of the Joint Architectural Board/Plan Commission to 6:30 pm.

Motion (Hallquist/Schneeberger) to change the time of the Joint Architectural Board/Plan Commission meeting from 7:00 pm to 6:30 pm. Carried (7-0).

8. Announcements-

None at this time.

9. Adjourn

Motion (Schneeberger/Wallschlager) to adjourn. Carried (7-0).
Adjourned at 8:27 pm.

Respectfully submitted by

Recording Secretary,
Deidre Bushéy, Deputy Clerk



DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

Job Address 112 E Capitol Dr.
Lot, Block, Subdivision, Key No. HAV 0729094
Owner BL Branch Group II, LLC, EMAIL, Phone 315-491-8651
Address 120 E Washington St. Suite 201, City Syracuse, State NY, Zip 13202
Contractor Lemberg Electric, Phone 414-322-0077 FAX, EMAIL tlewis@lebergelectric.com
Address 4085 N 128th St., City Brookfield, State WI, Zip 53005

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.

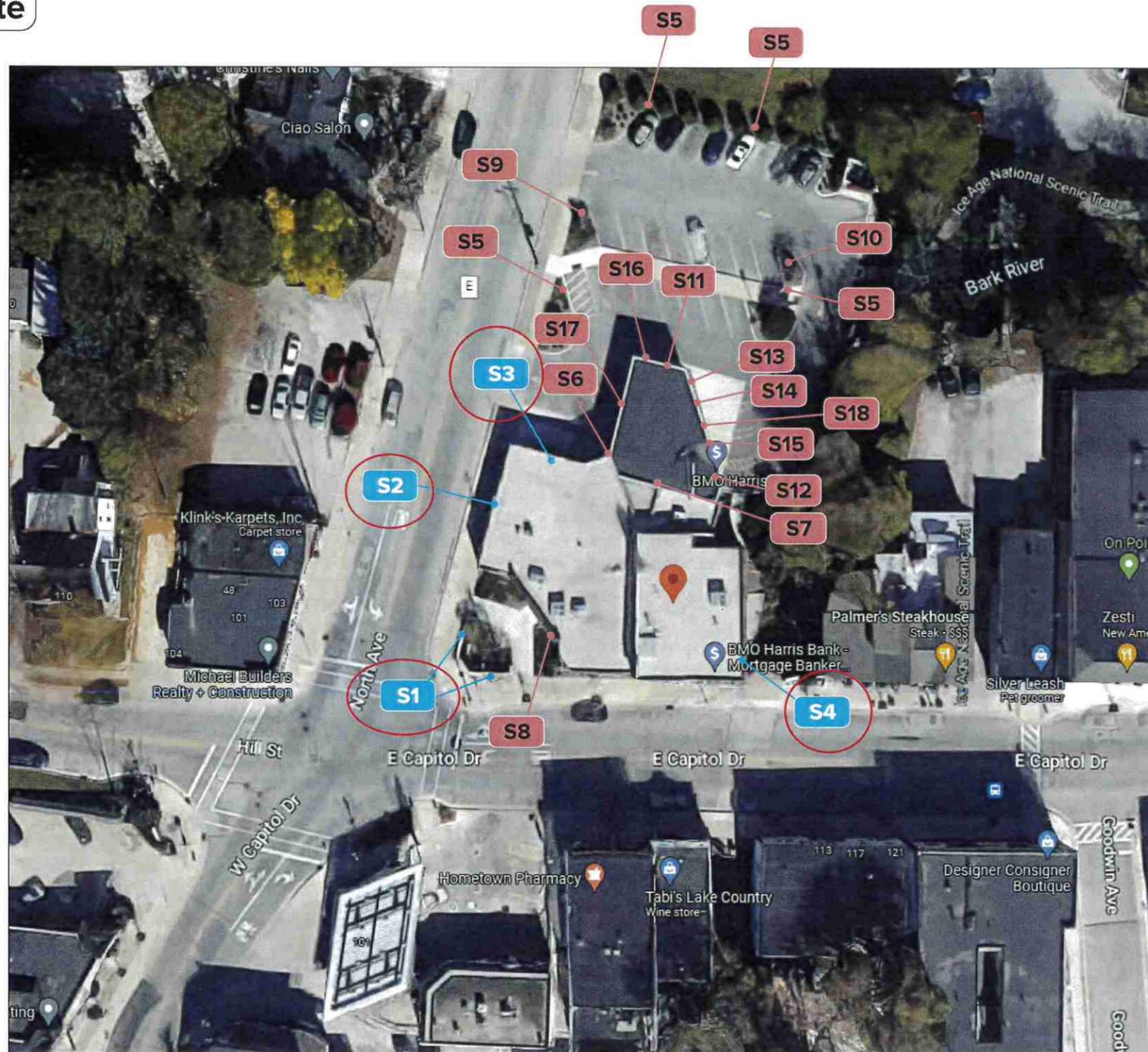
Date Applied: 6/13/2023 Date of Meeting: Item No.

**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.

Site



Primary Signs

Sign	Proposed Sign	Allowed SF	Proposed SF
S1	FCO Lettersets	NA	8.37
S2	Illuminated Raceway Letterset	32	27.3
S3	Illuminated Raceway Letterset	32	27.3
S4	Illuminated Raceway Letterset	32	27.3

Secondary Signs

Sign	Proposed Sign	Allowed SF	Proposed SF
S5	Parking Panel	NA	NA
S6.1	Exterior Hours Plaque	NA	NA
S6.2	Automatic Door Vinyl	NA	NA
S6.3	Door Vinyl Symbols	NA	NA
S7	Drive-Thru Window Banding	NA	NA
S8	Leave As Is - Tenant Vinyl	NA	NA
S9	Leave As Is - Directional	NA	NA
S10	Leave As Is - Directional	NA	NA
S11	Leave As Is - ATM	NA	NA
S12	Leave As Is - Commercial Lane	NA	NA
S13	Leave As Is - ATM Cab. & Truck Lane	NA	NA
S14	Leave As Is - Clearance Panel	NA	NA
S15	Leave As Is - Open/Closed	NA	NA
S16	Leave As Is - No Trucks Panel	NA	NA
S17	Leave As Is - Do Not Enter Panel	NA	NA
S18	Remove Only - Banner	NA	NA



Code Narrative

Wall signs shall not exceed 1 sf per lineal foot of building frontage

Drawing # **C78843**
OE 9319

Address: 112 EAST CAPITOL DRIVE
City/ST: HARTLAND, WI

Date: 04-17-23
Designer: KB PM: RB

File Location: STND_X / Drive/Clients/ CSTM
AS CR EN

Revisions:		
updated S6 & S18	X	
	X	
	X	
	X	
	X	
	X	

Underwriters Laboratories, Inc.
Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.



SI - FCO Lettersets

Southwest corner

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

PERMIT # _____

JOB LOCATION	<u>122 E Capitol Dr. (BMO)</u>	TAX KEY #	<u>HAV 0729094</u>
OWNER	<u>BL Branch Group II, LLC</u>	PHONE	<u>315-491-8651</u>
ADDRESS	<u>120 E Washington St. Suite 201</u>	CITY	<u>Syracuse</u>
CONTRACTOR	<u>Lemberg Electric</u>	STATE	<u>NY</u>
ADDRESS	<u>4085 N 128th St.</u>	ZIP	<u>13202</u>
	CITY	PHONE	<u>414-322-0077</u>
	<u>Brookfield</u>	STATE	<u>WI</u>
		ZIP	<u>53005</u>

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

↑ installed on existing

WORDS AS THEY WILL APPEAR ON THE SIGN:

BMO (w/ logo)

OVERALL DIMENSIONS OF SIGN 4'10¹³/₁₆" L x 1'8¹/₂" H COLOR OF BACKGROUND red

SIZE OF LETTERS IN INCHES 9" COLOR OF LETTERS white

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)
aluminum letters w/ vinyl faces

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ \$1,300⁰⁰

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT *[Signature]* DATE 6/12/23

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

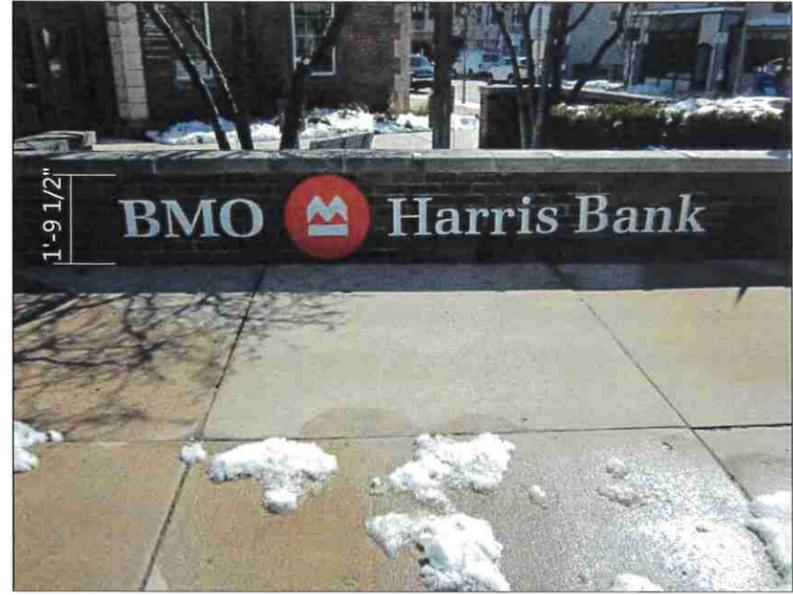
S1 Custom Non-Illuminated FCO Letterset (Qty. 2)

Remove existing lettersets. Patch and paint seam to seam. Install new FCO lettersets in same place as existing as shown.

Color Specifications

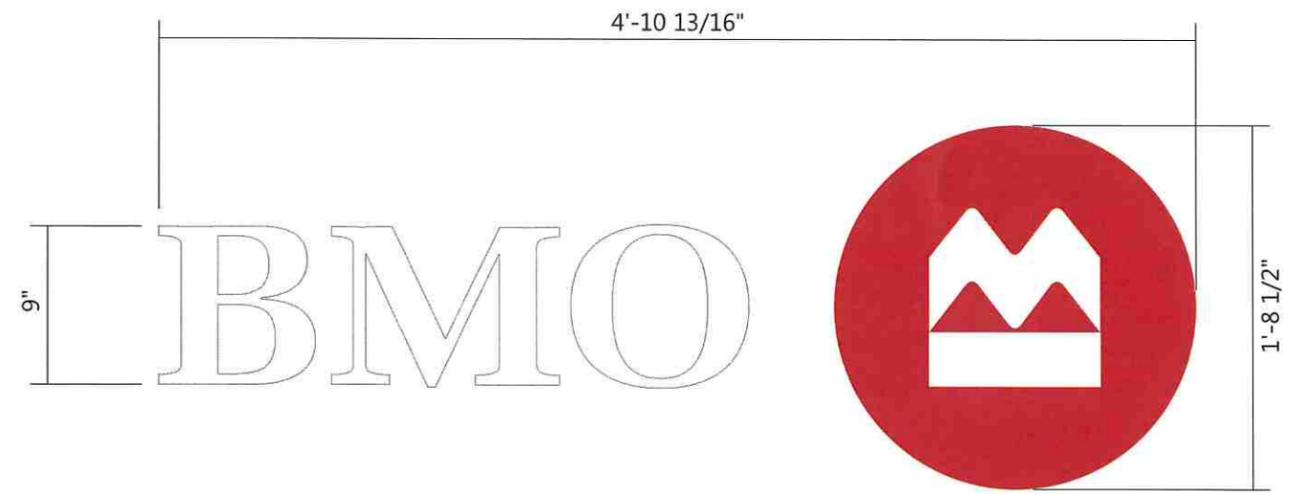
- Paint white, semi-glos
- Paint to match Pantone 485C Red, Satin finish
- 3M #7725-10 White vinyl

BEFORE

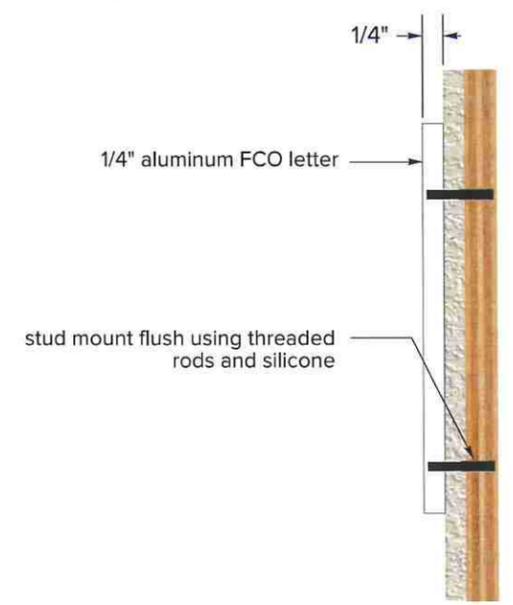


EXISTING SIGN SIZE: 12'-1\" X 1'-8 1/2\"

AFTER



SCALE | 1:10
8.37 sq.ft



Drawing # **C78843**
OE **9319**

Address: 112 EAST CAPITOL DRIVE
City/ST: HARTLAND, WI

Date: 04-17-23
Designer: KB PM: RB

File Location: Drive/Clients/
STND X
CSTM
AS CR EN

Revisions:	
X	X
X	X
X	X
X	X
X	X
X	X

Underwriters Laboratories, Inc.
Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.



S2 - Illuminated Raceway Letterset
West Elevation

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

PERMIT # _____

JOB LOCATION 122 E Capitol Dr. (BMO) TAX KEY # HAV 0729094
OWNER BL Branch Group II, LLC PHONE 315-491-8651
ADDRESS 120 E Washington St. Suite 201 CITY Syracuse STATE NY ZIP 13202
CONTRACTOR Lemberg Electric PHONE 414-322-0077
ADDRESS 4085 N 128th St. CITY Brookfield STATE WI ZIP 53005

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

BMO (w/ logo)

OVERALL DIMENSIONS OF SIGN 8'10" x 3'1" H COLOR OF BACKGROUND red

SIZE OF LETTERS IN INCHES 1" H COLOR OF LETTERS white

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

aluminum w/ acrylic faces

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ \$2,400⁰⁰

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT [Signature] DATE 6/12/23

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

S2 Channel Letters on Raceway

Remove existing illuminated letterset, patch and repair facade. Install new face-lit letterset on raceway as shown.

BEFORE



Existing Sign Size: 2'-10 1/4" x 20'-3" = 57.80 sf

Allowed	Proposed	Restoration
32 sf	27.3 sf	57.80 sf

AFTER



Center vertically and horizontally on fascia band.

Drawing # **C78843**
 OE **9319**

Address: 112 EAST CAPITOL DRIVE
 City/ST: HARTLAND, WI

Date: 04-17-23
 Designer: KB PM: RB

File Location: STND X
 Drive/Clients/ CSTM
 AS CR EN

Revisions:

X		X
X		X
X		X
X		X
X		X
X		X

Underwriters Laboratories, Inc.
 Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.



S3 - illuminated raceway letterset
North elevation

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

PERMIT # _____

JOB LOCATION 122 E Capitol Dr. (BMO) TAX KEY # HAV 0729094
OWNER BL Branch Group II, LLC PHONE 315-491-8651
ADDRESS 120 E Washington St. Suite 201 CITY Syracuse STATE NY ZIP 13202
CONTRACTOR Lemberg Electric PHONE 414-322-0077
ADDRESS 4085 N 128th St. CITY Brookfield STATE WI ZIP 53005

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

BMO (w/ logo)

OVERALL DIMENSIONS OF SIGN 8'10 1/8" L x 3'1" H COLOR OF BACKGROUND red

SIZE OF LETTERS IN INCHES 1 1/4" H COLOR OF LETTERS white

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)
aluminum w/ acrylic faces

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ \$2,460⁰⁰

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT [Signature] DATE 6/12/23

PLANS APPROVED: ARCHITECTURAL BOARD _____

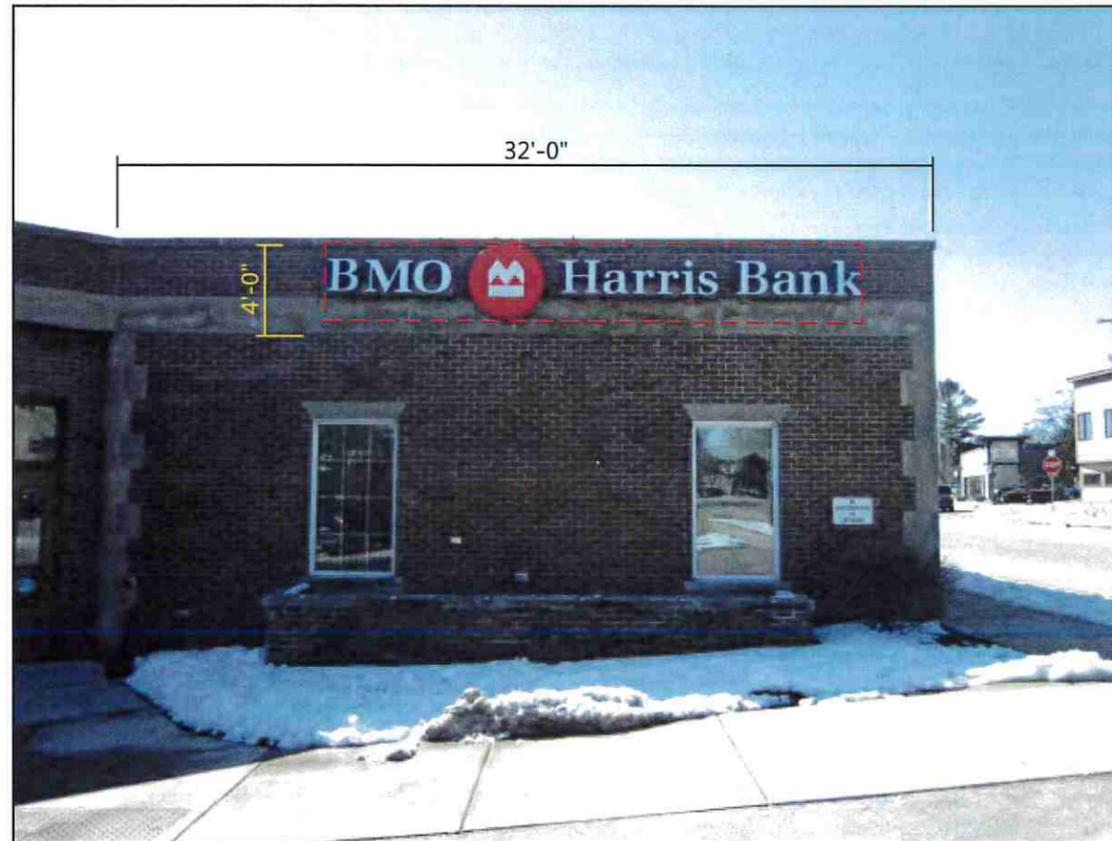
APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

S3

Channel Letters on Raceway

Remove existing illuminated letterset, patch and repair facade. Install new face-lit letterset on raceway as shown.

BEFORE



Existing Sign Size: 2'-10 1/4" x 20'-3" = 57.80 sf

Allowed	Proposed	Restoration
32 sf	27.3 sf	57.80 sf

AFTER



Center vertically and horizontally on fascia band.

S4 - illuminated raceway letterset

East Elevation

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

PERMIT # _____

JOB LOCATION	<u>122 E Capitol Dr. (BMO)</u>	TAX KEY #	<u>HAV 0729094</u>
OWNER	<u>BL Branch Group II, LLC</u>	PHONE	<u>315-491-8651</u>
ADDRESS	<u>120 E Washington St. Suite 201</u>	CITY	<u>Syracuse</u>
		STATE	<u>NY</u>
		ZIP	<u>13202</u>
CONTRACTOR	<u>Lemberg Electric</u>	PHONE	<u>414-322-0077</u>
ADDRESS	<u>4085 N 128th St.</u>	CITY	<u>Brookfield</u>
		STATE	<u>WI</u>
		ZIP	<u>53005</u>

SIGN TYPE: WALL PROJECTING AWNING, CANOPY GROUND

PORTABLE/TRAINING REAL ESTATE PERM. REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:

Bmo (w/ logo)

OVERALL DIMENSIONS OF SIGN 8'10 1/8" x 3'1" H COLOR OF BACKGROUND red

SIZE OF LETTERS IN INCHES 1 1/4" H COLOR OF LETTERS white

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

aluminum w/ acrylic faces

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ \$2,400⁰⁰

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT [Signature] DATE 6/12/23

PLANS APPROVED: ARCHITECTURAL BOARD _____

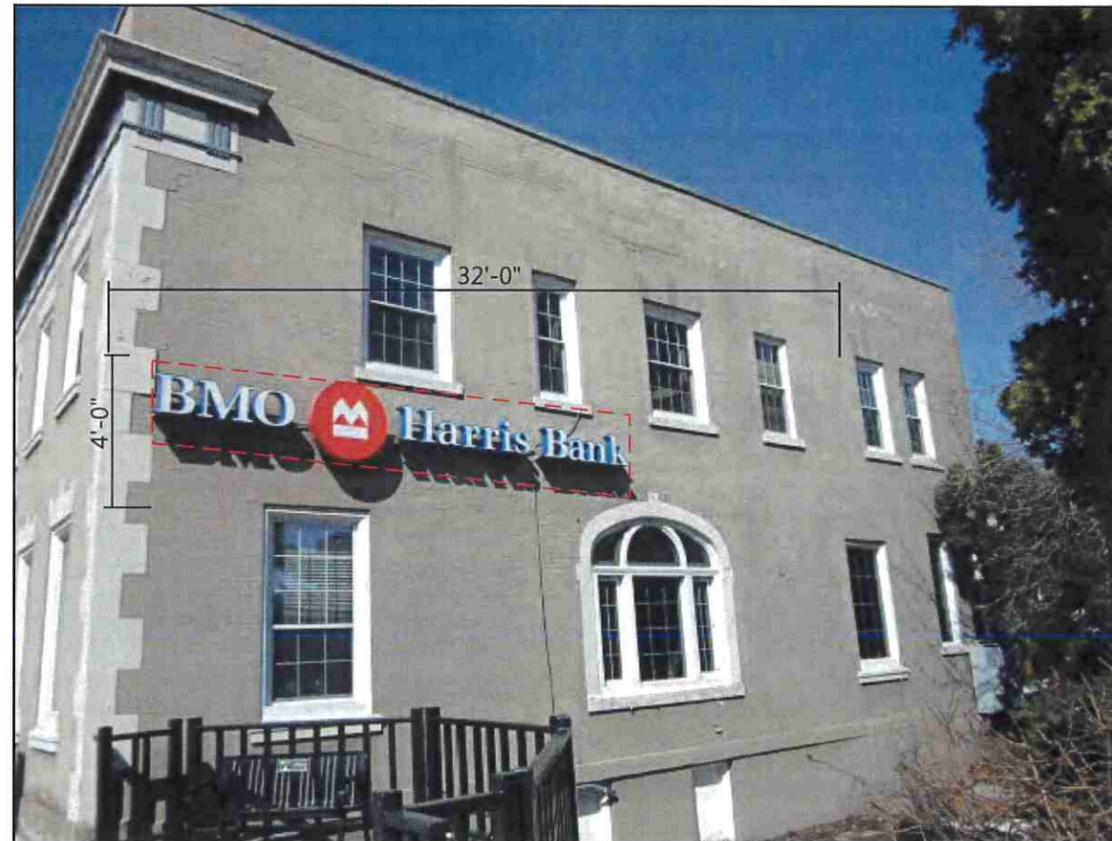
APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

S4 Channel Letters on Raceway

Remove existing illuminated letterset, patch and repair facade. Install new face-lit letterset on raceway as shown.

NOTE: Survey needed to confirm surface shade match for raceway.

BEFORE



Existing Sign Size: 2'-10 1/4" x 20'-3" = 57.80 sf

Allowed	Proposed	Restoration
32 sf	27.3 sf	57.80 sf

AFTER



Center horizontally over left-most window, center vertically between windows.

Drawing # **C78843**
OE **9319**

Address: 112 EAST CAPITOL DRIVE
City/ST: HARTLAND, WI

Date: 04-17-23
Designer: KB PM: RB

File Location: STND X
Drive/Clients/ CSTM
AS CR EN

Revisions:	
X	X
X	X
X	X
X	X
X	X
X	X

Underwriters Laboratories, Inc.
Sign components to be in strict UL compliance.

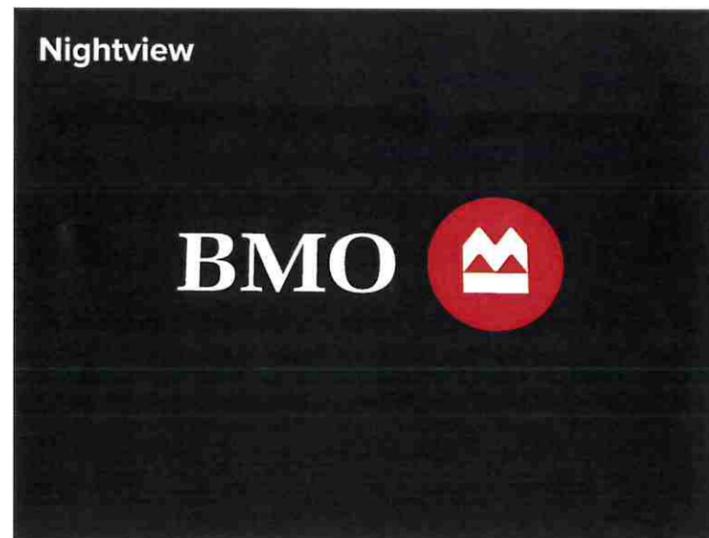
All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.



S2/S3/S4

Channel Letters on Raceway

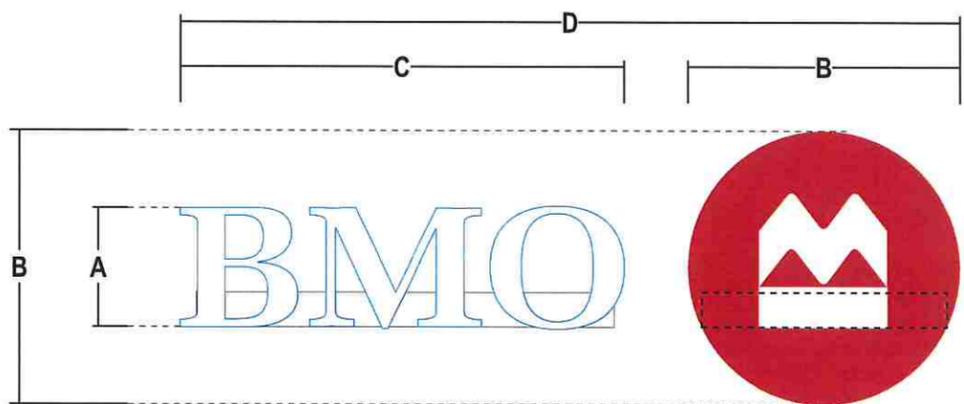
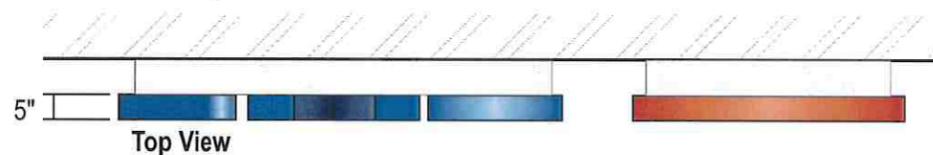
Letterset specifications and details.



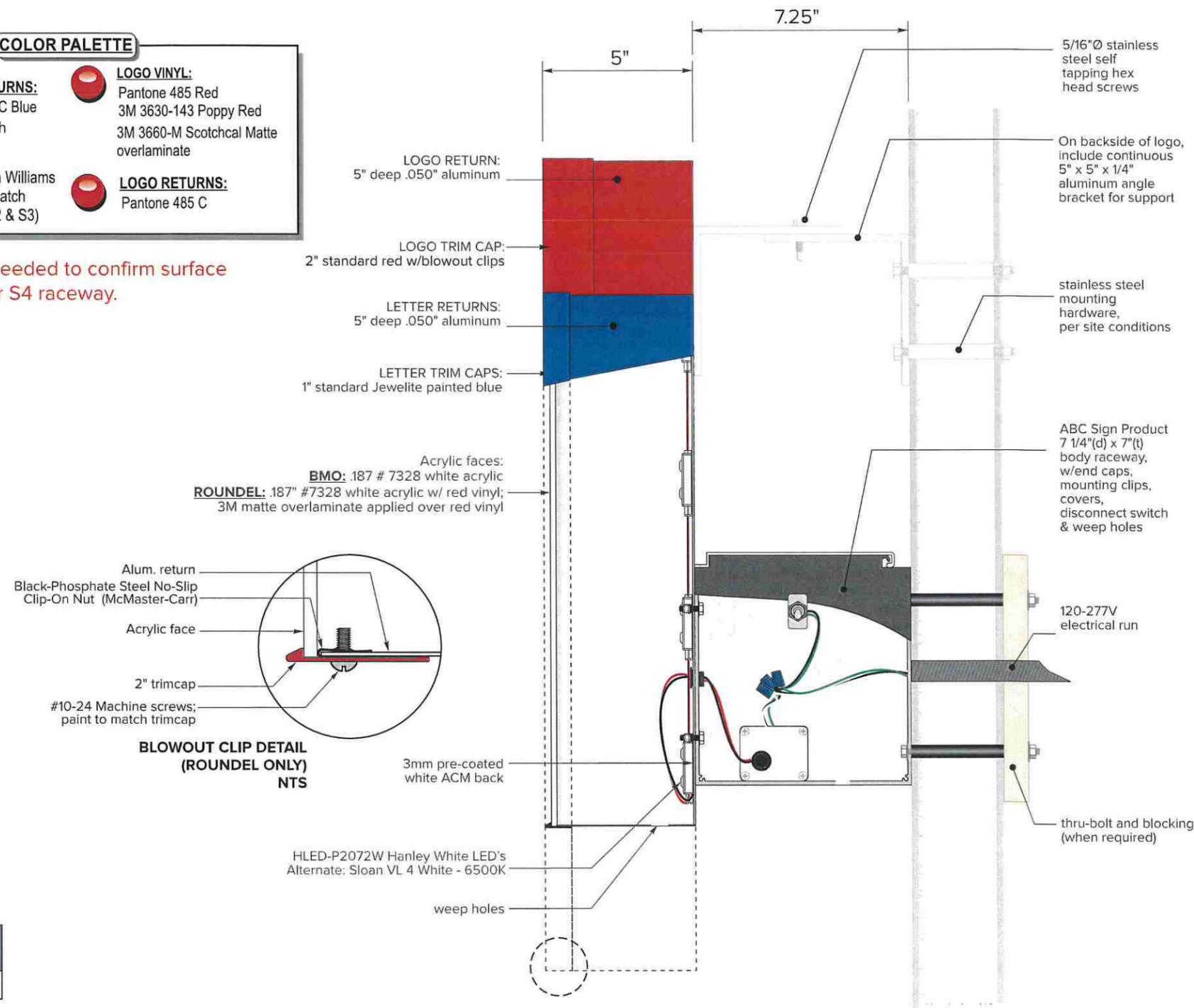
COLOR PALETTE

- LETTER RETURNS:** Pantone 300 C Blue - Satin Finish
- RACEWAY:** Paint Sherwin Williams SW6053 to match sign band (S2 & S3)
- LOGO VINYL:** Pantone 485 Red, 3M 3630-143 Poppy Red, 3M 3660-M Scotchcal Matte overlamine
- LOGO RETURNS:** Pantone 485 C

NOTE: Survey needed to confirm surface shade match for S4 raceway.



TYPE	A (Letter Height)	B (Roundel Height)	C (Letter Width)	D (Overall Width)	Raceway	Square Feet
IL-16-W-RW	1'-4"	3'-1"	5'-3/8"	8'-10-1/8"	7" x 7"	27.3



Drawing # **C78843**
 OE 9319

Address: 112 EAST CAPITOL DRIVE
 City/ST: HARTLAND, WI

Date: 04-17-23
 Designer: KB PM: RB

File Location: STND_X
 Drive/Clients/ CSTM

AS CR EN

Revisions:

X	X
X	X
X	X
X	X
X	X
X	X

UL Underwriters Laboratories, Inc.
 Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.



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

PERMIT # _____

JOB LOCATION 866 ROSE DRIVE TAX KEY # _____
OWNER LYNDSEY GLASENER PHONE 847-527-7788
ADDRESS 866 ROSE DRIVE HARTLAND STATE WI ZIP 53029
CONTRACTOR Black Flag Metalsmith PHONE 352-559-6562
ADDRESS 13290 NW County Road 235th CITY Alachua STATE FL ZIP 32615

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

WORDS AS THEY WILL APPEAR ON THE SIGN: SABINE HILL

OVERALL DIMENSIONS OF SIGN 8" x 64" COLOR OF BACKGROUND EXISTING BRICK
SIZE OF LETTERS IN INCHES 8" COLOR OF LETTERS WHITE

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)
3/16" thick steel coated with exterior grade satin white powder coat

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ \$580

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Lyndsey Glasener / Sabine Hill DATE 6/30/2023

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ **DATE PAID** _____ **RECEIPT #** _____



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

Job Address 866 ROSE DRIVE				
Lot	Block	Subdivision	Key No. HAV	
Owner LYNDSEY GLASENER	EMAIL Lglasener@sabinehill.com		Phone 847 527 7788	
Address 866 ROSE DRIVE	City Hartland	State WI	Zip 53029	
Contractor Fast Signs	Phone 262-288-1199	FAX	EMAIL	
Address 1560 E Moreland Blvd, Ste f	City Waukesha	State WI	Zip 53186	

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:

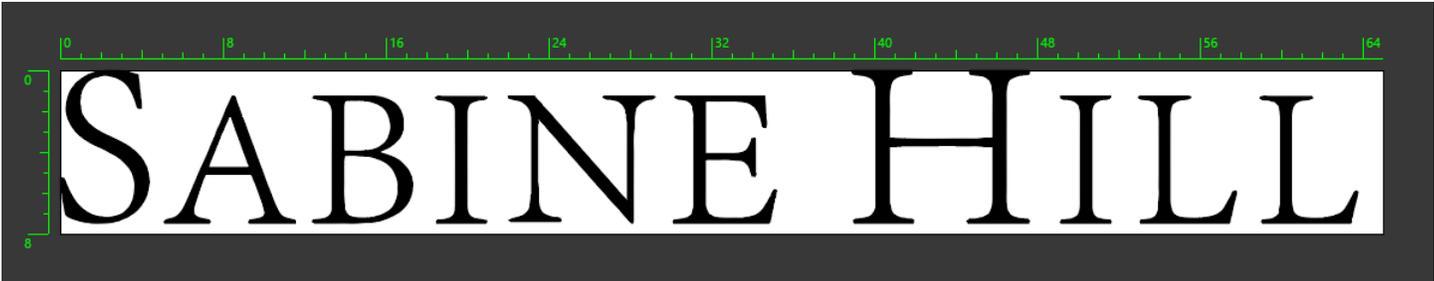
- Four (4) color renderings of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- Details (color picture) of all existing wall signs on the same building elevation. A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

Existing Sign





note: Letters will be white



866

SABINE HILL

Chir
Co

ATB OF HARTLAND LLC
1208 HWY 83
HARTLAND, WI 53029

FREEUP STORAGE HARTLAND, LLC AND
KENT DAVIS
PO BOX 17120
GOLDEN, CO 80402-6019

OAKWOOD CHURCH
3041 OAKWOOD RD
HARTLAND, WI 53029

SCF RD FUNDING IV LLC
902 CARENGIE CTR STE 520
PRINCETON, NJ 08540-6531

TOWN BANK
10 W MIFFLIN ST
MADISON, WI 53703

WESTFIELD COMMERCE CENTER LTD
S46W36528 CARRIAGE DR
DOUSMAN, WI 53118-9526



DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

Table with 6 rows and 4 columns for job address, 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: 6.19.23 Date of Meeting: Item No.

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

PERMIT # _____

JOB LOCATION 510 Cardinal Ln. Hartland 53029 TAX KEY # hav0730958021
OWNER Mike Dowling PHONE 414.915.1054
ADDRESS 34749 Fairview CITY Oconomowoc STATE Wi ZIP 53066
CONTRACTOR DeNyse Companies-Karen Wilson PHONE 770.575.2749
ADDRESS 4521 Industrial Access Rd CITY Douglasville STATE Ga. ZIP 30134

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

CL & D

OVERALL DIMENSIONS OF SIGN 1.6' 1/2" x 9.6' 1/2" COLOR OF BACKGROUND na

SIZE OF LETTERS IN INCHES 1'-7/8" COLOR OF LETTERS Black, blue, white, Green logo

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

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 5645.00

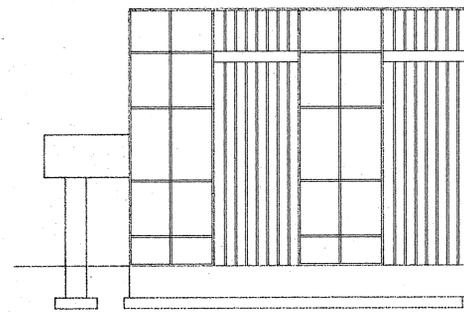
TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Karen Wilson DATE 06.19.23

PLANS APPROVED: ARCHITECTURAL BOARD _____

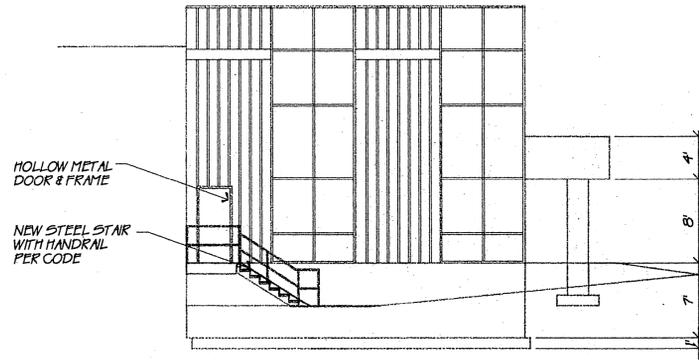
APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

THIS DRAWING IS THE PROPERTY OF DBI. ANY UNAUTHORIZED USE OR DUPLICATION OF IT IS UNLAWFUL.



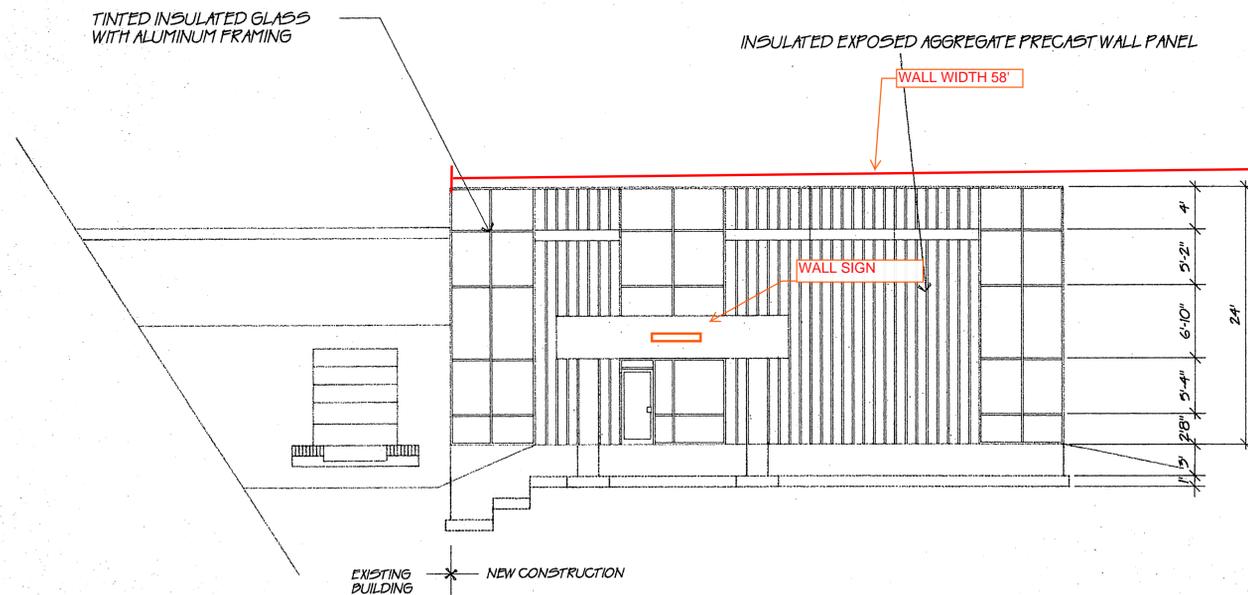
OFFICE EAST ELEVATION

SCALE 1/8" = 1'-0"



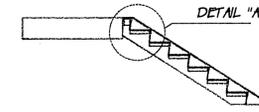
OFFICE WEST ELEVATION

SCALE 1/8" = 1'-0"



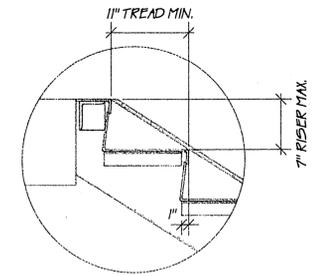
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



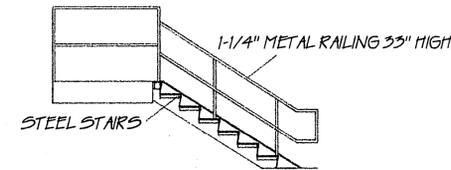
EXT. STAIR SECTION

SCALE 1/4" = 1'-0"



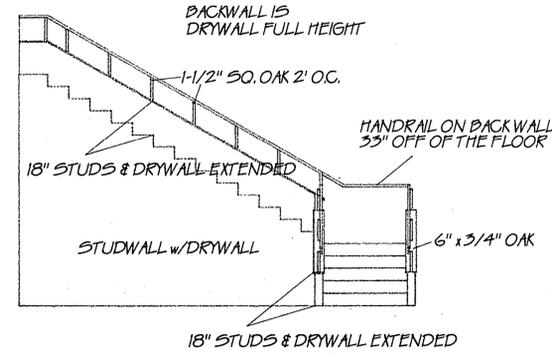
DETAIL "A"

SCALE 1/2" = 1'-0"



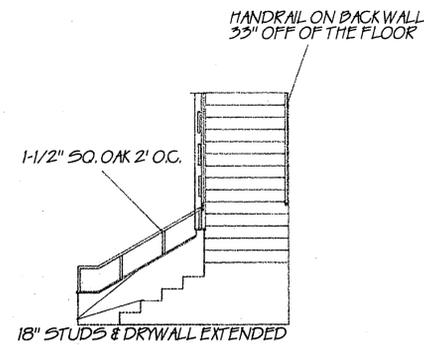
1 EXTERIOR STAIRS

SCALE 1/4" = 1'-0"



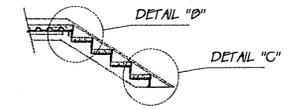
2 INTERIOR STAIRS

SCALE 1/4" = 1'-0"



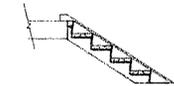
3 INTERIOR STAIRS

SCALE 1/4" = 1'-0"



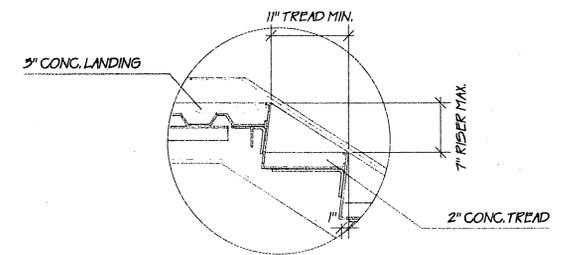
INT. STAIR SECTION

SCALE 1/4" = 1'-0"



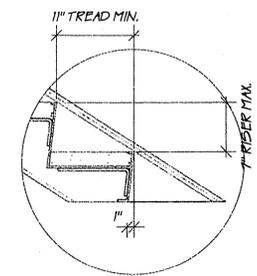
INT. STAIR SECTION

SCALE 1/4" = 1'-0"



DETAIL "B"

SCALE 1/2" = 1'-0"



DETAIL "C"

SCALE 1/2" = 1'-0"

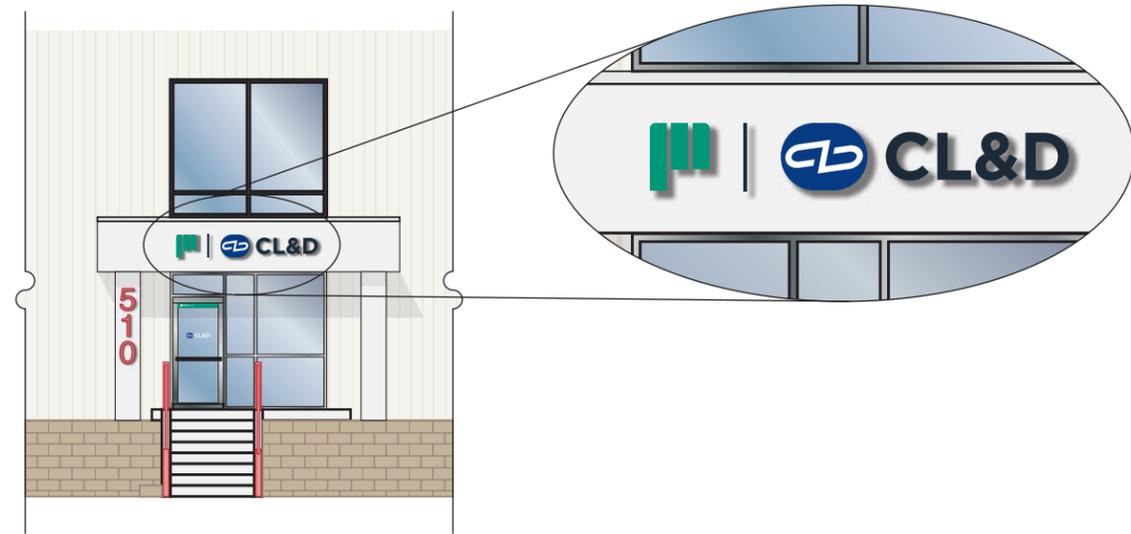
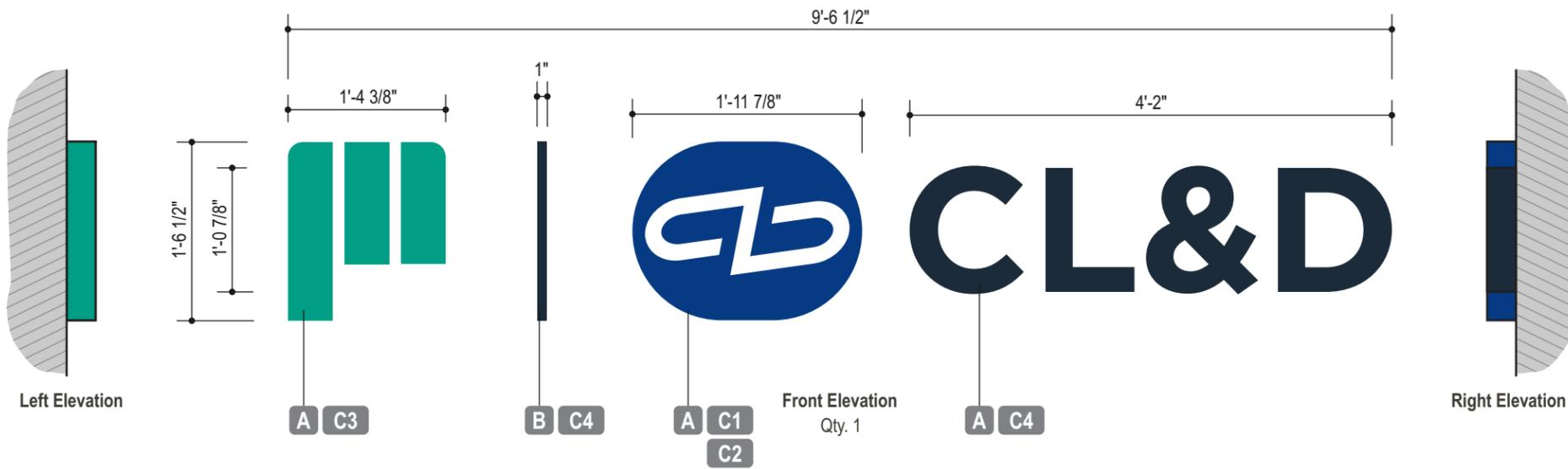
REVISIONS:	DATE:	DESIGNER:	SHEET #	JOB #
08/12/95	5/12/95	FCARLSON	A-6	273

JOB DESCRIPTION: OFFICE ELEVATIONS
 DRAWING DESCRIPTION: OFFICE ELEVATIONS
 LAKELAND COUNTY MFG. 210 CARDINAL LN. FARMERSVILLE, OHIO

Ave., Pewaukee, WI 53072 (414) 691-2121 FAX (414) 691-1159



Existing



Front Building Elevation
Not to Scale

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 White
- C2 Pantone 287 C
- C3 Pantone 3278 C
- C4 Pantone 432 C

Fonts Used

Artwork by Client

Construction Specifications

- A 3" deep non-illuminated painted aluminum channel letters mounted to building
- B 1" x 1" non-illuminated painted aluminum mounted to building

DENYSE

SIGNAGE & ARCHITECTURAL ELEMENTS

1.800.941.7446
denyseco.com

© Copyright 2022 All designs and drawings are the sole property of DeNyse Companies, Inc., and may not be reproduced, published, changed or used in any way without written permission and consent. In addition, all ideas, contents of proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are all rights reserved. The described information may not be used in securing price comparisons. Violators will be prosecuted to the full extent of the law.

Management Company
N/A

Property Name & Address
Hartland II
510 Cardinal Lane
Hartland, WI 53029

Opportunity Number
53803

DeNyse Representative
Tanner Kogel

Designer
br

Date
07.29.2022

Revision Date

0	NA

Filepath
V:\Drawings and Graphics\Phase 3 Marketing and Communications\Promach CL&D Hartland - Hartland, WI\Preliminary\Building ID 1v2

- Concept
- Preliminary
- Production



Letter Set 1 - Building ID

Scale
3/8" = 1'-0"



Customer Signature Required

THREE PINES PROPERTIES LLC
PO BOX 137
HARTLAND, WI 53029-0137

596 PROGRESS DRIVE LLC
6382 PALMA DEL MAR BLVD S APT 221
ST PETERSBURG, FL 33715-1273

MGD INVESTMENTS 2 LLC
10115 E FOOTHILLS DR
SCOTTSDALE, AZ 85255-4446

MGD INVESTMENTS LLC
1101 W SECOND ST C/O CL&D GRAPHICS
INC
OCONOMOWOC, WI 53066

PROGRESS AVENUE LLC
604 PROGRESS DR C/O HARTMAN
CONTROLS
HARTLAND, WI 53029-2306