

**Exhibit C**  
**Architectural Design**



## **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

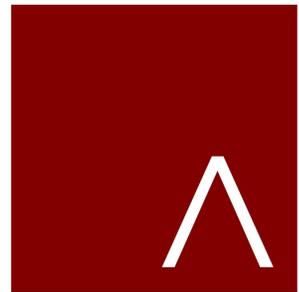


**THREE LEAF**  
PARTNERS



**JLA**  
ARCHITECTS

JLA PROJECT NUMBER: W22-1013



**JLA**  
ARCHITECTS  
MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W22-1013

**HARTLAND QUARRY DEVELOPMENT**  
Plan Commission Submittal

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
<b>TOTAL UNITS =</b>	<b>267 UNITS</b>

**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**

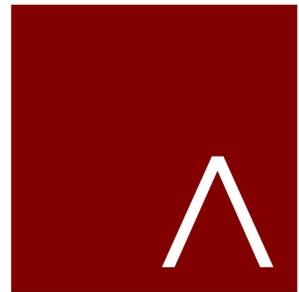
SHEET NUMBER  
**ASP-100**



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



5/31/2023 9:48:01 AM



**JLA**  
ARCHITECTS  
MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W22-1013

**HARTLAND QUARRY DEVELOPMENT**  
Plan Commission Submittal

KEY	
ENCLOSED GARAGES	= 294 STALLS
DRIVEWAY STALLS	= 294 STALLS
SURFACE STALLS	= 73 STALLS
<b>TOTAL</b>	<b>= 661 STALLS</b>

**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

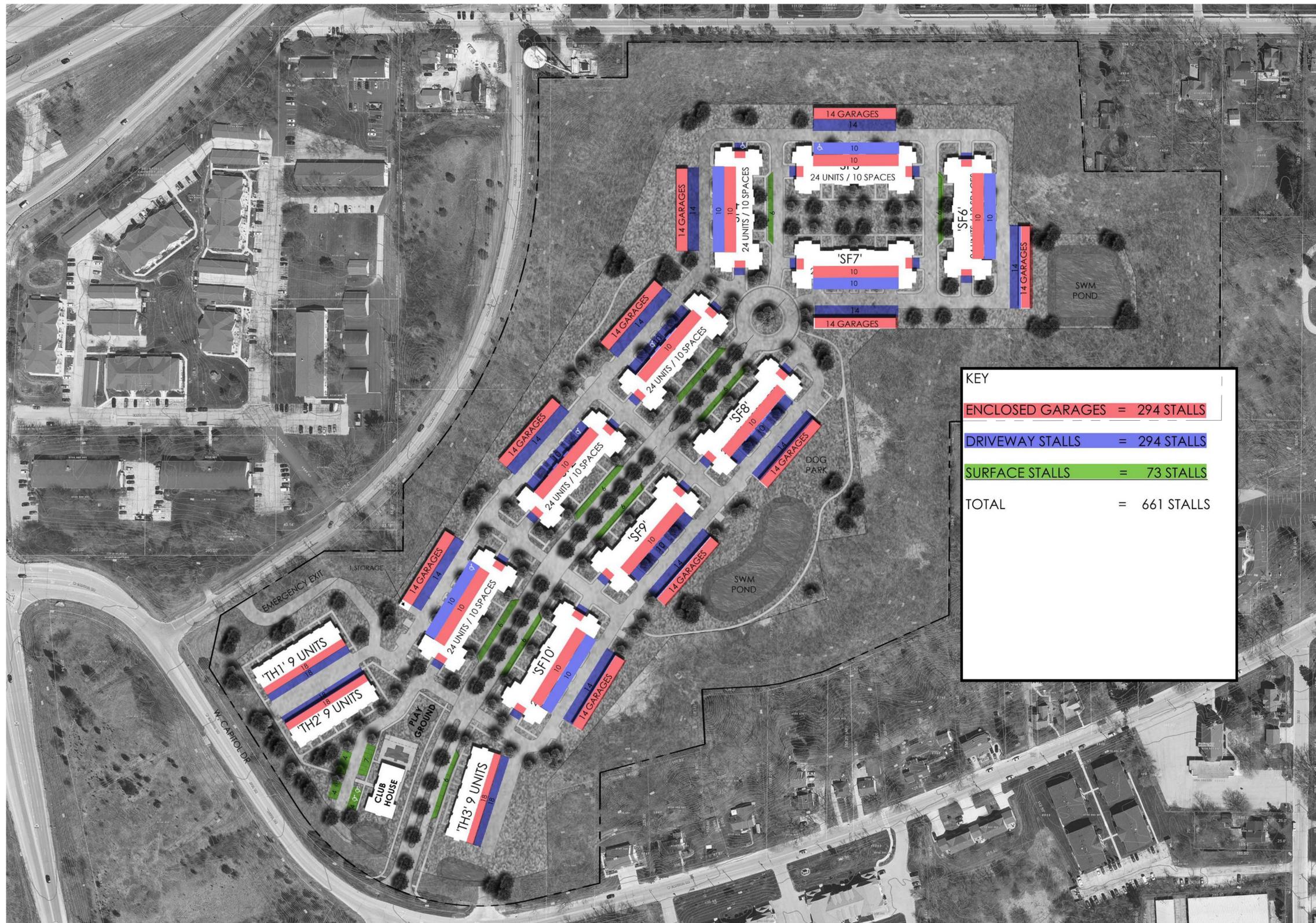
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

**PARKING DIAGRAM**

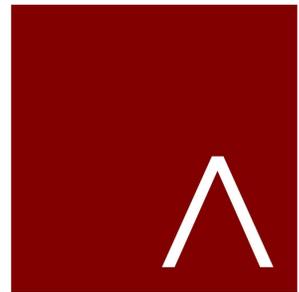
SHEET NUMBER

**ASP-101**



1 PARKING DIAGRAM  
1" = 100'-0"

5/31/2023 10:00:40 AM



**JLA**  
ARCHITECTS  
MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W22-1013

**HARTLAND QUARRY DEVELOPMENT**  
Plan Commission Submittal

**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

SERVICE DIAGRAM

SHEET NUMBER

ASP-102



**KEY**

- MAILBOX CLUSTERS
- DUMPSTER ENCLOSURE
- SNOW STORAGE

1 SERVICE DIAGRAM  
1" = 100'-0"



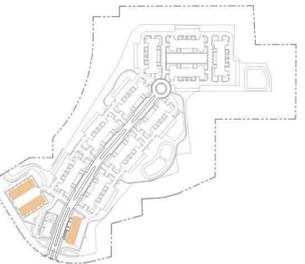


JLA ARCHITECTS

MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W22-1013

HARTLAND QUARRY DEVELOPMENT  
Plan Commission Submittal



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

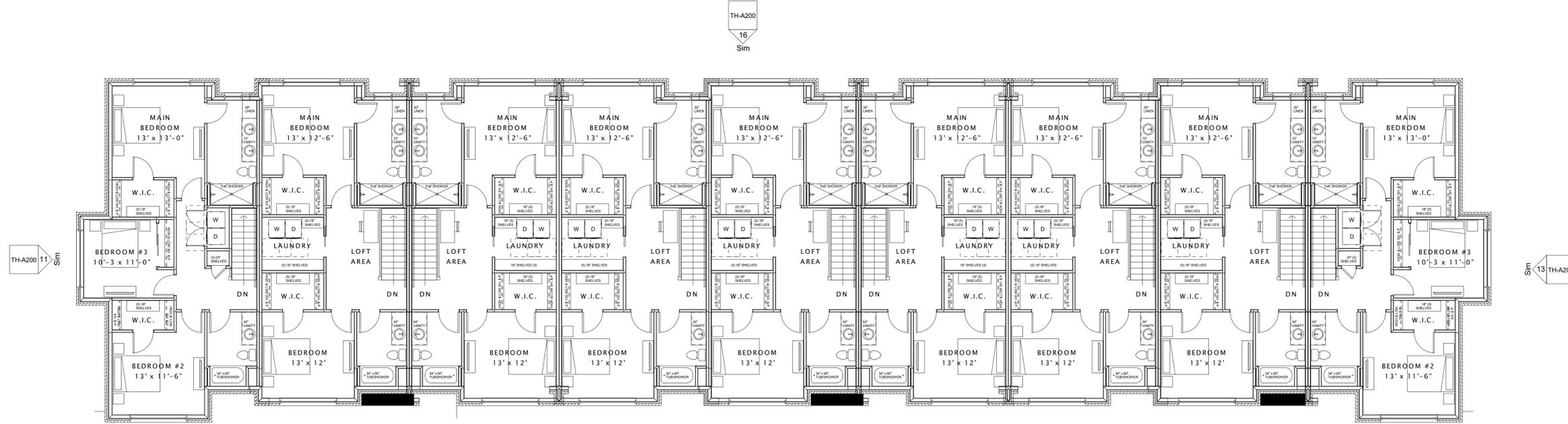
Mark	Description	Date

SHEET TITLE

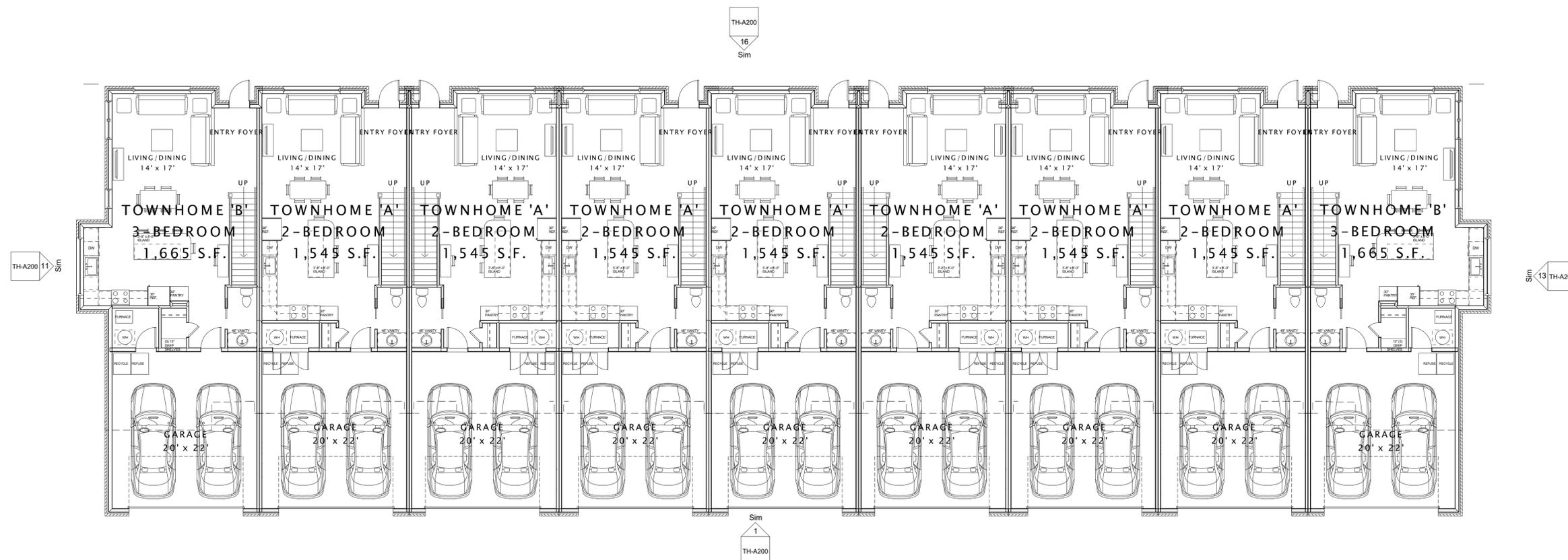
FIRST AND SECOND FLOOR PLAN

SHEET NUMBER

TH-A101

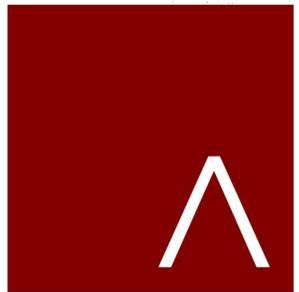


16 SECOND FLOOR PLAN  
1/8" = 1'-0"



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

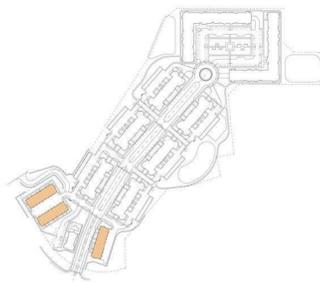




**JLA**  
ARCHITECTS  
MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: W22-1013

**HARTLAND QUARRY DEVELOPMENT**  
Plan Commission Submittal



**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

**EXTERIOR ELEVATIONS**

SHEET NUMBER

**TH-A200**



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



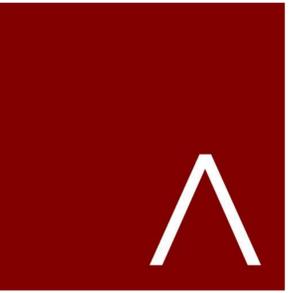
11 EAST ELEVATION  
1/8" = 1'-0"



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



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



**JLA**  
ARCHITECTS  
MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: C22-0929

**HARTLAND QUARRY DEVELOPMENT**  
Plan Commission Submittal



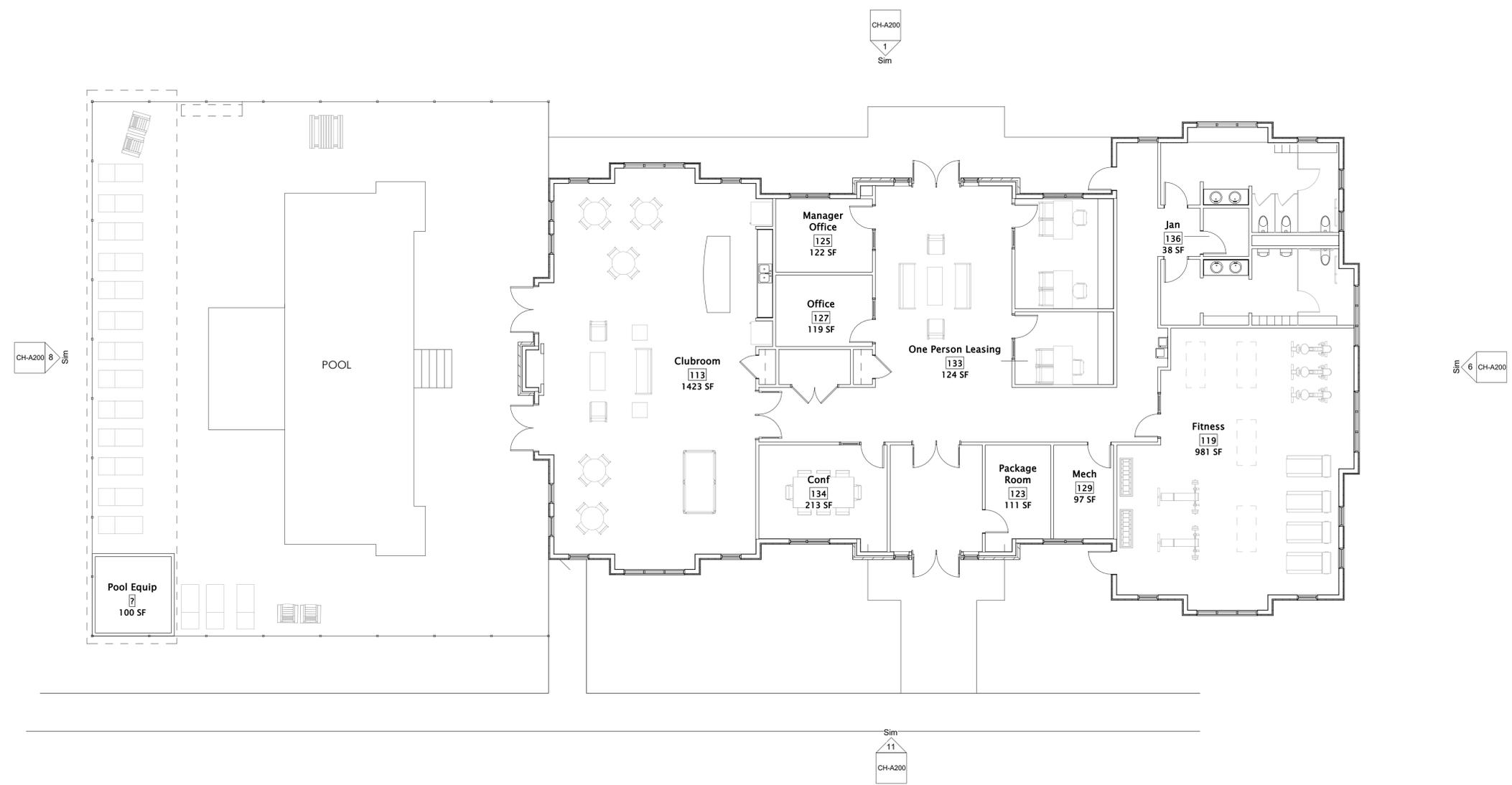
**PROGRESS DOCUMENTS**  
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MAY 30, 2023

REVISION SCHEDULE		
Mark	Description	Date

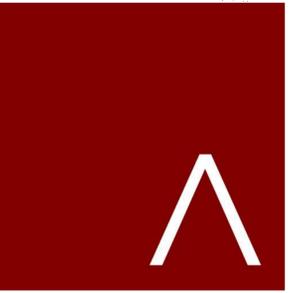
SHEET TITLE  
**FIRST FLOOR PLAN**

SHEET NUMBER  
**CH-A101**



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





**JLA**  
ARCHITECTS

MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: C22-0929

**HARTLAND QUARRY DEVELOPMENT**  
Plan Commission Submittal



**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

**EXTERIOR ELEVATIONS**

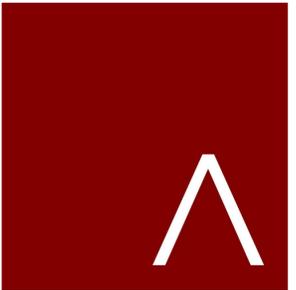
SHEET NUMBER

**CH-A200**





CLUBHOUSE PERSPECTIVE



**JLA**  
ARCHITECTS

MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: C22-0929

**HARTLAND QUARRY DEVELOPMENT**  
Plan Commission Submittal



**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

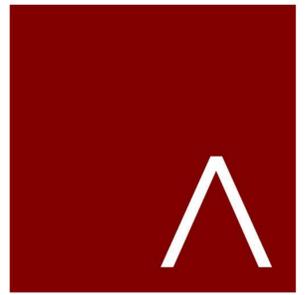
PERSPECTIVES

SHEET NUMBER

CH-A201



AERIAL RENDERING LOOKING WEST



**JLA**  
ARCHITECTS  
MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: C22-0929

**HARTLAND QUARRY DEVELOPMENT**  
Plan Commission Submittal



**PROGRESS DOCUMENTS**

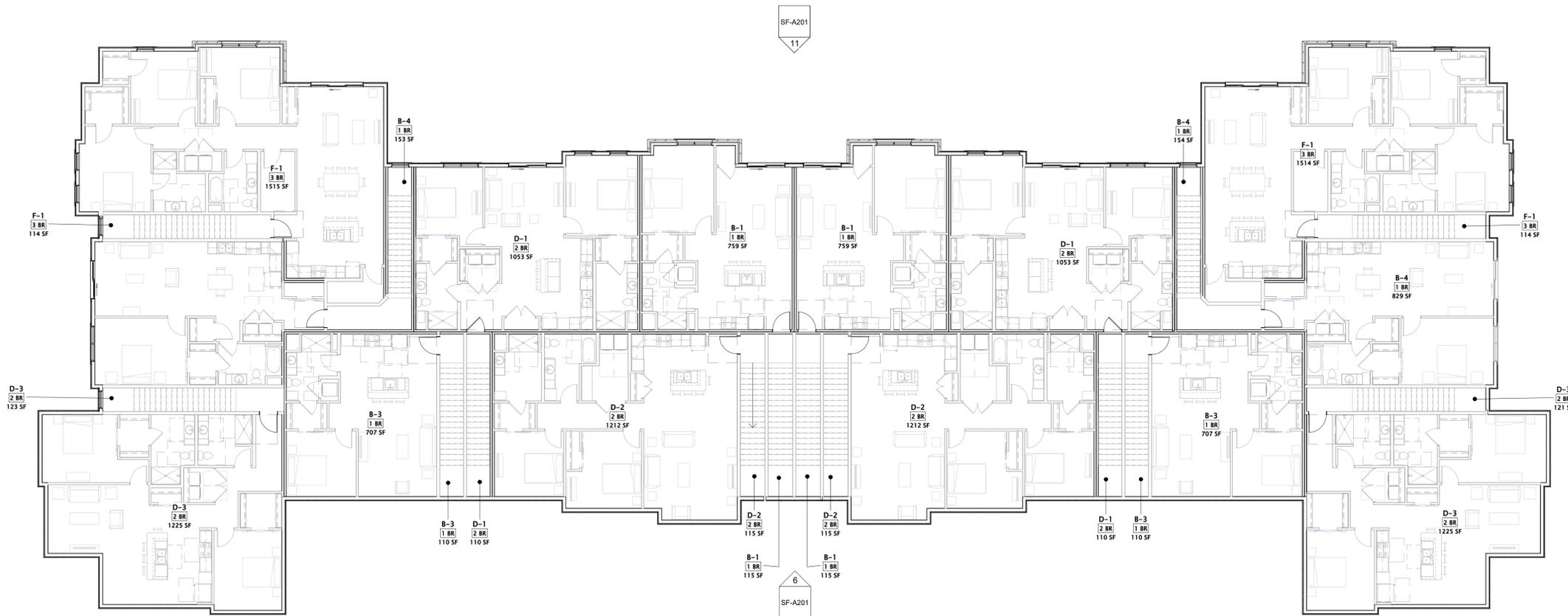
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE: MAY 30, 2023

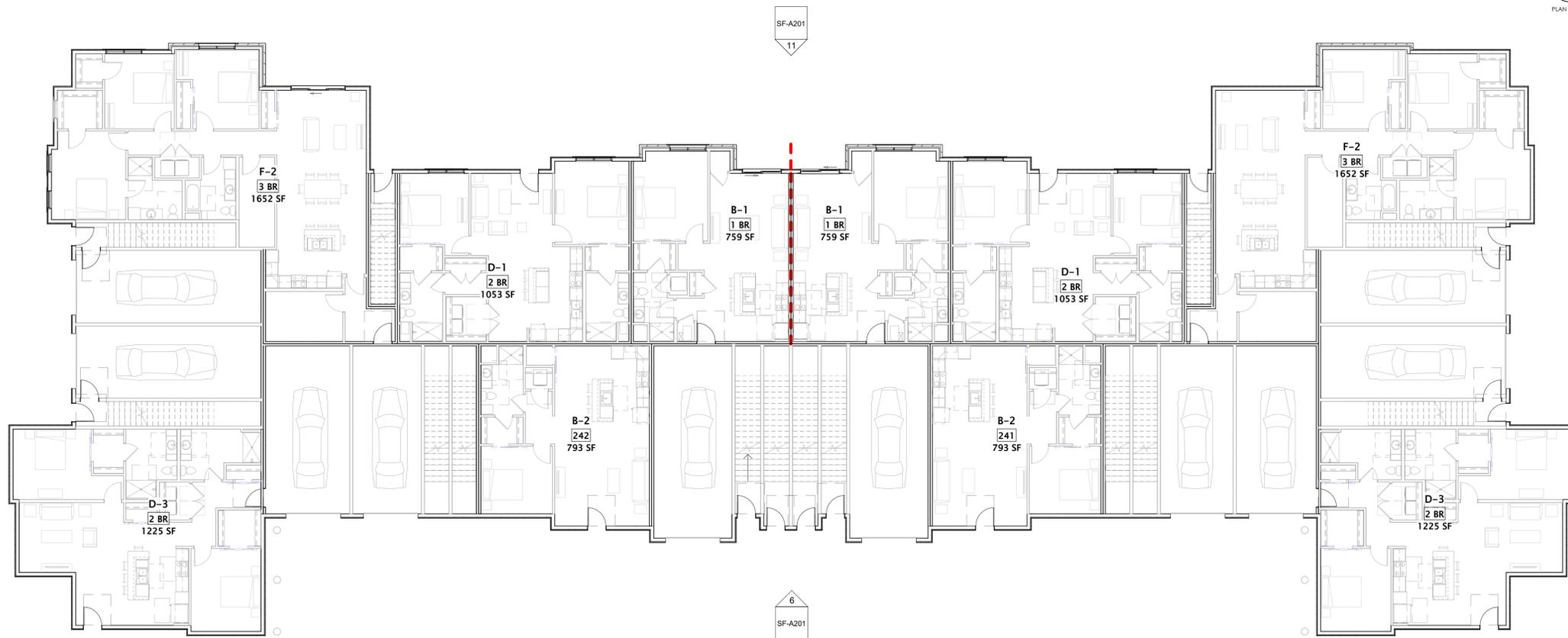
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**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"



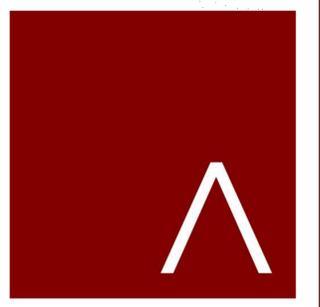
4 WEST ELEVATION  
1" = 10'-0"

- 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"



**JLA**  
ARCHITECTS  
MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: C22-0929

**HARTLAND QUARRY DEVELOPMENT**  
Plan Commission Submittal



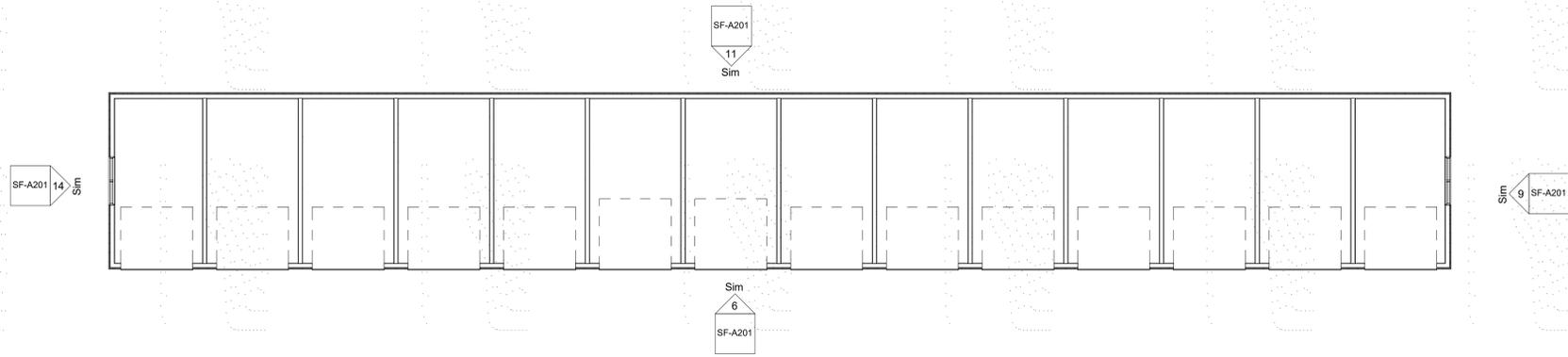
**PROGRESS DOCUMENTS**  
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MAY 30, 2023

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**EXTERIOR ELEVATIONS**

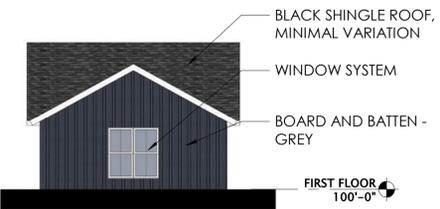
SHEET NUMBER  
**SF-A200**



1 GARAGE PLAN  
1" = 10'-0"



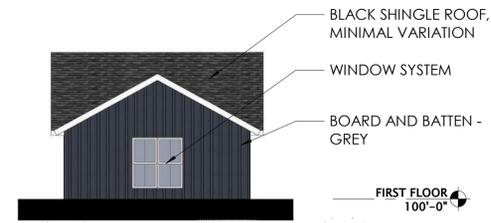
6 SOUTH GARAGE ELEVATION  
1" = 10'-0"



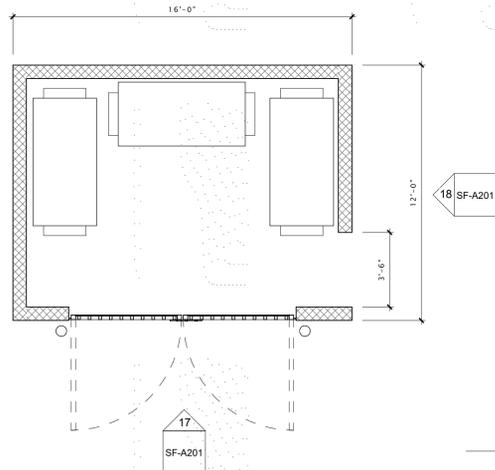
9 EAST GARAGE ELEVATION  
1" = 10'-0"



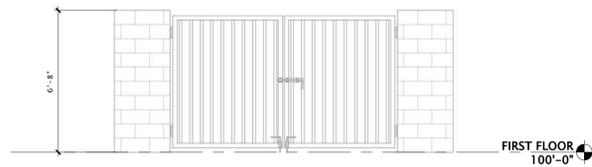
11 NORTH GARAGE ELEVATION  
1" = 10'-0"



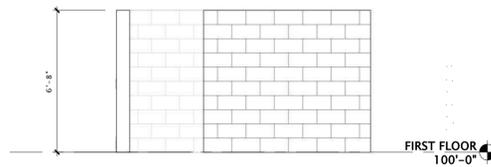
14 WEST GARAGE ELEVATION  
1" = 10'-0"



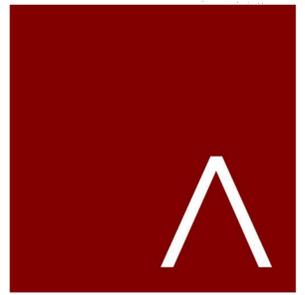
16 TRASH ENCLOSURE PLAN  
1/4" = 1'-0"



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



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



**JLA**  
ARCHITECTS  
MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: C22-0929

HARTLAND QUARRY  
DEVELOPMENT  
Plan Commission Submittal



**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

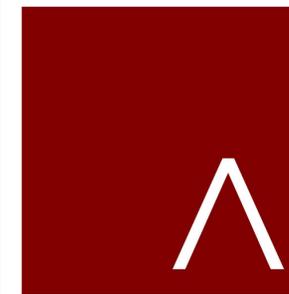
Mark	Description	Date
------	-------------	------

SHEET TITLE

GARAGE AND TRASH  
PLANS AND  
ELEVATIONS

SHEET NUMBER

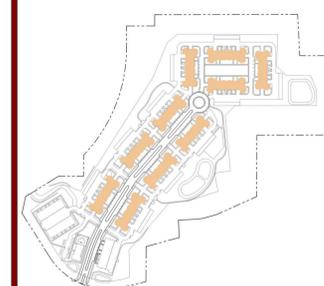
SF-A201



**JLA**  
ARCHITECTS  
MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: C22-0929

**HARTLAND QUARRY DEVELOPMENT**  
Plan Commission Submittal



**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

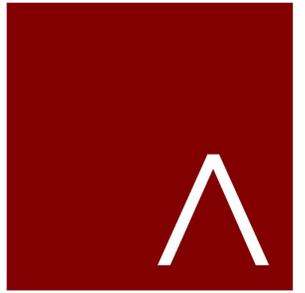
SHEET TITLE

**PERSPECTIVES**

SHEET NUMBER

**SF-A203**

**AERIAL RENDERING LOOKING WEST**



**JLA**  
ARCHITECTS  
MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: C22-0929

**HARTLAND QUARRY DEVELOPMENT**  
Plan Commission Submittal



**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

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

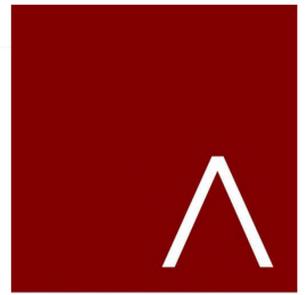
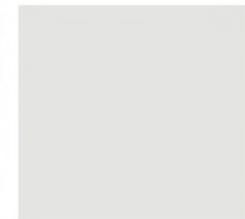


**ROOFING:**  
 BLACK SHINGLES  
 -MINIMAL VARIATION



**MASONRY UNITS - STONE VENEER**  
 -MINIMAL VARIATION

**SIMULATED WOOD ACCENTS**  
 -VERTICAL SIDING



**JLA**  
 ARCHITECTS  
 MADISON | MILWAUKEE | DENVER  
 JLA-AP.COM

JLA PROJECT NUMBER: W22-1013

**HARTLAND QUARRY DEVELOPMENT**  
 Plan Commission Submittal

**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

MATERIAL BOARD

SHEET NUMBER

A920