

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA**  
**MONDAY, AUGUST 21, 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 July 17, 2023, meeting.
2. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for the Wankowski property, W293N3112 Poplar Drive, Town of Delafield.
3. Plan Commission will conduct a review of Onyx Hotel, a proposed PUD development ("Project") whose approval and rezoning is being sought by James Kupfer on property tax key HAV0729116 located at 221 Cottonwood Avenue. The Plan Commission will review:
  - a. Proposed preliminary site and building plans for 39 room Hotel.
  - b. Proposed plans for Amenities for the Project;
  - c. Proposed rezoning from RS-5 to B-3 in conjunction with a PUD Agreement for the Project;
  - d. Proposed petition for a Planned Unit Development.
4. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.
5. Adjourn.

Ryan Bailey, Village Manager

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: [www.villageofhartland.wi.gov](http://www.villageofhartland.wi.gov) (Government/Agendas and Minutes).

Notice: Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Deidre Bushey, Deputy Clerk, at 262-367-2714. The Municipal Building is handicap accessible.

Joint Architectural Board/Plan Commission Agenda

Monday, August 21, 2023

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

<https://us02web.zoom.us/j/85497372301?pwd=RUt4TEEx4TXpmYWxJSWExaHM3VU1ldz09>

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

The Meeting ID is 854 9737 2301 and the passcode is 525959.

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES**  
**MONDAY JULY 17, 2023**  
**6:30 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, Craig Donze, Bob Cigale, Ben Nelson, Scott Hussinger, Ryan Amtmann and Deputy Clerk Bushey.

Call to Order- 6:30 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.

Paul Raddatz 520 Windstone Dr. #109 – expressed his concern with the quarry development, the population density, and the traffic. He stated there are five other apartment/condominium developments in the area.

**1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes from June 19, 2023-**

Motion (Wallschlager/Schneeberger) to approve the minutes for the June 19, 2023, meeting. Carried (7-0).

**2. Architectural Board review and consideration of an application for signage, BMO Harris, 112 E. Capitol Dr.-**

Tina Lewis from Lemburg Electric was present via zoom for BMO Harris. BMO Harris is refreshing their brand and replacing the existing signage with new signs. She said Building Inspector Hussinger informed her that the Village Code does not allow for illuminating letters which is what was proposed and submitted but BMO has agreed to adjust to non-illuminated letters. She said everything in the packet that was presented will be the same size and color, but just will not be illuminated. Pfannerstill asked if the signs would be lit in any way and Ms. Lewis said they would not. Pfannerstill asked Hussinger if he had any reservations. Hussinger said no.

Motion (DeCourcy-Bower/Hallquist) to approve the signage for BMO Harris 112 E. Capitol Drive. Carried (7-0).

**3. Architectural Board review and consideration of an application for signage for Sabine Hill, 866 Rose Drive -**

The petitioner was not present. Hussinger said it is a wall non-illuminated sign in place of a wall cabinet. Hussinger said the size is not a problem and he has no reservations. Wallschlager asked since the sign is different than the other signs on the building, does that fit in with the rules and regulations of the building itself. Wallschlager commented that a property having different signs would not look uniform. Hussinger said this property does not have a specific sign plan and there are no regulations with the ownership. Brief discussion sign uniformity.

Motion (Hallquist/Schneeberger) to approve the sign application for Sabine Hill, 866 Rose Drive. Carried (7-0).

#### **4. Architectural Board review and consideration of an application for signage for CL & D, 510 Cardinal Lane-**

The petitioner was not present. Hussinger said it is pretty straightforward, it is non-illuminated signage, and the size and location are not a problem.

Motion (deCourcy-Bower/Schneeberger) to approve application for signage for CL & D, 510 Cardinal Lane. 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, 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 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 and gave a recap on the project. He said over the last month they continue to make good progress for this project, they seek approval tonight subject to detailed conditions. He said the detailed conditions were a collaborative effort between the Village staff, consultants, and council. The detailed conditions are thorough to assure a means of checks as the project proceeds. Mr. Ford gave a highlight summary of some of the progress that has been made over the last month.

- Site plan from Architectural standpoint has not changed.
- 267 units in total which is 240 stacked flat units along 27 townhome units.
- From Civil standpoint continued detailed planning between Payne and Dolan, Three Leaf civil engineer and the Village engineer includes an agreement of an internal private water loop with connections at Palmer and Capitol and not at Hill St like previously discussed a month ago which will significantly reduce from a utility standpoint the risk of this project.
- From a geotechnical standpoint collaboration between Geotest and the village consultant PSI.

- Slope analysis has now been completed and is currently under further review.
- From Environmental standpoint, there is an agreement on an overall phase II environmental plan between Endpoint solution, their environmental consultant, and the Villages consultant PSI. Pending approval this evening they would move forward the phase II environmental assessment including application for exemption to construct on a historic fill site which would release and commence the overall process with the DNR.
- To make this project a reality a TIF would be needed, the formal request was submitted this past month to Ehlers Greg Johnson who is reviewing that currently in conjunction with the Village Assessor and is working to provide a summary of that. TIF request of 9.8 million.
- Landscape, exterior lighting and CSM plans are under review by Village staff.
- The approval process will go until late October/early November.
- No onsite work will commence on any site prior to Village Board and Plan Commission approval. Such approvals for development and TIF are needed among other elements prior to Three Leaf Partners being able to close on the land and commence site work.
- Site work will take approximately 3 months and construction schedule will take approximately 18 months.

Mr. Ford gave a quick overview of everything presented so far:

- 90.7 million development.
- 267 units including 10 2-story stacked flat building of 24 units each along with three 2-story townhomes for a total of 27 units of townhomes.
- 5590 sq. ft. clubhouse includes amenities like large fitness center, community room, grill stations, a playground, dog park area, on-site property management and leasing,
- Green space of approximately 60% of the overall space of the overall site.
- Sidewalks and walking paths totaling approximately two miles in length.
- Site work will take approximately three months in total followed by approximately 18 months of construction with delivery of such project in summer to fall of 2025.
- Unit mix includes 101 one bedrooms which is 38% of project, 121 two bedrooms which is 45%, and 3 bedrooms which is 17% percent of the project.
- Unit sizes will range from 700 ft – 1652 ft.
- The rent range will be from \$1492 for one bedroom to -\$3164 for three bedroom per month.
- Development will have clubhouse, fitness center, sidewalks, and walking path.
- The estimated number of total residents is around 400-500 residents at full capacity.
- Accessed value is at 58.1 million with estimated taxes at \$720,000 per year.
- TIF request was submitted to Ehlers which is being reviewed and totals 9.6 million plus a waiver of impact fees above the Del-Hart fees.
- Parking spaces will be a total of 661.

Mr. Ford said this is a challenging site but feels if done right it will be a tremendously impactful project for the Village of Hartland to meet the continued housing demand while contributing economically.

Brief discussion on approval process with Plan Commission and Village Board.

Bailey said an approval would move this forward to the Village Board with the contingencies and from there it would go until October/November through the Village Board process for approvals because like it was stated until they get all the approvals, and they get the plans, it is quite a process.

deCourcy-Bower asked if this is the end of Plan Commission review of this project or is the intent here to provide some assurance to the developer that this is still on track. He said we have had a conceptual kind of review and said this looks good. He asked is this a formal conceptual review and from the list of agreements here that we are sort of putting a lot of that communication on the Village's consultants and staff to do the back and forth with the developer prior to it coming back to the Plan Commission for a final review of the PUD agreement and the final review of the plans and details. He said he just wants to make sure he understands what it is that the Plan Commission is approving because there is a lot in there that specifies board approval, and he wants to make sure the Plan Commission is intended to be involved in this process.

Discussion regarding if this would come back to the Plan Commission. Pfannerstill commented that they could have a joint meeting. Bailey said that some of these contingencies will live on through the full approval by the Village Board if it goes that road because there's certain items that cannot or will not be done on site until approval and ownership has taken place. Village engineer Ryan Amtmann commented that this is the approval of the general development plan and a future step that is where the precise plans are developed and approved. He said beyond that the PUD agreement is approved so it is multiple steps. Amtmann stated items in the general development plan are the general layout, the alignment of the roads, the building locations, connections to Capitol Drive and the utilities which he thinks have been provided in sufficient detail.

DeCourcy-Bower addressed the comment made during public comments on the Village of Hartland process, how decisions are made about pieces of land, how they are developed, what is allowable and what the density is. He said the Village spends a lot of time developing the Comprehensive Development Plan and it is a document that goes through numerous reviews, public involvement, public comment. He said there are multiple meetings, community outreach and there are a lot of requirements that go into developing that comprehensive development plan. He said once it is ready it then goes through Plan Commission review, then Village Board approval. He said that is our guide to what the future of the Village is going to look like. He said as it relates to this specific piece of property, the Comprehensive Development Plan shows that it is intended to be developed as high-density residential development with a portion of green space. He went on to say when the Plan Commission looks at this project, they look at it through that lens and does it meet that requirement and all the studies that have gone into it, such as does the sewer have capacity, can the roads handle it. He said that is all initially looked at a comprehensive development plan level and then in detail it is looked at during the application process. Schneeberger asked about the turning lanes incorporated into this project and said the traffic is going to be a problem. Mr. Ford replied that TADI did a complete traffic study and what they have designed is in full compliance with what they are recommending for the turn lanes that are necessary. He said it was a joint traffic study between themselves and potential future Kwik Trip development. Schneeberger asked why campus Drive has a lot more turning lanes and less traffic and down here we do not. Pfannerstill said Campus Drive is a different story because there was a road that was supposed to come through from a major subdivision and the turn lanes were put in because of how large the school was going to be, not because of the apartments that were put in. Brief discussion on turning lanes on Campus Drive. Xykis commented that after looking through the slope analysis, he read there is one section that already has sloped stability failure and liquefaction which are serious due to geomechanics issues but not unsolvable. He said they do not have any specifics on how they are going to do this work, this is just an analysis.

Xykis commented that he is in favor of the project but wants to make sure we do not give the go ahead, the developers build a retaining wall, and it does not do the job, so the project does not get approved. Wallschlager asked what the exemption would be for from the DNR and Bob Cigale from endpoint solutions said it is an exemption to construct on a historic fill site which will be submitted to the DNR waste program, but it is reviewed by both waste and the remediation redevelopment program, so it is not bypassing anything. He said it is actually the process that should be taken in this case, and it brings both programs together to make sure the soils are being addressed the way both programs would like to see it addressed. Wallschlager asked if the DNR will come out and do their own testing and he said no, the DNR does not do their own testing. Wallschlager asked about handicap parking and if it counts in the total number of parking spots or is that on top of the minimum amount. It was stated the amount needed is 2% of the total population.

Hallquist commented on the need for a crosswalk to cross the street for the Kwik Trip, Mr. Ford said an exact location has not been decided as of yet. Hallquist asked if they had any results back on the leaking tank. Bob said nothing more than what was done but part of moving forward that phase II work would be authorized. Hallquist also asked about the possibility of lowering the highest retaining wall and if that was due to the terraces and the hills. Mr. Donze from Payne and Dolan replied the height of the walls are really on the south half of the site and the height is really a product of where the building finished lower elevations end up and they have worked to refined some utilities and some of the grading reduce the magnitude of grading that site that come and so that's what's reducing the top of the bottoms are coming up the tops aren't coming down.

Bierman commented on the traffic study and said he thinks Kwik Trip may draw quite a few people from town. He said otherwise he thinks it looks good and fits what we envisioned. He said he does not think the slope analysis should stop the process as long as everyone has voiced their thoughts on it, he said at least it has been noted what our concerns are.

Ryan Amtmann the Village engineer commented on the water supply. He said the water main is located on Palmer and Capitol Drive and the water within this development will be a private water main that will connect in two locations to the Villages public system and there will not be issues impacting the water supply. He said there would not be any issues impacting the water supply and no one in surrounding neighborhoods would be affected pressure-wise.

Pfannerstill commented on the traffic, the traffic study and they will be installing a medium at Vettleson Rd, so drivers will have to stop to take the 90 degree turn onto Vettleson, which will slow down speeds there. Mr. Donze gave a brief explanation of the site drainage and said it is extremely well drained.

Village engineer Amtmann gave a brief explanation of the road design and said the traffic study predicts that those areas will function at an acceptable level of service. He said as things move forward, they will look at that. In regard to the Storm water, he said the development team is working on a final stormwater plan.

Bailey said this is part of the reason the Village hired a geotechnical firm is as they are doing site work if this gets approved, we will have a Geotech company talking to their Geotech company coming up with what are the best options, solutions should this go through and be approved.

Pfannerstill commented that staff has come up with a list of 26 contingencies that have to be met.

Pfannerstill feels this is a good thing for the Village.

Bailey pointed out that the list of contingencies was drafted by the Developer with the Village attorney and engineer, so they are familiar with it.

DeCourcy-Bower asked Amtmann if the site has been evaluated as it related to the underground storage tank and evaluated in the context of known contamination. Amtmann said PSI was hired by the Village as well to review the environmental work and report. He said they are supportive of the approach that the development team has laid out to move forward with phase II and the application for exemption.

DeCourcy-Bower asked if it is possible that the locations of utility buildings structures may need to change depending on the results of further investigations. Mr. Cigale from Endpoint said there is always the potential of a redevelopment site but what they have seen so far with the work they have done; he does not see that being the case. He said they are looking at one of the areas that the footprint encroaches over the area that was previously mapped out as being residually contaminated from 20 years ago and that is one of the areas they are looking at as part of phase II to see what is there and the concentration and how that might impact the development. He explained how they would oversee that. He also said what they have seen so far is low concentrations, nothing that would raise red flags from his standpoint.

deCourcy-Bower said he wanted to clarify his concern, that it is not with the fill material, he thinks the approach that is laid out is fine, the approach for evaluation of the materials is fine and the exemption is fine. He said his main concern is that between the time that the leaking underground storage tank was closed and now environmentally, regulations and rules have changed. He said we are changing the property use to residential, and he is concerned you are asking for approval of building footprint layouts and utilities without the information or knowledge of what is in the ground today. He wanted to caution that he thinks it can be managed and worked around and it can be done but there is the potential it could change where buildings and utilities go, things like that unless they are willing to excavate a pretty significant amount of soil out of the site and haul it off. Brief discussion on the handling of the area and the storage tank.

Motion (Hallquist/Xykis) to move forward the project for Three Leaf Partners on property HAV0730981, HAV 0730985, HAV 073986, and HAV 0730987 located at 700,701 W. Capitol Drive, sending forward to the Village Board the proposed preliminary site and building plans for the 10 multi-family apartments 240, 240 units, and three townhomes, 27 units and proposed plans for amenities for the project and proposed rezoning and conduction with a conjunction with a PUD agreement for the project and proposed petition for a Planned Unit Development under the stipulation that the printed and noted list of contingencies that was come up by Village Staff totaling 26 handed out at the Plan Commission meeting that each one of those contingencies does get met as listed on the sheet of contingencies. on to the Village Board for further discussion and the acknowledgement of the contingencies.

Roll Call vote – All ayes. Carried.

## **6. Announcements-**

None at this time.

## **7. Adjourn**

Motion (Schneeberger/Wallschlager) to adjourn. Carried (7-0).  
Adjourned at 8:04 pm.

Respectfully submitted by

Recording Secretary,  
Deidre Bush y, Deputy Clerk

VILLAGE OF HARTLAND  
PETITION FOR LAND DIVISION:

**EXTRATERRITORIAL PLAT REVIEW - \$100**

**CSM (Certified Survey Map) + \$300 Professional Fee Deposit**  
or

**PRELIMINARY PLAT REVIEW + \$1,000 Professional Fee Deposit**

Up to Five Parcels - \$150.00  
Six to Fourteen Parcels - \$300.00  
Fifteen or More Parcels - \$500.00

Reapplication for Approval of Any Preliminary  
Plat Requiring Review \$50.00 (Minimum)  
Reapplication for Previously Reviewed Plat \$10.00

**FINAL PLAT REVIEW**

\$10.00 Plus \$1.00 for Each Parcel Within the Final Plat  
\$10.00 for Reapplication of Any Final Plat Previously Reviewed

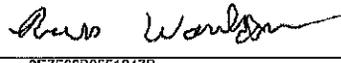
Date:	Fee Paid:
Date Filed:	Receipt No.:

1. Name: Russell and Lora Wankowski  
 Address of Owner/Agent: W293N3112 Poplar Drive, Pewaukee, Wisconsin 53072  
 Phone Number of Owner/Agent: 262-719-0708

2. Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A"). See attached CSM

3. State present use of property and intended use.  
Residential use will continue. The CSM intends to reconfigure the internal boundaries of the 2 underlying lots owned by applicant, and adjust the boundary in the northeast quadrant

with adjoining parcel to the north owned by Woodridge Estates HOA, pending approval of the HOA.

DocuSigned by:  
 7/26/2023  
Signature of Petitioner

W293N3112 Poplar Drive, Pewaukee, Wisconsin 53072  
Address

262-719-0708  
Phone



**NOTE:**

- a. Include a Plat Map in triplicate, drawn to a scale of not less than 100 ft. to the inch, showing the land in question, its location, the length and direction of each boundary thereof.
- b. Include fee payable to **The Village of Hartland**

**CSM fees + \$300 Professional Fee Deposit**  
**Or**  
**Preliminary Plat Review Fees + \$1,000 Professional Fee Deposit**

Up to Five Parcels	\$150.00
Six to Fourteen Parcels	\$300.00
Fifteen or More Parcels	\$500.00

Reapplication for Approval of Any Preliminary Plat Requiring Review	\$50.00 (Minimum)
Reapplication for Previously Reviewed Plat	\$10.00

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**Final Plat Review Fees:**

**\$10.00 Plus \$1.00 for Each Parcel Within the Final Plat**  
**\$10.00 for Reapplication of Any Final Plat Previously Reviewed**

- c. Mail or deliver request, in triplicate, to:

**Village of Hartland**  
**Village Clerk**  
**210 Cottonwood Avenue**  
**Hartland, WI 53029**

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- d. **Extraterritorial Plat Review Fee: \$100**

**Submit plat and \$100 fee to:**

**Village of Hartland**  
**Village Clerk**  
**210 Cottonwood Avenue**  
**Hartland, WI 53029**

## CSM Application Attachment - Wankowski

### Attachment

This attachment is intended to expound on the second intention of the Certified Survey Map, as, namely adjusting the lot line in the northeast quadrant of Proposed Lot 1 which will resolve a longstanding encroachment issue. Owner/applicant owns parcel no. DELT0764040, which includes an existing house and existing garage. Owner/applicant has owned the property since 1981. The parcel immediately to the north is owned by Woodridge Estates HOA. It appears the lot is largely an outlot/conservancy for the existing subdivision. Owner/applicant's existing garage extends onto the Woodridge Estates Parcel by between 5 and 8 feet from the nearest boundary which runs west to east, and by about 7 feet from the nearest boundary which runs north to south. This issue should be well-known to the Town of Delafield. The main residence was constructed in approximately the late 1800s. The garage, by owner/applicant's estimation, was constructed in the 1930s or 1940s.

Owner/applicant, the developer of the northern parcel which preceded the HOA, and the Town attempted to resolve this boundary issue in the past. At the time the subdivision was developed, the owner, developer, and Town had engaged in attempts to adjust the boundary so that owner's garage would be entirely on owner's parcel. These discussions did not result in an actionable item at the time, and the subdivision development continued. The issue remains.

As owner/applicant now desires to move forward with an internal lot reconfiguration via Certified Survey Map, they would also like to use this opportunity to finish what was started several years ago and resolve this boundary issue. Owner/applicant understands the adjustment is subject to obtaining the written agreement and consent of Woodridge Estates HOA regarding this lot line adjustment and/or a transfer of the land via Quit Claim Deed. The adjustment contemplated herein meets the requirements of Town of Delafield Code Section 18.11, regarding the Town's prior review of sales or exchanges of parcels between adjoining lot owners, in that it (1) results in the same number of lots prior to and after the conveyance; (2) all resulting lots all legal and conforming; (3) existing improvements do not violate applicable open space requirements; (4) the conveyance does not create or increase a new or preexisting legal non-conformity.

**For Waukesha County**, as the parcels fall within Shoreland Zoning, the applicant and the Town of Delafield do want confirmation that resulting lot 1, after the contemplated adjustment, would comply with any setback or other requirements of that zoning code.



# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHEAST 1/4 OF SECTION 11 AND LOT "A", LOTS 23, 24, 25 AND 26 IN PEWAUKEE HIGHLANDS, BEING A SUBDIVISION IN PART OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE NORTHEAST 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 18 EAST, ALL IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN. TOGETHER WITH INTEREST IN VACATED ORCHARD AVENUE. TOGETHER WITH INTEREST IN VACATED HILL STREET.

### SURVEYORS CERTIFICATE:

I, MICHAEL A. GREESON, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING LAND BOUNDED AND DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST 1/4 OF SECTION 11 AND LOT "A", LOTS 23, 24, 25 AND 26 IN PEWAUKEE HIGHLANDS, BEING A SUBDIVISION IN PART OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE NORTHEAST 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 18 EAST, ALL IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN. TOGETHER WITH A NON -EXCLUSIVE RIGHT OF WAY IN COMMON WITH OTHERS OVER LAKE LANE. TOGETHER WITH INTEREST IN VACATED ORCHARD AVENUE. TOGETHER WITH INTEREST IN VACATED HILL STREET. COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 18 EAST; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 539.41' TO THE POINT OF BEGINNING; THENCE N04°53'44"W, 127.96' TO THE NORTHWEST CORNER OF LOT 26, PEWAUKEE HIGHLANDS SUBDIVISION; THENCE N81°50'41"E ALONG THE SOUTH LINE OF HILL STREET AS PLATTED, 89.73' TO THE NORTHEAST CORNER OF SAID LOT 26, SAID POINT BEING THE SOUTHWEST CORNER OF VACATED HILL STREET; THENCE N04°56'49"W, 30.05' TO A POINT ON THE NORTH LINE OF HILL STREET; THENCE N81°50'41"E ALONG THE NORTH LINE OF VACATED HILL STREET, 17.25'; THENCE N08°09'19"W, 15.15' TO A POINT; THENCE N66°24'27"E, 71.70' TO A POINT; THENCE N81°50'41"E, 61.98' TO A POINT; THENCE S04°39'55"E, 257.80' TO A POINT ON THE NORTHERLY LINE OF ORCHARD AVENUE; THENCE S74°46'52"W ALONG SAID NORTHERLY LINE, 45.88' TO A POINT; THENCE S05°11'15"E, 50.47' TO THE NORTHEAST CORNER OF LOT B, PEWAUKEE HIGHLANDS SUBDIVISION; THENCE S81°52'43"W, 100.14' TO THE SOUTHEAST CORNER OF ORCHARD AVENUE; THENCE N04°56'49"W, 25.16' TO A POINT ON THE CENTERLINE OF VACATED ORCHARD AVENUE; THENCE S81°30'10"W, 89.96' TO A POINT ON THE EASTERLY RIGHT OF WAY FOR POPLAR DRIVE; THENCE N04°53'44"W, 96.89' TO THE POINT OF BEGINNING. DESCRIBED LANDS HAVING AN AREA OF 62,169.59 SQUARE FEET OR 1.43 ACRES MORE OR LESS.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF RUSSELL A WANKOWSKI AND LORA L WANKOWSKI.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUES AND THE SUBDIVISION CONTROL ORDINANCE OF WAUKESHA COUNTY AND THE TOWN OF DELAFIELD, CITY OF DELAFIELD (EXTRATERRITORIAL) AND VILLAGE OF HARTLAND (EXTRATERRITORIAL) IN SURVEYING AND MAPPING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
25th JULY

Michael A. Greeson  
MICHAEL A. GREESON P.L.S. 2770



### OWNERS CERTIFICATE:

AS OWNERS RUSSELL A. AND LORA L. WANKOWSKI WE HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: WAUKESHA COUNTY, TOWN OF DELAFIELD, CITY OF DELAFIELD (EXTRATERRITORIAL) AND THE VILLAGE OF HARTLAND (EXTRATERRITORIAL).

WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
RUSSELL A. WANKOWSKI, OWNER

\_\_\_\_\_  
LORA L. WANKOWSKI, OWNER

STATE OF WISCONSIN )  
 ) ss.  
\_\_\_\_\_ COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, THE ABOVE NAMED RUSSELL A. AND LORA L. WANKOWSKI, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

INSTRUMENT DRAFTED BY MICHAEL A. GREESON



SURVEYING, LLC

SHEET 2 OF 3  
DRAFT DATE: 07/25/2023  
V2G JOB NO.: 2023-081

**PRELIMINARY**  
**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF THE SOUTHEAST 1/4 OF SECTION 11 AND LOT "A", LOTS 23, 24, 25 AND 26 IN PEWAUKEE HIGHLANDS, BEING A SUBDIVISION IN PART OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE NORTHEAST 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 18 EAST, ALL IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN. TOGETHER WITH INTEREST IN VACATED ORCHARD AVENUE. TOGETHER WITH INTEREST IN VACATED HILL STREET.

**TOWN OF DELAFIELD PLAN COMMISSION APPROVAL CERTIFICATE:**

APPROVED BY THE PLAN COMMISSION OF THE TOWN OF DELAFIELD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
EDWARD KRANICK - CHAIRPERSON

\_\_\_\_\_  
DAN GREEN - CLERK/TREASURER

**TOWN OF DELAFIELD BOARD APPROVAL CERTIFICATE:**

APPROVED BY THE TOWN BOARD OF THE TOWN OF DELAFIELD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
RON TROY - CHAIRPERSON

\_\_\_\_\_  
DAN GREEN - CLERK/TREASURER

**CITY OF DELAFIELD PLAN COMMISSION APPROVAL CERTIFICATE (EXTRATERRITORIAL):**

APPROVED BY THE CITY OF DELAFIELD PLAN COMMISSION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
EDWARD KRANICK - CHAIRPERSON

\_\_\_\_\_  
MOLLY SCHNEIDER - CITY CLERK

**VILLAGE OF HARTLAND PLAN COMMISSION APPROVAL CERTIFICATE (EXTRATERRITORIAL):**

APPROVED BY THE VILLAGE OF HARTLAND PLAN COMMISSION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
JEFFERY PFANNERSTILL - CHAIRPERSON

\_\_\_\_\_  
MOLLY SCHNEIDER - CITY CLERK

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE:**

THE ABOVE, WHICH HAS BEEN FILED FOR APPROVAL AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATE STATUTES, IS HEREBY APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
DALE R. SHAVER, DIRECTOR



*Michael A. Greeson*

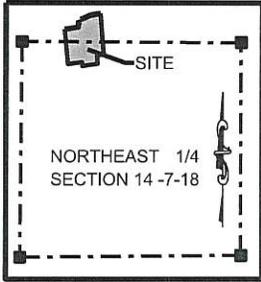


# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHEAST 1/4 OF SECTION 11 AND LOT "A", LOTS 23, 24, 25 AND 26 IN PEWAUKEE HIGHLANDS, BEING A SUBDIVISION IN PART OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE NORTHEAST 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 18 EAST, ALL IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN. TOGETHER WITH INTEREST IN VACATED ORCHARD AVENUE. TOGETHER WITH INTEREST IN VACATED HILL STREET.

### LOCATION MAP

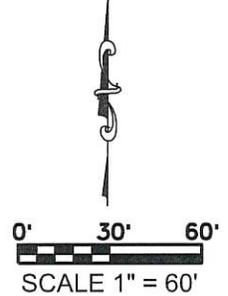


**SURVEYOR:**  
 V2G SURVEYING, LLC.  
 550 BAYVIEW ROAD  
 SUITE B  
 MUKWONAGO, WI 53149  
 262-378-5097  
 V2G-SURVEYING.COM

**OWNERS:**  
 RUSSELL A WANKOWSKI  
 LORA L WANKOWSKI  
 W293N3112 POPLAR DR  
 PEWAUKEE, WI 53072

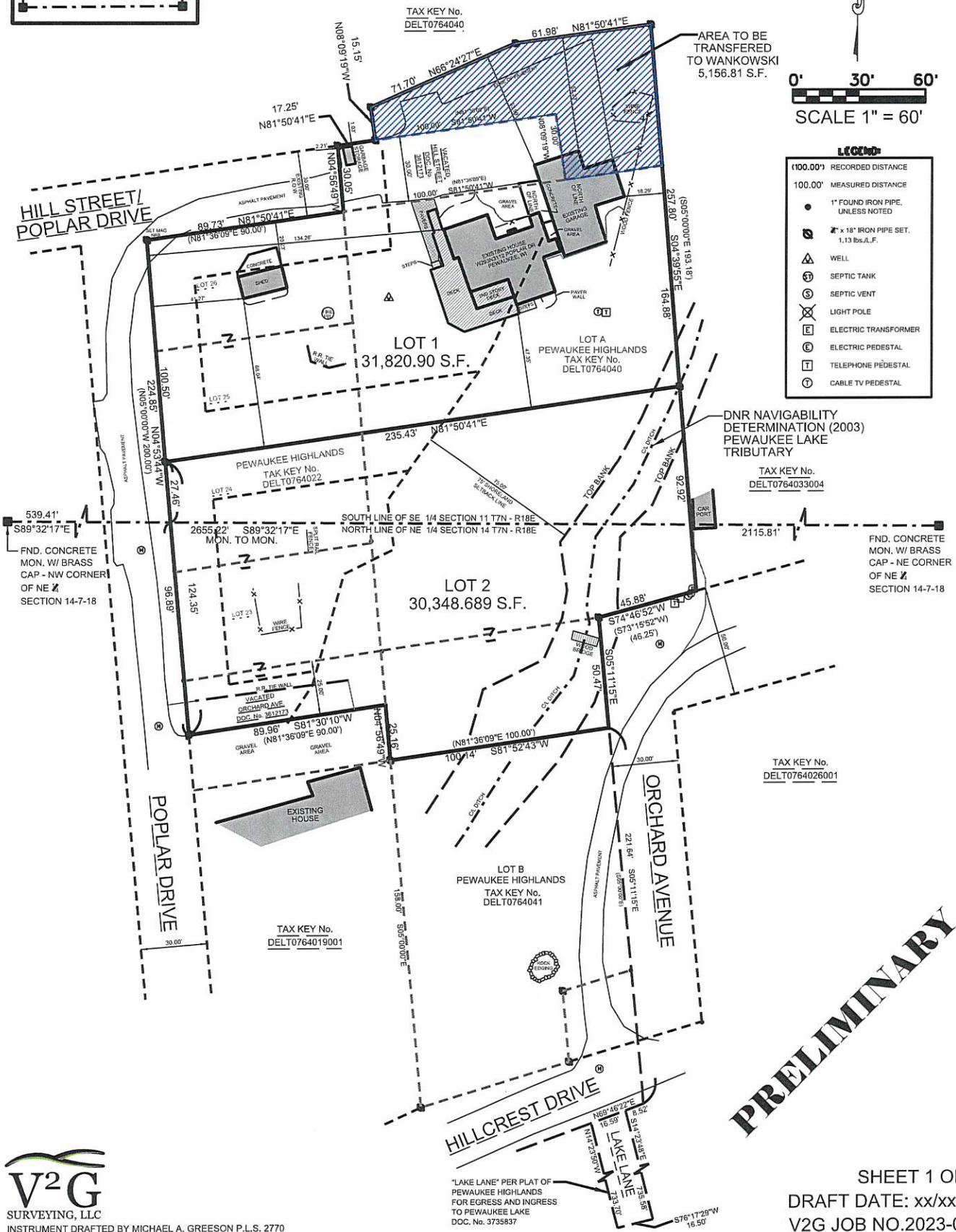
**OWNERS:**  
 WOODRIDGE ESTATES  
 HOMEOWNERS ASSOCIATION INC  
 700 LARRY CT C/O ELITE PROPERTIES  
 WAUKESHA, WI 53186

**BASIS OF BEARING:**  
 BEARINGS BASED ON GRID NORTH OF WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD83 WISCORS 2011) AND REFERENCED TO THE NORTH LINE OF THE NE 1/4 SECTION 14, 7-18. MEASURED AS S89°32'17"E.



**LEGEND**

(100.00')	RECORDED DISTANCE
100.00'	MEASURED DISTANCE
●	1" FOUND IRON PIPE, UNLESS NOTED
⊕	2" x 18" IRON PIPE SET, 1.13 lbs./l.f.
⊙	WELL
⊚	SEPTIC TANK
⊗	SEPTIC VENT
⊛	LIGHT POLE
⊞	ELECTRIC TRANSFORMER
⊟	ELECTRIC PEDESTAL
⊠	TELEPHONE PEDESTAL
⊡	CABLE TV PEDESTAL



**PRELIMINARY**

MEMO

TO: Ryan Bailey, Village Manager

FROM: Ryan Amtmann, Village Engineer

DATE: August 16, 2023

SUBJECT: Onyx Hotel – Rezone and PUD Petition

BASIC INFORMATION	
Project Name	Onyx Hotel
Applicant Name	James Kupfer/Adam Hertel
Consulting Planner and/or Engineer	American Architectural Group/Parish Engineering
Existing Zoning	RS-5
Requested Zoning	None yet
Address/Abbreviated Legal	Tax Key HAV 0729116
Comprehensive Land Map Designation	Downtown Mixed Use

ADJACENT LAND USE/ZONING MATRIX		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Single-Family Residential Med Density; Institutional; Central Business/Mixed Use	RS-5, I-1, B-3
South	Multi-Family Residential High Density; Central Business/Mixed Use	RM-1 and B-3
East	Institutional	I-1
West	Single-Family Residential Med Density	RS-5

### Background

James Kupfer (Owner) and Adam Hertel (Architect), aka “development group”, had previously brought forth a 3-story hotel/apartment proposal during 2022. Based upon feedback regarding the Downtown Plan, the proposal was changed to a 2-story hotel project. The Village has since adopted a hotel ordinance. The development group has submitted more refined plans for an Industrial style hotel with a wine bar for PC/Arch Board review during August 2023.

The existing site is zoned RS-5, is 0.63 acres in size and currently has a single-family home on the site. The site would be characterized as a redevelopment.

### Submitted Materials

Development group has submitted the following information:

1. Application for Plan Commission
2. Rezoning Application and PUD Petition
3. PC Drawing Submittal 2023-07-28
4. Storm Water Management Plan 2022-12-19

### Village Staff Comments

Village staff has met to review the applicant’s submittal. The following are Village staffs’ initial comments:

1. The PUD Petition shall include a narrative statement addressing items in 46-807(2)a. The General Development Plan shall include items listed in 46-807(2)b.
2. Regarding the Rezoning Application. The appropriate zoning would be B-3 with a Conditional Use and PUD Overlay.
3. What Village document compels the owner to comply with Hotel Ordinance? PUD and/or Occupancy Permit?
4. Plat of Survey required per 46-76(3). The current site plan is not “document grade”.
5. Buffer yard required when adjacent to residential.
  - a. Must be at least 15’ and adequately screen to residential neighbor.
  - b. Landscaping in buffer yard seems inadequate.
  - c. No outdoor uses allowed in buffer yard per 46-15(f)3.
6. Construction Phasing Plan G-102
  - a. Will topsoil be hauled off site? Limited room on site.
  - b. Don’t see utility construction in phasing timeline.

- c. How will the west side sidewalk be handled during construction?
  - d. W. Park – deliveries/parking – this area exists as a roadway. Need to detail the area needed and show plan for securing the area.
7. Site Plan C1.02
- a. Proposes approximately 600 LF of retaining wall. Geotechnical investigation/borings, structure design, material, height need to be provided.
    - i. Retaining wall in Village right-of-way is not desired.
    - ii. Railing on top of retaining walls?
    - iii. Can the retaining wall on west side of site be eliminated and ground grade raised?
  - b. Municipal Parking Lot
    - i. What type of emergency vehicles will be able to traverse municipal parking lot and the underground parking? Turning movement templates? The ramp ends at an overhead door, reducing the effective maximum height of vehicles that can enter. Will the proposed overhead door be sufficient for emergency vehicles?
    - ii. Village desires signage/restriction for use of municipal parking lot, i.e. “No hotel parking between 6 am and 5 pm during weekdays”.
    - iii. How do guests get from the municipal parking lot to hotel? Consider a barrier to discourage cutting through grass are on the north side of hotel.
  - c. W. Park Street
    - i. Pavement replacement should occur to the full width of road to the westerly property line. Village standard is 5” of 1 ¼” topped with 5” ¾” CABC – crushed limestone TB; 2.5” binder 3LT and 1.5” surface 5LT.
    - ii. Striping should be epoxy.
    - iii. PUD agreement should specify maintenance responsibility for parking area to be by hotel for: snow plowing, pavement and striping maintenance, ticketing?
8. Grading Plan C1.04
- a. Show existing contours further around the west perimeter of the site.
  - b. Show existing/proposed grades for municipal parking lot.
  - c. Show existing/proposed grades for sidewalk bump out area on Cottonwood. Additional stormwater catch basin may be needed.
9. Utility Plan C1.05
- a. All storm sewer within right-of-way shall be RCP.
  - b. Connection to Village storm sewer at northeast corner of building should be done utilizing a manhole.

- c. Show drainage plan for grates on ramp into underground parking. Is this gravity or pumped? If pumped, then Village should require a backup power supply and multiple pumps to ensure storm water doesn't enter sanitary system.
  - d. Can an additional trench drain be added upgradient on the ramp via gravity storm?
  - e. Where do the roof drains go?
  - f. There is a storm sewer from the inlet in the municipal parking lot to the storm sewer in Cottonwood, show on plans.
  - g. Will need a heated room for the water meter.
  - h. Water service should be 6-inch. The shut off valve can be moved to the water main tap location.
  - i. Need sizing/details of above and below ground elements of Up-Flo Filter device.
  - j. Need to verify sanitary sewer has capacity – R/M can do this.
10. Construction Specs and Notes C1.06
- a. Slurry backfill is required within 5-feet of sidewalk and paved surfaces within right-of-way for utilities backfill.
  - b. Update asphalt and striping notes per previous comments.
  - c. Swales on site shall have appropriate type of erosion mat called out.
11. Site Details C1.07
- a. Identify 6" thick concrete sidewalk thru driveways.
12. Utility Details C1.09
- a. Use Village detail for catch basins (w/2' sump) and manhole.
13. Landscape Plan C1.10
- a. Are trees within the swales?
  - b. Additional landscaping likely needed to meet buffer yard requirement.
14. Lighting Plan
- a. Need to provide.
15. Ramp Sections A-302
- a. Railing/fencing on top of retaining walls?
  - b. Need soil borings for retaining wall design. Wall design to be stamped by structural engineer. Will upland areas of retaining wall capture overland drainage and come out through the drain pipes at bottom of walls? Is this factored in storm water calcs?
16. Exterior Elevations A-201, A-202
- a. North and South elevations don't indicate wall air conditioning on 1<sup>st</sup> floor rooms.
  - b. AC units through the wall identify this building as a hotel. Why not place condensing units on the roof that can be screened by 3' high parapet wall?
  - c. Correlate the building elevations to the actual first floor elevation on the grading plan.

### Stormwater Management Plan

The stormwater management plan was prepared by Parish Survey & Engineering, LLC and is dated December 19, 2022. This is a redevelopment site of 0.63 acres in size. The project has less than 1 acre in land disturbing activity, therefore, the site will be designed to meet Village of Hartland requirements only.

The site is exempt from peak discharge requirements, however, the existing and proposed storm sewers were evaluated to ensure that the 10-year rain event is conveyed with an appropriate overland flow path, in accordance with 76-7 (C)(6)(g).

The site must meet 60% TSS and 30% Phosphorus reductions as required in 76-7(C)(1)(a).

1. Within the storm water quality section of narrative there is reference to a pond, but there is no pond. This should be changed to reference their Up-Flo filter.
2. Page 17 refers to rainfall intensities being from West Bend.
3. Update the stormwater management plan to show that the TSS reduction is 60%, not 40%. The proposed plan achieves a 74% TSS reduction.
4. Show what the Phosphorus reduction is.
5. Show tracking pad on erosion control plan.
6. Provided a stormwater management maintenance agreement.
  - a. 76-7(C)(6)(a) Drainage easements shall be recorded on the property for all drainage ways and BMP's through the site to ensure that these are not blocked by structures.

RTA:rt



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

Project Description and Narrative: (attach additional sheet if necessary)			
Proposed Use			
Project Location			
Project Name			
Owner		Phone	
Address		City	State      Zip
Engineer/Architect		Phone	FAX
Address		City	State      Zip
Contact Person	Phone	FAX	E-mail

The Plan Commission meets on the third Monday of the Month at 7:00 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

**The deadline for filing is a minimum of fifteen (15) working days before the meeting.**

**All of the requested information must be received prior to the deadline in order to be placed on the agenda. Village Plan Review Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.**

**One (1) set of bound application materials and one (1) electronic copy of all materials must be submitted.**

**Applications that include site plans must depict the following existing and proposed information:**

- Complete dimensions (lot, building, setbacks, parking, drives, etc.)
- Scale and north arrow
- All structures (include building elevations and height)
- Drainage and grades (include design calculations for drainage)
- Storm Water Management Plan
- Utilities and easements (sewer, water, storm etc.)
- Calculation of lot coverage
- Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
- Grading and erosion control
- Landscaping, including a Tree Protection Plan
- Exterior lighting details
- Exterior HVAC equipment location
- Dumpster location (screening required)
- Street right-of-way
- Miscellaneous, 100 year floodplain, wetland boundary, environmental corridor

Additional information may be requested by the Plan Commission or Staff.

**All applications for consideration by the Plan Commission are subject to the policies described in this document.**



## Document Transmittal

August 3, 2023

To.

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

From:

Adam Hertel  
American Architectural Group, Inc.  
3350 South River Road  
West Bend, WI 53095

**Re: ONYX Hotel**

---

Enclosed please find the following documents:

- 1 Application Form – Professional Services Reimbursement
- 1 Application Form – PUD - \$1,150.00
- 1 Application Form – Rezoning – \$600.00

**Village of Hartland  
Professional Services Reimbursement Form**

The Village of Hartland has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such services is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village. Also, be advised that the Village may pass on other certain fees, costs, and charges which will be the responsibility of the property owner or responsible party.

I, the undersigned, have been advised that, pursuant to this Agreement between the Village and, The responsible party listed below, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of activities incurred by the responsible party, whether at our request or at the request of the Village, we shall be responsible for the fees and expenses incurred by the Village. In addition, we have been advised that certain other fees, costs, and charges will be our responsibility.

Project Name: ONYX Hotel

Submit invoices to:  Responsible Party  Property Owner

Responsible Party:

<u>Adam Hertel</u>	<u><i>Adam Hertel</i></u>	<u>08/01/23</u>
Printed Name	Signature	Date
<u>3350 S. River Rd</u>	<u>West Bend</u>	<u>WI</u>
Street Address	City	State
		<u>53095</u>
		Zip
Phone <u>262-334-3811</u>	E-Mail <u>adam@teamaag.net</u>	

Property Owner Name:

_____	_____	_____
Printed Name	Signature	Date
_____	_____	_____
Street Address	City	State
		Zip
Phone _____	E-Mail _____	

**INTERNAL USE ONLY**

Amount Due: \$ 1000 Check #: 31001 Date Paid: 8/8/23 Rec'd By: JS



VILLAGE OF HARTLAND
PETITION FOR:



[X] NEW PLANNED UNIT DEVELOPMENT OVERLAY PETITION
(REQUIRES 2 PLAN COMMISSION MEETINGS AND MAY INCLUDE UP TO 3 VILLAGE BOARD MEETINGS. DURING ONE OF THE VILLAGE BOARD MEETINGS A PUBLIC HEARING SHALL BE HELD)

OR

[ ] AMENDMENT TO EXISTING PLANNED UNIT DEVELOPMENT
(REQUIRES 2 PLAN COMMISSION MEETINGS AND MAY INCLUDE UP TO 3 VILLAGE BOARD MEETINGS. DURING ONE OF THE VILLAGE BOARD MEETINGS A PUBLIC HEARING SHALL BE HELD)

FEE: \$150.00 + \$1,000 Professional Fee Deposit

Table with 2 columns: Date, Fee Paid, Date Filed, Receipt No.

1. Name: Adam Hertel
Address of Owner/Agent: 3350 S. River Rd, West Bend, WI 53095
Phone Number of Owner/Agent: 262-334-3811
FAX No. E-mail adam@teamaag.net

2. Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").

3. State present use of property and intended use.
Present use of property is a single family use with the intended use of a hotel.

Adam Hertel
Signature of Petitioner
3350 S. River Road, West Bend, WI 53095
Address
262-334-3811
Phone

Exhibit A – Legal Description:

LOT 63 VILLAGE OF ASSESSORS PLAT NO 2 BEING PT NE 1/4 SEC 3 T7N R18E

**NOTE:**

- a. Upon receipt of the petition for a PUD Overlay or PUD Amendment, the Plan Commission shall consider the request after the second meeting and make a recommendation to the Village Board. If the Village Board, upon reviewing the Plan Commission's recommendation, determines the request to have merit, it may order publication for a public hearing. After the public hearing held by the Village Board, it will take any action deemed necessary.
- b. Petition, Approval of Location and Plan of Operation may be made to the Village Plan Commission by filing such petition with the Village Clerk, accompanied by an operation description and a site plan showing the property boundaries, proposed and existing structures, a sketch of the building exterior and floor plan, and indicating uses on abutting property within 25 feet. Plans for landscaping and indication of parking facilities should be attached. Be as detailed as possible in order to fully inform the Plan Commission of your exact purpose and intention.
- c. Include a Plat Map in triplicate, drawn to a scale of not less than 100 ft. to the inch, showing the land in question, its location, the length and direction of each boundary thereof, the location of existing buildings and uses of same on such lands. Also, show the proposed building and the plat plans and indicate setbacks and offsets from the lot line. Parking area should also be shown.
- d. Ask for a copy of the Village Ordinance relating to zoning changes or Planned Unit Development districts (PUD), as required.
- e. Include fee payable to **The Village of Hartland**  
  
**\$150 for PUD Petition + \$1,000 PROFESSIONAL FEE DEPOSIT**
- f. Mail or deliver request, in triplicate, to:  
  
**Village of Hartland  
Village Clerk  
210 Cottonwood Avenue  
Hartland, WI 53029**



PETITION FOR

REZONING       ZONING CODE AMENDMENT

**\$400 REVIEW FEE DUE AT TIME OF APPLICATION  
PLUS \$200 PROFESSIONAL FEE DEPOSIT**

Property Owner <b>Gilbetti-Cottonwood, LLC</b>	
Property Address <b>221 Cottonwood Ave, Hartland, WI 53029</b>	
Contact Person <b>Chris Miller</b>	Phone <b>262-337-4130</b>
Key No. HAV <b>0729116</b>	Email <b>cmiller@millermarriott.com</b>

The Plan Commission meets on the third Monday of the month at 7:00 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

The deadline for filing is a minimum of fifteen (15) working days before the meeting.

All of the requested information must be received prior to the deadline in order to be placed on the agenda. Village Plan Review Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.

State zoning change desired:

Request zoning change from RS-5 to PUD Overlay
--

State present use of property and intended use:

The present use of the property is a single family residence and the intended use is a new hotel.
---

Include a Plat Map drawn to a scale of not less than 100 ft. to the inch, showing the land in question, its location, the length and directory of each boundary thereof, the location of existing buildings and uses of same on such lands. Also, show the proposed building and the plat plans and indicate setbacks and offsets from the lot line. Parking area should also be shown.

Petitioner Signature <i>Adam Hertel</i>	
Print Name <b>Adam Hertel</b>	Date <b>8/1/2023</b>

OFFICE USE ONLY:

Date Applied: <b>8/8/23</b>	Fee Paid: <b>600</b>	Meeting Date:
-----------------------------	----------------------	---------------

PROPOSED BUILDING:

# ONYX Hotel

Cottonwood Avenue And Park Avenue  
Village Of Hartland, Waukesha County

**AMERICAN**  
CONSTRUCTION SERVICES, INC.



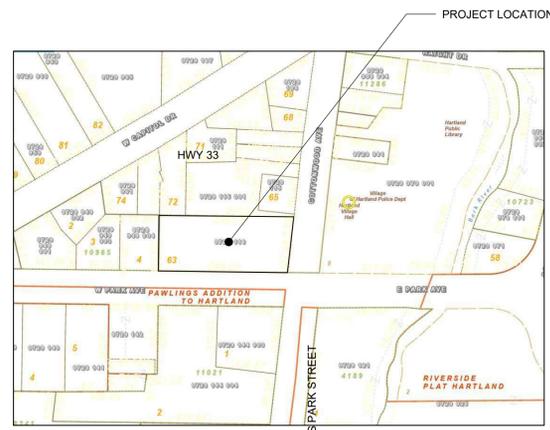
3350 SOUTH RIVER ROAD  
WEST BEND, WI 53095-7884  
(262) 334-3811 FAX: (262) 334-4990

**AMERICAN**  
ARCHITECTURAL GROUP, INC.



3350 SOUTH RIVER ROAD  
WEST BEND, WI 53095-7884  
(262) 334-3811 FAX: (262) 334-4990

Stamp



LOCATION MAP

## SHEET INDEX

GENERAL	
G-101	TITLE SHEET AND CODE INFORMATION
G-102	CONSTRUCTION PHASING PLAN
CIVIL	
C1.01	EXISTING CONDITIONS PLAN
C1.02	PROPOSED SITE PLAN
C1.03	EROSION CONTROL PLAN
C1.04	GRADING PLAN
C1.05	UTILITY PLAN
C1.06	CONSTRUCTION SPECIFICATIONS AND NOTES
C1.07	SITE DETAILS
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C1.09	UTILITY DETAILS
C1.10	LANDSCAPE PLAN
ARCHITECTURAL	
A-101	PARKING GARAGE PLAN
A-102	FIRST FLOOR PLAN
A-103	SECOND FLOOR PLAN
A-104	ROOF PLAN
A-105	ENLARGED FRONT LOBBY PLANS
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-302	RAMP SECTIONS

## CONTACT

OWNER CONTACT: James Kupfer  
jk5300@hotmail.com

ARCHITECT: Adam Hertel  
American Architectural Group, Inc.  
3350 South River Road  
West Bend, WI 53095  
PH: (262) 334-3811  
EMAIL: adam@teamaag.net

Issue Date:  
07 / 28 / 2023

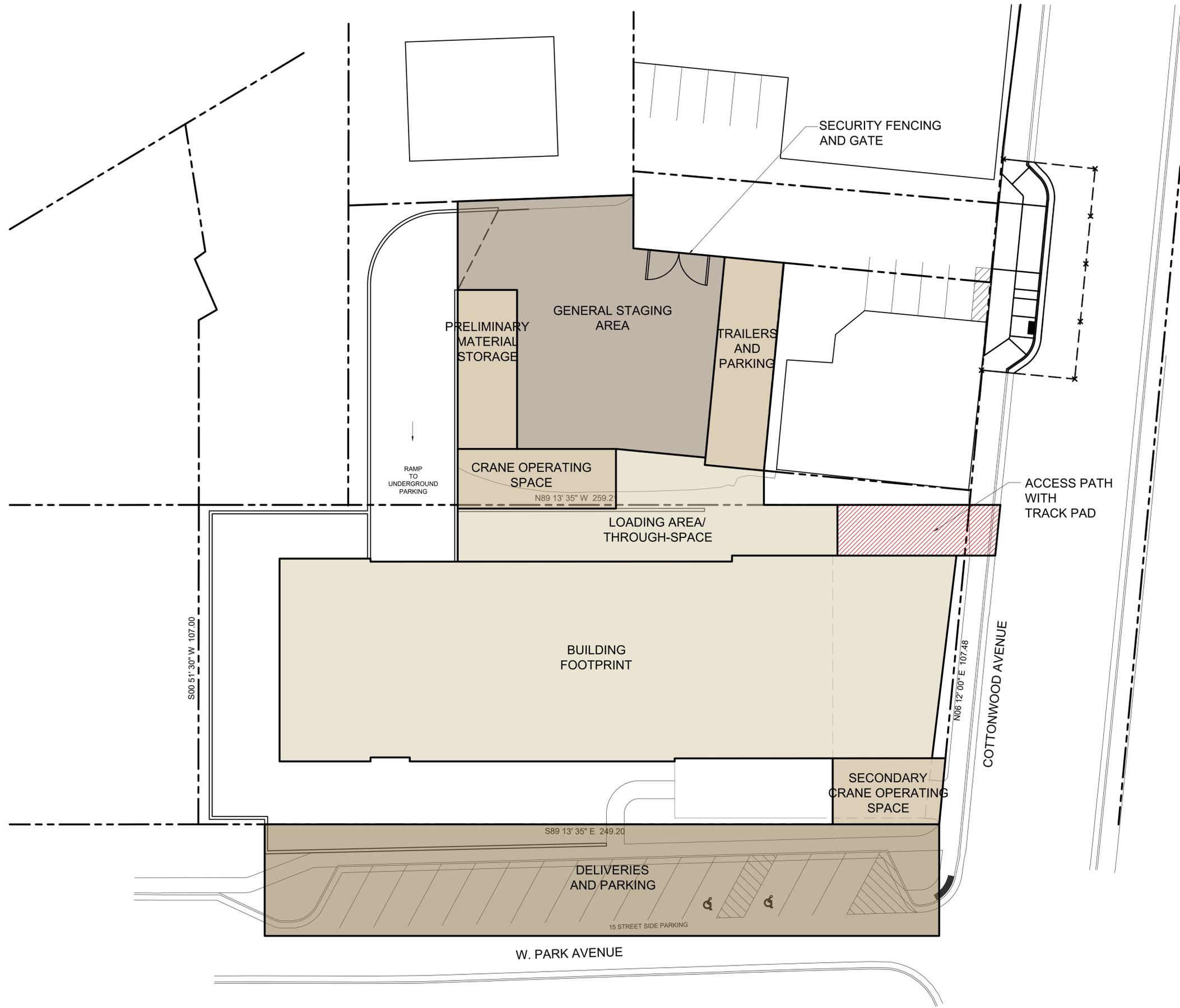
Revision:

Project Number  
22022

Sheet Title  
TITLE SHEET AND  
CODE INFORMATION

Sheet Number

# G-101



### PHASING TIMELINE

1. DISCONNECT UTILITIES
2. DEMO EXISTING BUILDINGS
3. INSTALL EROSION CONTROL FENCING
4. CREATE ACCESS ROAD WITH TRACKING PAD
5. STRIP TOPSOIL
6. ESTABLISH STAGING AREA
7. EXCAVATE UNDERGROUND PARKING
8. SPOILS SHALL BE REMOVED AND STORED OFFSITE
9. POUR CONCRETE FOOTINGS, FOUNDATIONS, AND COLUMN PADS
10. INSTALL UNDERGROUND PLUMBING
11. INSTALL PRECAST COLUMNS, BEAMS, AND PLANK
12. BACKFILL
13. POUR CONCRETE SLAB AND RAMP
14. PARKING GARAGE CAN BE USED FOR MATERIAL STORAGE AND CONTRACTOR STAGING
15. INSTALL FIRST FLOOR WALL PANELS AND SECOND FLOOR TRUSSES
16. INSTALL SECOND FLOOR WALL PANELS AND ROOF TRUSSES
17. INSTALL ROUGH-INS
18. INSTALL WINDOWS AND EXTERIOR DOORS
19. INSTALL EXTERIOR BUILDING CLADDING
20. INSTALL DRYWALL AND INSULATION
21. INSTALL INTERIOR FINISHES - CABINETS, FIXTURES, FLOORING, LIGHTING, PAINT, AND TRIM
22. LANDSCAPING, PARKING, AND PAVING

**AMERICAN**  
CONSTRUCTION SERVICES, INC.



3350 SOUTH RIVER ROAD  
WEST BEND, WI 53095-7884  
(262) 334-3811 FAX: (262) 334-4990

**AMERICAN**  
ARCHITECTURAL GROUP, INC.



3350 SOUTH RIVER ROAD  
WEST BEND, WI 53095-7884  
(262) 334-3811 FAX: (262) 334-4990

PROPOSED BUILDING  
**ONYX Hotel**  
Cottonwood and Park  
Village of Hartland, Waukesha County

Issue Date:  
07 / 28 / 2023

Revision:

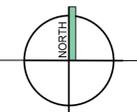
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22022

Sheet Title:  
CONSTRUCTION  
PHASING PLAN

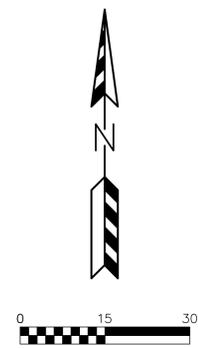
Sheet Number:

**G-102**

### CONSTRUCTION PHASING PLAN



1/16" = 1'-0"



- LEGEND:**
- - - 896 - - - EXISTING MINOR CONTOUR.
  - - - 895 - - - EXISTING MAJOR CONTOUR.
  - OHEL - - - OVERHEAD ELECTRIC LINE.
  - BuEl - - - BURIED ELECTRIC LINE.
  - BuTel - - - BURIED TELEPHONE LINE.
  - FO - - - FIBER OPTIC LINE.
  - GAS - - - GAS LINE.
  - SAN - - - SANITARY SEWER MAIN OR LATERAL.
  - WAT - - - WATER MAIN OR SERVICE.
  - - - - - STORM SEWER LINE.
  - [ELEC] - - - ELECTRIC METER.
  - [GAS] - - - GAS METER.
  - [GAS] - - - GAS VALVE.
  - [FIRE] - - - FIRE HYDRANT.
  - [PP] - - - POWER POLE.
  - [SN] - - - SANITARY SEWER MANHOLE.
  - [ST] - - - STORM SEWER MANHOLE.
  - [SIN] - - - STORM SEWER INLET.
  - [T] - - - TELEPHONE PEDESTAL.
  - [TRAN] - - - TRANSFORMER.
  - [W] - - - WATER VALVE.

REVISIONS:

NO.	DATE	DESCRIPTION
1	07.27.23	Site revisions

**PSE**  
 PARISH SURVEY & ENGINEERING  
 122 Wisconsin Street, West Bend, WI 53095  
 262.346.7800 www.parishse.com

PROJECT TITLE:  
**ONYX HOTEL  
 221 COTTONWOOD AVE.  
 VILLAGE OF HARTLAND, 53029**

PLAN TITLE:  
**EXISTING  
 CONDITIONS  
 PLAN**

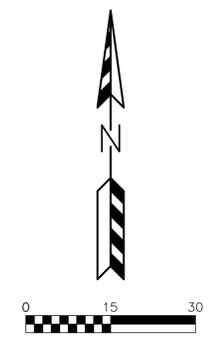
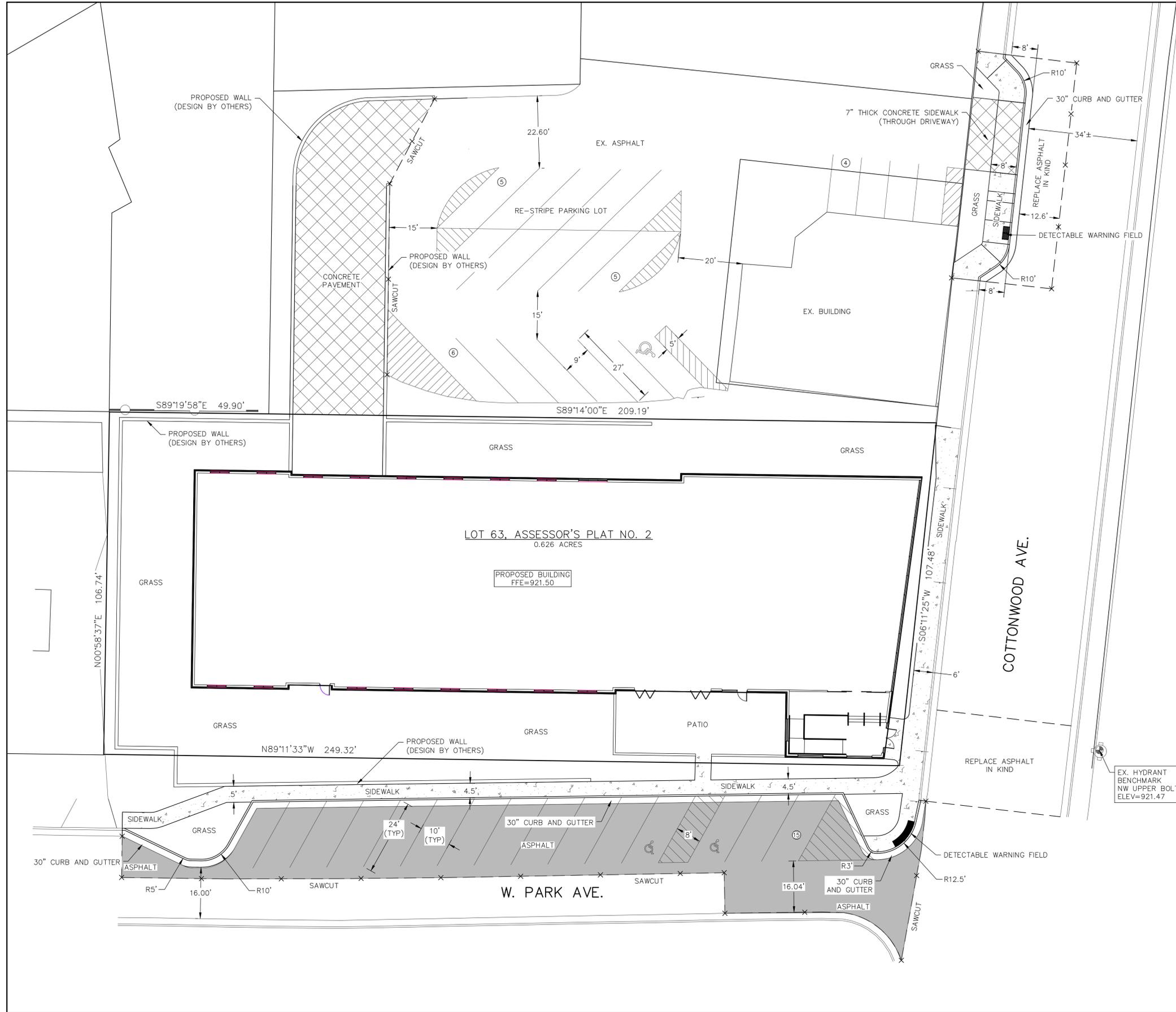
DRAWN BY:  
**JDR**  
 DESIGNED BY:  
**JDR**  
 CHECKED BY:  
**KJP**

PLAN DATE:  
**7/27/2023**

PROJECT NO:  
**\AM-100-22\**

**BID SET**

SHEET NO:  
**C1.01**



**LEGEND:**  
 (P) - PARKING STALLS IN A ROW

SITE INFORMATION BLOCK	
Site Address	221 COTTONWOOD AVE.
Site acreage (total)	0.624 ACRES
Existing Impervious Area	0.069 ACRES
Area of Disturbance	0.63 ACRES
Current Zoning	PUD
Surface Coverage Total:	
Impervious	17,690 SQ FT (0.41 Acres)
Pervious	9,486 SQ FT (0.22 Acres)
Total	27,176 SQ FT (0.63 Acres)
Impervious Percentage	65.1%

- SITE PLAN NOTES:**
- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
  - WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
  - ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

**PAVING LEGEND**

	ASPHALT PAVEMENT 8" CRUSHED AGGREGATE BASE COURSE 2 1/4" ASPHALTIC BINDER 3 LT 58-28 S 1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
	CONCRETE SIDEWALK 6" CRUSHED AGGREGATE BASE COURSE 4" CONCRETE
	CONCRETE PAVEMENT 6" CRUSHED AGGREGATE BASE COURSE 6" 4,000 PSI CONCRETE

**REVISIONS:**

NO.	DATE	DESCRIPTION
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PROJECT TITLE:  
**ONYX HOTEL  
 221 COTTONWOOD AVE.  
 VILLAGE OF HARTLAND, 53029**

PLAN TITLE:  
**PROPOSED  
 SITE PLAN**

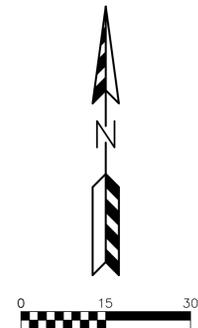
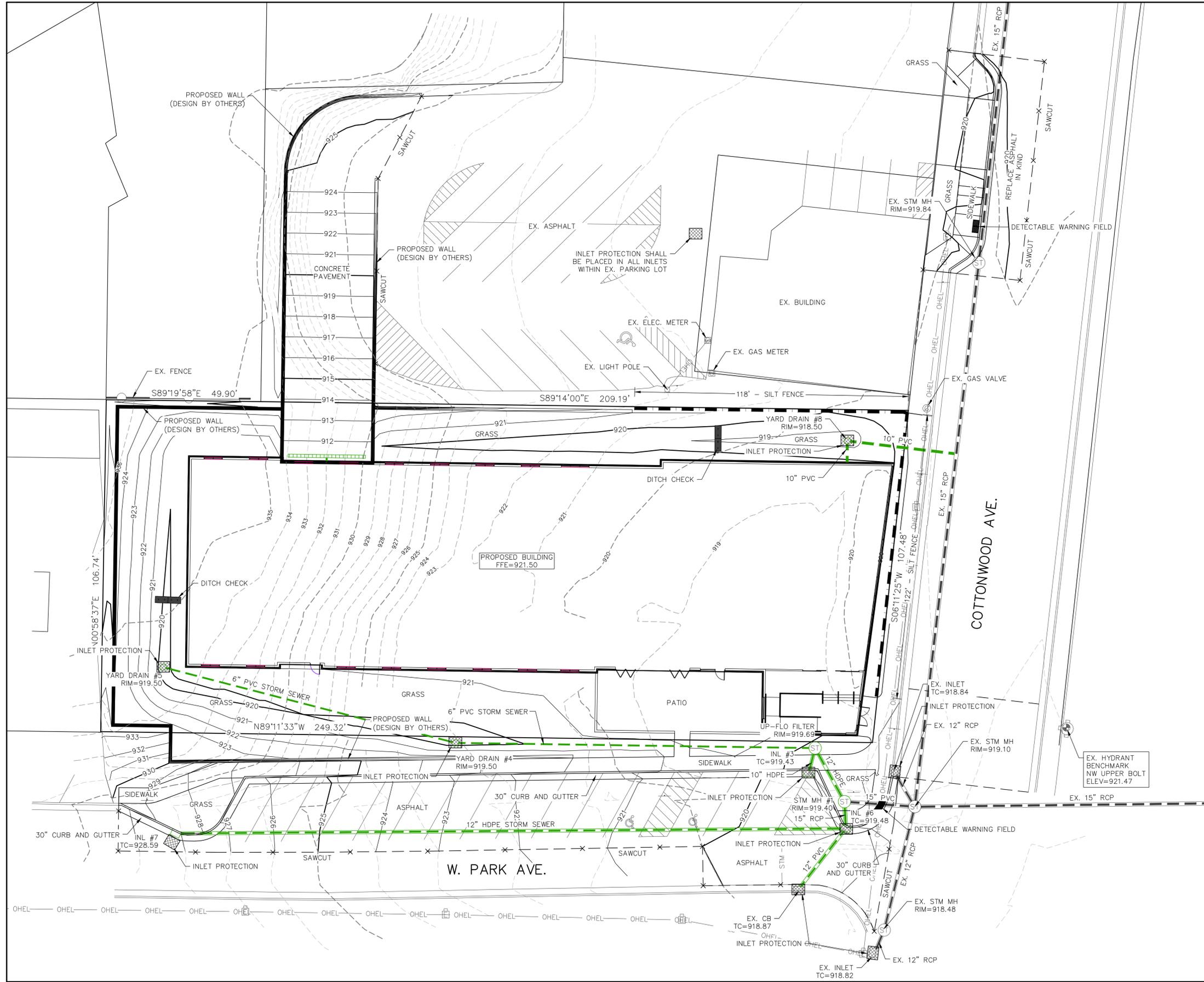
DRAWN BY:  
**JDR**  
 DESIGNED BY:  
**JDR**  
 CHECKED BY:  
**KJP**

PLAN DATE:  
**7/27/2023**

PROJECT NO:  
 \AM-100-22\

**BID SET**

SHEET NO:  
**C1.02**



- LEGEND:**
- - - 936 - - - EXISTING MINOR CONTOUR.
  - - - 935 - - - EXISTING MAJOR CONTOUR.
  - - - 936 - - - PROPOSED MINOR CONTOUR.
  - - - 935 - - - PROPOSED MAJOR CONTOUR.
  - - - - - PROPOSED STORM SEWER.
  - - - - - EXISTING STORM SEWER.
  - [Symbol] - - - INSTALL WISDOT TYPE D INLET PROTECTION.
  - - - - - INSTALL SILT FENCE.
  - [Symbol] - - - INSTALL DITCH CHECK.
  - [Symbol] - - - DRAINAGE ARROW.

**STAGES OF CONSTRUCTION TIME SCHEDULE:**

- OCTOBER 1, 2023**
- INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF HARTLAND SHALL HAVE A TRACKING PAD.
- OCTOBER 2, 2023 - JULY 1, 2024**
- STRIP TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
  - BEGIN PROPOSED SITE GRADING - RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
  - START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.
  - CONSTRUCT BUILDING PADS AND BUILDINGS.
  - CONTINUE SITE GRADING.
  - INSTALL BASE COURSES, PROPOSED PAVEMENTS
  - INSTALL LANDSCAPING.
  - APPLY FINAL STABILIZATION TO ENTIRE SITE.
- JULY 2 - 15, 2024**

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF HARTLAND PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZED AREAS DISTURBED BY REMOVAL OF BMPs.

REVISIONS:	
NO.	DESCRIPTION
1	07.27.23 Site revisions



PROJECT TITLE:  
**ONYX HOTEL  
 221 COTTONWOOD AVE.  
 VILLAGE OF HARTLAND, 53029**

PLAN TITLE:  
**EROSION CONTROL PLAN**

DRAWN BY:  
**JDR**

DESIGNED BY:  
**JDR**

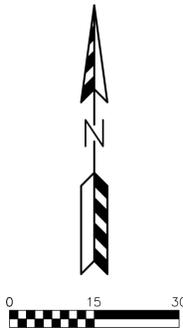
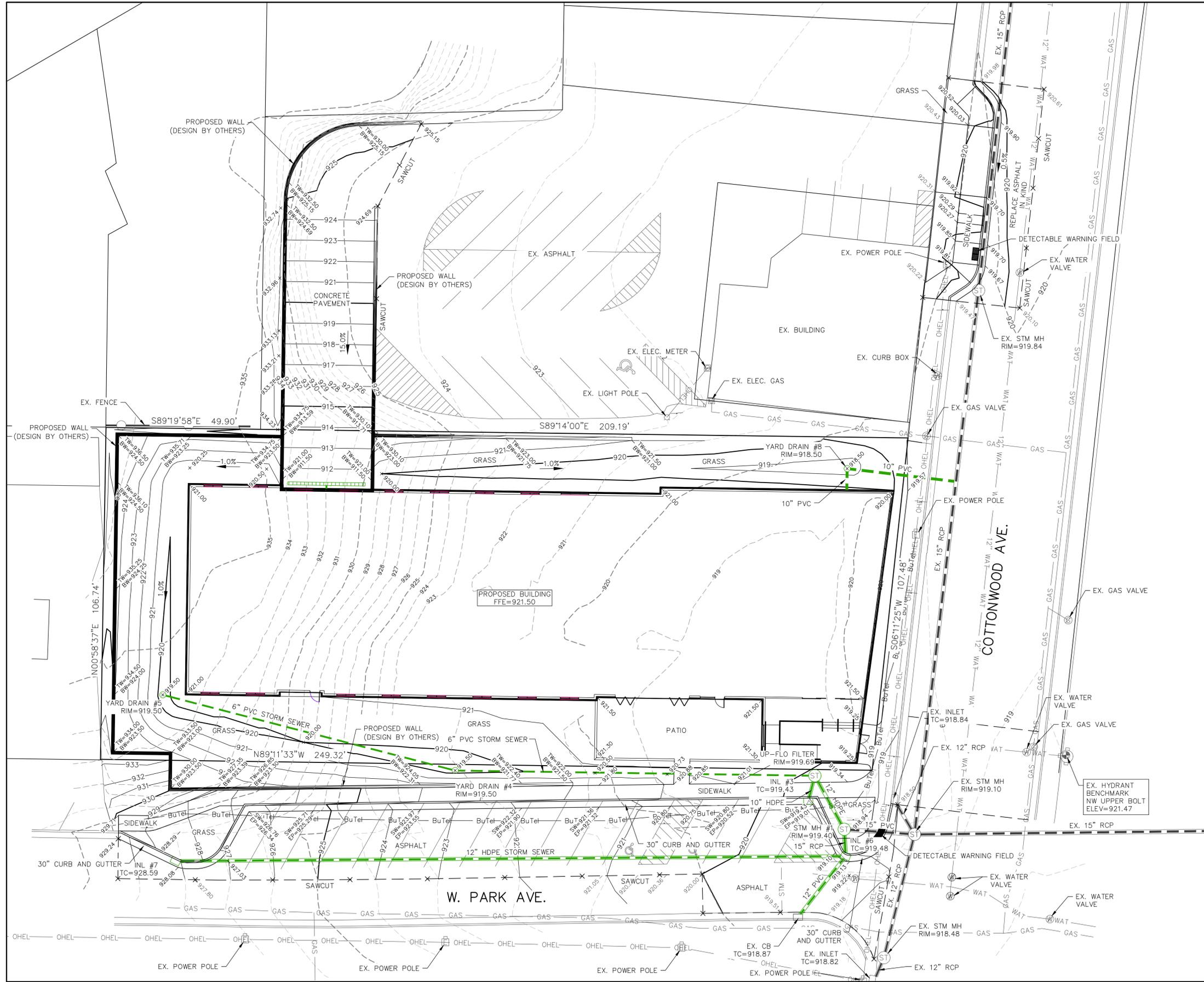
CHECKED BY:  
**KJP**

PLAN DATE:  
**7/27/2023**

PROJECT NO:  
**\AM-100-22\**

**BID SET**

SHEET NO:  
**C1.03**



REVISIONS:	
NO.	DESCRIPTION
1	07.27.23 Site revisions

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 262.346.7800 www.parishse.com

PROJECT TITLE:  
**ONYX HOTEL  
 221 COTTONWOOD AVE.  
 VILLAGE OF HARTLAND, 53029**

PLAN TITLE:  
**GRADING PLAN**

DRAWN BY:  
**JDR**  
 DESIGNED BY:  
**JDR**  
 CHECKED BY:  
**KJP**

PLAN DATE:  
**7/27/2023**

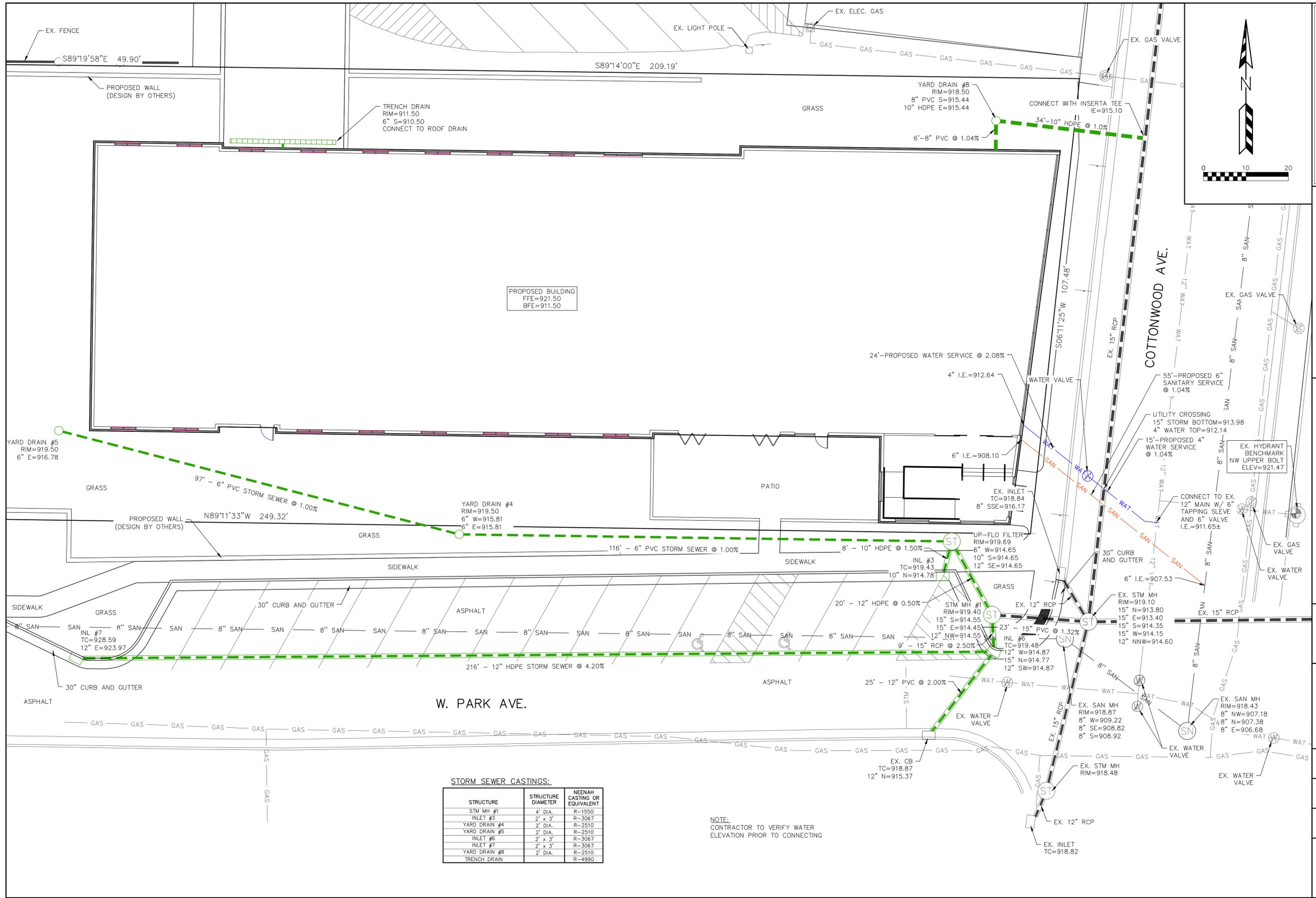
PROJECT NO:  
**\AM-100-22\**

**BID SET**

SHEET NO:  
**C1.04**

**LEGEND:**

---	936	EXISTING MINOR CONTOUR.
---	935	EXISTING MAJOR CONTOUR.
---	936	PROPOSED MINOR CONTOUR.
---	935	PROPOSED MAJOR CONTOUR.
- EX	934.23	EXISTING SPOT ELEVATION.
-	934.23	PROPOSED CURB FLANGE ELEVATION.
- TC	934.23	PROPOSED TOP OF CURB ELEVATION.
- SW	934.23	PROPOSED SIDEWALK ELEVATION.
- EP	934.23	PROPOSED EDGE OF PAVEMENT ELEVATION.
- EXP	934.23	PROPOSED BUILDING EXPOSURE ELEVATION.
- FFE	934.23	PROPOSED BUILDING FIRST FLOOR ELEVATION.
---		PROPOSED STORM SEWER.
---		EXISTING STORM SEWER.



PROPOSED BUILDING  
FFE=921.50  
BFE=911.50

STORM SEWER CASTINGS:

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
STM MH #1	4' DIA.	R-1550
INLET #3	2' x 3'	R-3067
YARD DRAIN #4	2' DIA.	R-2510
YARD DRAIN #5	2' DIA.	R-2510
INLET #6	2' x 3'	R-3067
INLET #7	2' x 3'	R-3067
YARD DRAIN #8	2' DIA.	R-2510
TRENCH DRAIN	2' DIA.	R-4990

NOTE:  
CONTRACTOR TO VERIFY WATER  
ELEVATION PRIOR TO CONNECTING

REVISIONS:

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PROJECT TITLE:  
**ONYX HOTEL  
221 COTTONWOOD AVE.  
VILLAGE OF HARTLAND, 53029**

PLAN TITLE:  
**UTILITY  
PLAN**

DRAWN BY:  
**JDR**  
DESIGNED BY:  
**JDR**  
CHECKED BY:  
**KJP**

PLAN DATE:  
**7/27/2023**

PROJECT NO:  
**\AM-100-22\**

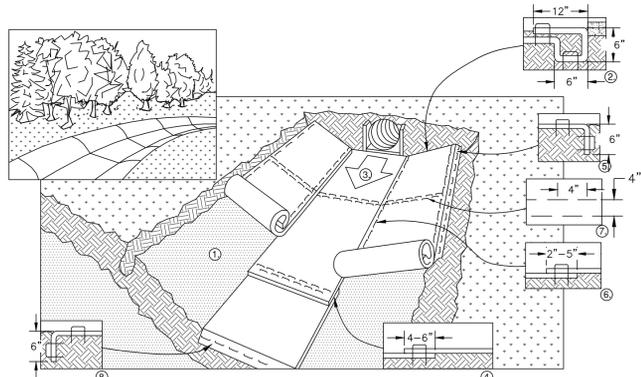
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SHEET NO:  
**C1.05**





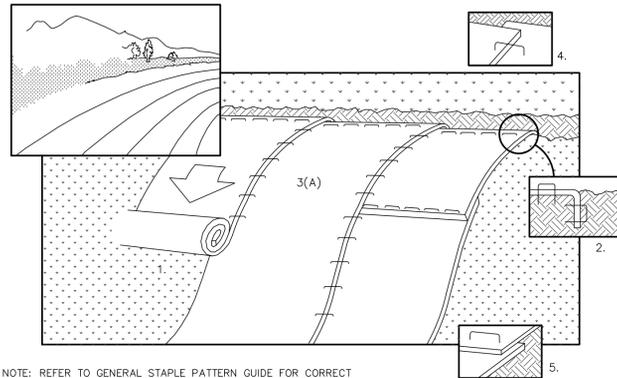
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

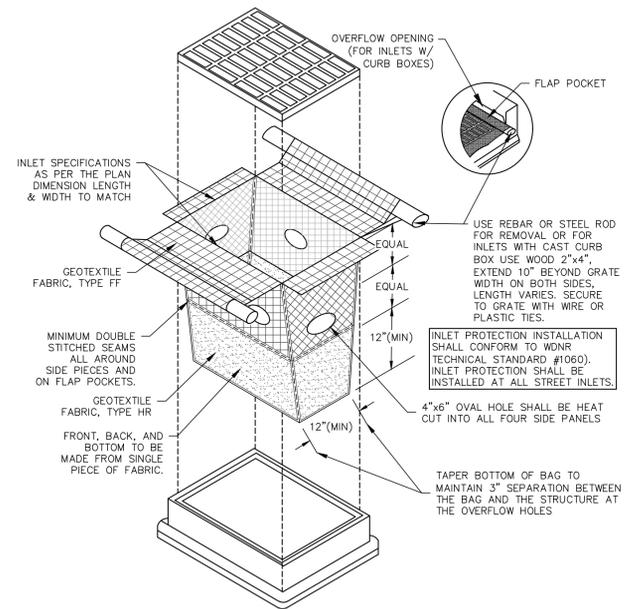
**EROSION CONTROL MAT – CHANNEL INSTALLATION**



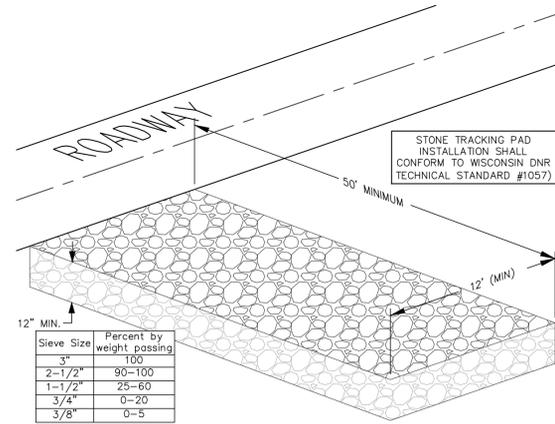
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

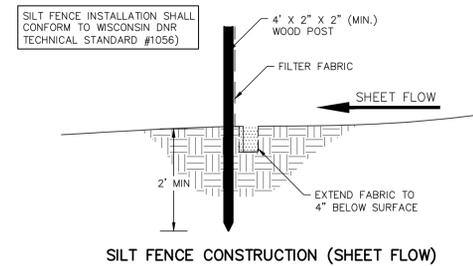
**EROSION CONTROL MAT – SLOPE INSTALLATION**



**TYPE D-HR INLET PROTECTION DETAIL**



**STONE TRACKING PAD DETAIL**



**SILT FENCE CONSTRUCTION (SHEET FLOW)**

REVISIONS:	
NO.	DATE DESCRIPTION
1	07.27.23 Site revisions

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PROJECT TITLE:  
**ONYX HOTEL  
 221 COTTONWOOD AVE.  
 VILLAGE OF HARTLAND, 53029**

PLAN TITLE:  
**EROSION CONTROL DETAILS**

DRAWN BY:  
**JDR**  
 DESIGNED BY:  
**JDR**  
 CHECKED BY:  
**KJP**

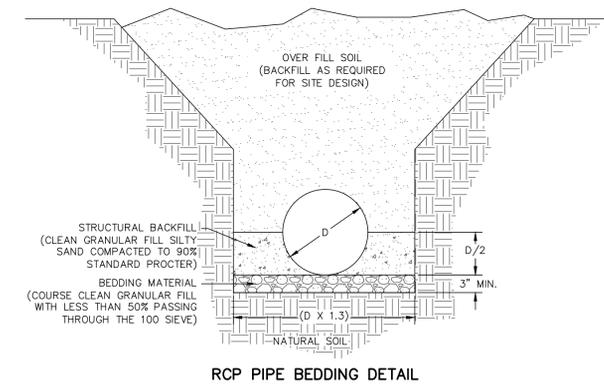
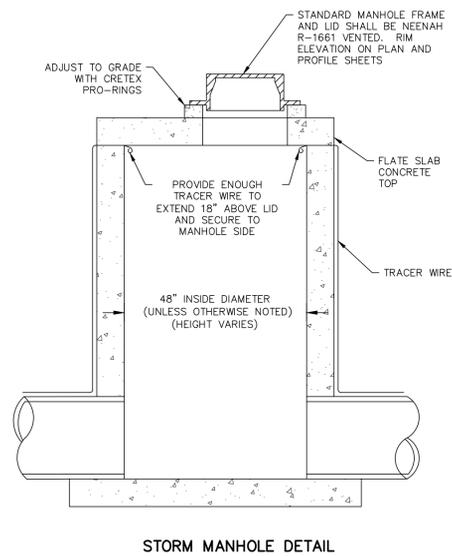
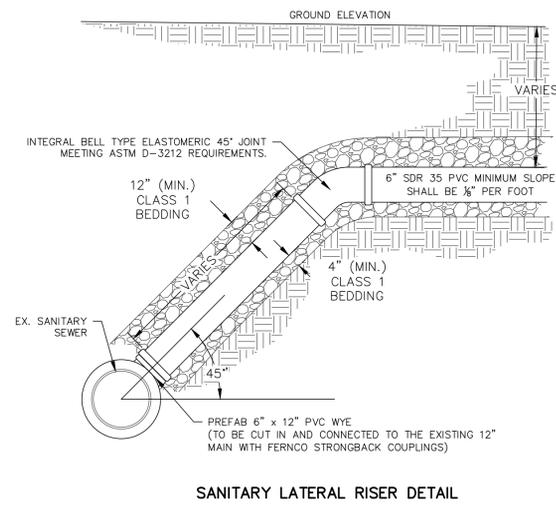
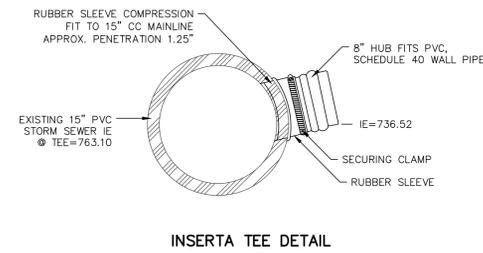
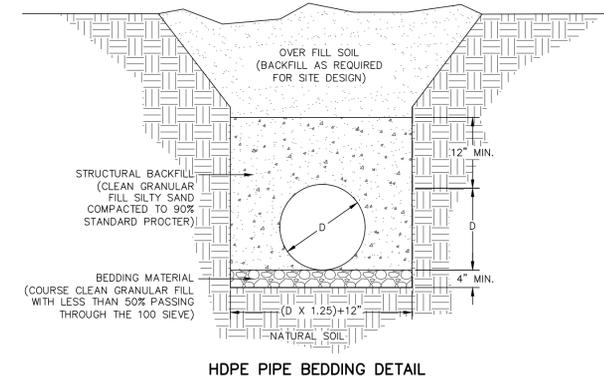
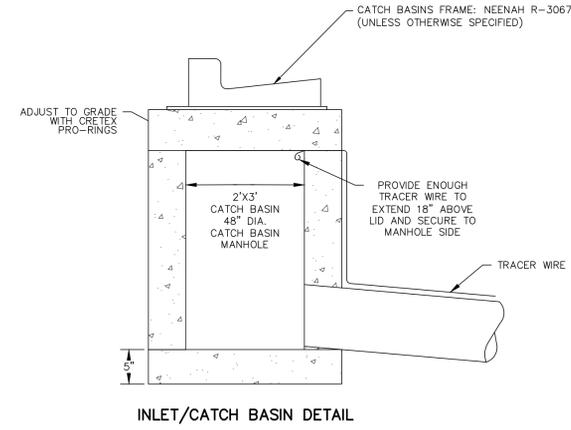
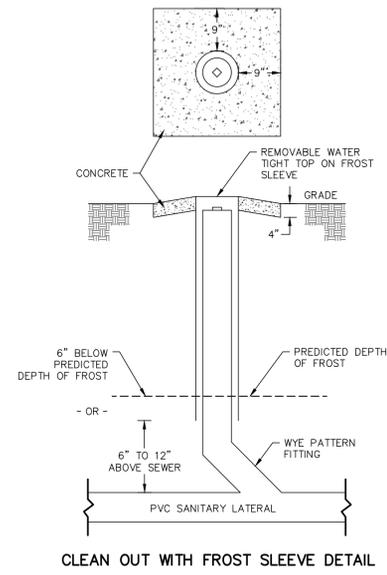
PLAN DATE:  
**7/27/2023**

PROJECT NO:  
**\AM-100-22\**

**BID SET**

SHEET NO:

**C1.08**



REVISIONS:	
NO.	DATE DESCRIPTION
1	07.27.23 Site revisions

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PROJECT TITLE:  
**ONYX HOTEL  
 221 COTTONWOOD AVE.  
 VILLAGE OF HARTLAND, 53029**

PLAN TITLE:  
**UTILITY  
 DETAILS**

DRAWN BY:  
**JDR**  
 DESIGNED BY:  
**JDR**  
 CHECKED BY:  
**KJP**

PLAN DATE:  
**7/27/2023**

PROJECT NO:  
**\AM-100-22\**

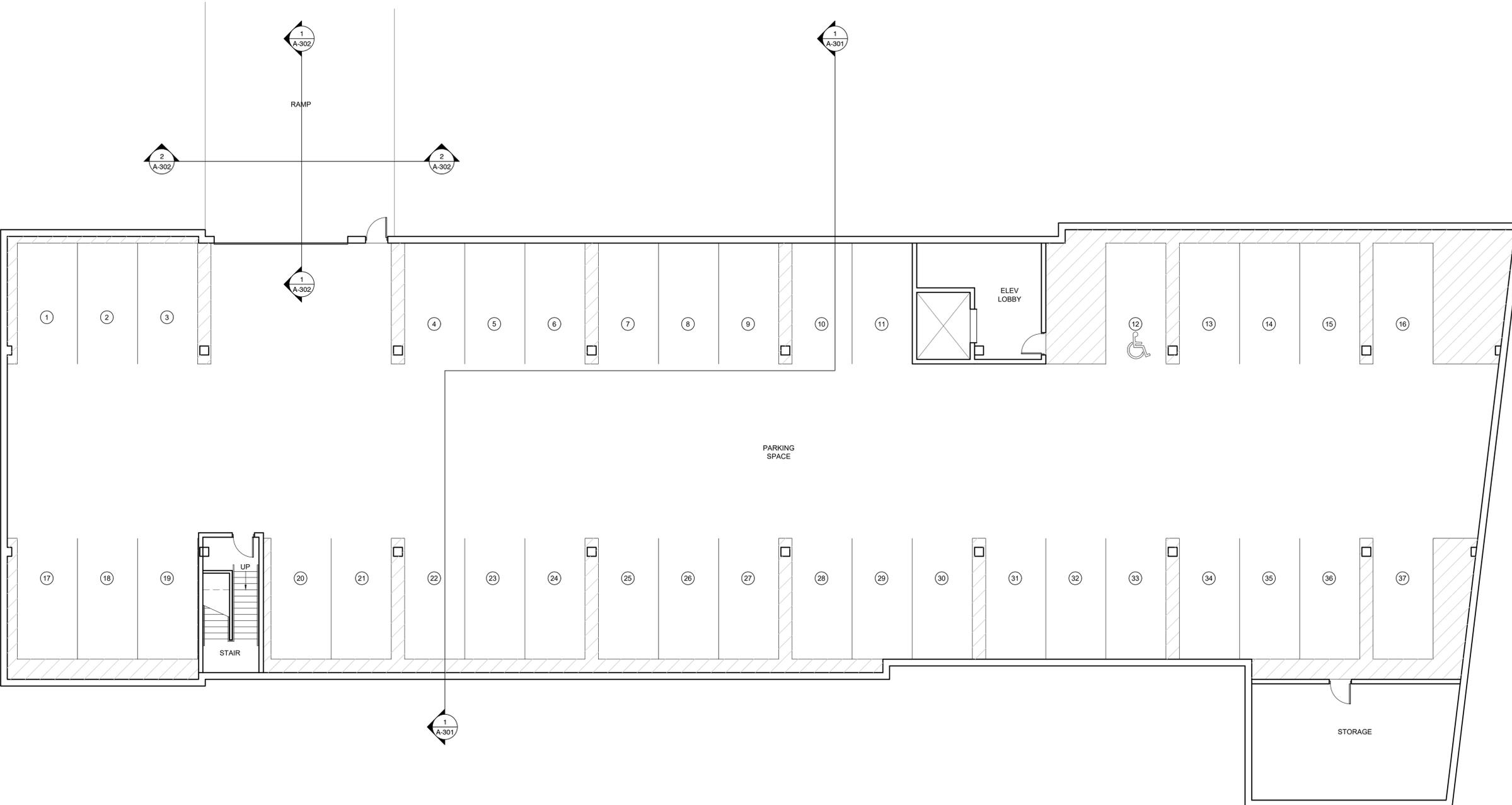
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**C1.09**

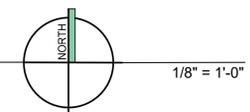


BUILDING INFORMATION

2-STORY MULTI-USE BLDG:	46,447 SF	TOTAL ROOMS:	39
UNDERGROUND PARKING:	15,697 SF	KING SUITE W/ BEDROOM	21
37 PARKING STALLS		KING SUITE	2
14 ANGLED STREET PARKING STALLS		KING SUITE ADA	3
51 TOTAL ONSITE PARKING STALLS		DOUBLE QUEEN	10
		SUITES	3
1ST FLOOR HOTEL:	15,697 SF		
LOBBY & AMENITIES			
TOTAL ROOMS:	16		
KING SUITE W/ BEDROOM	5		
KING SUITE ADA	3		
DOUBLE QUEEN	7		
SUITES	1		
2ND FLOOR HOTEL:	15,053 SF		
TOTAL ROOMS:	24		
KING SUITE W/ BEDROOM	16		
KING SUITE	2		
DOUBLE QUEEN	3		
SUITES	2		



PARKING GARAGE PLAN



PROPOSED BUILDING  
**ONYX Hotel**  
Cottonwood and Park  
Village of Hartland, Waukesha County

Issue Date:  
07 / 28 / 2023

Revision:

Project Number:  
22022

Sheet Title:  
PARKING GARAGE  
PLAN

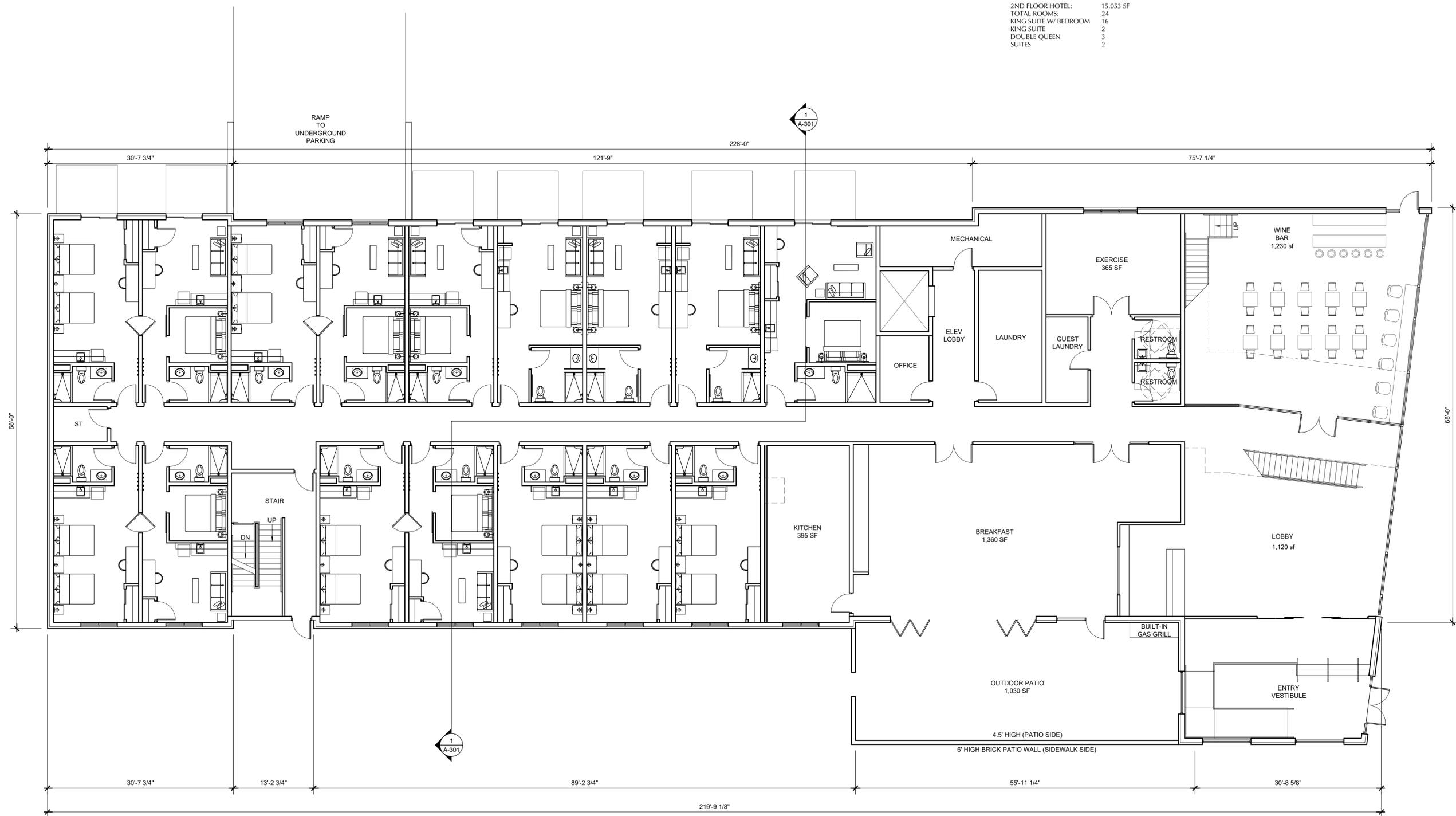
Sheet Number:

**A-101**



**BUILDING INFORMATION**

2-STORY MULTI-USE BLDG:	46,447 SF	TOTAL ROOMS:	39
UNDERGROUND PARKING:	15,697 SF	KING SUITE W/ BEDROOM	21
37 PARKING STALLS		KING SUITE	2
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		SUITES	3
51 TOTAL ONSITE PARKING STALLS			
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KING SUITE W/ BEDROOM	5		
KING SUITE ADA	3		
DOUBLE QUEEN	7		
SUITES	1		
2ND FLOOR HOTEL:	15,053 SF		
TOTAL ROOMS:	24		
KING SUITE W/ BEDROOM	16		
KING SUITE	2		
DOUBLE QUEEN	3		
SUITES	2		



PROPOSED BUILDING  
**ONYX Hotel**  
Cottonwood and Park  
Village of Hartland, Waukesha County

Issue Date:  
07 / 28 / 2023

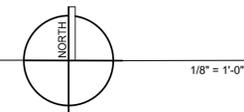
Revision:

Project Number:  
22022

Sheet Title:  
FIRST FLOOR PLAN

Sheet Number:

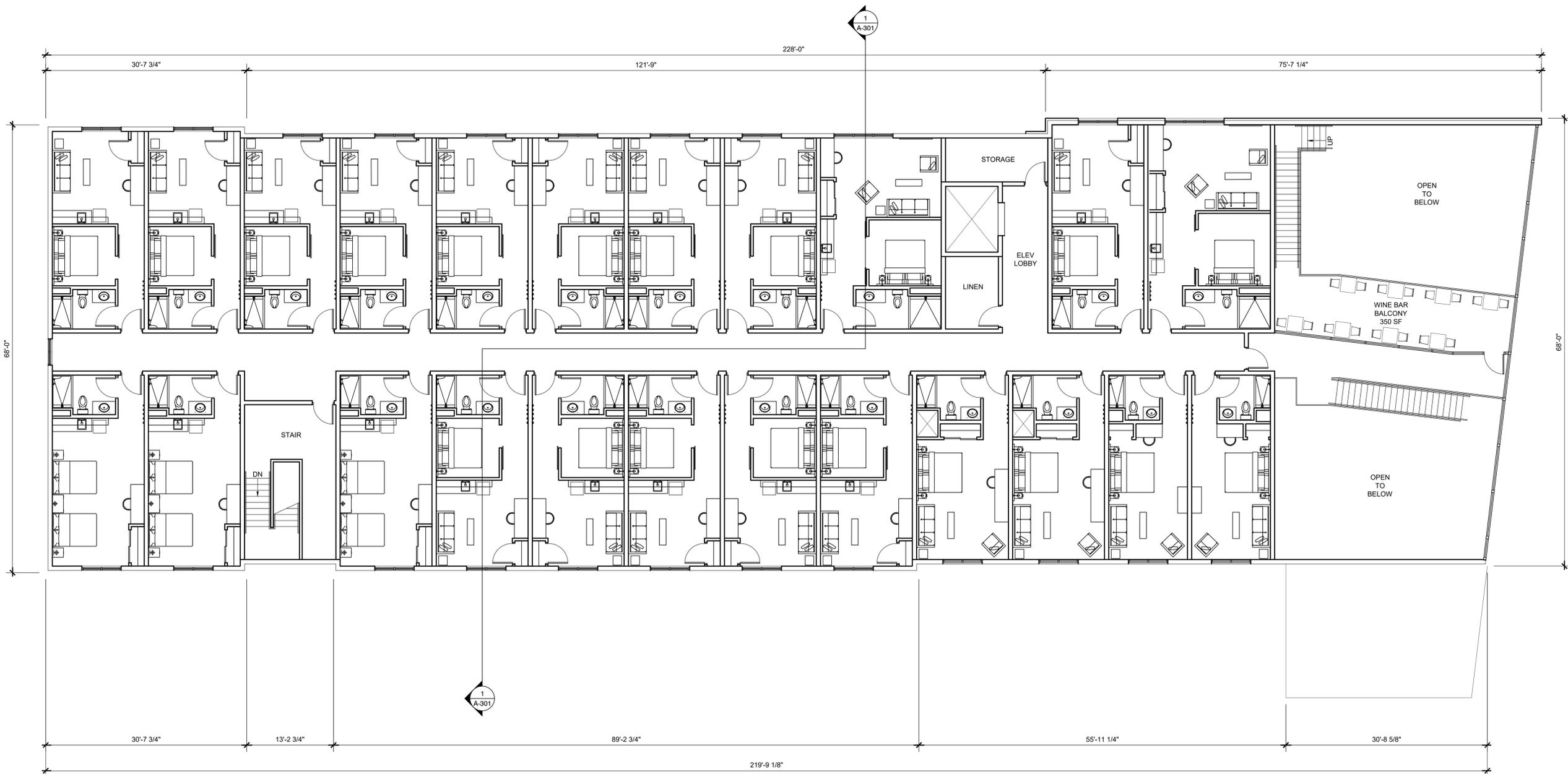
FIRST FLOOR PLAN





BUILDING INFORMATION

2-STORY MULTI-USE BLDG:	46,447 SF	TOTAL ROOMS:	39
UNDERGROUND PARKING:	15,697 SF	KING SUITE W/ BEDROOM	21
37 PARKING STALLS		KING SUITE	2
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51 TOTAL ONSITE PARKING STALLS			
1ST FLOOR HOTEL:	15,697 SF		
LOBBY & AMENITIES			
TOTAL ROOMS:	16		
KING SUITE W/ BEDROOM	5		
KING SUITE ADA	3		
DOUBLE QUEEN	7		
SUITES	1		
2ND FLOOR HOTEL:	15,053 SF		
TOTAL ROOMS:	24		
KING SUITE W/ BEDROOM	16		
KING SUITE	2		
DOUBLE QUEEN	3		
SUITES	2		



PROPOSED BUILDING  
**ONYX Hotel**  
Cottonwood and Park  
Village of Hartland, Waukesha County

Issue Date:  
07 / 28 / 2023

Revision:

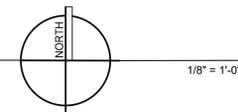
Project Number:  
22022

Sheet Title:  
SECOND FLOOR PLAN

Sheet Number:

**A-103**

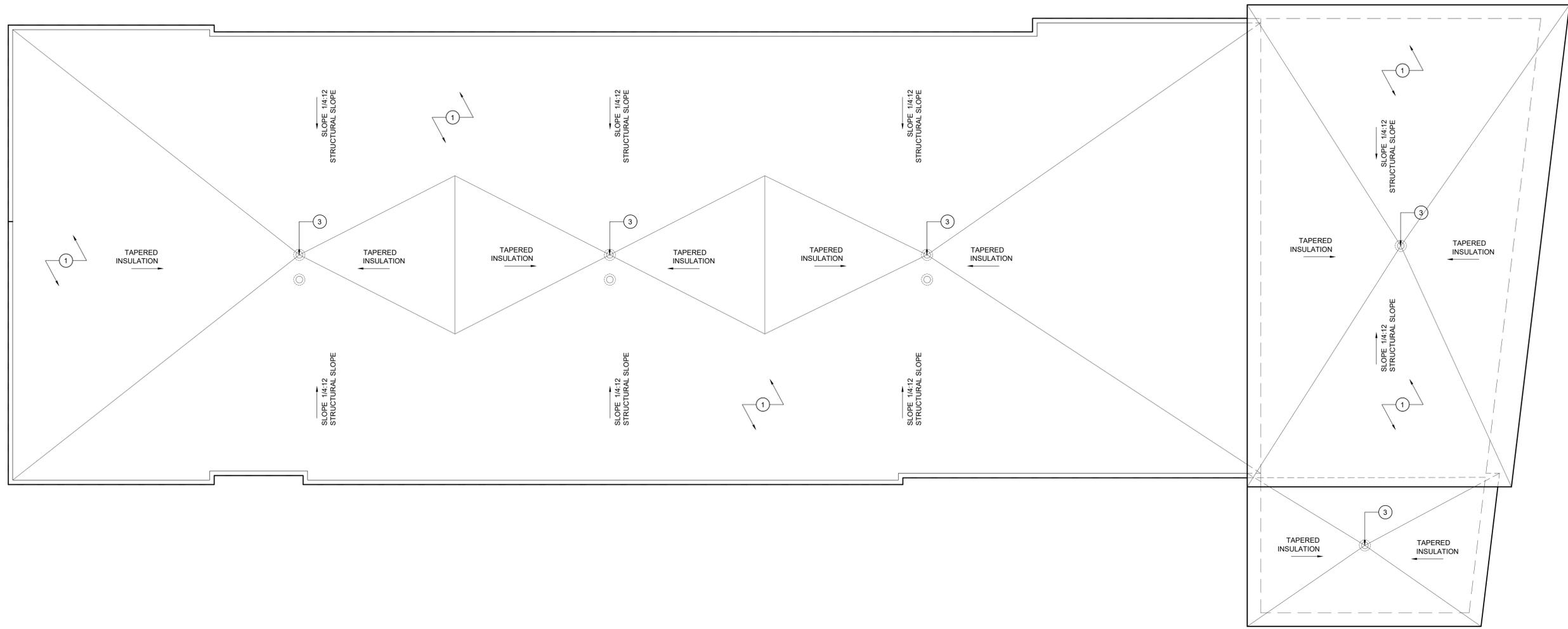
SECOND FLOOR PLAN





KEYNOTES:

1. 60 MIL EPDM MEMBRANE ROOF OVER R-35 POLYISOCYANURATE INSULATION OVER WOOD SHEATHING AND TRUSSES
2. 50 YEAR DIMENSIONAL SHINGLES OVER 15# ROOFING PAPER ON APA RATED ROOF DECK ON WOOD TRUSSES
3. ROOF AND OVERFLOW DRAIN - 6" LEADER DOWN NEAREST WALL OR COLUMN



PROPOSED BUILDING  
**ONYX Hotel**  
Cottonwood and Park  
City of Hartland, Waukesha County

Issue Date:  
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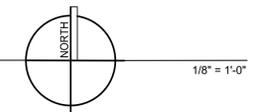
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Sheet Title:  
ROOF PLAN

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ROOF PLAN





PROPOSED BUILDING  
**ONYX Hotel**  
Cottonwood and Park  
Village of Hartland, Waukesha County

Issue Date:  
07 / 28 / 2023

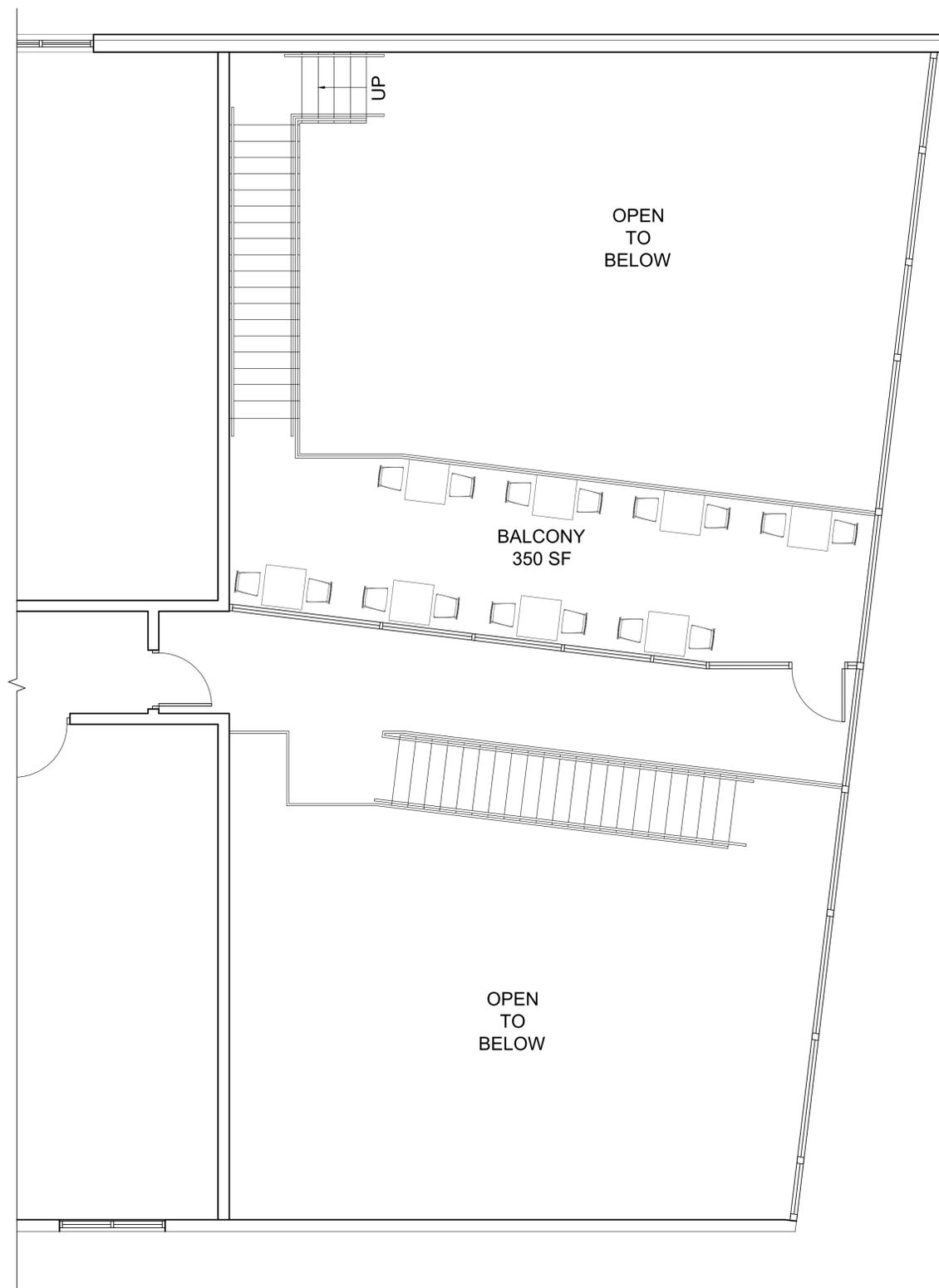
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Project Number:  
22022

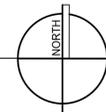
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ENLARGED FRONT LOBBY PLANS

Sheet Number:

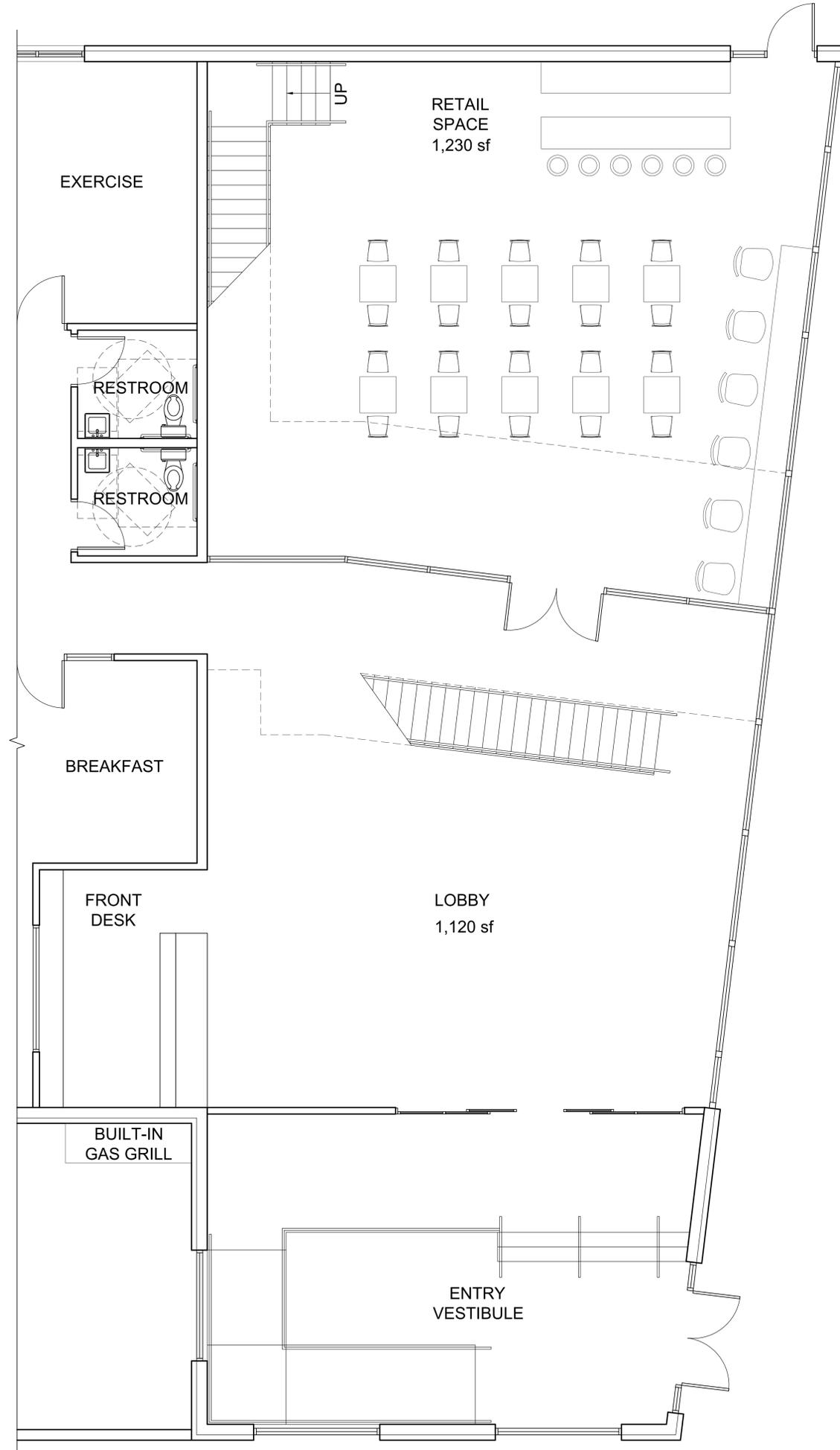
**A-105**



ENLARGED FRONT LOBBY PLANS



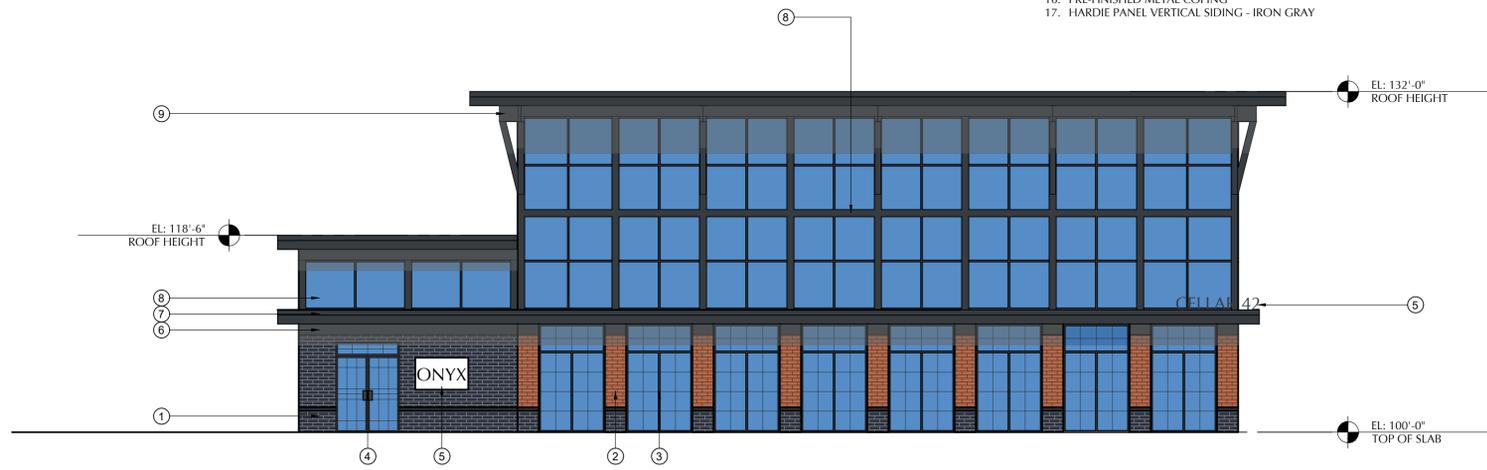
1/4" = 1'-0"





(X) KEYNOTES:

1. INTERSTATE BRICK - BLACK OPAL
2. INTERSTATE BRICK - GOLDEN BUFF
3. ANODIZED ALUMINUM WINDOW
4. ANODIZED ALUMINUM ENTRANCE SYSTEM
5. SIGN BY OWNER
6. TRIM BOARD - JAMES HARDIE IRON GRAY
7. PRE-FINISHED METAL FASCIA AND SOFFIT
8. ANODIZED ALUMINUM CURTAIN WALL SYSTEM - IRON GRAY
9. EXPOSED STEEL BEAM & BRACKET, PAINTED - IRON GRAY
10. PRIVACY WALL AROUND PATIO - INTERSTATE BRICK BLACK OPAL
11. FOLDING DOORS
12. FYRON POLYURETHANE WINDOW TRIM, PAINTED - IRON GRAY
13. PTAC UNIT, PAINTED - IRON GRAY
14. HARDIE PANEL AND TRIM - IRON GRAY
15. JAMES HARDIE PANEL SIDING SMOOTH WITH TAMLYN XTREME TRIM  $\frac{3}{8}$ " REVEAL SYSTEM - IRON GRAY
16. PRE-FINISHED METAL COPING
17. HARDIE PANEL VERTICAL SIDING - IRON GRAY



EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

PROPOSED BUILDING  
**ONYX Hotel**  
 Cottonwood and Park  
 Village of Hartland, Waukesha County

Issue Date:  
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Sheet Title:  
EXTERIOR ELEVATIONS

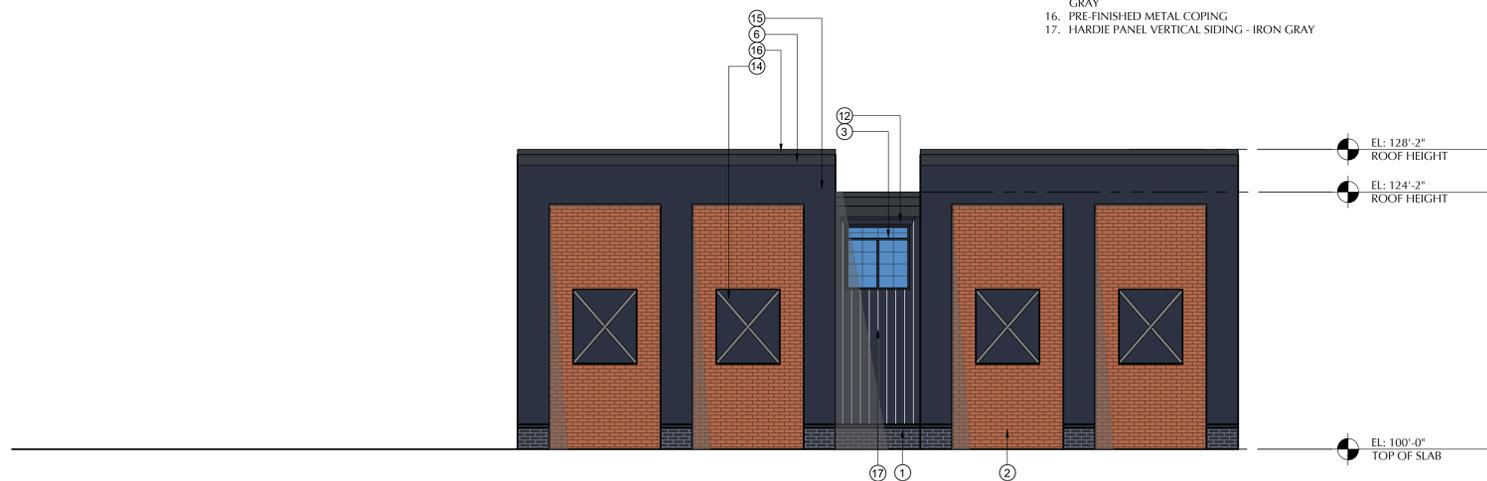
Sheet Number:

**A-201**



KEYNOTES:

1. INTERSTATE BRICK - BLACK OPAL
2. INTERSTATE BRICK - GOLDEN BUFF
3. ANODIZED ALUMINUM WINDOW
4. ANODIZED ALUMINUM ENTRANCE SYSTEM
5. SIGN BY OWNER
6. TRIM BOARD - JAMES HARDIE IRON GRAY
7. PRE-FINISHED METAL FASCIA AND SOFFIT
8. ANODIZED ALUMINUM CURTAIN WALL SYSTEM - IRON GRAY
9. EXPOSED STEEL BEAM & BRACKET, PAINTED - IRON GRAY
10. PRIVACY WALL AROUND PATIO - INTERSTATE BRICK BLACK OPAL
11. FOLDING DOORS
12. FYRON POLYURETHANE WINDOW TRIM, PAINTED - IRON GRAY
13. PTAC UNIT, PAINTED - IRON GRAY
14. HARDIE PANEL AND TRIM - IRON GRAY
15. JAMES HARDIE PANEL SIDING SMOOTH WITH TAMLYN XTREME TRIM  $\frac{3}{8}$ " REVEAL SYSTEM - IRON GRAY
16. PRE-FINISHED METAL COPING
17. HARDIE PANEL VERTICAL SIDING - IRON GRAY



WEST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

PROPOSED BUILDING  
**ONYX Hotel**  
 Cottonwood and Park  
 Village of Hartland, Waukesha County

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Project Number:

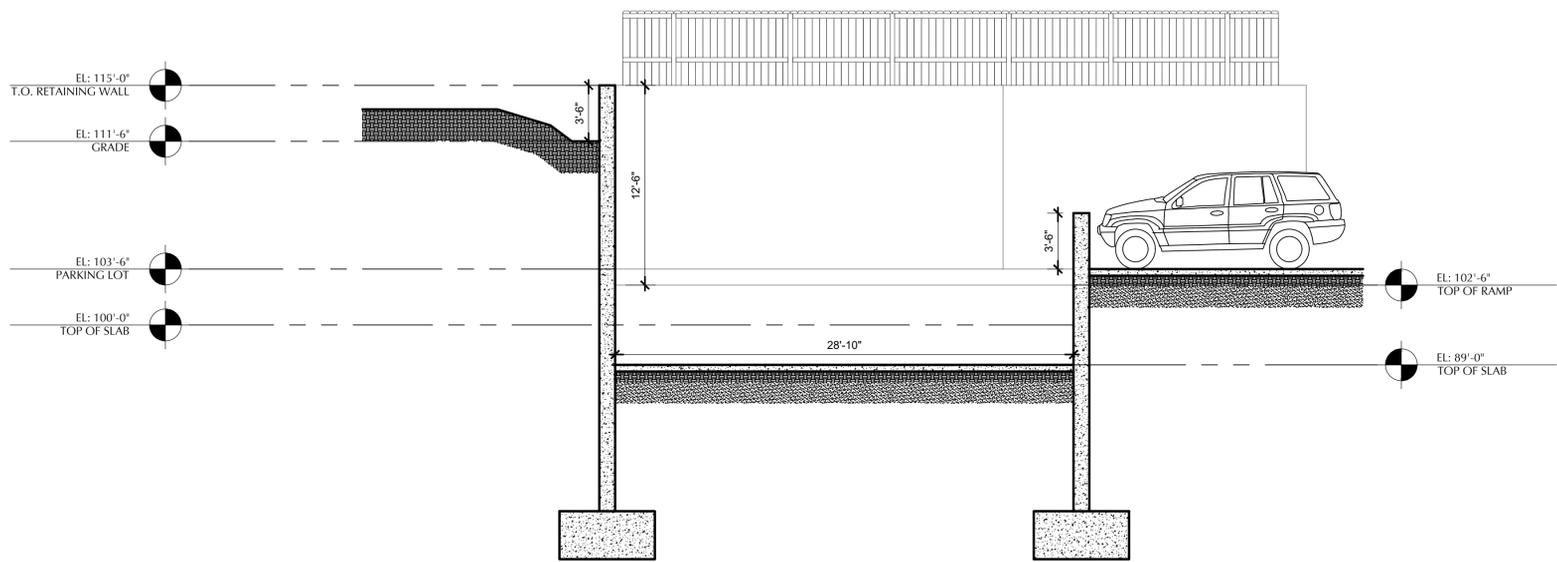
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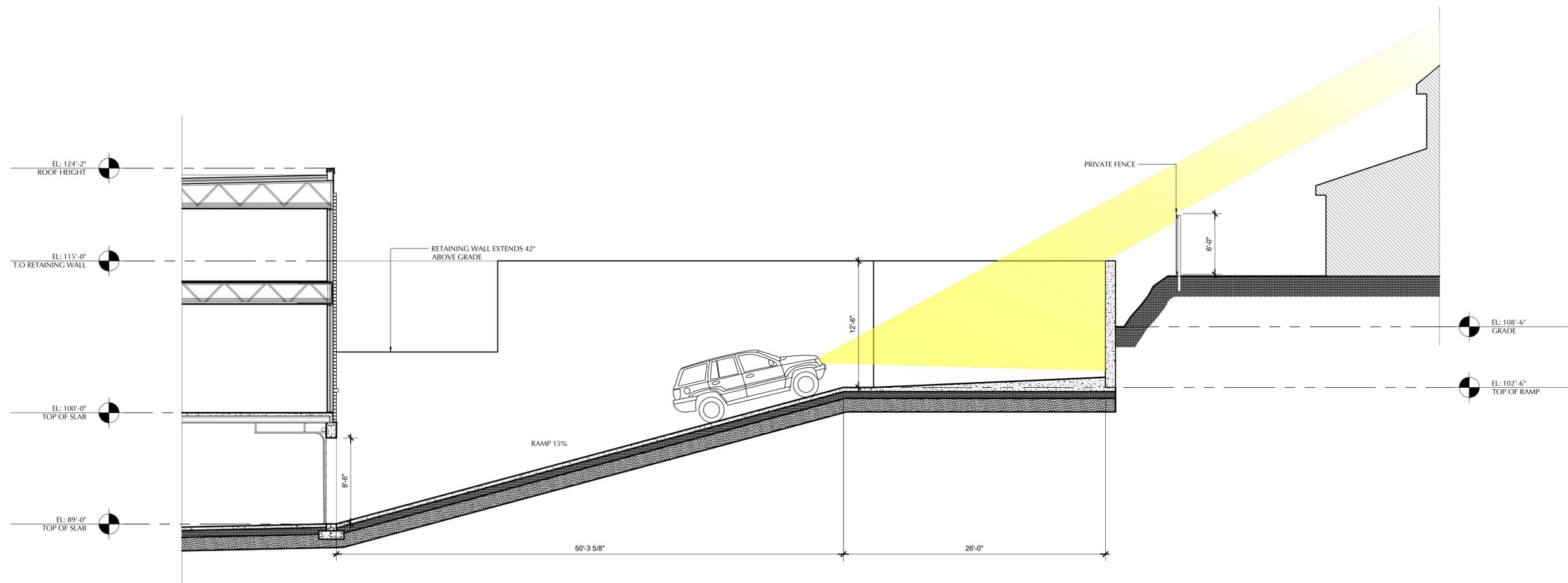
EXTERIOR ELEVATIONS

Sheet Number:

**A-202**



RAMP SECTION ②  
3/16" = 1'-0"



RAMP SECTION ①  
3/16" = 1'-0"

PROPOSED BUILDING  
**ONYX Hotel**  
Cottonwood and Park  
Village of Hartland, Waukesha County

Issue Date:  
07 / 28 / 2023

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22022

Sheet Title:  
RAMP SECTIONS

Sheet Number:

**A-302**