

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA - AMENDED
MONDAY, DECEMBER 18, 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 October 16, 2023 regular meeting.
2. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of the November 20, 2023 meeting.
3. Architectural Board review and consideration of an application for signage for JD McCormick Properties, Hartland Riverwalk Apartments, 200 E. Capitol Drive.
4. Architectural Board review and consideration of an application for signage for RPB CPA's, 142 E. Capitol Drive.
5. Architectural Board review and consideration of an application for signage for Oak Ridge Condominiums, 313 Oak Ridge Drive.
6. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regard to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.
7. Adjourn.

Ryan Bailey, Village Manager

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: www.villageofhartland.wi.gov (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 Sandee Policello, Village Clerk, at 262-367-2714. The Municipal Building is handicap accessible.

To participate in the Village of Hartland "Zoom" meeting with video,
<https://us02web.zoom.us/j/82364511227?pwd=eXNkajNob0Q5Qm5xQURyV1lOMHF6UT09>

The Meeting ID is 823 6451 1227 and the passcode is 413818.

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

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY OCTOBER 16, 2023
6:30 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

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

Excused: Dino Xykis.

Others Present: Nate Grendahl, Troy Mleziva, Attorney de la Mora, Ben Nelson, Scott Hussinger, Ryan Amtmann, Village Manager Bailey, Clerk Policello, Deputy Clerk Bushey and Attorney Hummel via Zoom.
Call to Order- 6:45 pm

Roll Call taken.

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three-minute time period per person, with time extensions per the Chairman's discretion.

No Public Comments.

1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes from September 18, 2023-

Motion (De Courcy-Bower/Schneeberger) to approve the minutes for the September 18, 2023, meeting. Carried (5-0). Wallschlager abstained.

2. Architectural Board review and consideration of an application for signage for Modern Woodmen Fraternal Financial, 140 North Avenue.

Nate Grendahl from Modern Woodmen was present and briefly explained that they are looking to keep the signs the same and put his logo and name on the sign. Bailey asked if he had reached out to the BID for their approval and Mr. Grendahl said he believes so, his assistant is working on that. Bailey stated the Building Inspector has no issues with the signage.

Motion (Hallquist/Schneeberger) to approve the application for signage for Modern Woodmen Fraternal Financial, 140 North Ave. (6-0).

3. Second review and consideration of Kwik Trip, a proposed PUD development ("Project") whose approval and rezoning are being sought by Kwik Trip on property tax key HAV0730950 located at Highway 83 & W. Capitol Drive. The Plan Commission will review:

- a. Proposed preliminary site and building plans;
- b. Proposed preliminary certified survey map;
- c. Proposed rezoning to B-2 in conjunction with a PUD Agreement for the Project;
- d. Proposed petition for a Planned Unit Development
- e. Proposed land use amendment and Resolution.

Village Manager Bailey said tonight is the second review and consideration of moving it forward to the Village Board if the Plan Commission chooses. He said it would have contingencies and those contingencies would have a PUD agreement that is agreed upon. Village Engineer Amtmann went over his list from his review and memo that was in the packet last month:

1. Kwik Trip addresses the review comments from the memo last month.
2. Environmental team working with the DNR on the soil on site.
3. Agreement with 3-Leaf development to complete all improvements on Capitol Drive, from Palmer down to Vettleson.

Pfannerstill asked Amtmann if he had any reservations that it will not be completed. Amtmann said no, it will be in the Development Agreement.

Attorney de la Mora was asked if he has any concerns and he said no. He said critically to the PUD is the agreement with 3-Leaf. Hallquist asked if the PUD will handle the extra height requirement of the sign, Bailey said yes.

Brief discussion on a crosswalk and the 200 ft. of sidewalk that is in Delafield.

Troy Mleziva Director of Real Estate for Kwik Trip gave a presentation of the project. He said the plans are the same plans that were in their packets last month. He said the property is about a 5.4-acre site, and there will be 2 driveways coming off of Capitol. The 1st one off of the north is basically for circulation of trucks and they will be exiting off the south entrance. A fuel canopy will be on the north side of the site with the store and car wash in the center and the truck fueling will be on the south end. A storm water facility will be south of there. Mr. Mleziva said there was a good discussion with staff for managing soils on the site and a game plan on how to attack what they found in terms of some lower-level environmental findings on the site. The big picture is to have a plan to manage the soils, manage the storm water on the site, take more samples to see where the area of concern is, to put a clay lined storm water facility on the site, and manage soils on site best as they can. Pfannerstill asked if they have ever run into contaminants at other sites. Mr. Mleziva said yes, they are used to dealing with "nongreen sites" as they put it. Pfannerstill asked if they will be mitigating those to make things correct and he said yes. Wallschlager asked him to define contaminated and what is in the soil. De Courcy-Bower explained that the Wisconsin DNR has resources and standards for the chemical concentrations that can exist in soil for it to be determined to be clean. He said on this site, there appears to be some detection, mainly metals that exceed those numbers. He said it does not preclude the ability to develop or build on a property, it just has to be managed properly. Wallschlager asked what type of metal, and he said some lead was found in 1 area. Mr. Mleziva said they will be monitoring it.

Mr. Mleziva explained the layout of the site and said directional signs will be in place when truckers enter the driveway. He said Kwik Trip construction schedule is a little further ahead than 3-Leaf so they will take on the primary role and they will reimburse Kwik Trip for the cost, so they will be managing that. Hallquist asked how high the retaining wall is, and he said 18 feet. He said they do have experience with steeper grades. He said there will be 30-35 people hired to staff the store. They are looking to start construction in the spring and open later in the year.

Bierman asked if the turn lane radius was correct for a semi, and would the semi be able to make the right-hand turn. Mr. Mleziva said yes, they will have a truck turning movement for the final approval and they do run those moves to make sure even the biggest trucks can navigate the turn.

Village Attorney de la Mora questioned Mr. Mlevina regarding the types of trucks that will be coming into the site, how many a week, and how many gallons does the tanker trucks that use carry. Village engineer commented on the semi's ability to navigate the entrance and said he thinks at the next review they should look at the number of trucks coming into the site. 33:08

Wallschlagler asked if there is any reason the entrance couldn't be widened. Amtmann said he thinks there should be room to widen the entrance. Brief discussion on the proposed entrance and space for semis on the site.

De Courcy-Bower asked how the snow management will be managed with the retaining wall. Mr. Mleziva said he would think they would push it southernly but there is also the ability to haul it off site. De Courcy-Bower asked if there have been any complaints with other car washes in the area regarding noise. Bailey said we have not gotten complaints and 3-Leaf turned the townhouses, so they aren't facing Kwik Trip in regard to headlights etc. Bailey asked Mlevina if they do engineering with the sound and Mlevina said they have decibel readings of the blowers done and could get calculations to show what the typical would be to get a sense in terms of noises. He said they have stores closer in proximity to residential areas than this area and they have made them work. He said typically blowers situated at the end of buildings are noisier versus being located in the building. He said where they have it sited in terms of the central part of the lot is a consideration as well. Attorney de la Mora said beside doing the study would Kwik Trip be agreeable to having restricted car wash hours where it stops at 8pm and operates no earlier than 7am. Discussion on a decibel study. Pfannerstill commented that there are other car washes in Hartland that are closer in proximity to residential that are allowed to run without restrictions. Pfannerstill asked Mr. Mleziva if they could provide a decibel study to the property line and also to the closest building and then possibly discuss with staff.

inaudible

Motion (Hallquist/Schneeberger) to move forward the proposed PUD development ("Project") whose approval and rezoning are being sought by Kwik Trip on property tax key HAV0730950 located at Highway 83 & W. Capitol Drive with the stipulation of contingencies being met as listed below:

From Amtmann's memo dated Sept. 12, 2023

- Subject to a soil management plan by the DNR for handling of environmental items due to earth work.
- Subject to an agreement being in place for the W Capitol drive improvements being completed in coordination with 3-Leaf Development.
- Contingent on obtaining traffic count related to truck types and frequency.
- Modification of the driveway entrances to allow for the truck turning movements to be contained within their half of the driveway width.
- Subject to the receipt of sound decibel study as relates to the car wash noise and car wash hours established after decibel study.
- Statement of where snow storage is going to be handled.
- Subject to the Village Attorney's contingencies on the PUD agreement.

Carried (6-0).

4. Announcements-

Pfannerstill asked everyone to keep the family of Coach Taraska in thoughts and prayers.

5. Adjourn

Motion (Schneeberger/Wallschlager) to adjourn. Carried (6-0).

Adjourned at 7:41 pm.

Respectfully submitted by

Recording Secretary,
Deidre Bush y, Deputy Clerk

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY NOVEMBER 20, 2023
6:30 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

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

Excused: Dino Xykis and Village Manager Bailey.

Others Present: Jonathan Schoenheider, Ben Nelson, Scott Hussinger, Ryan Amtmann, Tonia Smith, 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.

No Public Comments.

1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes of the October 16, 2023, special and regular meetings -

Motion (Hallquist/Wallschlager) to approve the minutes for the October 16, 2023, special meeting. Carried (6-0).

Motion (De Courcy-Bower/Hallquist) to table the minutes for the October 16, 2023, regular meeting. Carried (6-0).

2. Architectural Board review and consideration of an application for signage for Kettle Moraine Heating & Air Conditioning, 651 North Avenue.

Building Inspector Hussinger asked how the sign will be illuminated. It was stated that Kettle Moraine bought the building, there are ground lights there and it isn't known if they work. It was stated that a new panel is being put on the signpost. Hussinger commented that external illumination is required. Discussion on sign illumination. Brief discussion on time when the light should shut off. Wallschlager asked about the weeds located under the sign in the picture and Hussinger said it can be put into motion that the weeds need to be cleaned up and small bushes added.

Motion (DeCourcy-Bower/Schneeberger) to approve the application for Kettle Moraine Heating & Cooling with the lighting shut off at 9pm and the signage having the appropriate planting. (6-0).

3. Architectural Board review and consideration of an application for construction of a single-family structure at 902 N. Ponderosa Dr.

Jonathan Schoenheider from Regency Builders who was present said this is the 68th house built in that community and meets the HOA and community Arch board standards. DeCourcy-Bower asked about the

change in the cedar shingles and Mr. Schoenheider stated that was changed in 2018 and that a large majority of the homeowners in that subdivision and their HOA agreed to the change. Discussion on whether these type of changes need to come through the Plan Commission. Hussinger said subdivisions in the last 8 or 9 years have come to the Plan Commission for blanket approval for the ability for their HOA to do the approvals subject to certain standards. Pfannerstill commented that DeCourcy-Bower brings up a valid point.

Hussinger said in order for them to amend deed restrictions it requires a high percentage like 80-90 %.

Motion (Schneeberger/Wallschlager) to approve the plans for a single-family residence at 902 N. Ponderosa Drive. Carried (5-0) with 1 abstention, Bierman.

4. Plan Commission review and consideration for an application for construction of a parking area at Kinney Properties, 630 E. Industrial Drive-

Russ Kinney was present and said the specks speak for itself, but he said staff had recommended movement of the fence and all he is looking for is to be able to park some employee vehicles outside of the fence. He said if the fence gets moved out to the right of way, the semi's will probably take out the gate post to turn in and out of there.

He said there are other properties whose parking comes right out to the Village right of way. Hussinger said it is all about standard and a property zoned M-1 the maximum hard surface area, which includes the building and parking lot is 60%, but you can exceed that with pc approval and others have. He said if you are ok with not screening the additional parking that is fine. He said staff would like an updated play of survey and a signed storm water mgmt. plan.

Amtmann said because the function of the site is for the waste transfer station, the site has a tier 2 industrial storm water permit associated with it with the DNR. He said the issue with the village is the village doesn't have the ability to inspect the pond facility and the north side of both parcels has a long infiltration basin that was built before the year 2000, prior to the storm water ordinance being in place. With the expansion of the parking facility, it's an opportunity to get a storm water mgmt. plan and agreement on file and recorded, so the village can do inspections in the future and get a better understanding of how it is being used and make sure it is working like it should. Pfannerstill asked is it not true that it is the responsibility of the Village to do inspections on all of those retention ponds regardless if they are private. Amtmann said if the village is taking credit for those for storm water requirements there are 10 or 12, industrial permitted sites in the village, those are taken out of consideration for village requirements. He said for best practice it would be wise to have an agreement in place. Pfannerstill asked if currently a garbage can is not exposed. Kinney said the garbage can is not exposed and the fence is there to do that job. Hussinger said the property is screened from the road by a fence except for the 2 driveway entrances. Pfannerstill said they are talking about leaving the fence in place and putting pavement in front of that, without screening what would be parking. Kinney said he could put screening in similar to what Hartland Service has on the north side. Discussion on the screening.

Pfannerstill asked if at the end of the day we do not have a storm water assessment based on the hard surface that is there and the new hard surface, is that accurate? Amtmann and Hussinger said correct.

Discussion on parking. Hussinger said the proposed parking goes up to 1 or more mature trees so we to make sure that if it affects those trees, there is an expectation to replace them, right?

DeCourcy-Bower said he tries to look at things, like if you are setting an expectation or setting a standard for an industrial park, and he understands that the property line comes a little out, but he is a little concerned that the expectation is that we are going to be allowing essentially zero green space in the industrial park it is not going to be a great standard to set. He said it is highly paved as it is, and then to have minimal green space on the property, he said we have standards for a reason. He said he thinks there are some challenges that need to be evaluated on the storm water side and he understands that the problem you are trying to deal with here is where to park the vehicles, but he is also concerned with sticking them right in the front entrance of the driveway and people backing out, and cars hitting each other, it isn't well organized from a design point of view. Pfannerstill said the driveway areas would not change, correct? Mr. Kinney said that is correct. Wallschlager asked about that they are at 90% and our standard is 60%. Hussinger said that is correct, but in the industrial park it says you can exceed it and Wallschlager asked but not up to 100%? Hussinger said you can exceed it without limitation as long as stormwater is managed, as long as Plan Commission is ok with that, and you factor in some other things like green space and screening. Hallquist said he is willing to let that slide and Pfannerstill said he is ok with it because it is in the industrial park.

Discussion on parking and percentage of green space. Pfannerstill asked what the reason for the need for more parking is. Mr. Kinney said between the trucks parked on his property and the trucks parked on GFL, there isn't enough room for employee parking. Discussion on Mr. Kinney's property and gap properties. Mr. Kinney commented that he had come to the Village before offering to purchase the gap property but for some reason they didn't want to. Hallquist asked what the gap property is being used for now, and Mr. Kinney said they are setting containers on it right now. There was brief discussion on that gap property.

It was stated that there is a need for an updated Site Plan and include the gap property, how it is being used and a storm water maintenance agreement is needed as well. Bierman asked what the hours are for the parking and commented on keeping the fence where it is then the shrubbery won't need to be cut down. Bierman asked about the retention pond and if the parking would affect it. Pfannerstill commented that a lot needs to be a lot worked out and what needs to be put into place.

DeCourcy-Bower said he had a question about cleaning up the outside storage in the industrial parks, and he said his main concern is he thinks we are setting ourselves up for a situation where facilities can do a lot of outside storage because they can pave 90% of their properties. He said he doesn't think it is a good way to run the industrial parks and doesn't think is a good for a lot of reasons. Pfannerstill said if they were to come back with the information that Hussinger talked about, is there anything other information anyone on the Plan Commission board would like to see. DeCourcy-Bower said he would like to see what we would expect from any applicant for this kind of use, a zoning has a certain amount of parking space for a business of a certain size and his concern is that they don't have enough parking for the size of the business they are running. Pfannerstill said that is a fair question to ask and should be included. Building Inspector Hussinger said a parking plan and an operating plan. Pfannerstill explained that the ordinance seems to be in place, so that if a business needs more, they can come and ask for more and the Plan Commission can make that decision.

Motion (DeCourcy-Bower/Wallschlager) to table this to the next Plan Commission meeting and staff will work with them to get the information that was requested, Carried (6-0).

5. Announcements

Tree lighting will be on December 1st and Holiday Train will be on December 4th.

Pfannerstill will meet with staff to see all the gap properties.

6. Adjourn

Motion (Schneeberger/Bierman) to adjourn. Carried (6-0).

Adjourned at 7:29 pm.

Respectfully submitted by

Recording Secretary,
Deidre Bush y, Deputy Clerk



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

Job Address 200 E. CAPITOL DRIVE				
Lot 1	Block	Subdivision		Key No. HAV 0729005001
Owner JD McCORMICK PROPERTIES RYNE HODGSON		EMAIL RYNE@JDMCCORMICK.COM		Phone 608-819-6500
Address 101 N. MILLS ST		City MADISON		State WI Zip 53715
Contractor VITAL SIGNS, INC. JUSTIN CHAMBERLIN		Phone 608-845-3766	FAX	EMAIL JUSTINEVITALSIGNSVERONA.COM
Address 245 HORIZON DR. #105		City VERONA		State WI Zip 53593

The Architectural Board meets on the THIRD MONDAY of the Month at 6:30 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The DEADLINE for filing is FIFTEEN WORKING DAYS PRIOR TO THE MEETING DATE at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

All applications for consideration by the Architectural Board are subject to the policies described in this document.

Commercial/Industrial/Multifamily:

One (1) bound set of plans and application material and one (1) electronic copy of all submittals.

Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

Signs:

One (1) color rendering of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.

Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.

One (1) site plan with dimensions. Not required for wall signs or other signs attached to the building.

One (1) set of lighting details. Include type, location, number and photometric plan.

Submit Sign Permit Application

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

Date Applied: 11-16-23 Date of Meeting: 12-18-23 Item No. _____

**Hartland Architectural Board
Application Review Policies**

All applicants and applications are subject to the following policies in order to be considered by the Architectural Board.

1. The deadline for filing any application is a minimum of fifteen (15) working days before the meeting.
2. All applicants for building renovations are encouraged to communicate with or meet with the Building and Zoning Official and the Village Administrator prior to submission of an application.
3. Applications for signs within the boundaries of the Hartland Downtown Business Improvement District (BID) must be reviewed by the BID prior to the meeting with the Architectural Board.
4. All requested or required information, including the application and appropriate fees, must be received prior to the deadline in order to be placed on the agenda. Village Staff has been directed to delay placement on the Architectural Board Agenda based on incomplete submittals.
5. Applications shall include professional-level drawings of all elevations impacted by the proposed project showing the proposed conditions including location and depiction of requested signage.
6. Applications for signage on existing buildings should include a scale depiction of the sign on a current photograph of the existing building.
7. One (1) set of application materials and one (1) electronic copy (PDF) of all application materials must be submitted by the deadline.
8. Applications that include site plans must depict the following existing and proposed information plus other information as appropriate or as requested:
 - a. Complete dimensions (lot, building, setbacks, parking, drives, etc.)
 - b. Scale and north arrow
 - c. All structures (include building elevations and height)
 - d. Drainage and grades (include design calculations for drainage)
 - e. Storm Water Management Plan
 - f. Utilities and easements (sewer, water, storm etc.)
 - g. Calculation of lot coverage
 - h. Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
 - i. Grading and erosion control
 - j. Landscaping, including a Tree Protection Plan
 - k. Exterior lighting details
 - l. Exterior HVAC equipment location
 - m. Dumpster location (screening required)
 - n. Street right-of-way
 - o. Miscellaneous items including, but not limited to, 100 year floodplain, wetland boundary, environmental corridor
9. Additional information may be requested by the Architectural Board or Staff.
10. The Applicant must complete and submit the required Professional Services Reimbursement Form along with any required deposit at the time of application.
11. The Applicant or a representative of Applicant able to make representations on behalf of the Applicant shall attend the meeting at which the matter will be discussed. Failure to have representation will result in tabling of the request to the next meeting.

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

PERMIT # _____

JOB LOCATION 200 E. CAPITOL DRIVE TAX KEY # HAV 0729005001
OWNER JD McCORMICK PROPERTIES PHONE 608-819-6500
ADDRESS 101 N. MILLS ST CITY MADISON STATE WI ZIP 53715
CONTRACTOR VITAL SIGNS, INC. PHONE 608-845-3766
ADDRESS 245 HORIZON DR. #105 CITY VERONA STATE WI ZIP 53593

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

HARTLAND RIVERWALK APARTMENTS JD McCORMICK PROPERTIES

OVERALL DIMENSIONS OF SIGN 28"W X 23.5"T COLOR OF BACKGROUND DARK BLUE

SIZE OF LETTERS IN INCHES SEE ATTACHED COLOR OF LETTERS GOLD / WHITE

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

HIGH DENSITY URETHANE (HDU). ALUMINUM BRACKET

ILLUMINATED? YES **NO** INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 1,000.00

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

APPLICANT *J. Mauldin* DATE 11/14/2023

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

HARTLAND RIVERWALK APARTMENTS

200 E. CAPITOL DRIVE

SIGN DIMENSIONS



HARTLAND RIVERWALK APARTMENTS

200 E. CAPITOL DRIVE

CONSTRUCTION VIEW



SIGN PRIMED AND PAINTED WITH EXTERIOR GRADE SHERWIN WILLIAMS LATEX PAINT. TOP COAT FROM 1SHOT SIGN PAINTING ENAMELS

PANTONE 110C
SHERWIN WILLIAMS
GOLDFINCH 6905

1SHOT LETTERING ENAMEL
LEMON YELLOW

LETTERS AND BORDER

PANTONE 432C
SHERWIN WILLIAMS
NAVAL 6244

BACKGROUND
JD McCORMICK TEXT

PANTONE 7518C
SHERWIN WILLIAMS
BREVITY BROWN 6068

BORDER & SIDES

WHITE
SHERWIN WILLIAMS
WHITE

1SHOT LETTERING ENAMEL
LETTERING WHITE

LETTERS & BORDER

HARTLAND RIVERWALK APARTMENTS

200 E. CAPITOL DRIVE

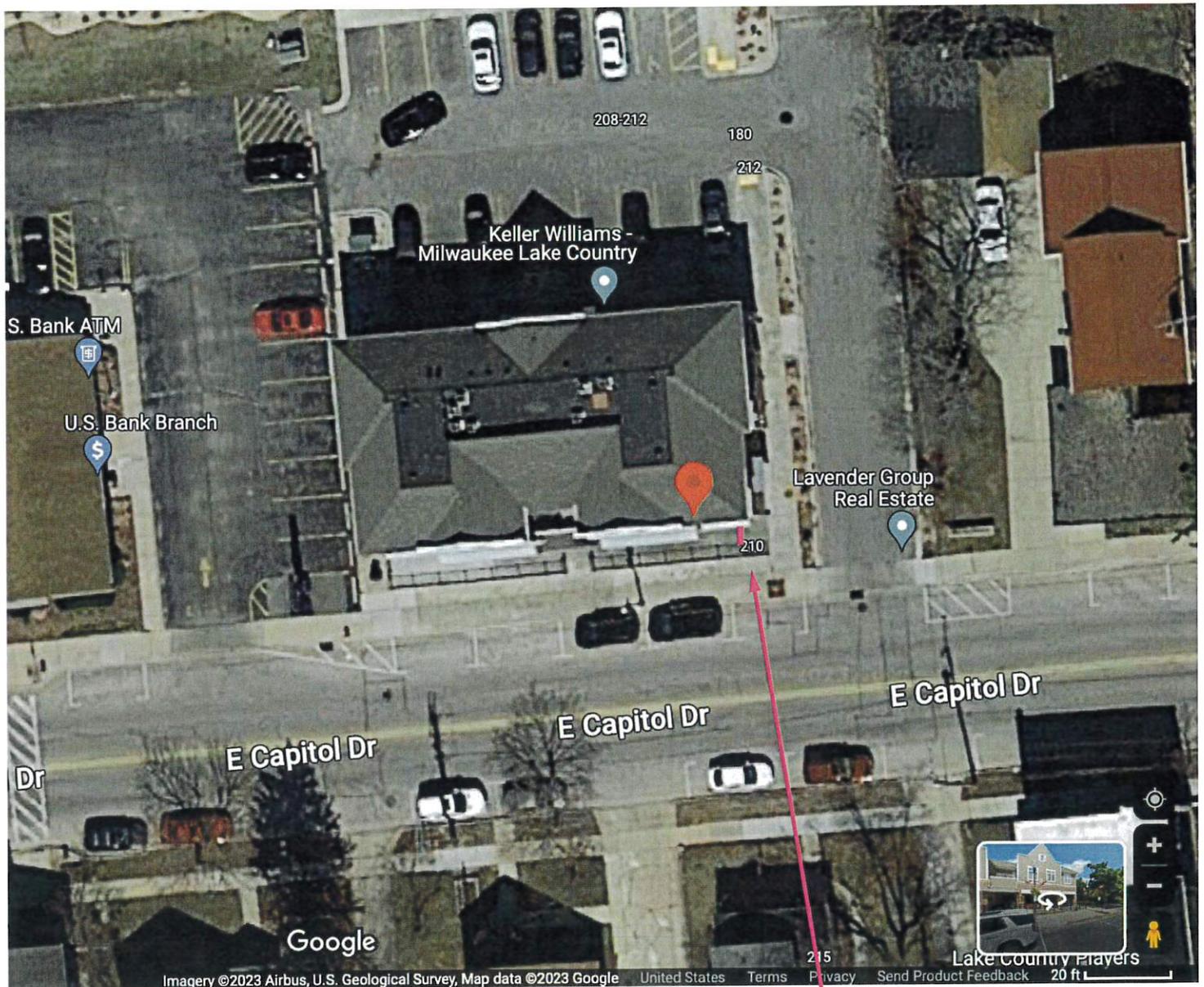
CLEARANCE



HARTLAND RIVERWALK APARTMENTS

200 E. CAPITOL DRIVE

AERIAL VIEW



SIGN LOCATION

HARTLAND RIVERWALK APARTMENTS

200 E. CAPITOL DRIVE

EXISTING WALL & WINDOW SIGNAGE



BEHREND PROPERTY LLC
220 E CAPITOL DR
HARTLAND, WI 53029-2106

BENJAMIN LYONS AND CANDIDA LYONS
123 CHURCH ST
HARTLAND, WI 53029

BRICK LAWN LLC
231 LAWN ST
HARTLAND, WI 53029-1705

CAPITOL MOVE LLC
163 E CAPITOL DR
HARTLAND, WI 53029

CHARLES W LIPPERT
226 LAWN ST
HARTLAND, WI 53029

FIRST CONG CHURCH
111 CHURCH ST
HARTLAND, WI 53029-1701

HARTLAND RIVERWALK LLC
101 N MILLS ST
MADISON, WI 53715-1136

HOPKINS SAVINGS & LOAN
PO BOX 460169 C/O RYAN PTS DEPT 908
HOUSTON, TX 77056-8169

HOPKINS SAVINGS & LOAN
PO BOX 460169 C/O RYAN PTS DEPT
HOUSTON, TX 77056-8169

JAS COFFEE LLC
150 E CAPITOL DR
HARTLAND, WI 53029-2104

JEFFERY L HEIMSCH AND LAURA J
HEIMSCH
129 CHURCH ST
HARTLAND, WI 53029

KOECK MANAGEMENT LLC
W294N6030 RIVER GROVE LN
HARTLAND, WI 53029-8211

LAKE COUNTRY PLAYERS INC
221 E CAPITOL DR
HARTLAND, WI 53029

MICHAEL STOLL AND SARAH STOLL
221 LAWN ST
HARTLAND, WI 53029

RAECHAL M LAIRD
214 LAWN ST
HARTLAND, WI 53029-1706

RICHARD NOWAKOWSKI AND PATRICIA
NOWAKOWSKI
220 LAWN ST
HARTLAND, WI 53029-1706

ROBERT F & LINDA J HAMILTON 2010
LIVING TRUST
3410 NAGAWICKA RD
HARTLAND, WI 53029-9355

SHERPERS INC AND GARY N SCHERPER
AND ELIZABETH A SCHERPER JOINT
N49W34291 ROAD P
OKAUCHEE, WI 53069-9706



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

Job Address <u>142 E. Capitol Dr. Hartland, WI 53029</u>			
Lot	Block	Subdivision	Key No. HAV <u>0729078</u>
Owner <u>Brad Voght</u>		EMAIL <u>bvoght@RPBLLP.com</u>	Phone <u>414-271-7800</u>
Address <u>1233 N Mayfair Rd</u>		City <u>Milwaukee</u>	State <u>WI</u> Zip <u>53226</u>
Contractor <u>Signs & Lines by Sketch</u>	Phone <u>262-544-9628</u>	FAX	EMAIL <u>aaron@slines.net</u>
	Address <u>W240 S3990 Rockwood Circle</u>		City <u>Waukesha</u> State <u>WI</u> Zip <u>53189</u>

Aaron

The Architectural Board meets on the THIRD MONDAY of the Month at 6:30 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The DEADLINE for filing is FIFTEEN WORKING DAYS PRIOR TO THE MEETING DATE at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

All applications for consideration by the Architectural Board are subject to the policies described in this document.

Commercial/Industrial/Multifamily:

- One (1) bound set of plans and application material and one (1) electronic copy of all submittals.
- Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

Signs:

- One (1) color rendering of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- One (1) site plan with dimensions. Not required for wall signs or other signs attached to the building.
- One (1) set of lighting details. Include type, location, number and photometric plan.
- Submit Sign Permit Application

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

Date Applied: 11-30-23 Date of Meeting: 12-18-23 Item No. 2

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT

PERMIT # _____

JOB LOCATION 142 E Capital Dr. Hartland, WI 53029 TAX KEY # HAV 0729078
OWNER Brad Voght PHONE 414-271-7800
ADDRESS 1233 N Mayfair Rd CITY Milwaukee STATE WI ZIP 53226
CONTRACTOR Signs & Lines by Stretch - Aaron Penazek PHONE 262-544-9628
ADDRESS W240 S3990 Richmond Circle CITY Waukesha STATE WI ZIP 53189

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

RPB CPA's

OVERALL DIMENSIONS OF SIGN 121" w x 28" t COLOR OF BACKGROUND white

SIZE OF LETTERS IN INCHES 25" tall COLOR OF LETTERS Black

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

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 1,500

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

APPLICANT Aaron Penazek / Brad Voght DATE 11/30/23
Sign Contractor / Business Owner

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

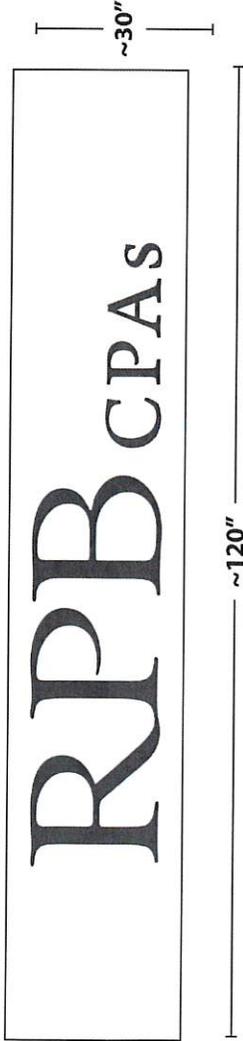
TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____

CUSTOMER/ PROJECT RPB CPAs / Exterior Sign

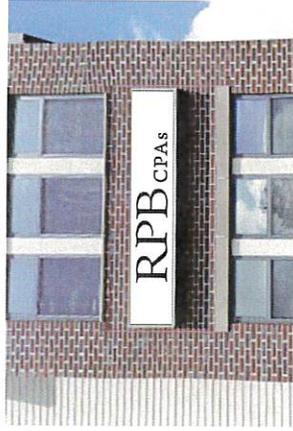


● INSTALL ○ PICKUP ○ SHIP REMOVE EXISTING GRAPHICS ● YES ○ NO VERSION # 2 QUOTE # 56254 W.O #

QTY: 2 - Sign Face Replacement



Measurements are approximate, pending site survey.



ARTWORK CHARGE — With your drawing/estimate, you are allowed one artwork revision. There will be an artwork charge for any additional drawings DESIGN LAYOUTS ARE COPYRIGHT © 2023.

ARTWORK APPROVAL -PLEASE PROOFREAD CAREFULLY-

- Spelling
- Copy Content
- Placement

I have checked the DETAILS of this proof and approve the design. Signs & Lines by Stretch is not responsible for typographical errors. My signature authorizes Signs & Lines by Stretch to proceed with production of this order. I understand that I will be charged for product and labor, even if I cancel the order after this date.

APPROVE - SIGNATURE

UNIT # N/A
 USDOT # N/A
 DRAWN BY: Jo Amos
 DATE: 11/29/2023
 FILE NAME: RPB CPAs - Sign Face Replacement - 25% - VER2.ai

MATERIALS USED

- Polycarbonate Sign Face,
- 3M Vinyl - Black

56254

#56254
 Matt Calles
 1/22/23

Site Number
 Surveyor Name
 Date Completed

Address 142 E. Capital Dr
 Hartland WI
 53029

Face Tech Survey

CURRENT CABINET CONDITION (Complete & Check One)

COLOR: Bronze

FAIR BADLY PEELING
 PEELING BADLY RUSTING

GRAPHIC DETAIL

Face Graphics: (Circle One)
 First Surface Second Surface

RETAINER TYPE & CLIP SYSTEM (If flex face sign, please describe retainers & clips)

Routerd Face Single
Side & Clear 1/2
Push Thru Letters

FACE TYPE (Check One & Complete Dim. Info)

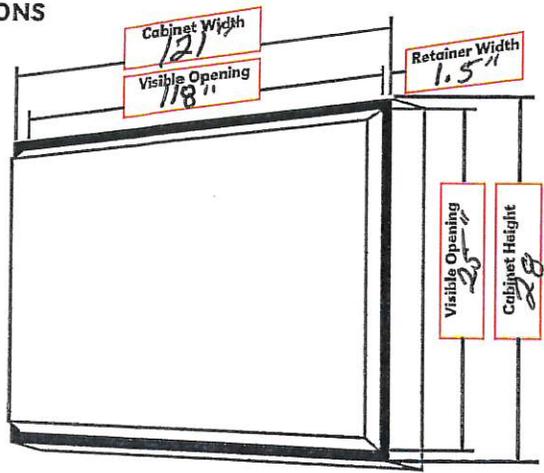
FLEX FLAT PAN FORMED

CABINET DEPTH: 4" PAN DEPTH: NA

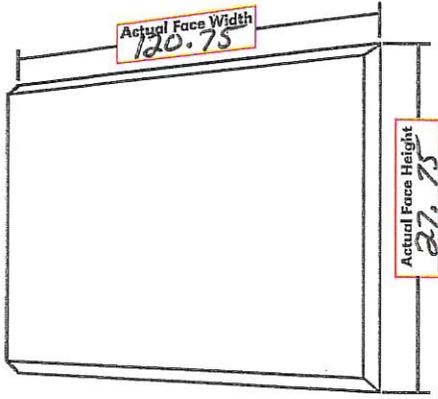
SINGLE FACE DOUBLE FACE

CABINET & FACE DIMENSIONS (Complete Dim. Info)

CABINET DIMENSIONS



FACE DIMENSIONS (Cut size)



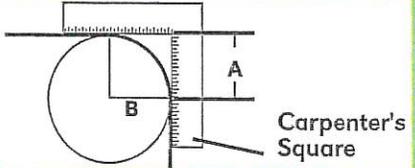
CORNER TYPE (Check One & Complete Dim. Info)

SQUARE CORNERS RADIUS CORNERS

Corner Radius: _____"

HOW TO FIND THE RADIUS:

The distance between the corner of the carpenter's square and the place where it touches the face (A) equals the radius of the Curve (B)



Additional Comments: Sign has 2 Lamps each ~~square~~ Both Signs are the Same
② F120T12CW110 Lamps

PHOTOS MUST BE TAKEN OF EACH SIGN

Customer:

SIGNS & LINES BY STRETCH
 W240 S3990 Rockwood Circle
 Waukesha, WI 53189
 Ph: 262-544-9628 Fax: 262-549-0928

Artwork is the property of Signs & Lines by Stretch, not to be copied or reproduced without permission of Signs & Lines.

Signs & Lines By Stretch
 W240 S3990 Rockwood Circle Waukesha, WI 53189
 stretch@slines.net
 (262) 544-9628



https://slines.net

Quote 56254

RPB CPA's Hartland Face Replacement

ORDERED BY
 RPB CPAs
 1233 N Mayfair Rd, Ste 302
 Milwaukee, WI 53226

SALES REP INFO
 Aaron Penazek
 Sign Sales Project Manager
 aaron@slines.net
 (262) 544-9628

TERMS
 Net 30

CONTACT INFO
 Brad Voght
 bvoght@rpblp.com
 (414) 271-7800

ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)
1 Sign Face Replacement RPB CPA's - Logo 30" tall by 120" wide (sizes are aproximate) X 2	2	Each	\$683.24	\$1,366.48
2 Installation Sign Face Replacement Installation	1	Each	\$788.84	\$788.84
3 Permits Permitting if necessary**	2	Each	\$468.00	\$936.00
4 Field Survey site survey - Sizes and checking for interior lit/ if bulbs need to be replaced.	1	Each	\$234.00	\$234.00

This is a *preliminary cost estimate* based on the information received to date. The final artwork layout, vehicle specifications, and/or sign specifications WILL affect the final cost of the project.
 A \$50 down payment may be required prior to beginning the artwork for the project. *This is non-refundable if the project is canceled.*
 Revisions to artwork and time required to manipulate/clean up supplied artwork are subject to charge. Art/design rates are charged by the quarter-hour.
 Projects valued at \$500 or higher require a 50% down-payment before we begin production of your graphics or sign
 The quoted price is based on the date of today's quote and is valid for 30 days.

Final payment in full is due upon pick up or installation unless prior arrangements have been made.

Subtotal: \$3,325.32
Sales Tax (5%): \$119.47
Total: \$3,444.79

Downpayment (50.0 %)

\$1,722.40

SIGNATURE:

DATE:

**Hartland Architectural Board
Application Review Policies**

All applicants and applications are subject to the following policies in order to be considered by the Architectural Board.

1. The deadline for filing any application is a minimum of fifteen (15) working days before the meeting.
2. All applicants for building renovations are encouraged to communicate with or meet with the Building and Zoning Official and the Village Administrator prior to submission of an application.
3. Applications for signs within the boundaries of the Hartland Downtown Business Improvement District (BID) must be reviewed by the BID prior to the meeting with the Architectural Board.
4. All requested or required information, including the application and appropriate fees, must be received prior to the deadline in order to be placed on the agenda. Village Staff has been directed to delay placement on the Architectural Board Agenda based on incomplete submittals.
5. Applications shall include professional-level drawings of all elevations impacted by the proposed project showing the proposed conditions including location and depiction of requested signage.
6. Applications for signage on existing buildings should include a scale depiction of the sign on a current photograph of the existing building.
7. One (1) set of application materials and one (1) electronic copy (PDF) of all application materials must be submitted by the deadline.
8. Applications that include site plans must depict the following existing and proposed information plus other information as appropriate or as requested:
 - a. Complete dimensions (lot, building, setbacks, parking, drives, etc.)
 - b. Scale and north arrow
 - c. All structures (include building elevations and height)
 - d. Drainage and grades (include design calculations for drainage)
 - e. Storm Water Management Plan
 - f. Utilities and easements (sewer, water, storm etc.)
 - g. Calculation of lot coverage
 - h. Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
 - i. Grading and erosion control
 - j. Landscaping, including a Tree Protection Plan
 - k. Exterior lighting details
 - l. Exterior HVAC equipment location
 - m. Dumpster location (screening required)
 - n. Street right-of-way
 - o. Miscellaneous items including, but not limited to, 100 year floodplain, wetland boundary, environmental corridor
9. Additional information may be requested by the Architectural Board or Staff.
10. The Applicant must complete and submit the required Professional Services Reimbursement Form along with any required deposit at the time of application.
11. The Applicant or a representative of Applicant able to make representations on behalf of the Applicant shall attend the meeting at which the matter will be discussed. Failure to have representation will result in tabling of the request to the next meeting.

127 E CAPITOL LLC
142 E CAPITOL DR STE 300
HARTLAND, WI 53029-2104

ARKAD GROUP
139 E CAPITOL DR
HARTLAND, WI 53029

BL BRANCH GROUP II, LLC
120 E WASHINGTON ST STE 201
SYRACUSE, NY 13202-4008

BRASS INVESTMENTS LLC
N52W26995 JESSICA DR
PEWAUKEE, WI 53072-1138

EMANDEMCO LLC
142 E CAPITOL DR STE 300
HARTLAND, WI 53029

HOPKINS SAVINGS & LOAN
PO BOX 460169 C/O RYAN PTS DEPT
HOUSTON, TX 77056-8169

JAS COFFEE LLC
150 E CAPITOL DR
HARTLAND, WI 53029-2104

LT GROUP LLC
122 E CAPITOL DR
HARTLAND, WI 53029-2104

P RADNEK AND J BOWAN
128 E CAPITOL DR
HARTLAND, WI 53029

SHERPERS INC AND GARY N SCHERPER
AND ELIZABETH A SCHERPER JOINT
N49W34291 ROAD P
OKAUCHEE, WI 53069-9706

SSI WALKER PROPERTIES LLC
143 E CAPITOL DR
HARTLAND, WI 53029

FRANK & CHRISTIE EMRATH
140 MAPLE AVE
HARTLAND, WI 53029-2104

PATRICK & DEBORAH SHAW
303 PARKVIEW CT
HARTLAND, WI 53029

SCOTT & SARA SAUER
305 PARKVIEW CT
HARTLAND, WI 53029

JAMES & SARAH MILLER
309 PARKVIEW CT
HARTLAND, WI 53029

PAUL & LAURA TESCH
311 PARKVIEW CT
HARTLAND, WI 53029

ALEC & CIARA BAENEN
323 PARKVIEW CT.
HARTLAND, WI 53029



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

Job Address				
Lot	Block	Subdivision	Key No. HAV	
Owner		EMAIL	Phone	
Address		City	State	Zip
Contractor		Phone	FAX	EMAIL
Address		City	State	Zip

The Architectural Board meets on the THIRD MONDAY of the Month at 6:30 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The DEADLINE for filing is FIFTEEN WORKING DAYS PRIOR TO THE MEETING DATE at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

All applications for consideration by the Architectural Board are subject to the policies described in this document.

Commercial/Industrial/Multifamily:

One (1) bound set of plans and application material and one (1) electronic copy of all submittals.

Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

Signs:

One (1) color rendering of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.

Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.

One (1) site plan with dimensions. Not required for wall signs or other signs attached to the building.

One (1) set of lighting details. Include type, location, number and photometric plan.

Submit Sign Permit Application

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

Date Applied: _____ Date of Meeting: _____ Item No. _____

**Hartland Architectural Board
Application Review Policies**

All applicants and applications are subject to the following policies in order to be considered by the Architectural Board.

1. The deadline for filing any application is a minimum of fifteen (15) working days before the meeting.
2. All applicants for building renovations are encouraged to communicate with or meet with the Building and Zoning Official and the Village Administrator prior to submission of an application.
3. Applications for signs within the boundaries of the Hartland Downtown Business Improvement District (BID) must be reviewed by the BID prior to the meeting with the Architectural Board.
4. All requested or required information, including the application and appropriate fees, must be received prior to the deadline in order to be placed on the agenda. Village Staff has been directed to delay placement on the Architectural Board Agenda based on incomplete submittals.
5. Applications shall include professional-level drawings of all elevations impacted by the proposed project showing the proposed conditions including location and depiction of requested signage.
6. Applications for signage on existing buildings should include a scale depiction of the sign on a current photograph of the existing building.
7. One (1) set of application materials and one (1) electronic copy (PDF) of all application materials must be submitted by the deadline.
8. Applications that include site plans must depict the following existing and proposed information plus other information as appropriate or as requested:
 - a. Complete dimensions (lot, building, setbacks, parking, drives, etc.)
 - b. Scale and north arrow
 - c. All structures (include building elevations and height)
 - d. Drainage and grades (include design calculations for drainage)
 - e. Storm Water Management Plan
 - f. Utilities and easements (sewer, water, storm etc.)
 - g. Calculation of lot coverage
 - h. Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
 - i. Grading and erosion control
 - j. Landscaping, including a Tree Protection Plan
 - k. Exterior lighting details
 - l. Exterior HVAC equipment location
 - m. Dumpster location (screening required)
 - n. Street right-of-way
 - o. Miscellaneous items including, but not limited to, 100 year floodplain, wetland boundary, environmental corridor
9. Additional information may be requested by the Architectural Board or Staff.
10. The Applicant must complete and submit the required Professional Services Reimbursement Form along with any required deposit at the time of application.
11. The Applicant or a representative of Applicant able to make representations on behalf of the Applicant shall attend the meeting at which the matter will be discussed. Failure to have representation will result in tabling of the request to the next meeting.

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT

PERMIT # _____

JOB LOCATION Oak Ridge Condos TAX KEY # _____ OWNER _____
PHONE _____

ADDRESS 313 Oak Ridge Dr. CITY Hartland STATE WI ZIP 53029
CONTRACTOR Creative Sign Company PHONE (920) 336-8900
ADDRESS 505 Lawrence Dr. CITY De Pere STATE WI ZIP 54115

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

WORDS AS THEY WILL APPEAR ON THE SIGN:
Oak Ridge

OVERALL DIMENSIONS OF SIGN 35" H X 60" W COLOR OF BACKGROUND white

SIZE OF LETTERS IN INCHES 13.8" (overall height) COLOR OF LETTERS Gold

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)
(HDU) High Density Urethane

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

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

ESTIMATED COST OF ABOVE SIGN \$ 2,380

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

APPLICANT Bailey Schulte ~~Danny Schulte~~ DATE 12/18/2023

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____

CLIENT: OAK RIDGE CONDOS

LOCATION: 313 OAK RIDGE DRIVE, HARTLAND WI

DRAWN BY: TESSA D

SALESPERSON: BAILEY D

DATE: 11/27/2023

DESIGN #: D23085

PAGE: 1

REVISION LOG:	INTL	DATE	DESCRIPTION
	TD	12/04/2023	PAINT NAME

NEW FACE FOR EXISTING MONUMENT

QUANTITY: 1

SIDES: S/F

LIGHTING: NONE

FACES: 1" HDU W/ SMOOTH FINISH

GRAPHICS: DIGITAL PRINT & CUT VINYL, 1ST SURFACE

VINYL: PREMIUM WITH MATTE LAM

FONT: UNIVERSITY ROMAN BOLD BT

MOUNTING: EXISTING 1.5"-1.75" ROUND POSTS

INSTRUCTION: REMOVE & DISPOSE OF EXISTING FACE.
INSTALL NEW FACE ON EXISTING
POLES AS SHOWN.

COLORS:

- P-1 WHITE
- P-2 MP 07514 SHERWOOD TAN
- P-3 MP 16140 BALSAMICO
- P-4 MP 03241 TURKISH TOWEL
- V-5 3630-131 GOLD METALLIC VINYL
- C-6 VARIOUS DIGITAL PRINT

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

SIGNATURE _____ DATE _____

A
1 LOCATION VIEW (AFTER)
SCALE: 3/4" = 1'



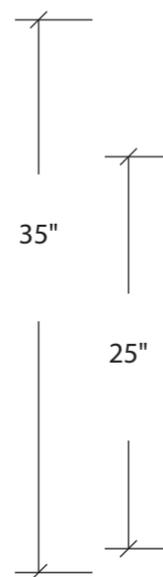
A
2 LOCATION VIEW
SCALE: N.T.S.



A
3 BACK VIEW
SCALE: N.T.S.



REMOVE EXISTING FACE
KEEP EXISTING POLES FOR
MOUNTING NEW FACE



QTY: 1



RAISED TREE: 1"D HDU, SMOOTH, P-3 MATTE FINISH, C-6 W/ MATTE LAM APPLIED

RAISED OUTER BORDER: 1"D HDU, SMOOTH, P-3 MATTE FINISH

RAISED INNER BORDER: 1"D HDU, SMOOTH, P-2 MATTE FINISH

RECESSED BACKGROUND: 1/2"D HDU, SMOOTH, P-1 MATTE

RAISED LETTERS: 1"D HDU, SMOOTH, P-3 MATTE FINISH, V-5 APPLIED

RAISED LINE: 1"D HDU, SMOOTH, P-4 MATTE FINISH

A
4 DETAIL VIEW
SCALE: 1" = 1'

THIS DRAWING IS THE PROPERTY OF CREATIVE SIGN CO, INC.

This is an original, unpublished drawing by Creative Sign Co, Inc. It is for your personal use, in conjunction with a project being planned for you by Creative Sign Co, Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the expressed written permission of Creative Sign Co, Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign.
CONTACT YOUR SIGN CONSULTANT TO PURCHASE THE RIGHTS TO THIS DESIGN.

CONCEPTUAL DRAWING ONLY

All sizes and dimensions are illustrated for client conception of the project and are not to be understood as being exact size or exact scale. Renderings, including lighting effects, opacities, and coloration, are an approximation.

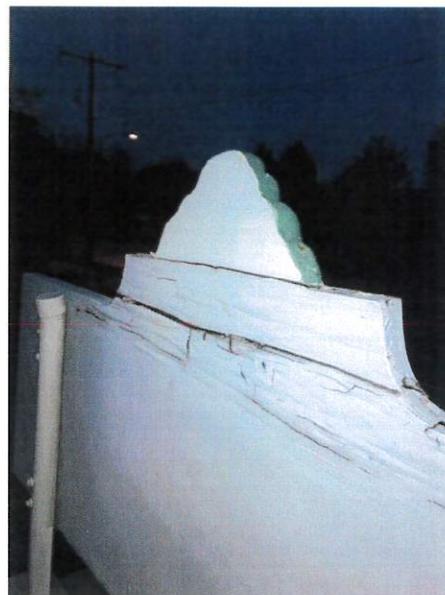
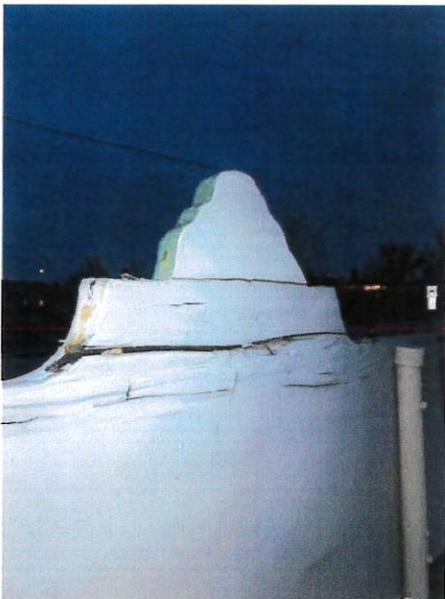
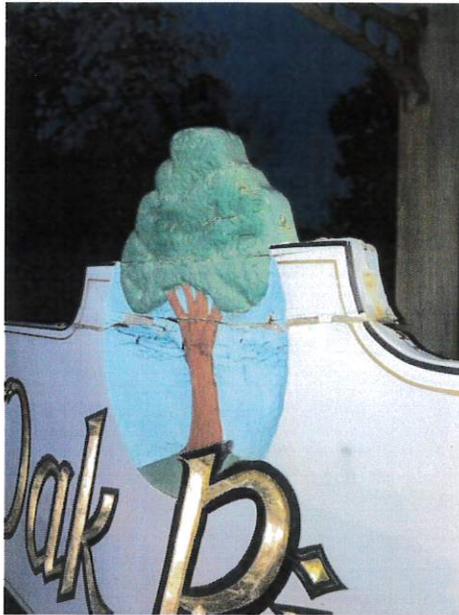
CUSTOMER RESPONSIBILITIES

Please review all drawing details closely, as Creative Sign will produce signs as approved drawing indicates. Some changes may occur based on production needs. While Creative Sign will make all efforts to correct any obvious spelling or grammatical errors, the customer is responsible for confirming that the above copy, including names and titles, appear as desired. Creative Sign will make every effort to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used.



**OAK RIDGE
CONDOMINIUM ASSOCIATION
HARTLAND, WISCONSIN**

**OAK RIDGE CONDOMINIUM ASSOCIATION
South Entrance Sign – Damaged, Needs Replaced**



FRANK & CHRISTIE EMRATH
140 MAPLE AVE
HARTLAND, WI 53029-2104

PATRICK & DEBORAH SHAW
303 PARKVIEW CT
HARTLAND, WI 53029

SCOTT & SARA SAUER
305 PARKVIEW CT
HARTLAND, WI 53029

JAMES & SARAH MILLER
309 PARKVIEW CT
HARTLAND, WI 53029

PAUL & LAURA TESCH
311 PARKVIEW CT
HARTLAND, WI 53029

ALEC & CIARA BAENEN
323 PARKVIEW CT.
HARTLAND, WI 53029