

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, APRIL 15, 2024
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 March 18, 2024 meeting.
2. Architectural Board review and consideration of an application for signage for Mosaic Health, 139 Cottonwood Avenue.
3. Plan Commission review of Conditional Use Permit and Business Occupancy permit applications for SD Hartland, Inc., 805 Cardinal Lane (Mobile Gas Station).
 - a. **Public hearing** for consideration of Conditional Use request
 - b. Consideration of a motion to recommend approval of Conditional Use Permit and Business Occupancy
4. Plan Commission review and consideration of a request for a 5 year renewal of the Conditional Use Permit for operation of two temporary, adjoining greenhouse structures, tables and racks, to be use for plants, located in the parking lot at Biebel's True Value, 580 Hartbrook Drive.
 - a. Consideration of a motion to set a Public Hearing
5. 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.
6. 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/87377364265?pwd=NW1ibk9hVUpRYVZiThIMGE5anhtUT09> The Meeting ID is 873 7736 4265 Passcode is 689837. To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY MARCH 18, 2024
6:30 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Jeff Pfannerstill, Jeff Bierman, Ann Wallschlager and Chip Schneeberger and David DeCourcy-Bower. Dino Xykis joined via Zoom at 6:44pm.

Others Present: Village Manager Bailey, Ryan Amtmann, Scott Hussinger, Ian Bennett, John Eskau 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.

- Dennis Sisko 296 Hickory Court– stated that he has concerns regarding flooding since water and sewer went up into the high school. He said there is a trough coming from the hill.

1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes of the February 19, 2024, regular meeting-

Motion (Wallschlager/Schneeberger) to approve the minutes for the February 18, 2024, regular meeting. Carried (6-0).

2. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for the Eskau property, 513 Memory Lane-

John Eskau was present and explained he would like #2 lot unbuildable and returned to just grass, because he is not going to build on that lot. Bailey explained that Mr. Eskau would like to take the two lots and make it into one. Hussinger said staff does not oppose making the two lots into one, but public works made the comment that the village policy is when you abandon one of the lots by combining it with another, the water service needs to be abandoned at the main. Hussinger said that is important, and a condition of approval of the CSM should be that the water service is abandoned at the main. There was brief discussion on a water hydrant that is on the property. Mr. Pfannerstill said they can get some feedback from Public Works. Hussinger said there are two issues here, the zoning, is not a problem, but the mechanics of complying with the standards of public works. Wallschlager asked who pays for abandoning it, at the main and Hussinger said the landowner. Mr. Pallagi, Mr. Eskau's son-in-law asked if they leave it as is, will it stay that way indefinitely and Hussinger said yes.

Motion (DeCourcy-Bower/Hallquist) to approve subject to review and approval from DPW on the approach for abandoning the water main connection to current vacant parcel, tax key HAV0425963004. Carried. (7-0).

3. Architectural Board review and consideration of an application for signage for Kwik Trip, Hwy 83 & Capitol Drive-

Matthew Lepke was present via zoom for Kwik Trip. He said he is the project manager for signage for Kwik Trip. He said they are asking for signage for the site and has seen the sign documents in the packet. He said one thing he wanted to point out is since the earlier application was made by Lacrosse sign group which is the sign company on this project, the decision was made to seek to move the pylon sign from where it was proposed at the northwest corner of the site down a little bit closer to the driveway that comes in from the east off w capitol drive off the north end of the site. He said where it curves in, they would like to move the pylon sign closer to that curve. He said it would be easier to get to, to install and any maintenance in the future. He said otherwise pretty standard sign package and briefly went over all the type of signs. He said they put no parking signs or 2-hour parking on locations near highways and interstates, that way people do not park cars there all day if they are commuting or park overnight if they are traveling through. He said certain sites deal with that more than others. Otherwise, the proposed pylon is thirty feet tall, there is also some grade change there from the road to the sign. On the plan you see, there is a bit of a drop of elevation from Hwy 83 to the site.

Hussinger said he does not have any issues with the signs. Pfannerstill said that sign height is based on its current location and asked if they will run into any height problems if they move that sign. Mr. Lepke said it is 30 ft from base and believes it is actually going lower than higher. Pfannerstill asked if it will affect the proposed development going in across the street. Mr. Lepke said Real Estate would be handling that kind of thing, but he has not discussed that with Real Estate. Wallschlager asked was not it that we could not go higher than 30 ft.? Hussinger said that is a standard, but it also measured from the roadway so now that they are down below, they are not likely to push the limits of our code. He also the reason this is a Plan Development is to overcome any issues with sign height.

Motion (Hallquist/Schneeberger) to approve the signage package for Kwik Trip, Hwy 83 & Capitol Drive. Carried. (7-0).

4. Architectural Board review and consideration of an application for signage for Merge Healthcare Solutions Inc., 900 Walnut Ridge Dr. –

Dalia Villarreal was present via zoom for Merge Healthcare. She said they are refacing the 3 signs from IBM to Merge. She said the signs are at the main entrance, east entrance, and west entrance. Bailey asked if these look like simple replacements and Hussinger said they are. Hussinger said ground signs are not supposed to be internally illuminated and he asked the applicant if the existing signs are internally illuminated. Ms. Villarreal said yes. Hussinger asked about the replacement and Ms. Villarreal said the replacement faces will be the same. She said all they are doing is replacing faces and they are not doing any electrical work. Hussinger said then the Village would support it. Hallquist said he does not have a problem with it since it is located in the industrial park.

Motion (DeCourcy-Bower/Hallquist) to approve the application for signage for Merge Healthcare Solutions, Inc. 900 Walnut Ridge Dr. Carried (7-0).

5. Architectural Board review and consideration of an application for signage for Mosaic Health, 139 Cottonwood Ave. -

Lucas Enge, the owner of the business was present and explained there are a couple issues, one being the height regulation. Hussinger said there has to be an 8 ft. separation between the bottom of the sign and any public sidewalk. Mr. Enge said there is also an issue with the attachment to the stone. He said the sign is high enough, but it is the attachment of the sign to stone. He said one is a village issue and the other is the issue of attaching it. He said it is the existing sign from another building and the company doing the attachment said there is an issue attaching it under the stone. Discussion on possible placement of the sign and the height of the sign. Hussinger said in looking at the picture in the packet, the door appears to be a 7 ft door and the sign is below the top of the door. Brief discussion on tabling this item.

Motion (Hallquist/Schneeberger) to table this until the next meeting. Carried (7-0).

6. Plan Commission review and consideration of a request for Conditional Use Permit and Business Occupancy applications for ib26LLC, 704-706 Rose Dr. –

a. Public Hearing for consideration of Conditional Use request-

Pfannerstill opened the Public Hearing at 7:00 p.m.:

Ian Bennet was present for ib26 LLC. Mr. Bennett is a professional soccer player with the Milwaukee Wave. He is looking to bring soccer training to Hartland. He has teamed up with a gym and they will have a soccer field on one side and a gym on the other side. He said there is a lot of potential in and around the area. He said the program will help them develop their soccer skills, give them training, work on their confidence and their nutrition.

He said they have some big names for the grand opening. He said he plans to stay here for 10-20 years.

Public Hearing was closed at 7: 03 p.m.

b. Consideration of a motion to recommend approval of Conditional Use Permit and Business Occupancy.

DeCourcy-Bower asked if there was sufficient parking. Mr. Bennett said this is not where parents come sit and wait. He said it is all about the kids, it is for parents to drop them off and pick them up. He said there are no games. Hussinger said it is his understanding, there will be no spectators. The question of a restroom came up and Mr. Bennett said there are two bathrooms plus the groups will be small, like ten kids.

Pfannerstill asked if there are any parking restrictions on Rose Drive, in case they have an open house. Hussinger said there are 2 buildings connected at this address and there is plenty of parking.

Motion (Wallschlager/Xykis) to approve the request for Conditional Use Permit and Business Occupancy applications for ib26 LLC, 704-706 Rose Drive. Carried (7-0).

7. Initial Plan Commission review of Conditional Use Permit and Business Occupancy permit applications for SD Hartland, Inc, 805 Cardinal Lane (Mobile Gas Station).

Hussinger said the property is zoned B-2 and this is to operate a gas station. He said this is allowed as a Conditional Use and this is the first step in a Conditional Use permit process.

a. Consideration of a motion to set a public hearing for April 15, 2024.

Motion (Hallquist/ Bierman) to set a public hearing for April 15, 2024. Carried (7-0).

Recess taken at 7:12 p.m.

Meeting resumed at 7:15p.m.

8. Conceptual review of senior living development on Campus Drive –

John Ford from Three Leaf Development was present via zoom to explain the conceptual review of senior living development on Campus Drive. He said as discussed during the approval process last year for the quarry project they approach developments as a partnership and a collaboration mindset with the communities. He said while this development may be smaller than the quarry, it is equally if not more impactful. This development has the potential to have an impact standing multi generations. They often partner with other developers. This is a Joint effort with three leaf and Matter development.

He said some of Matter Development recent projects were included in the packets.

Additional partner is Lake Country Lutheran and Mark Bauer was present to explain their partnership.

He said this has been a dream for them to be able to provide service to community to provide dual education for their students. He envisions opportunities for elder folks to come over for plays, concerts, games and other kinds of events. And or for the students to come over, to read to the elderly and learn more about geriatric care to strengthen relationships between generations. He said it fits into their category of giving back to the community and trying to find a way to purposely use the property in such a way to glorify God and help the community as a whole.

Ford said the proposed development will have 120 units called continuous care which will allow seniors to age in place which includes independent, assisted and memory care.

He said residents can remain in their same unit where services will be brought to them as they age and their needs change throughout the years. The exception would be someone who developed Alzheimer's, they would be transferred to the secure memory care portion of the development. The proposed location is across from Lake Country Lutheran High School adjacent to the woodnote apartments. The site in total is just under nine acres. The site has a use restriction from a deed perspective for a portion of the site. On site plan there is a line that divides the site and there is approximately four acres east of such line where there is no use restriction, where they are proposing the senior development be located. West of the line is limited to recreational, educational and office uses. LCL anticipates at a time to be determined in the future to further this portion of the site with small administrative office space or outdoor recreational space. The area in between the building would be a parking space that could be utilized by both parcels with an access agreement. The site has some significant topography changes that play into our proposed four-story building which includes independent assisted living which would include underground parking and then there would be a one-

story memory care portion that would include a courtyard as well. From a design standpoint one of the key elements in keeping seniors active in their daily lives, and connected to the common areas and amenities, a taller 4-story building vs a 2-story building that is spread out, means seniors do not have to travel as far to use the amenities. He said examples are included in the packet.

Bailey reminded everyone this is a conceptual only and only to decide if this is something they like and would like to move forward. Hallquist commented he liked the concept. Bierman commented on the access point and said as they move forward will that one access point be enough. DeCourcy-Bower said on the overall concept he is intrigued on how the division of the property will work in practical sense with half of the property a parking lot on one and half a parking lot on the other, in the long term maintenance he said he is sure they could get agreements in place but it almost seems easier if it were all in one and you just agree to let someone have access to it. He said maybe with the lot lines as you are planning it, make it simple from an easement point of view of who owns what and who is responsible for what. He said the comp plan currently shows that as commercial and he said the reason for that is there is relatively little available commercial land in the village for future uses and, the concept there was that this would be a property that would serve the residents of the apartments, the school and provide commercial services to those residents. He said that was at least the thought of the concept plan and this is getting away from that. He said he did want to raise it as there are not a lot of commercial properties available in the Village. He said we need to consider do we have enough commercial in the village. Bailey said anything northwest of the dotted line cannot be commercial per their land agreement. He said the land agreement when they bought that from the Wisconsin Dept. of transportation stated it cannot be commercial. DeCourcy-Bower said in that case the comp plan needs to be changed. Bailey said when we put together the comp plan, we were not aware of the land restrictions.

Motion (Hallquist/ Xykis) to approve the concept to move forward. Carried (7-0).

9. Announcements –

None at this time.

10. Adjourn

Motion (Schneeberger/DeCourcy-Bower) to adjourn. Carried (7-0).

Adjourned at 7:31 pm.

Respectfully submitted by

Recording Secretary,
Deidre Bush y, Deputy Clerk



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

Job Address 139 COTTONWOOD AVE				
Lot	Block	Subdivision	Key No. HAV	
Owner LUCAS EDGE		EMAIL LUCAS@MOSAIC-NEARL.COM	Phone 714-792-9329	
Address W271N8246 PARKVIEW		City TOWN OF HARTLAND	State WI	Zip 53029
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: 3/4/24 Date of Meeting: _____ Item No. _____
Commercial Page 1 of 2

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT

PERMIT # _____

JOB LOCATION 139 COTTONWOOD AVE TAX KEY # _____
OWNER LUCAS ENGE PHONE 714-392-9329
ADDRESS W291NB246 PARKVIEW W CITY MERTON STATE WF ZIP 53029
CONTRACTOR _____ PHONE _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

MOSAIC HEALTH PERSONAL TRAINING NUTRITION

OVERALL DIMENSIONS OF SIGN 30" X 35.8" COLOR OF BACKGROUND BLACK

SIZE OF LETTERS IN INCHES 1" - 2" COLOR OF LETTERS ORANGE, WHITE, GREEN

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)
FIBER BOARD & METAL FRAME

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 \$ 0

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

APPLICANT [Signature] DATE 02/29/2024

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

CUSTOMER INFO:

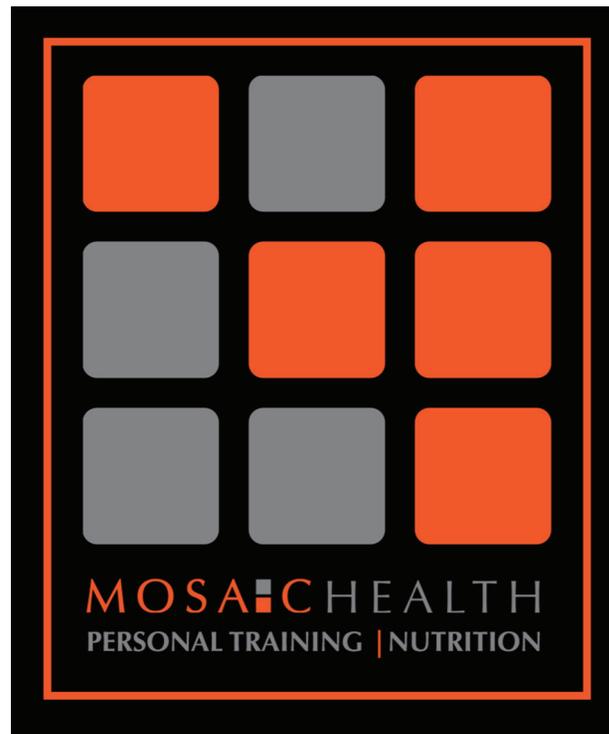
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I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED & APPROVE THIS PROJECT TO BEGIN:

CUSTOMER APPROVAL SIGNATURE: _____

PRINT: _____ DATE: _____

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50% DEPOSIT DUE AT TIME OF ORDER (full amount if under \$100), balance due upon time of completion. I HAVE READ AND AGREE TO ALL TERMS. INITIAL _____





128 COTTONWOOD LLC
W298N3324 S IMPERIAL DR
PEWAUKEE, WI 53072-3100

CARL & CHRISTINE ZEUTZIUS
N68W30836 CLUB CIR E
HARTLAND, WI 53029-9766

CHRISTOPHER HENNING
203 W CAPITOL DR
HARTLAND, WI 53029-2027

COTTONWOOD PROPERTIES LLC
PO BOX 102
HARTLAND, WI 53029-0102

EPPLER ENTERPRISES LLC
N51W35369 RIVER RD
OCONOMOWOC, WI 53066-3306

HJH 211 LLC
211 COTTONWOOD AVE
HARTLAND, WI 53029-2016

HL SALONS LLC
140 COTTONWOOD AVE
HARTLAND, WI 53029

MICHAEL K KRETSCHMER JR & SARA A
KRETSCHMER
141 W CAPITOL DR
HARTLAND, WI 53029-2026

PETCOFF INC
141A COTTONWOOD AVE
HARTLAND, WI 53029-2014

ROBERT J WACHOWIAK AND PILAR A
JOSEPH
151 W CAPITOL DR
HARTLAND, WI 53029-2026



Pd 2/13/24
Receipt 25373

PETITION FOR CONDITIONAL USE
■ \$150 REVIEW FEE DUE AT TIME OF APPLICATION
PLUS \$300 PROFESSIONAL FEE DEPOSIT

Property Owner Sarwan Singh	
Business Name SD HARTLAND INC	
Business Owner Sarwan Singh	
Address 1109 1st Center Ave, Brodhead, WI 53520	
Contact Person Manvir Singh	Phone 847-650-0104
Key No. HAV	Email ruhi@pdaloan.com

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 present use of property and basic information on the intended use:

We would like to operate gas station with convenience store.

Additional documents and materials must be submitted addressing the requirements described in Article IV of the Hartland Zoning Code regarding Conditional Uses.

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

Petitioner Signature	
Print Name Sarwan Singh	Date 02/13/2024

OFFICE USE ONLY:

Date Applied:	Date of Meeting:	Return Comments by:
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Hartland Plan Commission
Application Review Policies

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

1. The deadline for filing any application is a minimum of fifteen (15) working days before the meeting
2. All applicants are encouraged to communicate with or meet with either the Building and Zoning Official or the Village Administrator prior to submission of an application.
3. 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 Plan Commission Agenda based on incomplete submittals.
4. Four (4) sets of bound site plans or application materials and one (1) electronic copy (PDF) of all application materials must be submitted by the deadline.
5. 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
6. Additional information may be requested by the Plan Commission or Staff.
7. The Applicant must complete and submit the required Professional Services Reimbursement Form along with any required deposit at the time of application.
8. 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.

Permit Fee:	\$75
Refundable Occupancy Deposit: (Refundable Deposit Returned Upon Release by Building Inspector)	\$500
Total Due:	\$575
Date Paid:	2-13-24
Receipt No.:	253131

VILLAGE OF HARTLAND
BUSINESS OCCUPANCY
PERMIT APPLICATION

- Please Note that operation of business is not allowed until occupancy permit application has been approved.
- Allow approximately 5 working days for review.

After an occupancy permit application has been received and an occupancy inspection has been completed by the building inspection department, an occupancy letter will be sent to the applicant listing all violations. An occupancy permit will be issued when all violations have been corrected.

A conditional occupancy permit can be requested by the prospective occupant, if no life-safety violations exist as determined by the building inspection department.

If the conditional occupancy permit is issued, the applicant agrees to have all violations corrected within forty five (45) days. A reinspection will be scheduled after 45 days to check for compliance. If any violations exist, a penalty of \$25.00 per day will be assessed until all violations are corrected.

The \$500 Refundable Occupancy Deposit will be returned upon release by the Building Inspector.

VILLAGE OF HARTLAND
BUSINESS OCCUPANCY
PERMIT APPLICATION
PAGE 2

BUSINESS: SD HARTLAND INC
Name: _____
Address: 805 Cardinal Lane, Hartland, WI 53029 Unit/Suite No. _____
Phone No: 574-904-2221 FAX No. _____

BUSINESS OWNER: Sarwan Singh
Name: _____
Address: 1109 1st Center Ave, Brodhead, WI 53520
Day Phone: 574-532-7858 Evening Phone: _____ Emergency Phone: _____

BUILDING OWNER:
Name: WRE One LLC
Address: 1109 1st Center Ave, Brodhead, WI 53520
Day Phone: 574-904-2221 Evening Phone: _____ Emergency Phone: _____

2ND EMERGENCY CONTACT:
Name: Manvir Singh
Address: 1109 1st Center Ave, Brodhead, WI 53520
Emergency Phone: 574-904-2221

CONTACT FOR FIRE DEPARTMENT TO MAKE ARRANGEMENT FOR INSPECTION:
Name: Sarwan Singh Phone: 574-904-2221

DETAILED DESCRIPTION OF BUSINESS OPERATION: Gas station with convenience store and Car Wash

Hours and days of operation: 6:00 AM - 12:00 AM

Number of full and part time employees on site during each shift (count working owner as an employee): 2 full time and 1 part time

Estimated max. total of customers/clients/visitors on site at one time: 5

Number of total off-street parking stalls provided on site: 19

Number of above parking stalls dedicated for use by this business: 19

Describe anticipated method and frequency of deliveries to/from the site, and location on site where loading/unloading/parking of shipping vehicle is to occur: Parking in the back of the store
Loading/unloading - Front and back door entrance

Describe any activities that may occur outside the building but still on-site such as dumpster, outside storage, equipment, accessory buildings, etc. (Please attach site plan showing these items): Dumpster, car Wash, Air Machine, and car Vacuum cleaner and Gas Pump

Detailed description of any equipment, operation, device, or process that may emit noise, vibration, or odors from the site: Vacuum cleaner

**BUSINESS OCCUPANCY
PERMIT APPLICATION
PAGE 3**

The names and amounts of any noxious or hazardous substances or fumes that may be created, stored, or used on the site: N/A

Describe or sketch area for storage of above substances and any other high fire hazard areas: _____

Fire extinguisher size, type, and quantity: AMEREX - 1 OUTSIDE AND 2 INSIDE 16LB EACH

Is there a fire sprinkler system: NO

Is there an alarm system: YES

Heating type and location: Natural Gas and Location - On the Roof

Describe or sketch gas shut off location: Behind the cash register on the wall and one every pump and outside of building

Describe or sketch electric shut off location: Bank Storage - South side of building

Describe or sketch fire sprinkler shut off location: _____

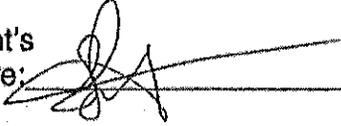
Attach a sketch of the area of the building to be used for this business unless all of building is to be used. _____

Please note that operation of a business is not allowed until the occupancy permit application has been approved.

You may need to attach additional pages to this application.

If you have questions call Building Inspector at 262-367-4744.

Incomplete applications will not be approved.

Applicant's Signature:  Date: 02/13/2024

FOR OFFICE USE ONLY

ZONING DEPARTMENT/BUILDING INSPECTION DEPARTMENT	
Zoning Classification:	
Zoning Approved:	By: _____
Application Approved:	
Permit Number:	
Notes/Conditions:	

FIRE DEPARTMENT	
Site Approved:	By: _____
Notes/Conditions:	

The Hartland Police Department is updating our records for all the businesses in the Village of Hartland. Please provide the information below needed for emergency and after hours contacts for your business. Feel free to add any other pertinent information that would better assist us in dealing with your business needs.

HARTLAND POLICE DEPARTMENT BUSINESS/KEY HOLDER UPDATE

BUSINESS NAME: SD HARTLAND INC
ADDRESS: 805 Cardinal Lane, Hartland, WI 53029
PHONE: 574-904-2221

EMERGENCY AFTER HOURS KEY HOLDERS:

NAME: Sarwan Singh
ADDRESS: 1109 1st Center Ave, Brodhead, WI 53520
PHONE:
CELL PHONE: 574-532-7858

NAME: Manvir Singh
ADDRESS: 1109 1st Center Ave, Brodhead, WI 53520
PHONE:
CELL PHONE: 574-904-2221

NAME:
ADDRESS:
PHONE:
CELL PHONE:

Please complete and return to the Hartland Police Department by mail:
210 Cottonwood Avenue
Hartland, WI 53029

Or by FAX: 262-369-2224

Thank you for your cooperation.

BANK FIVE NINE
155 W WISCONSIN AVE C/O
ACCOUNTS PAYABLE
OCONOMOWOC, WI 53066

CBS PROPERTIES LLC
805 CARDINAL LN
HARTLAND, WI 53029-2319

G HOWE LAKE COUNTRY LLC
W305N1587 SILVERWOOD LN
DELAFIELD, WI 53018

LANDMARK CREDIT UNION
PO BOX 510870
NEW BERLIN, WI 53151-0870

MSI GENERAL CORP
PO BOX 7
OCONOMOWOC, WI 53066-0007

SCHAEFER PROPERTIES LLP
1615 NOTRE DAME BLVD
ELM GROVE, WI 53122-1754

W225N3131 DUPLAINVILLE ROAD,
LLC
5715 STATE ROAD 83
HARTLAND, WI 53029-9702

WGS & LTG HOLDINGS LLC
725 INDUSTRIAL CT
HARTLAND, WI 53029-2312

pd 4/5/24
Recpt # 254359



PETITION FOR CONDITIONAL USE

\$150 REVIEW FEE DUE AT TIME OF APPLICATION PLUS \$300 PROFESSIONAL FEE DEPOSIT

Property Owner <u>Devo Management Company</u>	
Business Name <u>BIEBEL'S TRUE VALUE HARDWARE</u>	
Business Owner <u>ANDREW BIEBEL</u>	
Address <u>580 HARTBROOK DR</u>	
Contact Person <u>ANDREW BIEBEL</u>	Phone <u>262 369-1070</u>
Key No. HAV	Email <u>andrewbiebel@gmail.com</u>

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 present use of property and basic information on the intended use:

<u>We intend to use portion of our current parking lot for temporary use of two adjoining greenhouse structures, as well as some tables and racks for plants.</u>

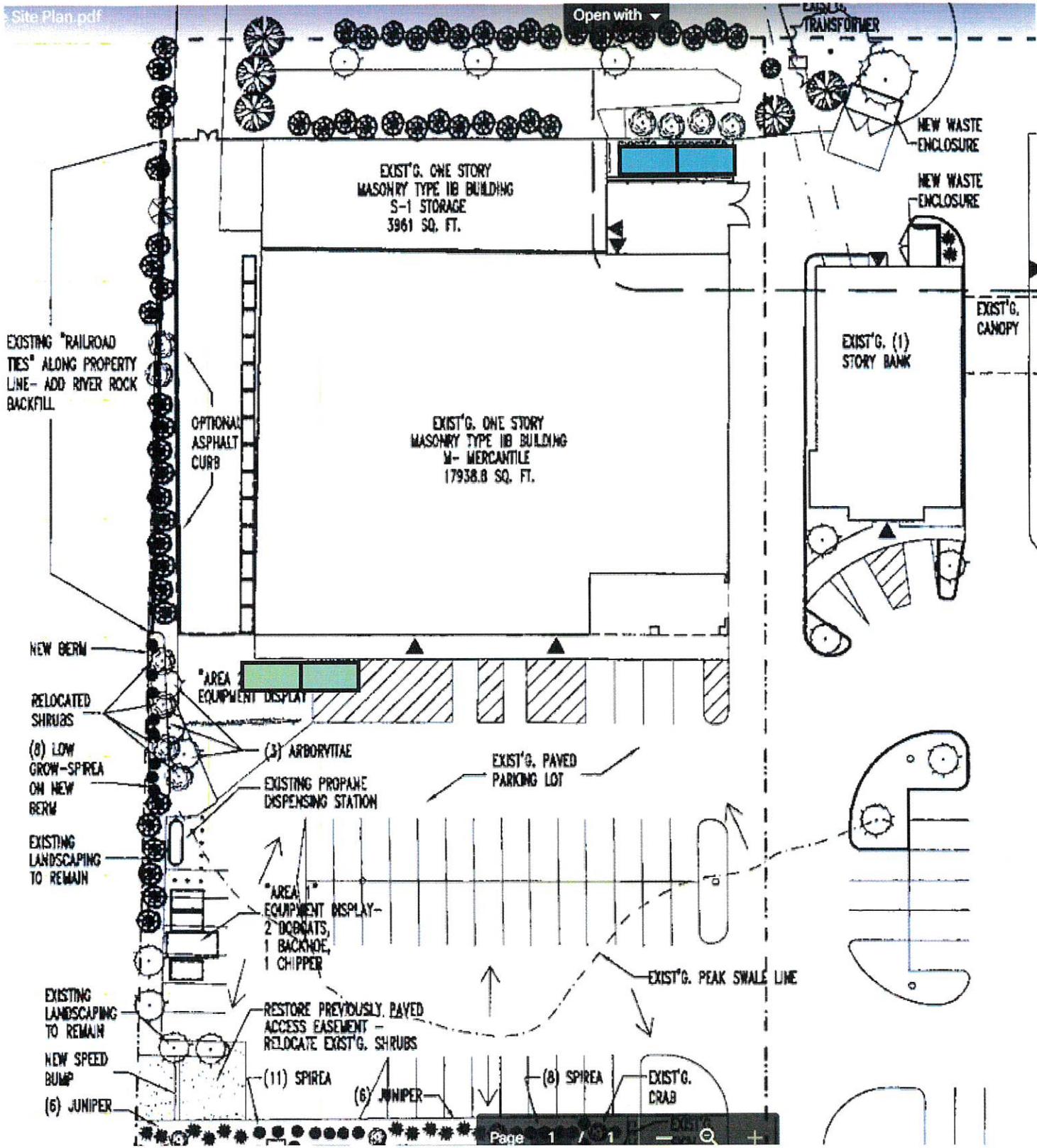
Additional documents and materials must be submitted addressing the requirements described in Article IV of the Hartland Zoning Code regarding Conditional Uses.

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

Petitioner Signature <u>Andrew Biebel</u>	
Print Name <u>ANDREW BIEBEL</u>	Date <u>4/2/24</u>

OFFICE USE ONLY:

Date Applied: <u>4/5/24</u>	Date of Meeting: <u>4/15/24</u>	Return Comments by: .
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Green boxes - intended use april 25th - sept 31st as a greenhouse for storage of retail plants and flowers

Blue Boxes - Intended use Oct 1st - April 24th. Stored for offseason in loading dock

Structures to be anchored into the ground during use, no electricity needed. Each structure is 10' deep, 22' wide and 12' tall. They will be side by side with the open side facing Hartbrook Dr.