

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, JUNE 17, 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 May 20, 2024 meeting.
2. Consideration of resignation by Dino Xykis from the Joint Architectural Board/Plan Commission
3. Architectural Board review and consideration of an application for signage for IB26 Futbol Academy, ETS Performance, 704-706 Rose Drive.
4. Architectural Board review and consideration of application for an addition to the residence at 430 Lindenwood Drive.
5. Plan Commission conceptual review of proposed lot division at 308 North Avenue into two lots with the razing of existing dwelling and development of one single family dwelling on each lot.
6. The Plan Commission will conduct an initial review for proposed annexation and PUD development ("Project") whose approval is being sought by Gideon Farms LLC on property tax keys MRTT0396999006 and MRTT039699902 located at N56W30020 County Road K, Town of Merton. The Plan Commission will review:
 - a. Proposed petition for direct annexation
 - b. Proposed temporary rezoning to A-1 for the farmland parcel and B-3 for the corner parcel, in conjunction with petition for Planned Unit Development Overlay Zoning
 - c. Proposed Comprehensive Land Use Map amendment and Resolution
7. 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.
8. 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/82603770932?pwd=WURadDIHcCtBMUVyYXVrL1BjRmhEdz09> The Meeting ID is 826 0377 0932 Passcode is 485191. To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY MAY 20, 2024
6:30 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Jeff Pfannerstill, Tim Hallquist, Jeff Bierman, Ann Wallschlager, Chip Schneeberger and David DeCourcy-Bower. Absent: Dino Xykis.

Others Present: Village Manager Bailey, 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.

- No Comments

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of April 15, 2024.

Motion Wallschlager/Schneeberger) to approve the Jt. Architectural Board/Plan Commission minutes of April 15, 2024. Carried. (6-0).

2. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission and Village Board minutes of April 03, 2024.

Motion (Hallquist/Schneeberger) to approve the Jt. Architectural Board/Plan Commission minutes of March 18, 2024. Carried. (5-0) with 1 abstention, Wallschlager.

3. Architectural Board review and consideration of an application for signage for Lake Country Dance, 675 Industrial Court.

Representative from Silver Leaf and Graphics was present to explain the signage. The sign is LED, no logo just lettering. Hussinger said it can be illuminated but asked do we want it to be off at a certain time.

Ms. Indermuehle said it faces 83, similar to the gas station.

Motion (Hallquist/Schneeberger) to approve the application for signage for r Lake Country Dance with shut-off time of 10 p.m., 675 Industrial Court. Carried. (6-0).

4. Architectural Board review and consideration of an application for Boardwalk Financial, 128 Cottonwood, for revision to exterior plan previously approved by the Architectural Board and Plan Commission on January 16, 2023.

The petitioner explained they originally were approved for a wood frame but would like to change to a revised design and not use wood, it would be for the side entrance where the concrete was just poured. Brief discussion on tree in front of building. Hussinger asked if it would be the same size just

different material, the petitioner said it will be a similar size but not sure if it will be the exact same size. Brief discussion on size.

Motion (DeCourcy-Bower/Wallschlager) to approve the revised exterior awning, 128 Cottonwood Ave. Carried (6-0).

5. Architectural Board review and consideration of an application for signage for S3 Deli, 131 E. Capitol Drive.

The petitioner said the first sign is 5 ft. in diameter, will be made of wood. He said there will be 2 lights on the inside that will shine on it. It will be similar to Tabi's, Zesti's and Palmer's signage and will not be illuminated. Hussinger asked if the sign had been made yet and petitioner said no. Brief discussion on lighting. The 2nd sign will be above the awning 5 1@ x 2 ½ ft and he would like it to be off the corner if he can get it approved. Wallschlager asked about the height, and he said it will be 12-13 ft high. Neither of the signs will be illuminated; the inside sign will have the 2 lights pointed at it to light it up.

Motion (DeCourcy-Bower/Bierman) to approve the signage for S3 Deli, 131 E. Capitol Drive. Carried (6-0).

6. Presentation of development concept for Eagle Pass, formerly known as the Hammer property.

Kevin Servi was present to explain the concept and said there will be 6 lots and there will be a single loop, possibly 7 lots but that still has to be determined. Each lot will be approximately ½ acre or larger each with the smallest being 22,000 ft.

Gary Strombeck 305 Badger Drive – stated he is a member of Lake Country Meadows subdivision and HOA. He passed out 2 different papers and said the map on the screen doesn't tell the whole story. He passed out 2 different papers, one being a topographic map and he said he has 3 different issues. He said this property has been looked at over and over for the last 10 years and the only issue Lake Country Meadows has is proper stormwater management, size of the lots with similar house styles, and the 2 parcels by this parcel that could be landlocked. He said the lot sizes should be ¾ - 1 acre lots. He explained the map he handed out and said the north side is 15 feet higher than the south side. He said on the topo map the north side, they would have to dig down 15 ft to meet the level south side and he questions the feasibility of that. He said whatever goes in that the sewer system then drains out into their basin which they have to maintain.

Wallschlager commented on the 2 lots near this parcel. It was stated that those parcels are owned by people whose property is adjacent to them, so they are not landlocked. Discussion on the 2 lots.

Village Engineer Ryan Amtmann said they would have to have a stormwater management plan, he hasn't seen a stormwater management plan yet, but they would work through that.

(inaudible)

Discussion on the possible zoning. Bierman asked about the lot sizes and zoning. Hussinger said it would be tricky, would it be R-1 like Lake Country or everyone else's R-2, R-3. Brief discussion on the lot depth. Discussion on the existing house sizes and values.

(Inaudible)

DeCourcy-Bower commented that in the past the Buckley's had expressed no desire to sell those properties adjacent to this property or for those to be developed. He said the point was made that access can be made to those properties. He said this latest plan is consistent with the comp plan and looks good and worth considering. He went on to say that every time someone brings a plan forward it meets opposition and it is unfair to the property owners. Brief discussion on previous plans that had come forward. DeCourcy-Bower repeated that he thinks it is a good development.

Bailey reminded everyone this is just a conceptual plan and if the Plan Commission likes what they see The petitioner would start working on architectural plans and would bring it back to us when they are ready. Bailey stated that everyone in that area will get mailed an agenda when it does come back. He said there is a certain

7. Architectural Board review and consideration of kiosk for Klink's Karpet's.

Village Manager Bailey said Kristine Klink is partial owner of the property and the Business Improvement District is proposing putting up a kiosk that can advertise BID and Village events by the parking lot at Klink's Karpet's. Pfannerstill commented on who would maintain it. Building Inspector Hussinger said in any final approval it should define whose responsibility the kiosk is. Brief discussion on the location. Hussinger asked if it was on private property and Bailey said it is.

Motion (Hallquist/Schneeberger) to approve the kiosk for Klink's Karpet's, with approval of Village staff of placement, maintenance and content. Carried (6-0).

8. 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. Public hearing for consideration of renewal of Conditional Use Permit

Public Hearing opened at 7:21 p.m. – no comments.

Public Hearing closed at 7:21 p.m.

b. Consideration of a motion to recommend approval of renewal of Conditional Use Permit

Andrew Biebel was present and said they have 2 clear greenhouse structures side by side and they are used until October. He said they are then removed and stored for the winter. Schneeberger asked if the back of the building had been cleaned up and Andrew Biebel said it is now.

Motion (DeCourcy-Bower/Hallquist) to approve the Conditional Use Permit for 5 years for the 2 greenhouses for Biebels, 580 Hartbrook Drive. Carried (6-0).

9. Announcements –

None at this time.

10. Adjourn

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

Adjourned at 7:27 pm.

Respectfully submitted by

Recording Secretary,
Deidre Bush y, Deputy Clerk



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

Job Address 706 ROSE DRIVE, HARTLAND, WISCONSIN			
Lot	Block	Subdivision	Key No. HAV
Owner IAN BENNETT		EMAIL 26IANBENNETT@gmail.com	Phone 317-200-5445
Address 706 rose drive		City Hartland	State WI Zip 53029
Contractor Fanactive	Phone	FAX	EMAIL Slandisch@bsnsports.com
Address 1100 Frank h street suite 3		City Waunakee	State WI Zip 53597

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. _____

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

PERMIT # _____

JOB LOCATION _____ TAX KEY # _____
OWNER 1626 LLC PHONE 317-200-9446
ADDRESS 766 Rise dr CITY Hartland STATE WI ZIP 53029
CONTRACTOR Fanabive 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: File on top + 1626 Futbol Academy
on the door

OVERALL DIMENSIONS OF SIGN The front door COLOR OF BACKGROUND White

SIZE OF LETTERS IN INCHES 2 inches COLOR OF LETTERS Black

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

Rubber plastic

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 \$ 1200

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 5/28/2024

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

CENTRAL PROPERTY DEVELOPMENT
INC
614 S ASHLEY ST
ANN ARBOR, MI 48103-4908

CROSSROAD INVESTMENTS LLC
131 E WISCONSIN AVE
PEWAUKEE, WI 53072-3471

MRE PROPCO, LP
3 LAKES DR
NORTHFIELD, IL 60093-2753

NOBLE DEVELOPMERC/O DAN
HLAVACHEK
W285N3340 CONSERVANCY DR
PEWAUKEE, WI 53072

REVERE ELECTRIC SUPPLY CO
8807 187TH ST
MOKENA, IL 60448-7706

STAG INDUSTRIAL HOLDINGS LLC
1 FEDERAL ST FL 23
BOSTON, MA 02110-2031

TAKODA INVESTMENTS LLC
532 DUCKHEAD RD
LAKE OZARK, MO 65049-5804



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

Job Address				
Lot	Block	Subdivision	Key No. HAV	
Owner			Phone	
Address		City	State	Zip
Contractor		Phone	FAX	E-Mail Address
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 **FIVE 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.

One & Two Family

One (1) bound set of construction plans and application material and one (1) electronic copy of all submittals. Plans must be stamped "approved by the developer" if required.

These plans may be reused to apply for the building permit. Building elevations are all that is necessary to obtain Architectural Board approval. Although it is recommended that complete construction plans along with other building permit application material be submitted in order to begin the permit process as soon as possible after the meeting.

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

One (1) site plan. The site plan must be detailed and dimensioned and may also be reused to apply for the building permit. One set of site plans must be stamped "approved by the developer" (if applicable).

One (1) plat of survey is required for new dwellings at the time of building 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. _____



Department of Building Inspection

PERMIT # _____

APPLICATION FOR BUILDING PERMIT

210 Cottonwood Avenue • Hartland, WI 53029 • Phone (262) 367-4744 • Fax (262) 367-2430

JOB LOCATION 430 LINDENWOOD DRIVE

OWNER GREG + JIM GRIFFIN PHONE 262 719 7481 FAX _____

ADDRESS 11 CITY, STATE, ZIP HARTLAND WI 53029

CONTRACTOR J. STEFL DEVELOPMENT LLC PHONE 414 750 0430

ADDRESS W305 N1775 SILVERWOOD LN CITY, STATE, ZIP DELAFIELD WI 53018

DWELLING CONTRACTOR # 933175 933177 EMAIL Jim@jstefdevelopment.com

When permit is ready notify: Contractor Owner By: Mail Phone Email

Project Description: REAR ADDITION project cost \$120,000

Current principal use of property RESIDENCE
Proposed principal use of property RESIDENCE

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 the Uniform Dwelling Code of Wisconsin Administrative Code, Zoning Ordinance, all other ordinances of the Village of Hartland and with all the laws and orders of the State of Wisconsin applicable to said premises.

Signature of Applicant  Date 5/28/24

CONDITIONS OF APPROVAL: This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

1. See plans for possible conditions/recommendations
2. _____
- _____
- _____
- _____
- _____

_____ TOTAL FEES

_____ Date Paid

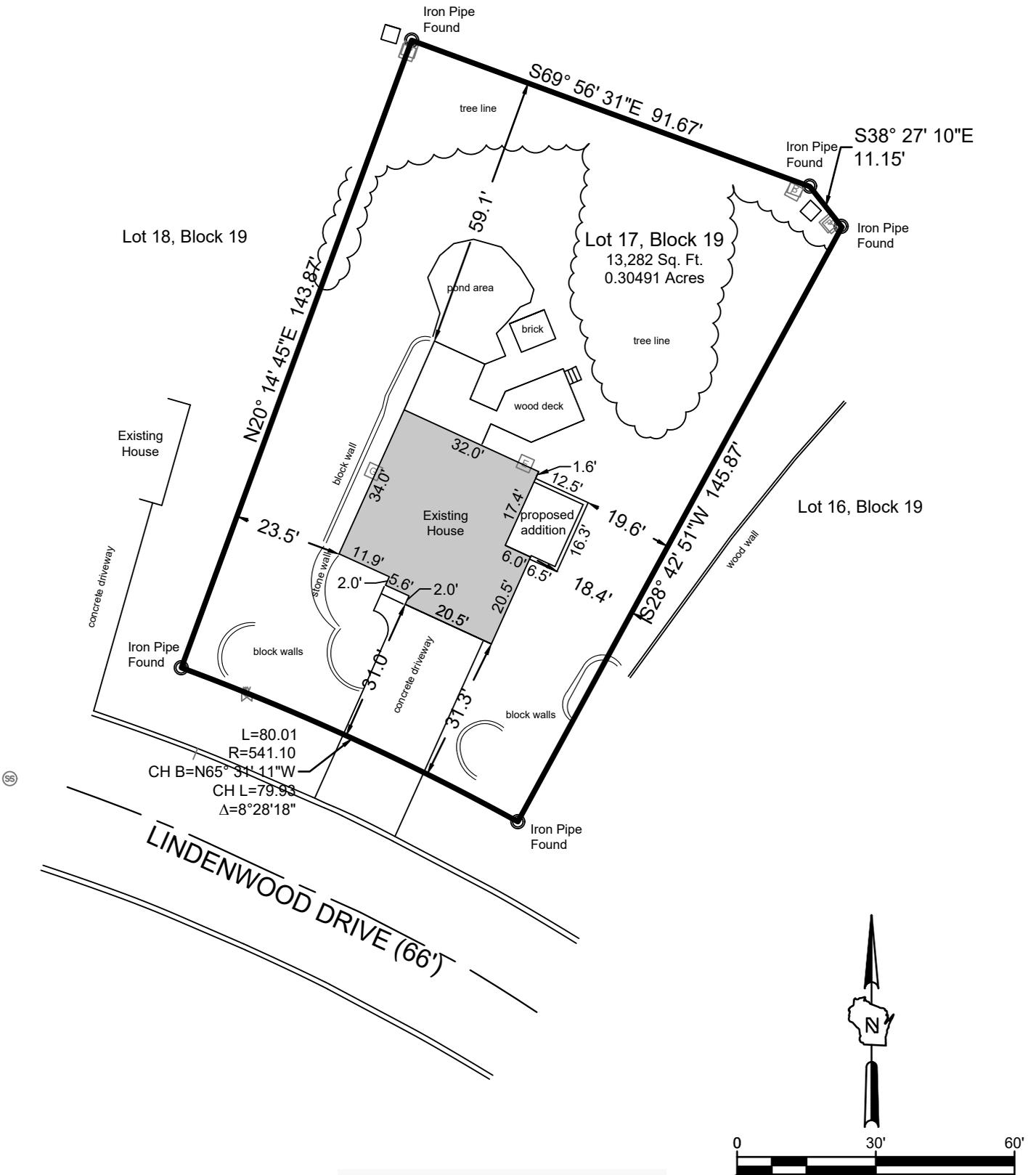
_____ Receipt

Meeting dates plans were approved for building permit:
Plan Commission _____ Village Board _____ Arch Board _____

APPLICATION APPROVED ON: _____ DATE BY: _____ BUILDING INSPECTOR

Plat of Survey

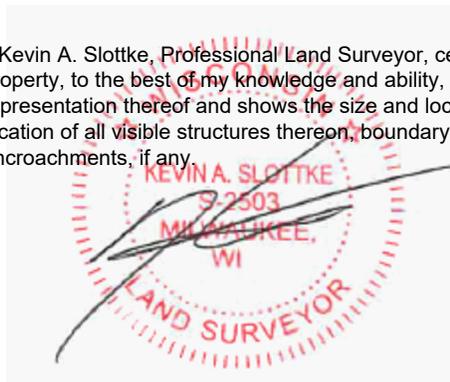
LOT 17, IN BLOCK 19, IN HARTRIDGE ADD'N. NO. 7, BEING A RE-DIVISION OF A PORTION OF LOT 2, BLOCK 6, HARTRIDGE ADD'N. NO. 1, ALL OF LOT 3, BLOCK 6, HARTRIDGE ADD'N. NO. 2, AND A PART OF THE NW ¼ OF SECTION 11, TOWN 7 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.



Prepared for:

Greg & Judy Griffin
430 Lindenwood Dr.
Hartland WI 53029

I, Kevin A. Slotke, Professional Land Surveyor, certify that I have surveyed the above described property, to the best of my knowledge and ability, and that the map shown hereon is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures thereon, boundary fences, apparent easements, roadways and encroachments, if any.



Kevin A. Slotke, P.L.S. 2503

April 25, 2024



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GENERAL NOTES:

LOADS

ROOF DESIGN: LIVE LOAD = 30 PSF (SNOW LOAD)
DEAD LOAD = 11 PSF

1/240 LIVE LOAD DEFLECTION

ROOFS SHALL WITHSTAND A PRESSURE OF AT LEAST 20' SQ. FT. ACTING UPWARD NORMAL TO THE ROOF SURFACE.

FLOOR DESIGN: LIVE LOAD = 40 PSF
DEAD LOAD = 10 PSF + (6 1/2 PSF ON 1ST FLOOR FOR GYPCRETE)

1/480 LIVE LOAD DEFLECTION

* ANY TILE AREAS SHALL BE DESIGNED FOR AN ADDITIONAL 10 PSF DEAD LOAD
L/360 TOTAL LOAD & T/600 LIVE LOAD

WALLS

SQUASH BLOCKING & STUD COLUMNS BELOW POINT LOADS ARE TO CONTINUE AND TRANSFER LOADS DOWN TO FOUNDATION AND FOOTINGS.

ENGINEERED GLU-LAM COLUMNS AND LVL STUDS ARE NOTED SPECIFICALLY ON PLAN OR REFERENCE ON "TALL WALL" SPECIFICATIONS.

UNLESS OTHERWISE NOTED ALL MEMBERS BEARING ON WOOD MUST BE 1 1/2" MIN.

UNLESS OTHERWISE NOTED ALL MEMBERS BEARING ON CONC. OR MASONRY MUST BE 3" MIN.

ALL FRAMING FOR STUD WALLS AND PLATES IS 8PF #2 UNLESS NOTED. ALL SPACING ON EXTERIOR WALLS IS 16" O.C. UNLESS NOTED. ALL SPACING ON INTERIOR WALLS IS 16" O.C. UNLESS NOTED. STUDS SHOULD NOT BE NOTCHED MORE THAN 1/3 OF DEPTH.

WOOD FRAMED WALLS MUST COMPLY WITH WI DEPT OF COMMERCE, CHAPTER 21 COMM. TABLE 21.25-A

DIMENSIONS MEASURE TO EXTERIOR OF SHEATHING ON EXTERIOR SIDE OF WALLS AND INTERIOR SIDE OF EXTERIOR STUD ON INTERIOR SIDE. ALL INTERIOR STUDS MEASURE TO THE ROUGH STUD

FIRE BLOCKING:
INCLUDE FIRE BLOCKING @ FLOOR LEVELS,
CONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES,
AT TOP & BOTTOM OF STAIRWAY STRINGERS

HEADERS

ALL BASE WINDOW HEADERS ON FIRST FLOORS ARE 6"X10 1/2" ABOVE SUBFLOOR (MATCH EXISTING WINDOW HEIGHT)
ALL BASE WINDOW HEADERS ON SECOND FLOOR ARE 6"X11" ABOVE SUBFLOOR (MATCH EXISTING WINDOW HEIGHT)
* REFERENCE FLOOR PLANS FOR EXCEPTIONS

ALL HEADER ON EXTERIOR WALLS OR LOAD BEARING WALLS ARE NOTED ON PLAN. ALL HEADERS ARE DROPPED UNLESS NOTED OTHERWISE.

DOUBLE SHOULDER STUDS FOR HEADERS OVER 6' WIDE IN BEARING WALLS.

DOUBLE SHOULDER STUD FOR HEADERS OVER 6' WIDE.

ALL INTERIOR OPENINGS THAT HAVE DROPPED HEADERS ARE TO MATCH HEIGHT OF INTERIOR DOORS. ALL OPENINGS TO HAVE DRYWALL FINISH UNLESS NOTED TO BE CASED.

BUILDER MUST FOLLOW ALL INSTALLATION INSTRUCTIONS PROVIDED BY I-JOIST, LVL, FLOOR TRUSS, TALL WALL OR ROOF TRUSS MFG. REFER TO PRODUCT INSTALLATION GUIDE FOR ALL CONNECTION DETAILS.

ALL HOLES IN HANGERS, ANGLES, BRACKETS, CLIPS, AND TIE DOWNS MUST BE FILLED WITH THE APPROPRIATE FASTENERS PER THE MANUFACTURERS SPEC.

GRADE

EROSION CONTROL:
WHERE LAND DISTURBING CONSTRUCTION ACTIVITY IS TO OCCUR EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE EMPLOYED, AS NECESSARY, TO PREVENT OR REDUCE THE POTENTIAL DEPOSITION OF SOIL OR SEDIMENT TO WATERS OF THE STATE AND ADJACENT PROPERTIES.

GRADE:
SLOPE GRADE AWAY FROM DWELLING.

IF ACTUAL GRADE VARIES FROM ARCHITECTURAL PLANS, THE BUYER IS RESPONSIBLE FOR ALL COST INCREASES FROM ADDITIONAL HEIGHT OF FOUNDATION WALLS, FRAMED WALLS, EXTERIOR FACADE MATERIAL, OR ANY ADDITIONAL BUILDING MATERIALS & LABOR.

DECAY-RESISTANT MATERIAL

IF THIS PROJECT IS BEING BUILT IN AN AREA WHERE INSECTS SUCH AS TERMITES, BEETLES, OR CARPENTER ANTS ARE KNOWN TO EXIST, BUYER IS RESPONSIBLE TO DETERMINE IF ANY PROTECTIVE MEASURES ARE NEEDED AGAINST SUCH INSECTS.

NO RESPONSIBILITY WILL BE ASSUMED BY DESIGN 4 STYLE FOR VARYING OR UNUSUAL SOIL CONDITIONS AFFECTING FOUNDATION DESIGN. OWNER OR BUILDER TO VERIFY SOIL BEARING CAPACITY AND GRADES AND SHALL INSTALL FOUNDATION IN COMPLIANCE WITH ALL GOVERNING CODES AND ORDINANCES.

ALL UNTREATED WOOD PRODUCTS MUST MAINTAIN A 8" MINIMUM ABOVE GRADE. EXCEPT SIDING MUST MAINTAIN A 6" MINIMUM ABOVE GRADE.

ALL P.T. MATERIAL SPECIFIED ON PLAN IS:
4X4 SYP #2 & BTR .4
6X6 SYP #2 & BTR .6
2X10 SYP #1 & BTR
2X12 SYP #1 & BTR
DECAY RESISTANT WOOD MUST BE USED ON ANY JOISTS LESS THAN 18" FROM EARTH. GIRDERS LESS THAN 12" FROM EARTH. SILL LESS THAN 8" FROM EARTH.

JOISTS SHALL NOT BE LESS THAN 18" FROM EARTH UNLESS PREVENTIVE DECAY MEASURES ARE TAKEN.

GIRDERS SHALL NOT BE LESS THAN 12" FROM EARTH UNLESS PRESERVATIVE DECAY MEASURES ARE TAKEN.

IF GRADE DROPS BELOW 8" OF THE TOP OF FOUNDATION, THE MASON IS TO PROVIDE FURRING STRIPS IN THE EXTERIOR SIDE OF THE FOUNDATION WALL FOR SIDING ATTACHMENT.

MASONRY

COLD WEATHER WORK: WHEN AMBIENT AIR TEMPERATURE IS BELOW 40 DEG. F, THE COLD WEATHER CONSTRUCTION PROCEDURES UNDER ACI 530.1 SHALL BE FOLLOWED.

GORBELS ARE NOT TO EXCEED 1" AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI .30

TYPES OF MORTAR FOR VARIOUS KINDS OF MASONRY MUST FOLLOW WI DEPT OF COMMERCE, CHAPTER 21 COMM. TABLE 21.26-A

MASONRY OR BRICK VENEER SHALL BE ABOVE ABOVE FINAL EXTERIOR GRADE UNLESS THERE IS THROUGH-WALL FLASHING AT GRADE OR WITHIN 2 COURSES ABOVE GRADE.

VENEERS SHALL BE ANCHORED OR ADHERED IN ACCORDANCE WITH ACI 530 & ACI 530.1

ANY WOOD FRAMED WALL WHERE BRICK IS LOCATED, A MIN. 1" AIRSPACE SHALL BE PROVIDED BETWEEN BRICK AND THE WALL SHEATHING UNLESS A MANUFACTURER OFFSET MATERIAL IS USED. ALSO INSTALL 1 LAYER TAR PAPER AND 1 LAYER TYVEK OVER THE SHEATHING. (TYP)

VENEER FLASHING SHALL CONSIST OF MATERIALS THAT ARE DURABLE AND PERMANENTLY UV-RESISTANT. FLASHING SHALL BE INSTALLED AT THE BOTTOM OF VENEER AND SHALL EXTEND OVER THE TOP OF THE FOUNDATION AND UP AT LEAST 8" AND BE EMBEDDED IN THE BACKING COURSE.

WEEPHOLES SHALL BE 3/8" MIN. DIA., LOCATED EVERY 2' AND NOT BE PLACED BELOW FINAL GRADE.

1 CORRUGATED TIE EMBEDDED 2" IN JOINT
REQUIRED ON EVERY 2 SQ. FT. OF VENEER

REPRESENTS MASONRY VENEER PRODUCT
(UNLESS OTHERWISE SPECIFIED)

ABBREVIATIONS

A.B.	ANCHOR BOLT	H.D.	HIGH DENSITY
AF	ABOVE FINISH FLOOR	INSUL.	INSULATION
APPROX.	APPROXIMATELY	L.B.W.	LOAD BEARING WALL
BTR	BETTER	MFG	MANUFACTURER
CAB	CABINET	MIN.	MINIMAL
CANT'D	CANTILEVER	O.C.	ON CENTER
CATH	CATHEDRAL	O.H.	OVERHEAD
CM	CEILING MOUNT	P.T.	PRESSURE TREATED
CV	CENTRAL VAC OUTLET	REQ'D	REQUIRED
CONC.	CONCRETE	R.O.	ROUGH OPENING
CONV.	CONVENTIONAL	R.S.	ROUGH SAUN
DB	DOORBELL	SH & PL	SHELF AND POLE
DIA.	DIAMETER	SQ	SQUARE
DIM	DIMMER	T.B.	TOUPEL BAR
DF	DOUGLAS FIR	TEMP	TEMPERED GLASS
DRWR'S	DRAWERS	T.P.	TOILET PAPER HOLDER
DW	DISHWASHER	T.R.	TOUPEL RING
EXT.	EXTERIOR	TYP.	TYPICAL
F.G.	FIBERGLASS	V	VOLT
FND	FOUNDATION	VAN.	VANITY
FTG	FOOTING	V.B.	VAPOR BARRIER
G.B.	GRAB BAR	WD	WOOD
G.D.	GARBAGE DISPOSAL	WM	WALL MOUNT

ROOF

ROOF FRAMING MEMBERS & TRUSS MATERIAL IS MADE FROM ENGINEERED GRADED LUMBER.

ROOF FRAMING MEMBERS SPANNING MORE THAN 6' MEASURED FROM THE OUTERMOST EDGE OF THE ROOF SHALL BE PERMANENTLY FASTENED TO THE TOP PLATE OF LOAD BEARING WALLS USING ENGINEERED CLIPS, STRAPS OR HANGERS.

ALL ROOF TRUSSES ARE TO BEAR ON EXTERIOR WALLS. (UNLESS NOTED)

TRUSS MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED ONLY IF NOTCHING OR BORING OF ENGINEERED WOOD PRODUCTS SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS PROVIDED THOSE INSTRUCTIONS WERE DEVELOPED THROUGH STRUCTURAL ANALYSIS OR PRODUCT TESTING.

BUILDER TO FOLLOW TRUSS MANUFACTURERS TRUSS LAYOUT AND SPECIFICATIONS.

DECAY-RESISTANT MATERIAL

IF HEEL HEIGHT VARIES FROM THE ARCHITECTURAL PLANS, IT IS THE RESPONSIBILITY OF THE TRUSS MFG TO CONTACT DESIGN 4 STYLE SO ANY ACCOMMODATIONS CAN BE MADE IN WINDOW SIZES OR ANY OTHER BUILDING MATERIALS & LABOR AFFECTED BY THIS CHANGE.

COVER ALL ROOF SHEATHING AS SOON AS POSSIBLE WITH ROOFING FELT OR SINGLE UNDERLAYMENT FOR PROTECTION AGAINST EXCESSIVE MOISTURE PRIOR TO ROOFING APPLICATION.

ANY GABLE ROOF OVERHANG OF MORE THAN 12" SHALL BE PROVIDED WITH LADDERS WHICH EXTEND INTO THE STRUCTURE A DISTANCE NO LESS THAN THE LENGTH OF THE OVERHANG. THE LADDERS SHALL BE FASTENED AT THE WALL. THE INTERIOR END OF EACH LADDER SHALL BE ATTACHED TO A RAFTER OR TRUSS WITH A HANGER.

MASONRY

IF THIS PROJECT IS BEING BUILT IN AN AREA WHERE INSECTS SUCH AS TERMITES, BEETLES, OR CARPENTER ANTS ARE KNOWN TO EXIST, BUYER IS RESPONSIBLE TO DETERMINE IF ANY PROTECTIVE MEASURES ARE NEEDED AGAINST SUCH INSECTS.

NO RESPONSIBILITY WILL BE ASSUMED BY DESIGN 4 STYLE FOR VARYING OR UNUSUAL SOIL CONDITIONS AFFECTING FOUNDATION DESIGN. OWNER OR BUILDER TO VERIFY SOIL BEARING CAPACITY AND GRADES AND SHALL INSTALL FOUNDATION IN COMPLIANCE WITH ALL GOVERNING CODES AND ORDINANCES.

ALL UNTREATED WOOD PRODUCTS MUST MAINTAIN A 8" MINIMUM ABOVE GRADE. EXCEPT SIDING MUST MAINTAIN A 6" MINIMUM ABOVE GRADE.

ALL P.T. MATERIAL SPECIFIED ON PLAN IS:
4X4 SYP #2 & BTR .4
6X6 SYP #2 & BTR .6
2X10 SYP #1 & BTR
2X12 SYP #1 & BTR
DECAY RESISTANT WOOD MUST BE USED ON ANY JOISTS LESS THAN 18" FROM EARTH. GIRDERS LESS THAN 12" FROM EARTH. SILL LESS THAN 8" FROM EARTH.

JOISTS SHALL NOT BE LESS THAN 18" FROM EARTH UNLESS PREVENTIVE DECAY MEASURES ARE TAKEN.

GIRDERS SHALL NOT BE LESS THAN 12" FROM EARTH UNLESS PRESERVATIVE DECAY MEASURES ARE TAKEN.

IF GRADE DROPS BELOW 8" OF THE TOP OF FOUNDATION, THE MASON IS TO PROVIDE FURRING STRIPS IN THE EXTERIOR SIDE OF THE FOUNDATION WALL FOR SIDING ATTACHMENT.

MASONRY

COLD WEATHER WORK: WHEN AMBIENT AIR TEMPERATURE IS BELOW 40 DEG. F, THE COLD WEATHER CONSTRUCTION PROCEDURES UNDER ACI 530.1 SHALL BE FOLLOWED.

GORBELS ARE NOT TO EXCEED 1" AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI .30

TYPES OF MORTAR FOR VARIOUS KINDS OF MASONRY MUST FOLLOW WI DEPT OF COMMERCE, CHAPTER 21 COMM. TABLE 21.26-A

MASONRY OR BRICK VENEER SHALL BE ABOVE ABOVE FINAL EXTERIOR GRADE UNLESS THERE IS THROUGH-WALL FLASHING AT GRADE OR WITHIN 2 COURSES ABOVE GRADE.

VENEERS SHALL BE ANCHORED OR ADHERED IN ACCORDANCE WITH ACI 530 & ACI 530.1

ANY WOOD FRAMED WALL WHERE BRICK IS LOCATED, A MIN. 1" AIRSPACE SHALL BE PROVIDED BETWEEN BRICK AND THE WALL SHEATHING UNLESS A MANUFACTURER OFFSET MATERIAL IS USED. ALSO INSTALL 1 LAYER TAR PAPER AND 1 LAYER TYVEK OVER THE SHEATHING. (TYP)

VENEER FLASHING SHALL CONSIST OF MATERIALS THAT ARE DURABLE AND PERMANENTLY UV-RESISTANT. FLASHING SHALL BE INSTALLED AT THE BOTTOM OF VENEER AND SHALL EXTEND OVER THE TOP OF THE FOUNDATION AND UP AT LEAST 8" AND BE EMBEDDED IN THE BACKING COURSE.

WEEPHOLES SHALL BE 3/8" MIN. DIA., LOCATED EVERY 2' AND NOT BE PLACED BELOW FINAL GRADE.

1 CORRUGATED TIE EMBEDDED 2" IN JOINT
REQUIRED ON EVERY 2 SQ. FT. OF VENEER

REPRESENTS MASONRY VENEER PRODUCT
(UNLESS OTHERWISE SPECIFIED)

MASONRY

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1 CORRUGATED TIE EMBEDDED 2" IN JOINT
REQUIRED ON EVERY 2 SQ. FT. OF VENEER

REPRESENTS MASONRY VENEER PRODUCT
(UNLESS OTHERWISE SPECIFIED)

FIREPLACE, WOOD STOVE & GENERAL CHASE

ALL REFERENCE TO WOOD STOVE, FIREPLACE FLUE, HEARTH, CHIMNEY AND FOOTINGS FOR FIREPLACE ARE FOR SUGGESTED LOCATIONS ONLY. THE CONTRACTOR MUST MAKE SURE THAT WOOD STOVE, FIREPLACE STRUCTURE MEET OR EXCEEDS ALL APPLICABLE BUILDING CODES. NO BUILDING STRUCTURE SHALL REST ON OR BE WITHIN 2' OF WOOD STOVE, FIREPLACE STRUCTURES AND SUCH SPACE MUST BE FIRE STRIPPED WITH NON-COMBUSTIBLE MATERIALS. ALL STOVES AND PIPES MUST BE INSTALLED IN COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS.

DUE TO ANY DEVIATION OF THE PLANS, ALL CHIMNEY CHASES SHALL BE FRAMED 2' ABOVE ANY ROOF OR WALL WITHIN 10' OF THE TOP OF THE CHASE OR 3' ABOVE ADJACENT RIDGE LINE.

ANYTIME FIREPLACE IS WOOD BURNING, THE ENTIRE CHIMNEY CHASE MUST BE INSULATED TO FEAK TO PREVENT CONDENSATION AND BACKDRAFTS.

BUILDER SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF PROPER METAL FLASHING MATERIALS IN ALL LOCATIONS THAT REQUIRE THIS MATERIAL.

BUILDER TO VENT DRYER AND RANGE EXHAUST TO EXTERIOR.

SAFETY GLASS:
INCLUDE IN ALL DOORS AND SIDELIGHTS
AND AS NOTED ON PLAN.

MISC.

RAILINGS:
INTERIOR AND EXTERIOR RAILINGS ARE FOR REFERENCE ONLY. CONTACT BUILDER FOR RAILING SPECIFICATIONS AND RAIL/SPINDLE DESIGN AND PLACEMENT.

HORIZONTAL RAILING TO BE LOCATED AT LEAST 36" ABOVE TOP OF SURFACE (DECKING OR FINISHED FLOOR). RAILING MUST WITHSTAND 200 LB LOAD IN ANY DIRECTION. RAILING TO BE INSTALLED TO PREVENT PASSAGE OF OBJECTS OVER 4" DIA.

BRACED WALL ENGINEERING

24 CS WSP
REPRESENTS: BRACING LENGTH

CS WSP REPRESENTS:
CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL

MIN. BRACED MATERIAL THICKNESS OR SIZE:
3/8" FOR MAX. 16" O.C. STUD SPACING
1/16" FOR MAX. 24" O.C. STUD SPACING.

MIN. FASTENERS:
6d COMMON NAIL OR 8d BOX NAIL (2 1/2" LONG X 0.113" DIA.)
OR 1/16" CROWN 16 GAGE STAPLES, 1 1/4" LONG

MAX. SPACING: 6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)

BRACED WALL ENGINEERING

24 FP
REPRESENTS: BRACING LENGTH

FP REPRESENTS:
FIELD PORTAL

MIN. BRACED MATERIAL THICKNESS OR SIZE:
1/16"

MIN. FASTENERS:
FASTEN SHEATHING TO HEADER WITH 8d COMMON OR GALVANIZED BOX NAILS IN 3" GRID PATTERN

HEADER TO JACK-STUD STRAP ON BOTH SIDES OF OPENING OPPOSITE SIDE OF SHEATHING: STRAP CAPACITY SHALL EQUAL 1,000 LBS OR 4,000 LBS, WHEN ONLY WALL IS PRESENT.

MIN. DBL STUD FRAMING COVERED WITH MIN. 1/16" WOOD STRUCTURAL PANEL SHEATHING WITH 8d COMMON OR GALVANIZED BOX NAILS AT 3" O.C. IN ALL FRAMING (STUDS, BLOCKING AND SILLS) TYP.

MAX. SPACING: 6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)

BRACED WALL ENGINEERING

24 GB
REPRESENTS: BRACING LENGTH

GB REPRESENTS:
GYPSUM BOARD (INSTALLED BOTH SIDES OF WALL)

MIN. BRACED MATERIAL THICKNESS OR SIZE:
1/2" FOR MAXIMUM 24" O.C. STUD SPACING

MIN. FASTENERS:
5d COOLER NAILS, OR #6 SCREWS

BRACED WALL ENGINEERING

24 GB
REPRESENTS: BRACING LENGTH

GB REPRESENTS:
GYPSUM BOARD (INSTALLED BOTH SIDES OF WALL)

MIN. BRACED MATERIAL THICKNESS OR SIZE:
1/2" FOR MAXIMUM 24" O.C. STUD SPACING

MIN. FASTENERS:
5d COOLER NAILS, OR #6 SCREWS

FUTURE REMODEL OF:
GRIFFIN RESIDENCE
ADDITION

430 LINDENWOOD DRIVE
HARLAND, WI 53029

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PAGE 1: NOTES & COVER
PAGE 2: ELEVATIONS
PAGE 3: FOUNDATION & FIRST FLOOR PLAN
PAGE 4: SECOND FLOOR PLAN & SECTIONS
PAGE 5: FINISH SCHEDULE, FINISH INFO & ROOF LAYOUT

FIRST FLOOR ADDITION: 205 SQ. FT.
SECOND FLOOR ADDITION: 205 SQ. FT.
LOWER LEVEL ADDITION: 205 SQ. FT.
TOTAL FINISHED AREA: 410 SQ. FT.

**BID SET PLANS:
DO NOT USE
FOR CONSTRUCTION**

2023 COPYRIGHT
DESIGN 4 STYLE, LLC

Design 4 Style
ARCHITECTURE

P: 262.483.6845
E: LISAKDESIGN4STYLE.COM

P: 920.627.3681
E: NATENDESIGN4STYLE.COM

NOTICE TO CONTRACTORS & SUPPLIERS
ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PREPARE THESE PLANS ACCURATELY, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB. CONTACT GENERAL CONTRACTOR OR ARCHITECT FOR ANY QUESTIONS OR DISCREPANCIES DURING THE CONSTRUCTION OF THESE PLANS.

J. STEFL DEVELOPMENT
4305 NITB SILVERWOOD LANE
DELAFIELD, WI 53018

**BID SET PLANS:
11.15.23**

ADDENDUM: 1.4.23
CHANGED
ELEVATOR
DETAILS

FUTURE REMODEL/ADDITION OF (BATTER):
GRIFFIN RESIDENCE
ADDRESS:
430 LINDENWOOD DRIVE
HARLAND WI, 53029

PAGE
1 OF 5

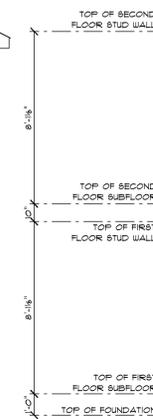
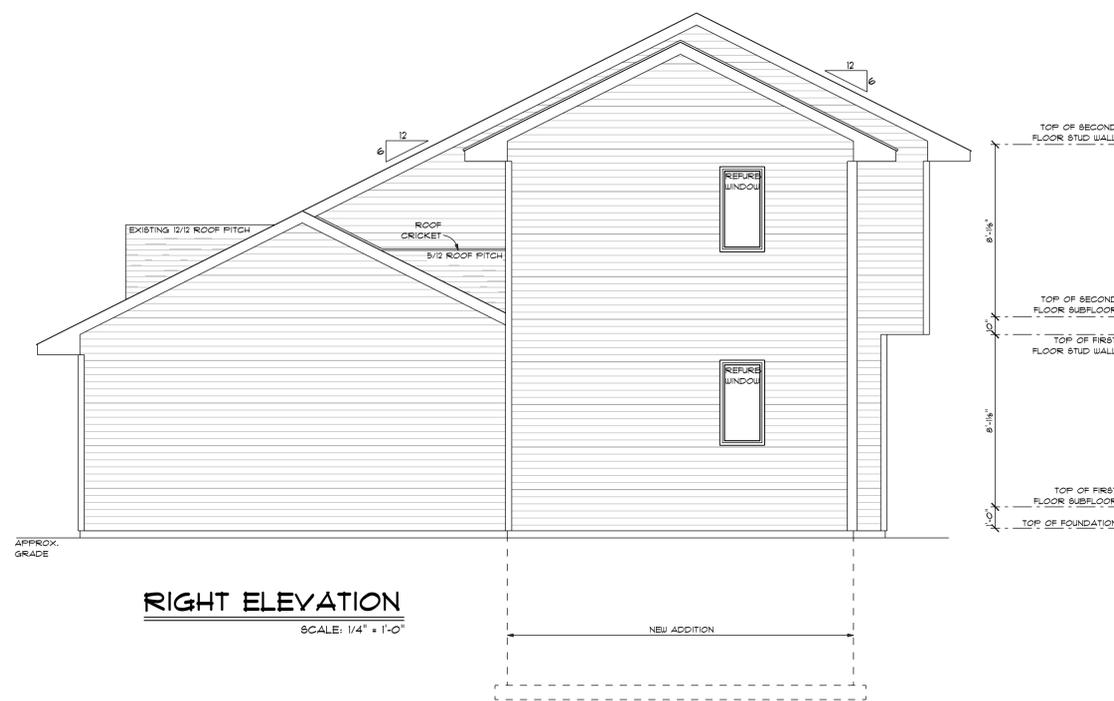
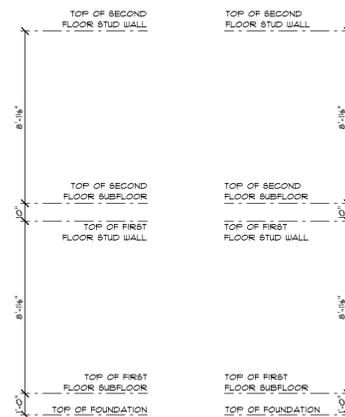
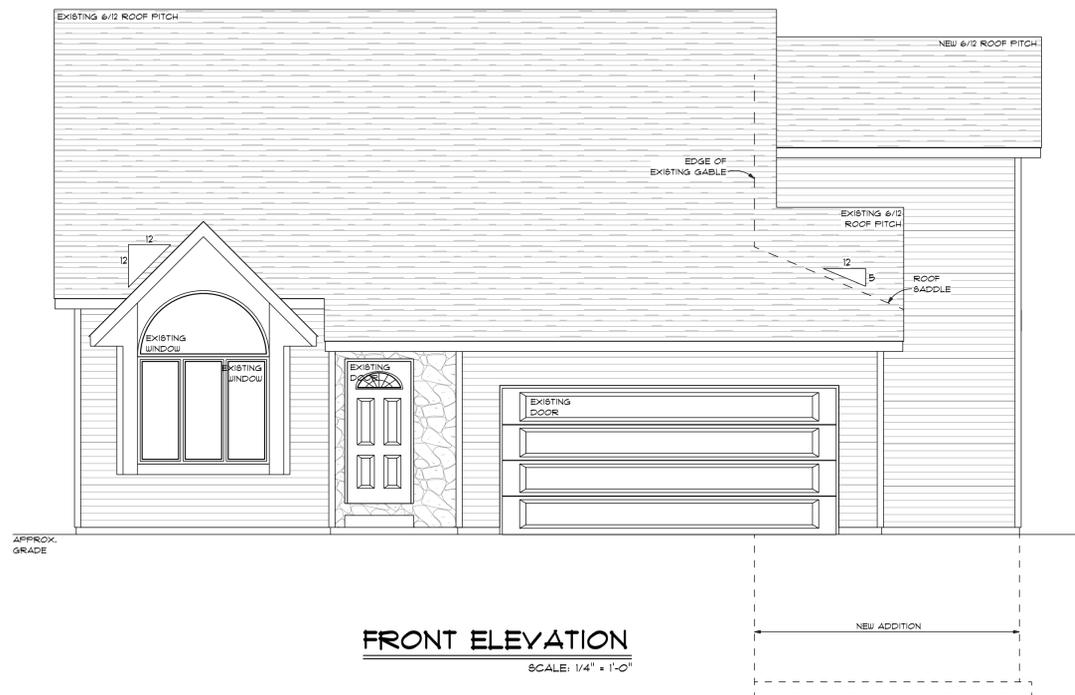
NOTICE TO CONTRACTORS & SUPPLIERS
ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PREPARE THESE PLANS ACCURATELY, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

J. STEEL DEVELOPMENT
W305 N115 SILVERWOOD LANE
DELAFIELD, WI 53018

**BID SET
PLANS:
11.15.23**

ADDENDUM: 1.4.23
CHANGED
ELEVATOR
DETAILS

FUTURE REPOUSE/ADDITION OF (BUTTER):
GRIFFIN RESIDENCE
ADDRESS:
430 LINDENWOOD DRIVE
HARTLAND WI, 53029



EXTERIOR MATERIALS:

SIDING: VINYL SIDING (MATCH EXISTING)

CORNER TRIM: 4" VINYL (MATCH EXISTING)

FASCIA/SOFFIT: ALUMINUM FASCIA (MATCH EXISTING)
ALUMINUM SOFFIT W/ VENTS PER CODE (MATCH EXISTING)

SHINGLES: LIMITED LIFETIME DIMENSIONAL SHINGLE (MATCH EXISTING)

OVERHANGS:
EAVE OVERHANGS ARE 2'-0" (MATCH EXISTING)
GABLE OVERHANGS ARE 1'-0" (MATCH EXISTING)
OVERHANGS MEASURE FROM OUTSIDE OF SHEATHING TO OUTSIDE OF FASCIA

PRE-FINISHED SEAMLESS ALUMINUM GUTTER (MATCH EXISTING)
PRE-FINISHED RECTANGULAR DOWNSPOUTS (MATCH EXISTING)

FLASHING: PRE-FINISHED ALUM. ABOVE ALL TOPS OF WINDOWS/DOOR TRIM, AND ANY MATERIAL THAT PROTRUDES FROM HOUSE AND AT MATERIAL JUNCTIONS.

FIRST FLOOR ADDITION: 205 SQ. FT.
SECOND FLOOR ADDITION: 205 SQ. FT.
LOWER LEVEL ADDITION: 205 SQ. FT.
TOTAL FINISHED AREA: 410 SQ. FT.

**BID SET PLANS:
DO NOT USE
FOR CONSTRUCTION**

ROOM FINISH SCHEDULE											
ROOM NAME	WALL FINISH	CEILING FINISH	FLOOR FINISH	BASE SIZE SPECIES/FINISH	INCLUDE SHOE	DOOR CASING SIZE SPECIES/FINISH	WINDOW CASING SIZE SPECIES/FINISH	WINDOW SILL SIZE SPECIES/FINISH	CROWN SIZE SPECIES	BEAM SIZE SPECIES	COMMENTS
FLEX ROOM	DRYWALL	DRYWALL	LVP	MATCH EXISTING	YES	MATCH EXISTING	MATCH EXISTING	NO	NO	NO	
SITTING AREA	DRYWALL	DRYWALL	LVP	MATCH EXISTING	YES	MATCH EXISTING	MATCH EXISTING	NO	NO	NO	
SHOP	DRYWALL	DRYWALL	CONCRETE	N/A	NO	MATCH EXISTING	N/A	NO	NO	NO	

SEE CABINET NOTES FOR CROWN ABOVE CABINETS.

MILLWORK

ALL OPENINGS ARE CASING UNLESS NOTED. SEE FINISHED ROOM SCHEDULE FOR SIZES

INTERIOR DOORS:
 FIRST FLOOR: MATCH EXISTING - 6'-8"
 SECOND FLOOR: MATCH EXISTING - 6'-8"
 LOWER LEVEL: MATCH EXISTING - 6'-8"

ALL DOORS ARE STAINED

INTERIOR WINDOW DETAIL: WINDOW CASING ON ALL FOUR SIDES

INTERIOR DOOR DETAIL: DOOR CASING ON SIDES & TOP

WINDOWS & PATIO DOOR

MANUFACTURER: MATCH EXISTING
 TYPE: CASEMENT

CLAD: MATCH EXISTING

GRILLS: PER ELEVATIONS

TEMPERED GLASS AS REQUIRED BY CODE

SEE WINDOW SPEC SHEET FOR EXACT R.O.'S

FLOORING

NO TRANSITIONS ON FINISHED FLOOR, ADD 1/2" O.S.B. UNDERLAYMENT AS REQUIRED UNDER WOOD AREAS.

INSULATION

SEE CROSS SECTION FOR R-VALUES
 INSULATE WALLS OF BATH/BED/LAUNDRY

DRYWALL

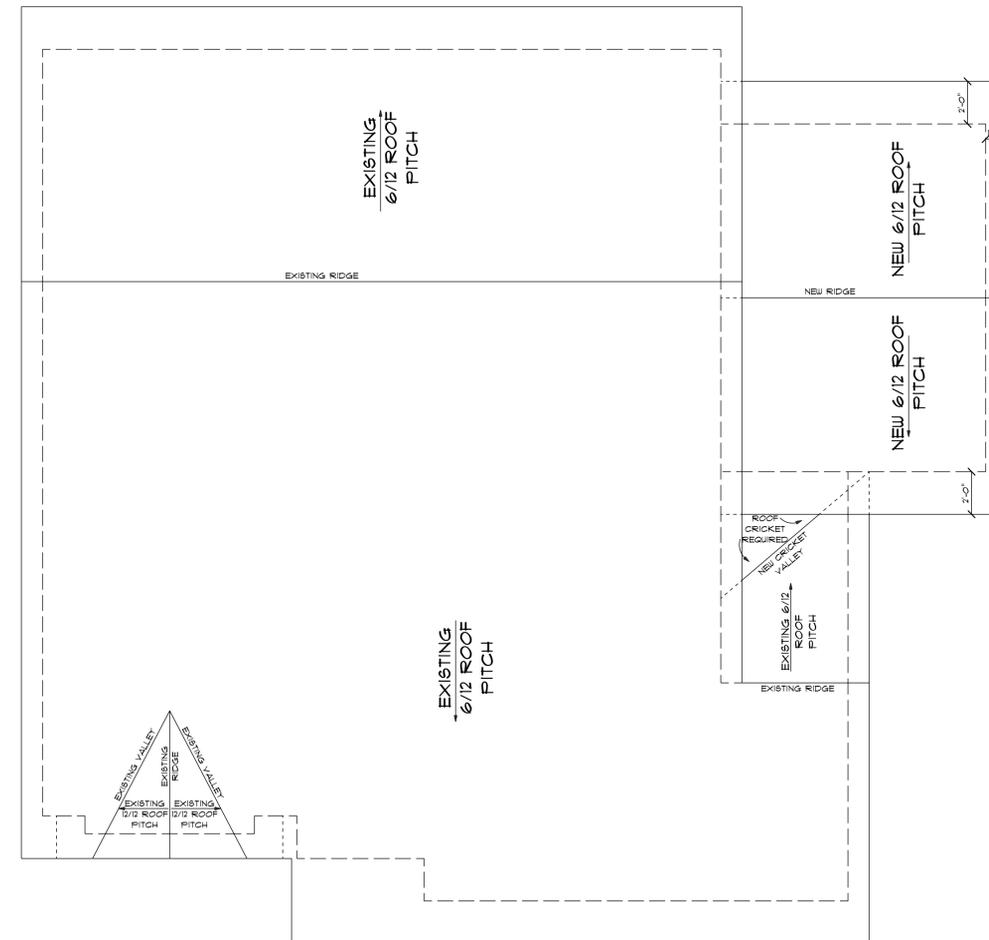
TEXTURE:
 CEILING: MATCH EXISTING
 FIRST FLOOR: MATCH EXISTING
 SECOND FLOOR: MATCH EXISTING
 LOWER LEVEL: MATCH EXISTING

DRYWALL CORNER: SQUARE BEAD

HVAC

TYPE: FORCED AIR W/ A.C. (USE EXISTING)

INCLUDE:



ROOF LAYOUT
 FOR REFERENCE ONLY

TRUSS MFG MUST INFORM D48 OF GIRDER TRUSS LOCATIONS AND POINT LOADS THAT LAND ABOVE WINDOWS. HEADERS MUST BE VERIFIED @ THESE LOCATION TO MAKE SURE ADEQUATE.

OVERHANGS:
 EAVE OVERHANGS ARE 2'-0" (MATCH EXISTING)
 GABLE OVERHANGS ARE 1'-0" (MATCH EXISTING)

OVERHANGS MEASURE FROM OUTSIDE OF SHEATHING TO OUTSIDE OF SUBFASCIA

5" PRE-FINISHED SEAMLESS ALUMINUM GUTTER
 3"X4" PRE-FINISHED RECTANGULAR DOWNSPOUTS
 INCLUDE GUTTER GUARDS (MATCH EXISTING)

FIRST FLOOR ADDITION: 205 SQ. FT.
 SECOND FLOOR ADDITION: 205 SQ. FT.
 LOWER LEVEL ADDITION: 205 SQ. FT.
 TOTAL FINISHED AREA: 410 SQ. FT.

BID SET PLANS:
 DO NOT USE
 FOR CONSTRUCTION

NOTICE TO CONTRACTORS & SUPPLIERS
 ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PREPARE THESE PLANS ACCURATELY, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE ARCHITECT OR ARCHITECTURAL CONSULTANT FOR ANY CLARIFICATIONS OR CORRECTIONS TO THESE PLANS.

J. STEFL DEVELOPMENT
 W305 N115 SILVERWOOD LANE
 DELAFIELD, WI 53018

BID SET
 PLANS:
 11.15.23

ADDENDUM: 1.4.23
 CHANGED
 ELEVATOR
 DETAILS

FUTURE REPOCEL/ADDITION OF (BATH):
 GRIFFIN RESIDENCE
 ADDRESS:
 430 LINDENWOOD DRIVE
 HARTLAND WI, 53029

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: KEVIN KLENK

Address of Owner/Agent: W307 N5581 ANDERSON RD
HARTLAND, WI 53029

Phone Number of Owner/Agent: 262-617-1020

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.

CURRENT SINGLE FAMILY DWELLING TO BE RAZED
FORM TWO LOTS AND BUILD ONE SINGLE FAMILY DWELLING ON EACH LOT.

Kevin M. Klenk

Signature of Petitioner

W307 N5581 ANDERSON RD

Address

262-617-1020

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

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

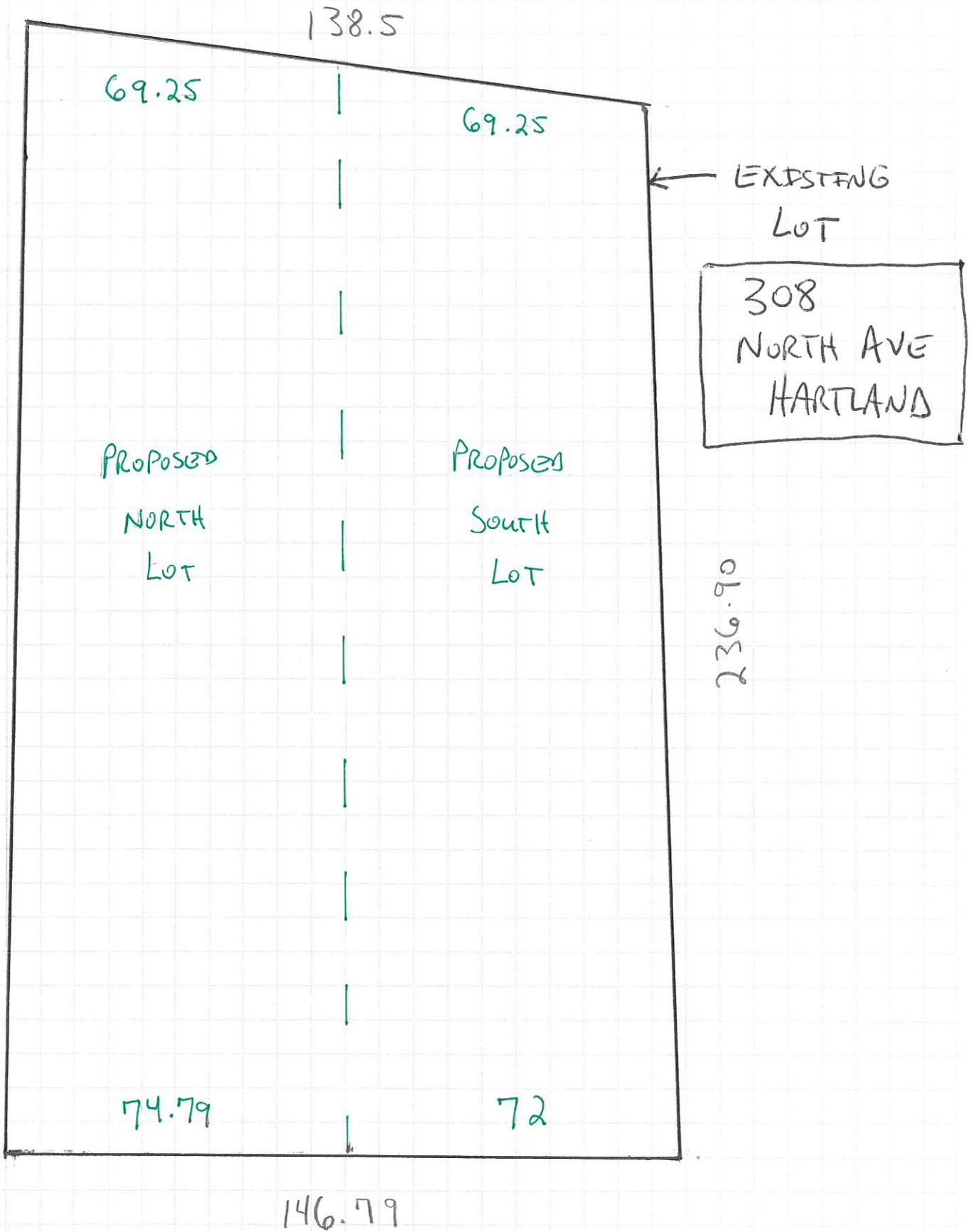
- c. Mail or deliver request, in triplicate, to:

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

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

Submit plat and \$100 fee to:

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



MEMORANDUM

FROM: Scott Hussinger Building Inspector/Zoning Administrator

DATE: June 12, 2024

RE: Proposed CSM at 308 North Ave

Currently zoned RS-5.

Attached are RS-5 zoning regulations.

Minimum RS-5 width is 70 feet. Minimum RS-5 lot area is 8,000 sqft.

Village Code supports proposed CSM subject to:

Dedication of ROW to the Village.

Install sanitary sewer and water services to newly created lot.

Remove accessory buildings.

Submit proposed grading plans to Village Engineer for approval.

Newly created lot to be zoned RS-5.

Scott.

DIVISION 8. - RS-5 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 46-311. - Intent.

The RS-5 residential district is intended to provide for single-family residential development, at densities not to exceed 5.4 dwelling units per net acre, served by municipal sewer and water facilities.

Sec. 46-312. - Permitted uses.

Permitted uses in the RS-5 district are as follows:

- (1) Community living arrangements licensed by the state which have a capacity for eight or fewer persons, subject to the limitations set forth in Wis. Stats. § 62.23(7)(i).
- (2) Essential services and public street rights-of-way.
- (3) Foster homes.
- (4) Single-family dwellings.
- (5) Family day care home.

Sec. 46-313. - Permitted accessory uses.

Permitted accessory uses in the RS-5 district are as follows:

- (1) Gardening, tool and storage sheds incidental to the residential use.
- (2) Home occupations and professional home offices.
- (3) Private garages and carports.
- (4) Ground-mounted and building-mounted earth station dish antennas.

Sec. 46-314. - Conditional uses. (See article IV of this chapter.)

Conditional uses permitted in the RS-5 district are as follows:

- (1) Community living arrangements licensed by the state which have a capacity for nine to 15 persons, subject to the limitations set forth in Wis. Stats. § 62.23(7)(i).
- (2) Utility substations, municipal wells, lift/pumping stations, water towers and communication towers.
- (3) Bed and breakfast establishments.

Sec. 46-315. - Lot area and width. (See also section 46-926.)

Lots in the RS-5 district shall have a minimum of 8,000 square feet and shall be not less than 70 feet in width.

Sec. 46-316. - Building height and area. (See also section 46-926.)

No building or parts of a building in the RS-5 district shall exceed 35 feet in height. The minimum floor area shall be 1,200 square feet.

Sec. 46-317. - Yards. (See also section 46-926.)

Yard regulations in the RS-5 district are as follows:

- (1) *Rear yard*: Not less than 25 feet.
- (2) *Side yard*: There shall be two, the sum of the widths to be a minimum of 25 feet, and no single side yard shall be less than ten feet in width.

(3) *Street yard*: A minimum of 30 feet from the right-of-way of all public streets.

(4) *Shore yard*: See section 46-16.

Sec. 46-318. - Erosion control, stormwater management and illicit discharges.

See chapter 76 of the Municipal Code of the Village of Hartland.

Secs. 46-319—46-330. - Reserved.

GIDEON FARMS, LLC

6196 State Road 83 • Hartland, WI 53029

May 30, 2024

Via Email (sandeep@villageofhartland.wi.gov)

Ms. Sandee Policello
Village Clerk
Village of Hartland
210 Cottonwood Avenue
Hartland, WI 53029

Re: Petition for Planned Unit Development Overlay Zoning: Gideon Farms

Dear Ms. Policello:

Gideon Farms, LLC (“**Gideon**”) hereby submits this letter as its Petition for Planned Unit Development Overlay Zoning at N56 W30020 County Road K, Hartland, Wisconsin (“**Petition**”), pursuant to the procedures and requirements of Sections 46-801 through 46-809 of the Municipal Code. Pursuant to the Code, Gideon met with Village staff in a Pre-Petition Conference on May 8, 2024. It is our understanding this Petition will be considered along with, and is contingent on, Gideon’s Petition for Annexation, filed April 10, 2024.

Attached are the materials and information called for in Sections 46-801 through 46-809 of the Municipal Code.

We look forward to working with the Village through the approval process. Accordingly, we respectfully request the Petition be placed on the June 17, 2024 Plan Commission agenda.

Should you require any additional information or have any questions regarding the Petition, please contact us. Thank you.

Very truly yours,

Gideon Farms, LLC



Jill C. Gehl
Managing Member

cc: Mr. Ryan Bailey, Village Manager

**Petition for Planned Unit Development Overlay Zoning Pursuant to Sections 46-801
through 46-809 of the Municipal Code**

Index of Submittal Information

1. Names and addresses of the owner, architect, engineer, and attorney that assisted in preparing the proposed development.
2. Project narrative and statement setting forth the relationship of the proposed PUD to the Village's Comprehensive Plan and any adopted component thereof, and the general character of and the uses to be included in the proposed PUD.
3. Total area to be included in the PUD, area of open space, residential density computations, proposed number of dwelling units, and municipal services related information.
4. Summary of financial factors and considerations.
5. Proposed departures from the standards of development set forth in the Hartland Code of Ordinances, and other Village regulations and administrative rules.
6. Expected date of commencement of development and an outline of the anticipated rate of development.
7. Legal description.
8. Location of public and private roads, driveways, sidewalks, and parking facilities.
9. Size, arrangement, and location of any building sites.
10. Location of institutional, recreational and open space areas, and areas reserved or dedicated for public uses.
11. Information as to the type, size, and location of all structures.
12. Landscape treatment.
13. Architectural plans, elevations, and perspective drawings and sketches.
14. Existing and proposed location of public sanitary sewer, water supply facilities, and stormwater drainage facilities.
15. Existing and proposed location of all private utilities or other easements.
16. Characteristics of soils related to contemplated uses.
17. Existing topography on the site with contours at no greater than two-foot intervals.
18. Anticipated uses of adjoining lands in regard to roads, surface water drainage, and compatibility with existing adjacent land uses.
19. Staging plan.
20. Exhibit Table.

1. Names and addresses of the owner, architect, engineer, and attorney that assisted in preparing the proposed development.

- a. Owner: **Gideon Farms, LLC**
6196 State Road 83
Hartland, WI 53029

- b. Architect: **Galbraith Carnahan Architects LLC**
6404 West North Avenue
Wauwatosa, WI 53213

- c. Engineer: **Short Elliot Hendrickson Inc.**
501 Maple Avenue
Delafield, WI 53018

- d. Attorney: **Christoper J. Jaekels**
Amundsen Davis, LLC
111 East Kilbourn Avenue, Suite 1400
Milwaukee, WI 53202

2. Project narrative and statement setting forth the relationship of the proposed PUD to the Village's Comprehensive Plan and any adopted component thereof, and the general character of and the uses to be included in the proposed PUD.

Project Narrative

Gideon is pleased to present this proposed retail, educational, and recreational project with a “farm to fork” focus. The development is proposed in four phases. The first phase will include the construction of a coffee shop and an ice cream shop. In addition, parking facilities and a maintained lawn space with in-ground fire pits will be included. The second phase will see the conversion of an existing barn into a restaurant with a “farm to fork” emphasis. Furthermore, the second phase will see additional parking facilities constructed, as well as outdoor market and event space.

The third and fourth phases are conceptual, but a USDA dairy facility and retail space, respectively, are tentatively planned. The USDA dairy facility will be a “micro dairy” where raw milk from local farmers is converted into dairy products to be sold on site. It will also be open for educational tours to show the food manufacturing process. The retail space will support the sale of products manufactured locally and on site.

Although a small portion of the site will be developed, approximately 35 acres, or 80 percent of the site, will remain agricultural, with grazing cows and sheep present on the site. Because no crops are being or will be grown on the site, fertilizer is not necessary and odor concerns are minimal.

As described in Gideon's Petition for Annexation, temporary B-2 zoning is requested for the Corner Parcel. Temporary A-1 zoning is requested for the Farmland Parcel. The Planned Unit Development Zoning Overlay is requested for the entire site.

Comprehensive Plan

The proposed development is not inconsistent, and does not conflict, with the Chapter 9 Land Use provisions of the December 2019 Village of Hartland Comprehensive Plan, including but not limited to the 2045 Land Use Plan. Open space agricultural use remains unchanged and the proposed development of the Corner Parcel will not increase density or impact future land use consumption in any way that is not accounted for in the 2045 Land Use Plan.

3. Total area to be included in the PUD, area of open space, residential density computations, proposed number of dwelling units, and municipal services related information.

Proposed PUD Area: 1,742,397 square feet (+/-) (40 acres), more or less.

Hard Surfaces: 134,698 square feet (3.1 acres).

Open / Grass / Pasture: 1,607,699 square feet (36.9 acres).

Residential Density and Dwelling Units: 2 units / 40 acres (0.05 units per acres).

See Exhibit B for additional information and context related to the total area to be included in the PUD, area of open space, residential density computations, and proposed number of dwelling units.

See Exhibit C and Exhibit D for municipal services related information.

4. Summary of financial factors and considerations.

The proposed development is intended to be financed by the members of Gideon without encumbrance. The cost of the proposed development is budgeted at \$13,213,000 for Phases 1 and 2. This does not include the underlying real estate, which is already owned/controlled by Gideon.

5. Proposed departures from the standards of development set forth in the Hartland Code of Ordinances, and other Village regulations and administrative rules.

The proposed development departs from the standards set forth in Section 46-826 of the Municipal Code, with respect to building setbacks. The east end of the barn currently located at the site does not meet the setback requirements provided in the Municipal Code.

See also Exhibit B.

6. Expected date of commencement of development and an outline of the anticipated rate of development.

Phase 1 of the proposed development has a targeted construction start of September, 2024, and will include the proposed ice cream shop, coffee shop, parking stalls, and landscaping, which includes maintained lawn space with in-ground fire pits.

Phase 2 of the proposed development has a targeted construction start of May, 2026, and will include the proposed barn restaurant, market/restaurant/event space, parking stalls, and landscaping.

Phases 3 and 4 remain conceptual at this time, and are tentatively planned to include future dairy and retail space, as well as additional parking stalls and landscaping.

7. Legal description.

The following legal description encompasses the entirety of Planned Unit Development site:

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE N89°45'33"E, 273.90 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 27 TO THE POINT OF BEGINNING OF LANDS HEREINAFTER DESCRIBED;

THENCE N00°44'19"E, 784.30 FEET ALONG THE EASTERLY LINE OF LANDS AS DESCRIBED IN VOLUME 110 OF DEEDS ON PAGE 261 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN, TO THE SOUTHERLY LINE OF FOUR WINDS SUBDIVISION WEST DESCRIBED IN DOCUMENT NO 4230732 RECORDED IN SAID REGISTRY; THENCE N89°45'34"E, 2373.64 FEET ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF SAID SOUTHEAST 1/4 OF SECTION 27; THENCE S00°48'59"W, 784.31 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE S.89°45'33"W, 2372.58 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM DEDICATION FOR PUBLIC ROADWAY PURPOSES CONTAINED ON CERTIFIED SURVEY MAP NO. 7611, RECORDED IN SAID REGISTRY ON FEBRUARY 21, 1995, IN VOLUME 65 OF CERTIFIED SURVEY MAPS, PAGES 80 TO 82, AS DOCUMENT NO. 2024307; AND RESERVATION OF UP TO 50 FEET FROM SECTION LINES ADJOINING THE UNPLATTED LANDS DESCRIBED HEREIN, FOR PUBLIC ROADWAY PURPOSES.

See also Exhibit B.

8. Location of public and private roads, driveways, sidewalks, and parking facilities.

See Exhibit B and Exhibit L.

9. Size, arrangement, and location of any building sites.

See Exhibit F and Exhibit G.

10. Location of institutional, recreational and open space areas, and areas reserved or dedicated for public uses.

See Exhibit B.

11. Information as to the type, size, and location of all structures.

See Exhibit B and Exhibit F.

12. Landscape treatment.

See Exhibit B, Exhibit G, Exhibit H, and Exhibit I.

13. Architectural plans, elevations, and perspective drawings and sketches.

See Exhibit G, Exhibit J, and Exhibit K.

14. Existing and proposed location of public sanitary sewer, water supply facilities, and stormwater drainage facilities.

See Exhibit B, Exhibit C, Exhibit D, and Exhibit E.

15. Existing and proposed location of all private utilities or other easements.

There are no known existing or proposed private utilities or easements.

16. Characteristics of soils related to contemplated uses.

See Exhibit A.

17. Existing topography on the site with contours at no greater than two-foot intervals.

See Exhibit A.

18. Anticipated uses of adjoining lands in regard to roads, surface water drainage, and compatibility with existing adjacent land uses.

No changes to existing uses on adjoining lands are anticipated.

19. Staging plan.

Phase 1 of the proposed development has a targeted construction start of September, 2024, and will include the proposed ice cream shop, coffee shop, parking stalls, and landscaping, which includes maintained lawn space with in-ground fire pits.

Phase 2 of the proposed development has a targeted construction start of May, 2026, and will include the proposed barn restaurant, market/restaurant/event space, parking stalls, and landscaping.

Phases 3 and 4 remain conceptual at this time, and are tentatively planned to include future dairy and retail space, as well as additional parking stalls and landscaping.

20. Exhibit Table.

Exhibit A: Existing Site and Proposed PUD Limits; Plats of Survey

Exhibit B: Proposed Site Conditions

Exhibit C: Utilities; Proposed Sanitary and Water Services

Exhibit D: Proposed Sanitary Sewer “Public” Location

Exhibit E: Storm Water Management; Proposed Site Conditions

Exhibit F: Phases Site Plan

Exhibit G: Site Plan

Exhibit H: Site Plan Blow Up A

Exhibit I: Site Plan Blow Up B

Exhibit J: 3D Overview

Exhibit K: 3D Views

Exhibit L: Intersection Design

Exhibit A

Existing Site and Proposed PUD Limits; Plats of Survey

EXHIBIT A

**Gideon Farms
Planned Unit Development
Legal Description**

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS;

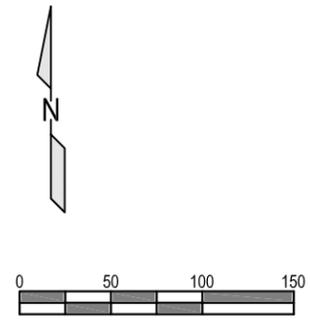
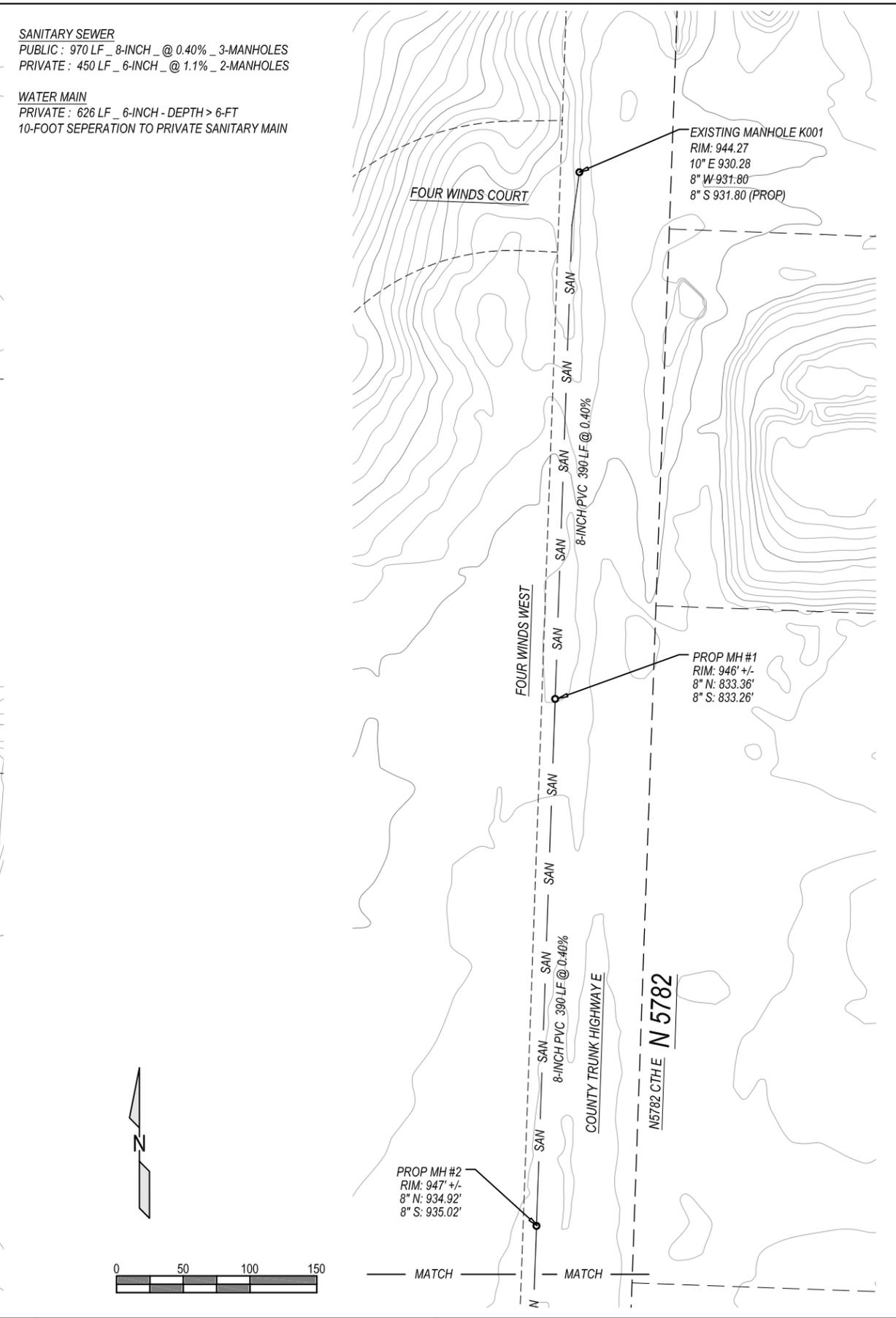
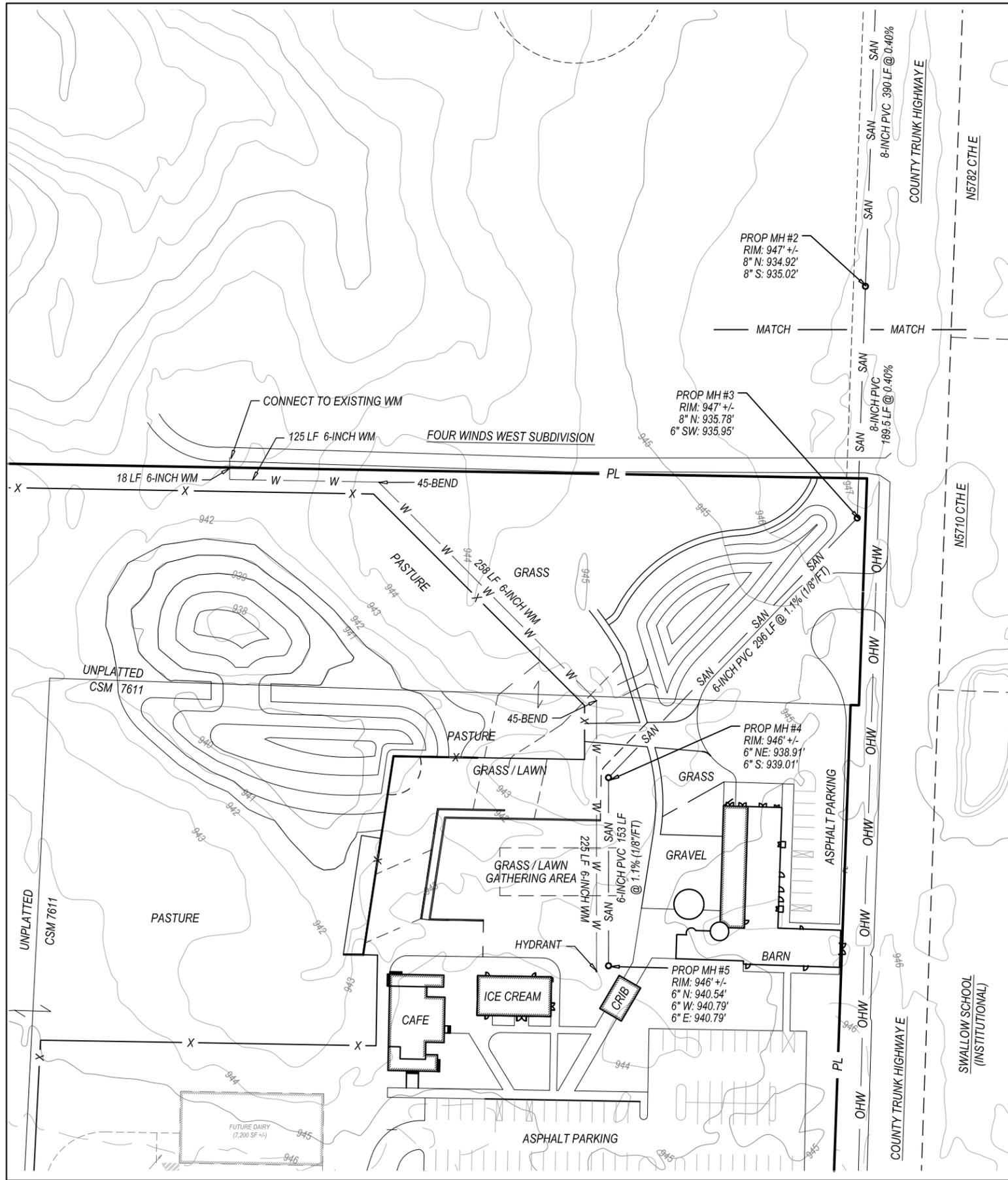
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE N89°45'33"E, 273.90 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 27 TO THE POINT OF BEGINNING OF LANDS HEREINAFTER DESCRIBED;
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Exhibit B

Proposed Site Conditions

Exhibit C

Utilities; Proposed Sanitary and Water Services



Contractor to contact Digger Hotline prior to any excavation or earthwork - This document is not a Survey

UTILITIES

SANITARY & WATER SERVICES (PROPOSED)

<p>REVISIONS</p>	
<p>Hayes Engineering Co. S.C. 316 N. MILWAUKEE ST. SUITE 210-F MILWAUKEE, WI 53202 (414) 272-3200</p>	
<p>GIDEON FARMS N56 W30020 CTY K Merton, WI</p>	
<p>May 30, 2024 - Village of Harland P.U.D. Submittal (Not for Construction)</p>	
<p>DSGN BY: TAH/JKD DRFT BY: JKD CHCK BY: TAH DATE 5-23-2024 Gideon Farms 2024-A.dwg</p>	
<p>1.4</p>	

Exhibit D

Proposed Sanitary Sewer “Public” Location

Exhibit E

Storm Water Management; Proposed Site Conditions

Exhibit F

Phases Site Plan

PARKING RULES

7 STALLS PER 1,000 SF PRIMARY FLOOR AREA

2 STALLS PER DWELLING UNIT

1 STALL PER EMPLOYEE



PHASE 1

2 DWELLING UNITS STALLS: 4

ICE CREAM SHOP (1,303 SF) STALLS: 9

COFFEE SHOP (2,082 SF) STALLS: 14

TOTAL STALLS REQUIRED ON SITE: 27

TOTAL STALLS PROVIDED ON SITE: 34



PHASE 2

BARN RESTAURANT (4,437 SF) REQUIRED STALLS: 31

MARKET/RESTAURANT EVENT (6,630 SF) REQUIRED STALLS: 46

TOTAL STALLS REQUIRED ON SITE: 27 + 31 + 46 = 104

TOTAL STALLS PROVIDED ON SITE: 49 (NEW) + 35 (NEW EVENT) + 34 (EXISTING) = 118



PHASE 3

DAIRY REQUIRED STALLS: 5

TOTAL REQUIRED STALLS ON SITE: 104 + 5 = 109

TOTAL STALLS PROVIDED ON SITE: 22 (NEW) + 118 (EXISTING) = 140



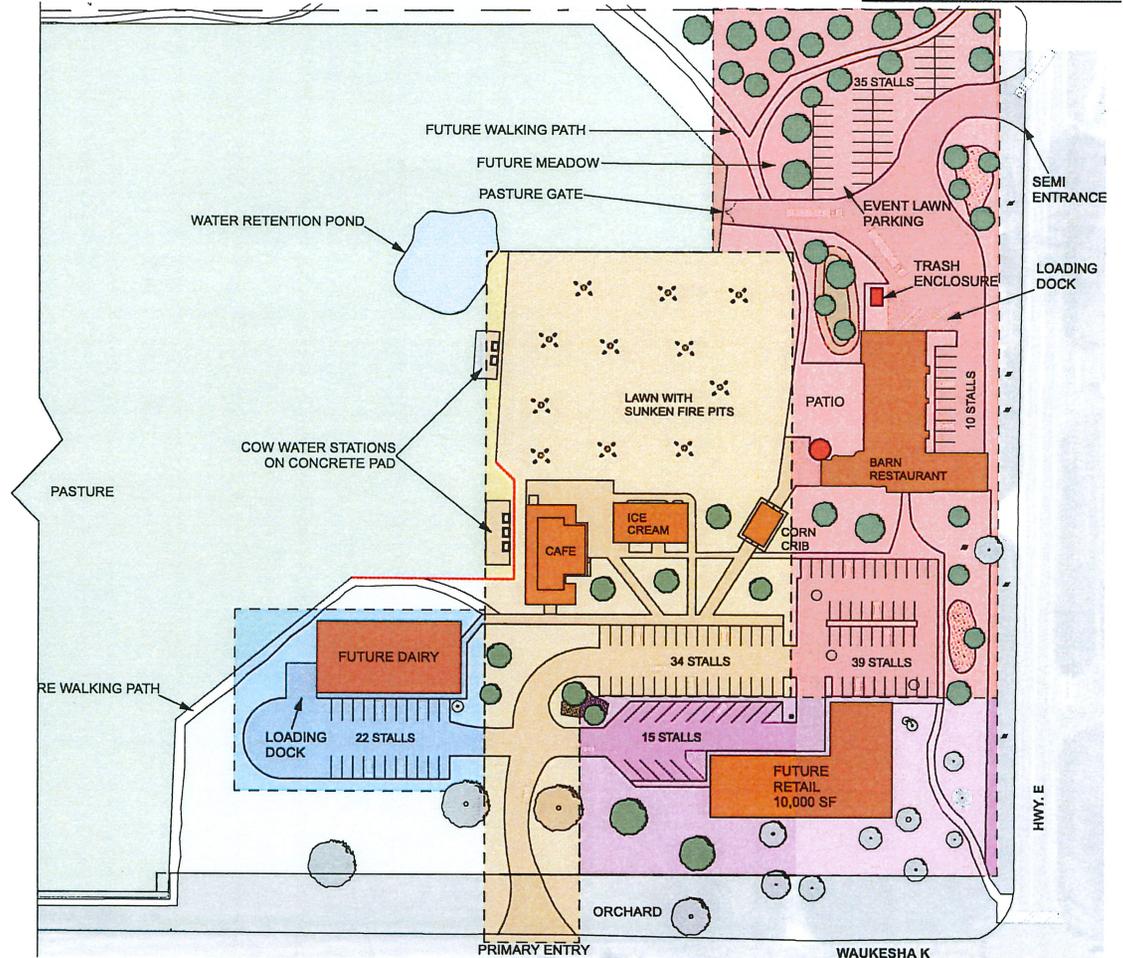
PHASE 4

RETAIL (8,000 SF) REQUIRED STALLS: 56

TOTAL STALLS REQUIRED ON SITE: 109 + 56 = 165

TOTAL STALLS PROVIDED ON SITE: 15 (NEW) + 140 = 155

PHASES SITE PLAN



SITE PLAN PHASES

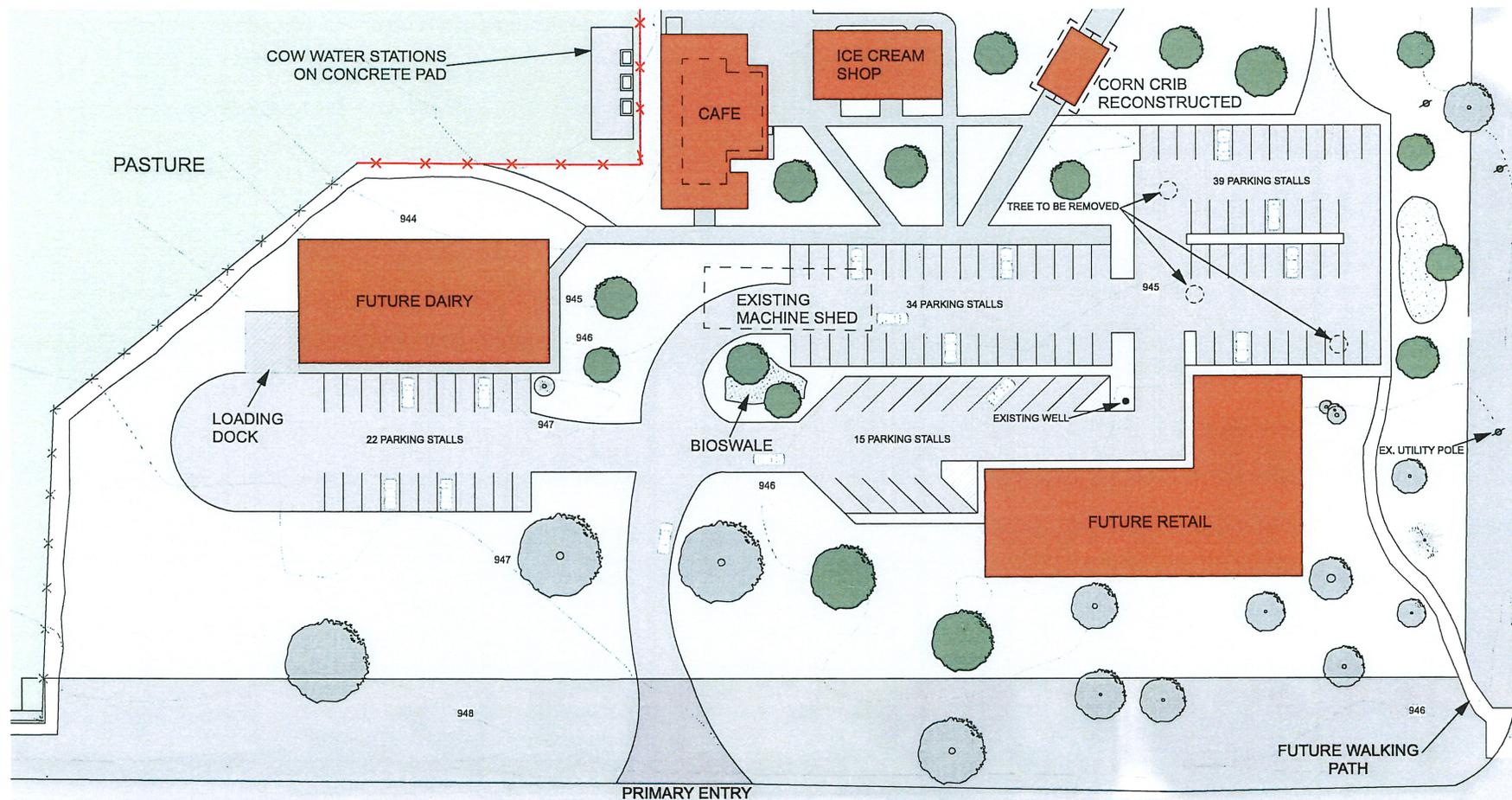


Exhibit G

Site Plan

Exhibit H

Site Plan Blow Up A



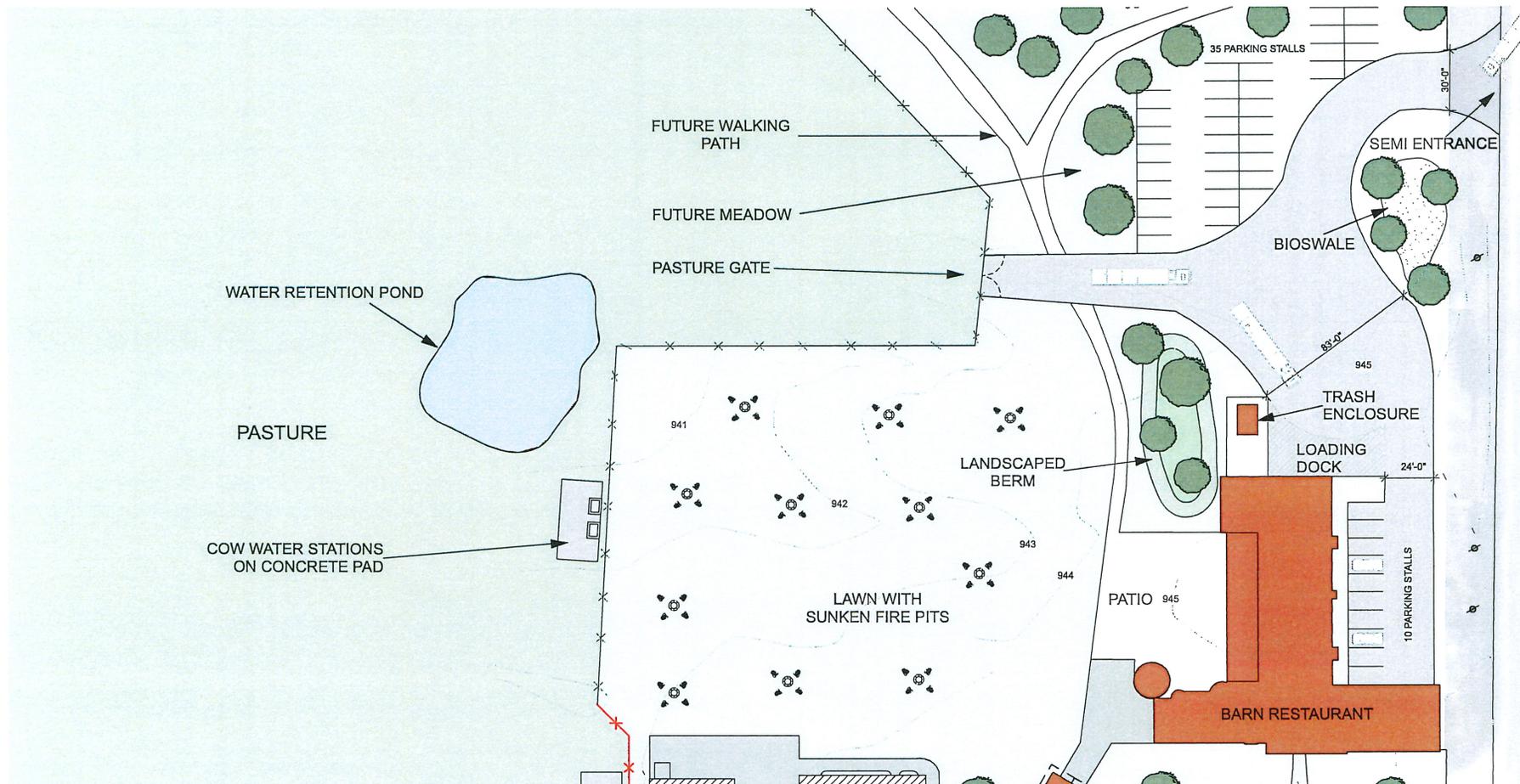
 NORTH
 SITE PLAN BLOW UP A
 SCALE: 1" = 50'

 EXISTING FENCE
 NEW FENCE TO BE BUILT
 EXISTING TREE
 NEW TREE TO BE PLANTED



Exhibit I

Site Plan Blow Up B



 NORTH
 SD003
 SITE PLAN BLOW UP B
 SCALE: 1" = 50'

 EXISTING FENCE
 NEW FENCE TO BE BUILT
 EXISTING TREE
 NEW TREE TO BE PLANTED

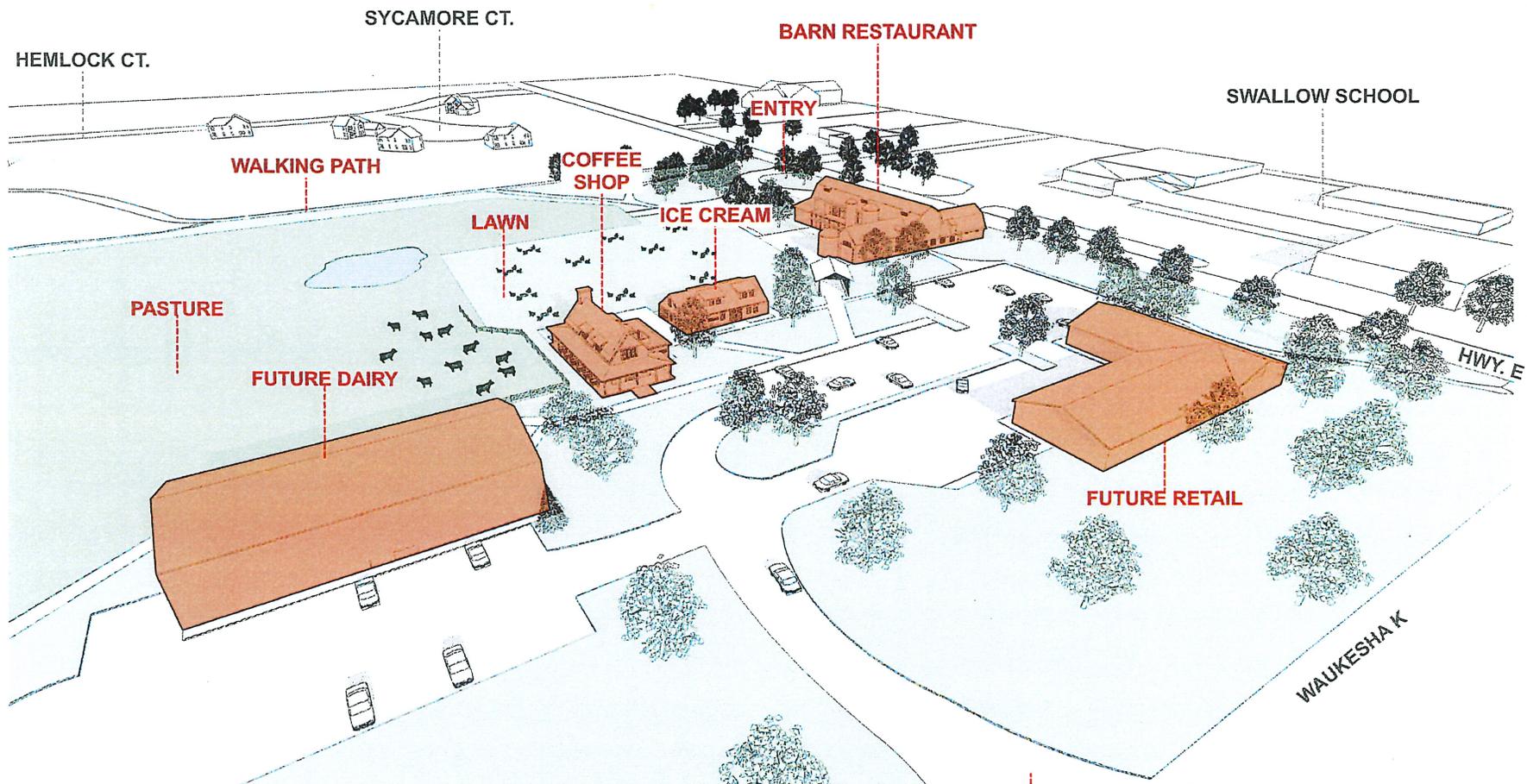


Exhibit J

3D Overview

SD700

3D OVERVIEW



1 OVERVIEW LOOKING NE
SD700

PRIMARY ENTRY



Exhibit K

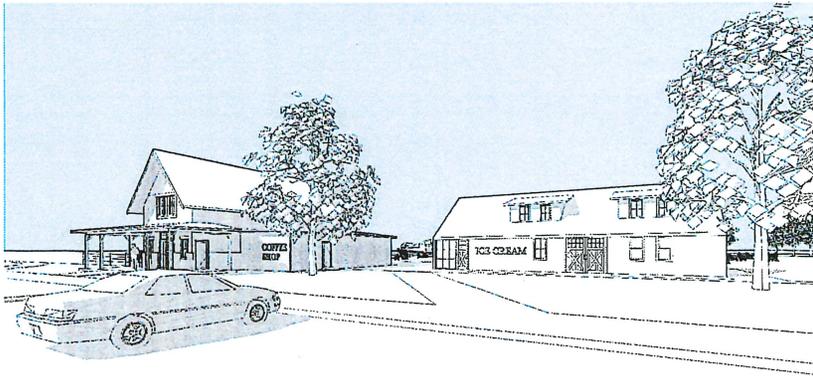
3D Views

SD701

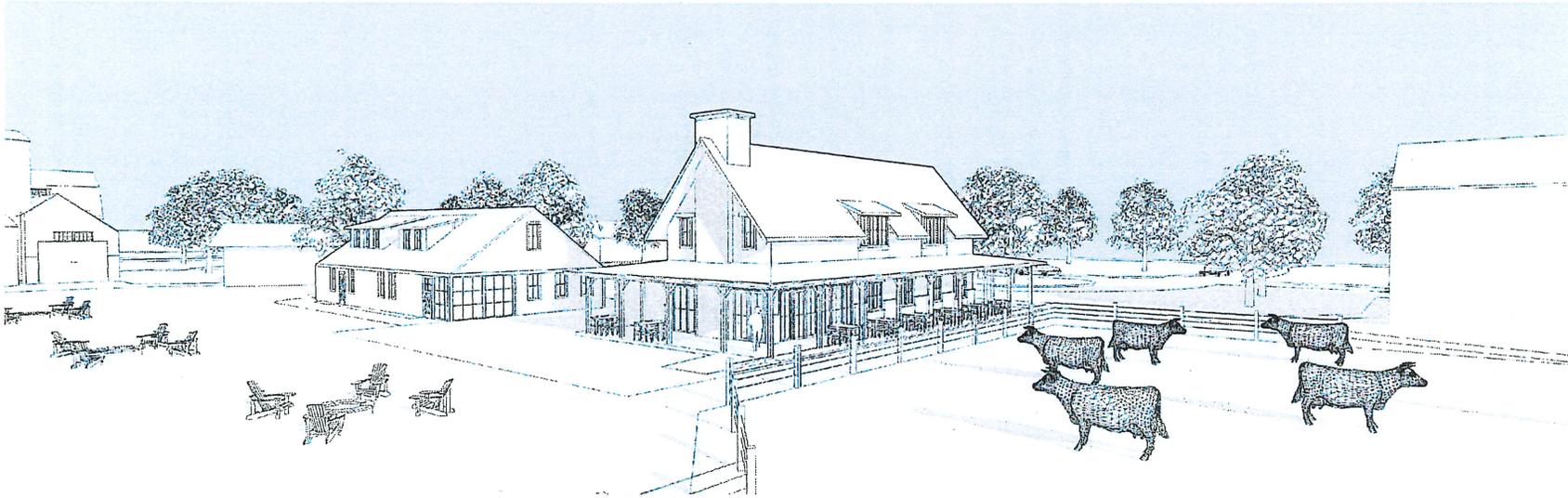
3D VIEWS



1 DRIVeway APPROACH LOOKING AT CAFE ENTRANCE



2 PARKING LOT LOOKING AT ICE CREAM SHOP ENTRANCE



3 PASTURE LOOKING OVER PATIO



Exhibit L

Intersection Design

