

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA**  
**MONDAY, JULY 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 June 17, 2024 meeting.
2. Architectural Board review and consideration of an application for signage for Sjoberg, 620 Cardinal Lane.
3. Architectural Board review and consideration of application for an addition to the residence at 1213 Sunnyslope Drive.
4. Architectural Board review and consideration of application for an addition to the residence at 913 Woods Drive.
5. Plan Commission and Architectural Board review and consideration of plans for an addition of a detached garage and food pantry structure on St. Charles Congregation property, 313 Circle Drive.
6. The Plan Commission will conduct a second review and possible referral to the Village Board of 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. The Plan Commission will conduct an initial review for proposed PUD development ("Project") whose approval is being sought by Three Leaf Development on property tax key HAV 0423981056 located on Campus Drive. The Plan Commission and Architectural Board will review:
  - a. Proposed preliminary site and building plans for senior living development (120 units);
  - b. Proposed preliminary certified survey map;
  - c. Proposed rezoning to RM-1 in conjunction with a PUD Agreement for the Project;
  - d. Proposed petition for a Planned Unit Development
  - e. Proposed land use amendment and Resolution
8. 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.

## 9. Adjourn.

Ryan Bailey, Village Manager

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: [www.villageofhartland.wi.gov](http://www.villageofhartland.wi.gov) (Government/Agendas and Minutes). Notice: Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact 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/88954500185?pwd=HXRvA1znJqPsrGSosgkccpYvyUmbDV.1> The Meeting ID is 889 5450 0185 Passcode is 488234. To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES**  
**MONDAY JUNE 17, 2024**  
**6:30 PM**  
**BOARD ROOM**  
**MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Tim Hallquist, Jeff Bierman, Ann Wallschlager, Chip Schneeberger and David DeCourcy-Bower.  
Absent: Dino Xykis, Jeff Pfannerstill  
Others Present: Ryan Bailey on Zoom, Scott Hussinger, Ryan Amtmann, and Deputy Clerk Bushey.  
Call to Order- 6:30 pm

Roll Call taken.

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- No Comments

**1. Consideration of a motion to nominate a temporary pro tem Chairman –**

Motion (Wallschlager/Schneeberger) to appoint Hallquist as pro tem chairman for the Joint Architectural Board/ Plan Commission meeting of 6-17-2024. Carried (5-0).

**2. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of May 20, 2024.**

Motion (Wallschlager/Schneeberger) to approve the Jt. Architectural Board/Plan Commission minutes of May 20, 2024. Carried. (5-0).

**3. Consideration of resignation of Dino Xykis from Joint Architectural Board/Plan Commission.**

Motion (Wallschlager/Schneeberger) to accept resignation of Dino Xykis from Joint Architectural Board/Plan Commission. (6-0).

**4. Architectural Board review and consideration of an application for signage for IB26 Futbol Academy, ETS Performance, 704-706 Rose Drive -**

Ian Bennett was present and explained the signage is a door sign. Hussinger asked if the signage is for the door and windows, and Mr. Bennett said no, it is just for the door.

Motion (Wallschlager/Schneeberger) to approve the signage for IB26 Futbol Academy contingent on staff approval. (6-0).

**5. Architectural Board review and consideration of an application for an addition to the residence at 430 Lindenwood Drive-**

Jim Stefl from JStefl Development was present and said they plan to start as soon as they have approval. Hussinger asked about the siding and roofing materials and Mr. Stefl said it will match the existing siding and roofing on the house.

Motion (Bierman/Wallschlager) to approve the addition to the residence at 430 Lindenwood Drive. Carried. (6-0).

**6. Plan Commission conceptual review of proposed lot division at 308 North Ave into two lots with the razing of existing dwelling and development of one single family dwelling on each lot.**

Kevin Klink was present and explained he would like the Hartland Fire Department to raze the house, split the lot into two parcels. Hussinger commented that this meets the requirements, but this is a concept only, he has to come back for a Certified Survey Map. Wallschlager asked if he needed a permit and Hussinger said he will need to get a razing permit. She asked if he had talked to the Fire Department. He said yes and they think this will be a perfect training exercise.

DeCourcy-Bower asked how much time it will be between razing the house and building the new homes on the property. Mr. Klink said initially there will only be one house and then as soon as possible build the second one. Wallschlager asked if he would divide it first and he said yes. Bierman asked if the sanitary sewer is on one lot now. Mr. Klink said he is pretty sure it is and said he does not know yet if they will tie into the other one. Hussinger commented that there is only one sewer and water on that lot, so a condition of approval next month would be that each lot must have their own sewer and water. Bailey said tonight is only a conceptual review of the lot division and the goal next month is to bring it a CSM dividing that lot.

DeCourcy-Bower commented that rule of order, we do not usually vote on a concept, and he wondered how long the second piece of land would sit vacant is the only piece that comes to his mind, and he said he guesses it depends on the market. He asked how long the second lot would sit there and if he could give the Plan Commission any insights on that. Mr. Klink asked does it matter if it sat there for 10 years. He said he does not know if he would build on it, he said he might not ever build on it, he said his kids probably would. DeCourcy-Bower asked why separate the properties now at this time vs building a new structure on half of it, so at a later time you could divide it. Mr. Klink said if something came up, he would have the ability to sell that lot. He said right now he does not foresee selling it, but if something were to happen, he would want the ability to sell it.

Wallschlager asked Hussinger if a property is divided does the utility have to be brought to that. Hussinger said he thinks it is important that the utilities be stubbed into the property because that did happen in the village where we took in a property from the town that we never connected because they said they did not have the money and he never followed through. Hussinger said he strongly recommends that, that be a condition of approval.

Motion (Wallschlager/Schneeberger) to approve the conceptual review of the proposed lot division at 308 North Avenue into two lots, with the razing of the existing dwelling and development of a single-family dwelling on each lot. Carried. (6-0).

**7. The Plan Commission will conduct an initial review of proposed annexation and PUD development ("Project") whose approval is being sought by Gideon Farms LLC on property tax keys MRTT0396999006 and MRTT039699902 located at N56 W30020 County Road K, Town of Merton. The Plan Commission will review:**

- a. Proposed petition for direct annexation

- b. Proposed temporary rezoning to A1 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.**

Village Manager Bailey said this is the initial review of the project and it will come back to the Plan Commission either in July if it goes well or August if it does not go well. He said at that point we would probably have conditional approval if that is what the Plan Commission decides. And again, before it gets final approval it would come back to the Plan Commission again. Today is an initial review, and July is for the more detailed plans. Hallquist asked if anything has changed since the last time you were here, and he said no.

“inaudible.”

Hallquist asked Hussinger if he had any issues with the rezoning and Hussinger said no, we just have to go through the process. It was stated that all Plan Commissioners like the plan and Bailey said this is just an initial review so there is no approval at this time. He said this is Plan Commission shot one, and Plan Commission will get another opportunity, and hopefully it gets conditionally approved to go to the Village Board. He said the Village Board would set a public hearing at least 30 days after, it would go to a second Village Board meeting and then a 3<sup>rd</sup> Village Board meeting. Bailey said if everything runs on track, we are looking at September 16<sup>th</sup> for Plan Commission and September 23<sup>rd</sup> for Village Board approval. Hallquist said the Plan Commissioners like the concept. DeCourcy-Bower said the west portion of the property is A-1 & how does that align with the comp plan. DeCourcy-Bower said something to consider is if we are bringing these properties in and then rezoning them, he said he is not sure that piece of land is necessarily specified to be agricultural in the future land use plan, he said so something to check on. Bailey said it is item C under on the agenda. He said that entire parcel, the original intent was it would one day be single family residential but the current owner of the property either will keep it 100% agricultural or bring this in, that is why we were looking at comprehensive plan use to do that. Mr. Gehl stated the current zoning is public because it was owned by the High School, but the use has always been A-1. Ryan Amtmann said there will be additional meetings with staff and Mr. Gehl’s group. He said one thing to think about is access for pedestrians and paths in both directions for this parcel. He said there are no paths going towards Four Winds East neighbor so there will be some challenges for connectivity for pedestrians and bikers to get to this site. Brief discussion on paths.

- Lyman Tschanz 327 Hemlock Ct – Applauds the effort of this development, thinks the development is a great use and in support of the development.
- Sue Isler - W301N5575 Sunrise Ct – wanted to make sure they were not going to be annexed into the Hartland.
- Four Winds West residents – love the idea of development.
- Alexander Wantoch 309 Hemlock Ct – extremely excited about it.

Bailey commented that the sewer for this property will go to a different connector station. He said staff will review over the next several week.

## **8. Announcements –**

None at this time.

**9. Adjourn**

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

Adjourned at 7:01 pm.

Respectfully submitted by

Recording Secretary,

Deidre Bush y, Deputy Clerk



**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: 6-25-2024 Date of Meeting: 7-15-2024 Item No. 2

DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR SIGN PERMIT

PERMIT # \_\_\_\_\_

JOB LOCATION 620 Cardinal Lane TAX KEY # HAV-0730958011  
OWNER SJAMB LLC - C/O James R. Sjoberg PHONE 262-367-4469  
ADDRESS 620 Cardinal Lane CITY Hartland STATE WI ZIP 53029  
CONTRACTOR East Signs PHONE 262-683-4871  
ADDRESS W173N9170 St. Francis Dr #1 CITY Menomonone Falls STATE WI ZIP 53051

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

STML, Sjoberg Tool & Manufacturing Corp, South Building, 620

OVERALL DIMENSIONS OF SIGN 48" High 72" wide COLOR OF BACKGROUND White/Blue Banner  
SIZE OF LETTERS IN INCHES 10", 8", 4" COLOR OF LETTERS Blue/Black/White (Banner)

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

Aluminum, Vinyl

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 \$ 5,100.71

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 06/11/2024

PLANS APPROVED: ARCHITECTURAL BOARD \_\_\_\_\_

APPLICATION APPROVED: BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

TOTAL FEES: \_\_\_\_\_ DATE PAID \_\_\_\_\_ RECEIPT # \_\_\_\_\_

fastsigns.com/452

Payment Terms: Cash Customer

Created Date: 5/30/2024

**DESCRIPTION:** South Monument Sign

**Bill To:** Sjoberg Tool & Mfg. Corp.  
535 S. Industrial Dr.  
Hartland, WI 53029  
US

**Installed:** Sjoberg Tool & Mfg. Corp.  
Joshua Boulter  
620 S. Industrial Dr.  
Hartland, WI 53029  
US

**Ordered By:** Joshua Boulter  
Email: jboulter@sjobergtool.com  
Work Phone: (414) 755-9264

**Salesperson:** Danielle Spitzza  
Email: danielle.spitzza@fastsigns.com  
Work Phone: 262-253-0799  
Entered By: Danielle Spitzza

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	<b>Custom Double-Sided Monument Sign Box &amp; Inserts</b>	1	\$3,532.82	\$3,532.82	\$3,532.82
1.1	<p><b>Custom Product - Custom Cabinet</b></p> <p><b>Part Qty:</b> 1</p> <p><b>Text:</b> 7" DEEP RETAINER BOX (HOLDS PAIR OF 48" x 72" SIGN FACES UP TO 1/8" THICK)</p> <p>REMOVABLE 1" SIDE RETAINERS</p> <p>THREE 3" x 9' SQ INSTALL POLES WITH 18" x 60" x 1/4" SILVER POLY METAL SKIRT (SKIRT SITS ON TOP OF POLES).</p> <p>SILVER BASE &amp; BLACK FRAME</p>				
1.2	<p><b>Max Metal 3mm - Sign Panels</b></p> <p><b>Part Qty:</b> 2 <b>Width:</b> 72.00" <b>Height:</b> 48.00"</p>				
1.3	<p><b>IJ - Avery 1105RS Substrate - Graphics</b></p> <p><b>Part Qty:</b> 2 <b>Width:</b> 72.00" <b>Height:</b> 48.00"</p>				
2	<b>Installation</b>	1	\$875.00	\$875.00	\$875.00

2.1	<b>Installation -</b> - Crew Size: 2 Installers <b>Text:</b> 3 posts installed into concrete footings  Additional fees may apply if the installer runs into rock or difficult scenarios that require additional time and equipment. Cost does not include the removal of spoils or landscaping.  Customer will submit all paperwork, renderings and check for permit. FASTSIGNS requires our own dig locate at the time of installation.				
3	<b>Proof Fee</b>	1	\$15.00	\$15.00	\$15.00
3.1	<b>Proof -</b>  <b>Notes:</b> Proof - The initial proof is \$15.00 any proof revisions may incur a \$5.00 per proof fee thereafter.				
4	<b>Order Setup</b>	1	\$15.00	\$15.00	\$15.00
4.1	<b>Order Setup -</b> <b>Part Qty: 1</b>				

All signs and materials required to complete this project remain the property of FASTSIGNS until final payment is made and may be removed or withheld at any time. FASTSIGNS shall not be responsible for the repair or replacement of any sign destroyed by the customer or customer's agents; by fire, water or acts of God. In the event that it becomes necessary for FASTSIGNS to refer this account to an attorney for collection, customer will be responsible for all reasonable attorney's fees and court costs.

<b>Base Subtotal:</b>	\$4,437.82
<b>Shipping:</b>	\$420.00
<b>Subtotal:</b>	\$4,857.82
<b>Taxable Amount:</b>	\$4,857.82
<b>Taxes:</b>	\$242.89
<b>Grand Total:</b>	\$5,100.71
<b>Amount Paid:</b>	\$0.00
<b>DEPOSIT REQUIRED:</b>	\$765.11

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

# Lighting Plan:

2x 300 lumens lights on each side, directed at sign. Lights are ground mount, solar powered

**SJOBERG TOOL**

Installation Address: 620 Cardinal Lane, Hartland, WI 53029

## Side View



## SIGN SPECS

### DESCRIPTION

Double-Sided Monument Sign

**MATERIALS** Painted Aluminum  
Max Metal Panels  
Vinyl Graphics

### SIGN SIZE

48" tall x 72" wide x 7" deep

### INSTALLATION INFO

3" x 9" Install poles set in concrete footings

### SIGN COLORS



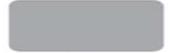
Black Frame and Vinyl



Sjoberg Tool Blue Vinyl



White Max Metal



Silver Aluminum

**FASTSIGNS**  
Make Your Statement™

W173N9170 St. Francis Drive, Suite 1  
Menomonee Falls, WI 53051  
262-253-0799  
www.FASTSIGNS.com/452

All design, sketch, artwork, or other creative work are FASTSIGNS® Menomonee Falls intellectual property and may not be copied, reproduced or forwarded to others by any means without our express permission. In cases where a logo, artwork, or other elements are provided by you to us, you warrant that the subject matter is not copyrighted by a third party or that you have been granted permission to use the copyrighted material on your sign. To support these warranties, you agree to indemnify us in any legal action connected with copyright infringement involving the work produced.



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Silver Aluminum

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262-253-0799  
[www.FASTSIGNS.com/452](http://www.FASTSIGNS.com/452)

### Side View



Sign to be installed 20' North from property line



CARDINAL 635 LLC  
PO BOX 341  
HARTLAND, WI 53029-0341

LAKE COUNTRY CARING INC  
603 PROGRESS DR PO BOX 591  
HARTLAND, WI 53029

MEGAL DEVELOPMENT CORP  
12650 W LISBON RD  
BROOKFIELD, WI 53005-1825

MESCHING PROPERTIES LLC  
C/O GERALDINE MESCHING PO BOX  
379  
HARTLAND, WI 53029-0379

SJAMB LLC  
C/O MR. JAMES R SJOBERG 535 S  
INDUSTRIAL DR  
HARTLAND, WI 53029-2323

TROMPLER PROPERTIES LLC  
580 S INDUSTRIAL DR STE 1  
HARTLAND, WI 53029-2357

WATERTRONICS PROPERTIES LLC  
PO BOX 530  
HARTLAND, WI 53029-0530



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

Job Address			
Lot 15	Block	Subdivision DAVIS HEIGHTS SUB	Key No. HAV 0428015
Owner KEVIN & SHERRY KURTZ			Phone (414) 416-7964
Address 1213 SUNNYSLOPE DRIVE	City HARTLAND	State WI	Zip 53029
Contractor Millennium Windows & Sunrooms, LLC	Phone 262-894-1431	FAX	E-Mail Address rich@millenniummke.com
Address 1376 S. 97th St.	City West Allis	State WI	Zip 53214

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- 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.

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Date Applied: 6/25/24 Date of Meeting: 7/15/24 Item No. 3



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 1213 SUNNYSLOPE DRIVE, HARTLAND, WISCONSIN, 53029

OWNER KEVIN & SHERRY KURTZ PHONE 414) 416-7964 FAX \_\_\_\_\_

ADDRESS 1213 SUNNYSLOPE DRIVE CITY, STATE, ZIP HARTLAND, WISCONSIN, 53029

CONTRACTOR Millennium Windows & Sunrooms, LLC PHONE 262-894-1431

ADDRESS 1376 S. 97th St. CITY, STATE, ZIP West Allis, WI 53214

DWELLING CONTRACTOR # DC-110300024 EXP. 2025-12-27 EMAIL rich@millenniummke.com

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

Project Description: 14' X 14' CONVENTIONAL SUNROOM ADDITION ON BACK OF HOME.

EXTERIOR OF SUNROOM TO MATCH EXISTING HOME REGARDING SIDING, TRIM, SOFFIT & FASCIA, GUTTERS AND DOWNSPOUTS. THIS INCLUDES MATERIAL, TEXTURES & COLORS.

QUALIFIER # DCQ-110700336

Estimated cost of above job(s) \$ 65,832.03

Current principal use of property SINGLE FAMILY HOME

Proposed principal use of property SINGLE FAMILY HOME

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 Richard Lass Date 6/25/2024

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

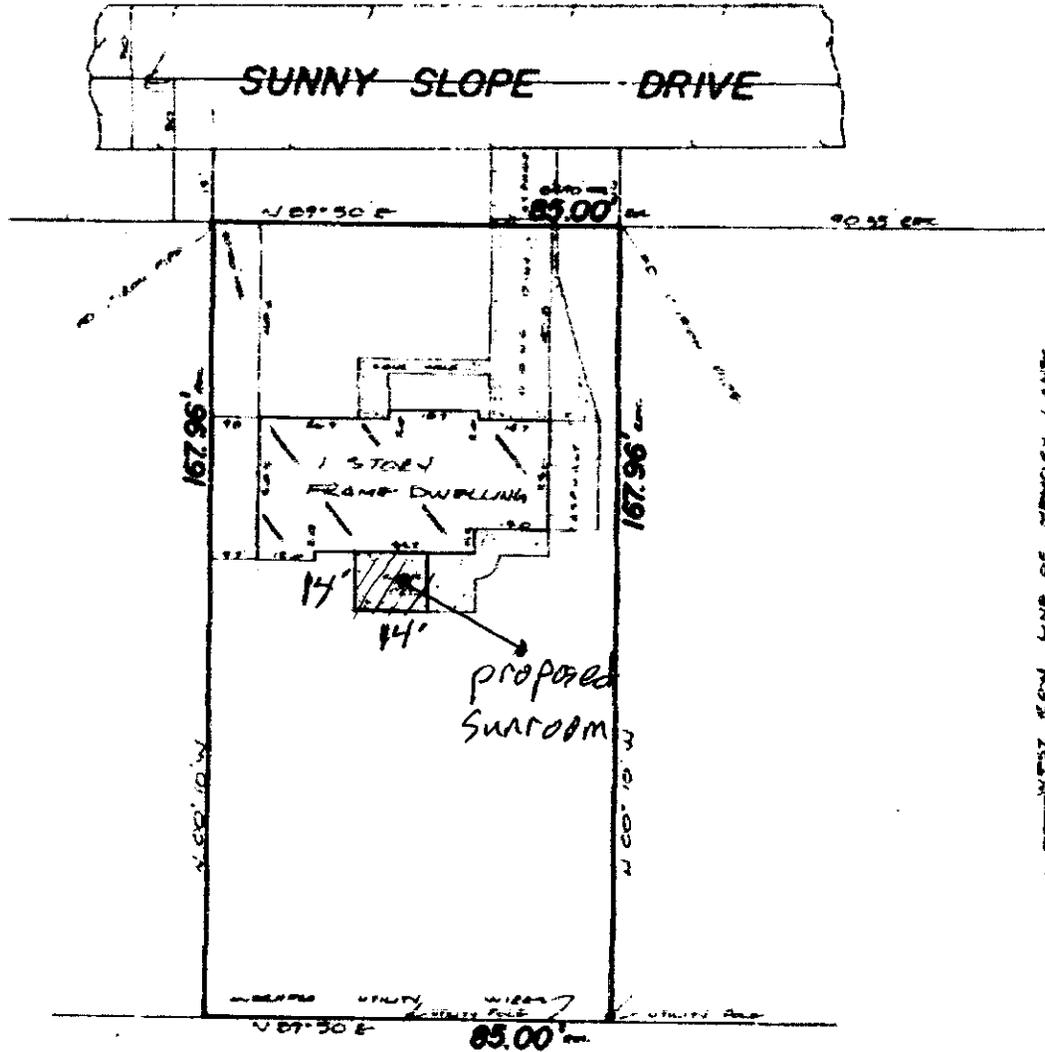
APPLICATION APPROVED ON: BY: BUILDING INSPECTOR

# Plat of Survey



FOR: WISCONSIN MORTGAGE - KEVIN & SHARYL KURTZ  
 PROPERTY ADDRESS: 1213 Sunny Slope Drive; Hartland, Wisconsin 53029

DESCRIPTION: Lot 15, DAVIS HEIGHTS, being a Subdivision of a part of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.



## CERTIFICATE

STATE OF WISCONSIN }  
 WAUKESHA COUNTY } SS

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE HEREOF.

THIS SURVEY IS COPYRIGHTED AND THE REPRODUCTION THEREOF IS PROHIBITED.

MONUMENTATION OF MISSING BOUNDARY CORNERS HAS (NOT) BEEN WAIVED BY THE ABOVE CLIENT AS PER CHAPTER AE 3.01 (2) OF THE WISCONSIN ADMINISTRATIVE CODE.

*[Signature]*  
 REGISTERED LAND SURVEYOR  
 7/20/88  
 DATE

## TERRA TECHNOLOGY, Inc.

Land Surveyors - Land Planners

909 Blackstone Avenue

Waukesha, WI 53186

(414) 549-1111

JOB NUMBER: 5554

SCALE 1" = 30'

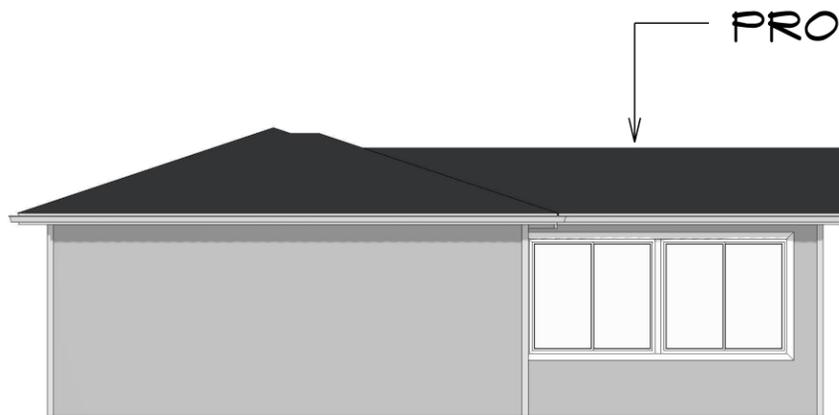




PROPOSED SUNROOM

Front Elevation

SCALE: 3/16" = 1'-0"



Left Elevation

SCALE: 1/8" = 1'-0"



Right Elevation

SCALE: 1/8" = 1'-0"

**KEVIN & SHERRY KURTZ**

1213 SUNNYSLOPE DRIVE PHONE: 414-416-7964

HARTLAND WI 53029 FAX:

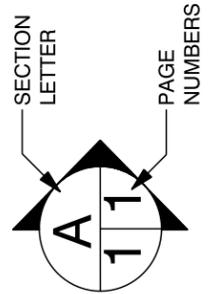
MOBILE: sharylbkurtz@gmail.com

DRAWN BY:

SCALE: As Noted

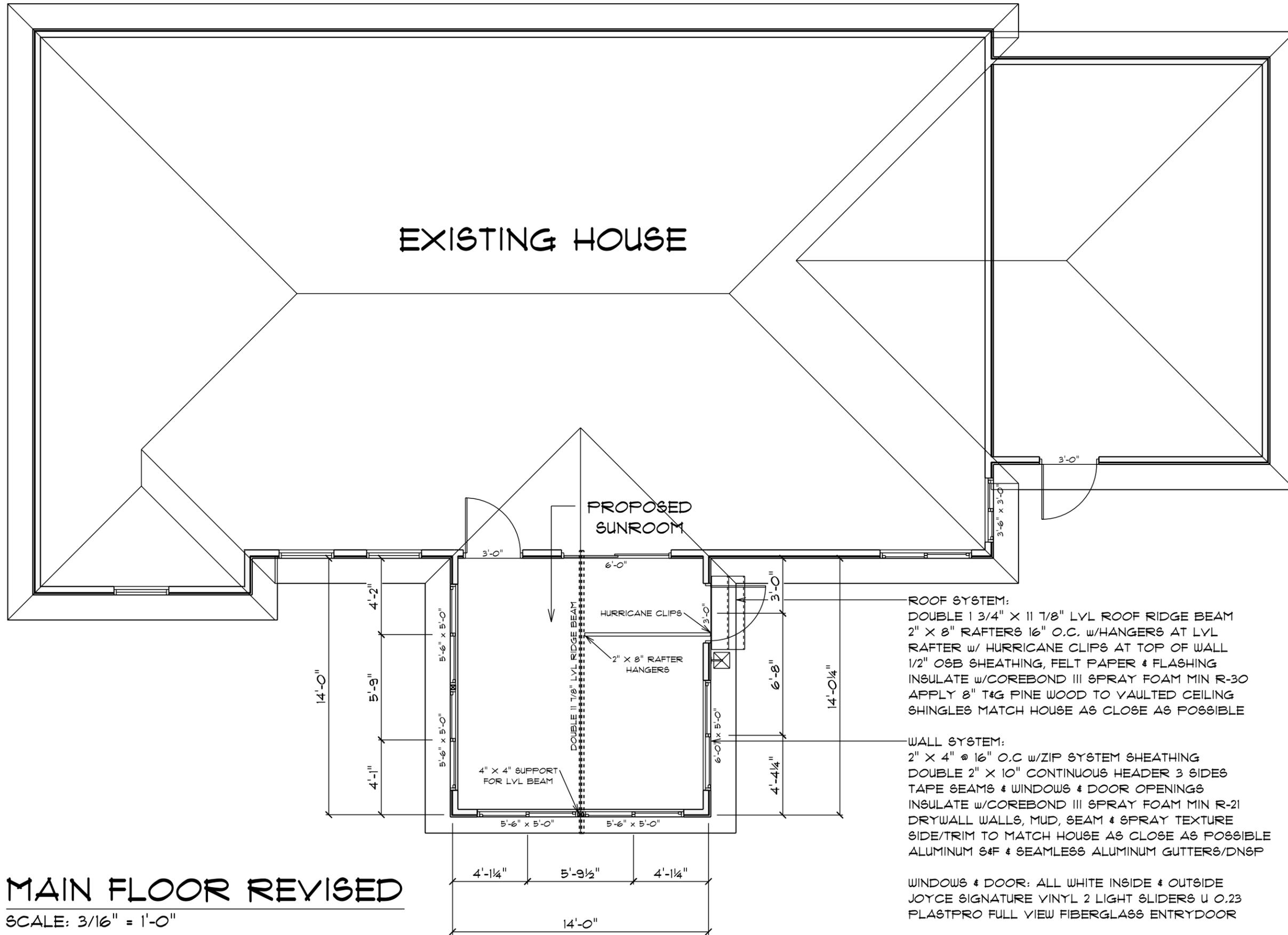
DATE: Monday, June 24, 2024

PAGE: **1/3**  
ELEVATIONS



**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE

PHONE:  
FAX:  
MOBILE:



EXISTING HOUSE

PROPOSED SUNROOM

**ROOF SYSTEM:**  
 DOUBLE 1 3/4" X 11 7/8" LVL ROOF RIDGE BEAM  
 2" X 8" RAFTERS 16" O.C. w/HANGERS AT LVL  
 RAFTER w/ HURRICANE CLIPS AT TOP OF WALL  
 1/2" OSB SHEATHING, FELT PAPER & FLASHING  
 INSULATE w/COREBOND III SPRAY FOAM MIN R-30  
 APPLY 3" T&G PINE WOOD TO VAULTED CEILING  
 SHINGLES MATCH HOUSE AS CLOSE AS POSSIBLE

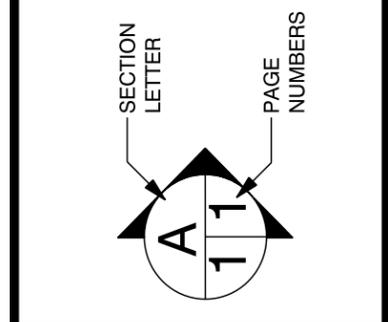
**WALL SYSTEM:**  
 2" X 4" @ 16" O.C w/ZIP SYSTEM SHEATHING  
 DOUBLE 2" X 10" CONTINUOUS HEADER 3 SIDES  
 TAPE SEAMS & WINDOWS & DOOR OPENINGS  
 INSULATE w/COREBOND III SPRAY FOAM MIN R-21  
 DRYWALL WALLS, MUD, SEAM & SPRAY TEXTURE  
 SIDE/TRIM TO MATCH HOUSE AS CLOSE AS POSSIBLE  
 ALUMINUM S&F & SEAMLESS ALUMINUM GUTTERS/DN&P

**WINDOWS & DOOR:** ALL WHITE INSIDE & OUTSIDE  
 JOYCE SIGNATURE VINYL 2 LIGHT SLIDERS U O.23  
 PLASTPRO FULL VIEW FIBERGLASS ENTRYDOOR

**MAIN FLOOR REVISED**  
 SCALE: 3/16" = 1'-0"

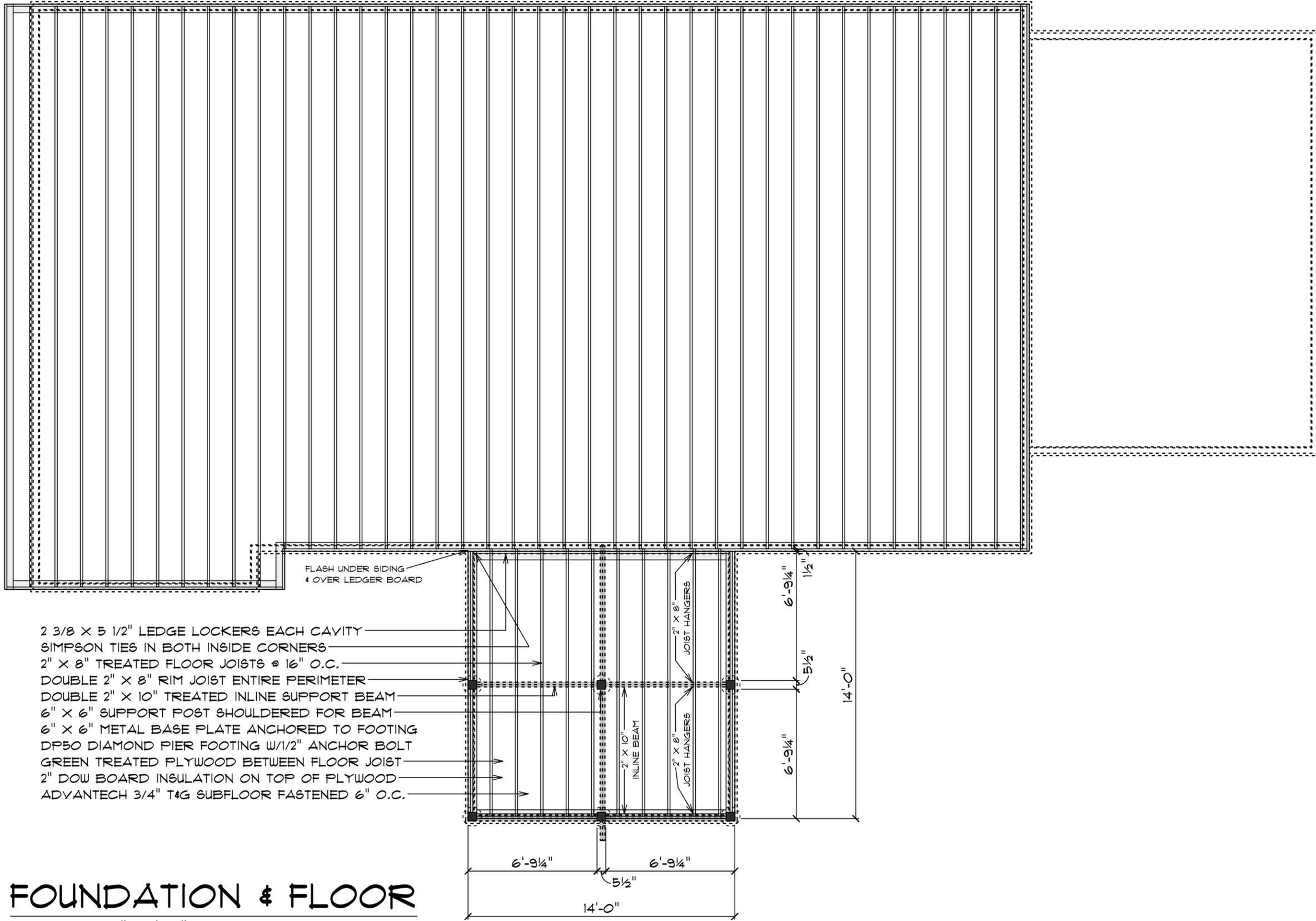
**KEVIN & SHERRY KURTZ**  
 1213 SUNNYSLOPE DRIVE PHONE: 414-416-7964  
 HARTLAND WI FAX:  
 53029 MOBILE: sharylbkurtz@gmail.com

DRAWN BY: **2/3**  
 SCALE: 3/16" = 1'-0"  
 DATE: Monday, June 24, 2024 FLOOR PLAN



**SOFTPLAN**  
 ARCHITECTURAL DESIGN SOFTWARE

PHONE:  
 FAX:  
 MOBILE:

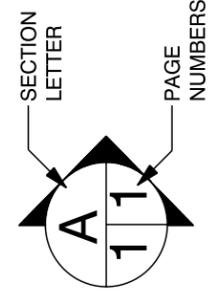


**FOUNDATION & FLOOR**  
 SCALE: 3/16" = 1'-0"

**KEVIN & SHERRY KURTZ**  
 1213 SUNNYSLOPE DRIVE PHONE: 414-416-7964  
 HARTLAND FAX:  
 WI MOBILE:  
 53029 sharylbkurtz@gmail.com

DRAWN BY:  
 SCALE: 3/16" = 1'-0"  
 DATE: Monday, June 24, 2024 FOUNDATION & FLOOR

PAGE: **3/3**



**SOFTPLAN**  
 ARCHITECTURAL DESIGN SOFTWARE

PHONE:  
 FAX:  
 MOBILE:



Approval #

Product # 201612-O

Replaces #201008-O

Industry Services Division  
1400 East Washington Avenue  
P.O. Box 7302  
Madison, WI 53701-7302

## Wisconsin Building Product Evaluation

Material

DIAMOND PIER® DP-50 & DP-75  
PRECAST CONCRETE PIER FOUNDATION ASSEMBLY

Manufacturer

Pin Foundations Inc.  
5114 Pt. Fosdick Dr NW  
Building # E-60  
Gig Harbor, WA 98335

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### SCOPE OF EVALUATION

The Diamond Pier® DP-50 & DP-75 Precast Concrete Pier Foundation assembly manufactured by Pin Foundations, Inc. has been evaluated against the structural provisions of the current **Wisconsin Uniform Dwelling Code (UDC)**. The Diamond Pier® DP-50 & DP-75 Precast Concrete Pier Foundation assembly has been evaluated for use as a foundation for the support of gravity loads and specified lateral & uplift loads for exterior decks, including covered porches, elevated walkways and stairways regulated by the current **Wisconsin Uniform Dwelling Code (UDC)** and same site accessory detached structures not directly covered by the UDC rules.

### DESCRIPTION AND USE

The Diamond Pier® DP-50 & DP-75 Precast Concrete Pier Foundation assembly manufactured by PIN FOUNDATIONS, INC. consists of a factory-fabricated, diamond-shaped concrete pier which has a steel anchor bolt precast into the center of the top of the pier and precast holes for the installation of steel bearing pins. Steel bearing pins are jobsite-inserted through precast holes and driven into the soil. Pins are 1-inch or 1¼" diameter steel of 36", 42", 50" or 63" length.

## TESTS AND APPROVALS

Data & report (dated November 2006) was submitted to ICC-ES in accordance with the ICC-ES Acceptance Criteria for Precast Concrete Pier Foundation Assemblies (AC336) now dated August 2013 (Editorially revised September 2015). A 2010 Frost Performance Report for the DP50 Diamond Pier® in Minnesota was submitted. A 2013 Cross Pin Group Foundation Load Test Report for the DP50 Diamond Pier® was submitted under EEI Report No. 07-020-08 at the same site as previous November 2006 report. A National Performance Submittals, 2005 report for Diamond Pier® was submitted to show testimonials from across the country that Diamond Pier® should not be limited for frost/horizontal load forces to only detached decks & structures.

## WISCONSIN UNIFORM DWELLING CODE (UDC)

For compliance with the current **Wisconsin Uniform Dwelling Code (UDC)**, ICC-ES Evaluation Report ESR-1895 Reissued December 2015 (\*Corrected November 2016), including Evaluation Scope, Uses, Description, Design and Installation, Conditions of Use, Evidence Submitted and Identification of this product was referenced. The 2006, 2009, 2012 and 2015 International Residential Code (IRC) provisions referenced in the evaluation report are similar in scope and application to requirements under the **Wisconsin Uniform Dwelling Code (UDC)** provisions, but some terminology differences are noted. ICC evaluation report can be viewed at: [http://www.icc-es.org/reports/pdf\\_files/ICC-ES/ESR-1895.pdf](http://www.icc-es.org/reports/pdf_files/ICC-ES/ESR-1895.pdf)

Model DP-50 uses minimum 36" to maximum 50" steel pins. Model DP-75 uses minimum 50" pins, but may also use 63" steel pins. Model DP-50 & DP-75 foundations show bearing capacity in accordance with the 2006 & 2013 testing results noted above and summarized as shown in the Table below. Lateral and uplift values are subject to the limitations noted below, but are also shown in the Table below.

Diamond Pier conditions for use of this product in Wisconsin include the following:

- All Diamond Pier models installed in Wisconsin must have a minimum pin length of 50 inches.
- Diamond Pier models installed in Wisconsin must be installed in accordance with the current Pin Foundations, Inc published installation manual, the Diamond Pier Residential Load Chart, and this report.
- Where soil conditions are not appropriate for supporting the Diamond Pier foundation, use of the system is not allowed. Some examples include soils that are weaker than 1500 PSF, soils that are highly expansive, shifting or sliding soils.

Diamond Pier DP-50 & DP-75 precast concrete piers must be identified when shipped, including:

- The product name and model number
- The manufacture date and lot number and
- The phrase: "For use with one and two-family dwelling construction only."

TABLE: Cross Pin Group Allowable Load Carrying Capacity Recommendations in 1500 PSF properly drained soil

Embedded Pin Group	Equivalent Bearing Area (square feet)	Compression (pounds)	Uplift (pounds)	Lateral (pounds)
(4) 1" x 36" Pins	1.83	2,745	670	575
(4) 1" x 42" Pins	1.87	2,805	920	820
<b>(4) 1" x 50" Pins</b>	<b>1.91</b>	<b>2,870</b>	<b>1,175</b>	<b>1,070</b>
<b>(4) 1-1/4" x 50" and longer Pins</b>	<b>2.93</b>	<b>4,400</b>	<b>1,380</b>	<b>1,310</b>
<b>Larger Diameter Pins</b>		<b>Values only determined through site-specific engineered calculations at 50" &amp; longer</b>		

1500 PSF properly drained soils generally include clay, sandy clay, silt and sandy silt. Properly drained soils of sand, silty sand, clayey sand, and silty gravel with a minimum 2000 PSF soil bearing capacity may have the bearing value above increased by 33% (as detailed in the full Installation Manual).

#### LIMITATIONS OF APPROVAL

In order to be in compliance with the frost protection requirements of **SPS 321.16** of the current **Wisconsin Uniform Dwelling Code (UDC)**, the Diamond Pier® DP-50 & DP-75 Precast Concrete Pier Foundation assembly shall utilize steel bearing pins that are at least 50" long when frost protection is required (shown **bold** in TABLE above). Minimum 50" long steel bearing pins are also required when these foundations must resist uplift or horizontal loading. The Wisconsin Building Product Evaluation Number must be provided when plans that include this product are submitted for review to the local building inspector.

#### DISCLAIMER

This approval will be valid through December 31, 2021, unless manufacturing modifications are made to the product or a re-examination is deemed necessary by the department. The Wisconsin Building Product Evaluation Number must be provided when plans that include this product are submitted for UDC review. The department is not endorsing or advertising this product. This approval addresses only the specified applications for the product and does not waive any code requirement not specified in this document.

Reviewed by: Jack A. Miller  
Commercial building plan examiner

Approval Date: November 22, 2016 By: Jack A. Miller

## RESIDENTIAL DIAMOND PIER LOAD CHART

*IAS-Accredited Third-Party Bearing, Uplift, and Lateral Field Tests<sup>2</sup>*

### Minimum 1500 psf

**Silts/Clays** (CL, ML, MH, CH)<sup>3</sup>

Model / Pin No. / Length	Bearing Load Capacity	□ Equivalent Base Area	○ Cylinder Comparison	☼ Frost Zone	Uplift Load Capacity	Lateral Load Capacity
DP-50/36"	2700#	1.8 sf	18" dia	24"	600#	600#
DP-50/42"	* 3000#	2.0 sf	19" dia	36"	* 900#	* 600#
<b>DP-50/50"</b>	<b>3300#</b>	<b>2.2 sf</b>	<b>20" dia</b>	<b>48"</b>	<b>1200#</b>	<b>600#</b>
DP-75/50"	* 3750#	2.5 sf	21" dia	48"	* 1400#	* 600#
DP-75/63"	4200#	2.8 sf	22" dia	60"	1600#	600#
<i>Equivalency to Traditional Concrete Footings</i>						

### Minimum 2000 psf

**Sands/Gravels** (SW, SP, SM, SC, GM, GC)<sup>3</sup>

Model / Pin No. / Length	Bearing Load Capacity	□ Equivalent Base Area	○ Cylinder Comparison	☼ Frost Zone	Uplift Load Capacity	Lateral Load Capacity
DP-50/36"	3600#	1.8 sf	18" dia	24"	600#	600#
DP-50/42"	* 4000#	2.0 sf	19" dia	36"	* 900#	* 600#
<b>DP-50/50"</b>	<b>4400#</b>	<b>2.2 sf</b>	<b>20" dia</b>	<b>48"</b>	<b>1200#</b>	<b>600#</b>
DP-75/50"	* 5600#	2.8 sf	22" dia	48"	* 1400#	* 600#
DP-75/63"	6400#	3.2 sf	24" dia	60"	1600#	600#
<i>Equivalency to Traditional Concrete Footings</i>					*Interpolated from field test values.	

#### Notes:

1. This load chart is intended for simple structures supported by columns, posts, and beams loaded up to, but not exceeding, the stated capacities. It is not intended for structures with asymmetrical, rotational, overturning, or dynamic forces. Intended uses are described in section 2.0 of ICC-ES prescriptive bearing evaluation report ESR-1895. For projects that exceed the capacities or limitations defined herein, or the intended uses described in ESR-1895, contact PFI for additional information or site-specific capacity evaluation. See also the [Use and Applications](http://www.diamondpiers.com) download at [www.diamondpiers.com](http://www.diamondpiers.com).
2. Capacities shown are tested to a Factor of Safety of 2, and are applicable in properly drained, normal sound soils only, with minimum soil bearing capacities as indicated. Copies of the field test reports are available from PFI upon request.
3. See IRC Table R401.4.1, "Presumptive Load-Bearing Values of Foundation Materials," for a full description of applicable 1500 psf and 2000 psf soil types. For soils below 1500 psf, or soils with unknown characteristics, additional site and design analysis is required. For soils above 2000 psf, the values in this chart shall apply.
4. All capacities use four pins of the specified length per foundation. Pin length includes that portion of the pin embedded within the concrete head. See "Check Your Layout" in the Diamond Pier Installation Manual for more information on pin/pier layout and spacing restrictions.
5. For professional engineers designing for short-term transient loads, contact PFI for further information.

ANTHONY W CASTILLO 2015  
REVOCABLE TRUST  
1121 SUNNYSLOPE DR  
HARTLAND, WI 53029-1514

DAMIAN & NICOLE BOHMAN  
447 FAIRVIEW CT  
HARTLAND, WI 53029-1501

DAWN M DAVIS  
1223 SUNNYSLOPE DR  
HARTLAND, WI 53029-1516

ERIC S EHN SR  
PO BOX 478  
HARTLAND, WI 53029-0478

HATTES REVOCABLE TRUST  
453 FAIRVIEW CT  
HARTLAND, WI 53029-1501

JOHN K ESKAU  
513 MEMORY LN  
HARTLAND, WI 53029-1505

JOHN K ESKAU  
513 MEMORY LN  
HARTLAND, WI 53029-1505

KENNETH SWEARINGEN  
503 OAKWOOD DR  
HARTLAND, WI 53029-1509

KEVIN KURTZ AND SHARYL KURTZ  
1213 SUNNYSLOPE DR  
HARTLAND, WI 53029

KYLE CESCHI  
449 FAIRVIEW CT  
HARTLAND, WI 53029-1501

LINDA J SCHMITZ  
443 FAIRVIEW CT  
HARTLAND, WI 53029-1501

MARK MILLOT & NICHOLAS MILLOT  
1824 W RACE  
CHICAGO, IL 60622-6246

MCKENNA SMITH  
460 HILL N DALE CIR  
HARTLAND, WI 53029-1531

MICHAEL & KELLY J FILO  
1113 SUNNYSLOPE DR  
HARTLAND, WI 53029-1514

MICHAEL & GLORIA LECHER  
506 OAKWOOD DR  
HARTLAND, WI 53029

NICOLE M KOLLER  
451 FAIRVIEW CT  
HARTLAND, WI 53029-1501

PAUL & AMANDA MALLAS  
525 OAKWOOD DR  
HARTLAND, WI 53029-1509

PAUL & SHARON RISTOW  
509 OAKWOOD DR  
HARTLAND, WI 53029

PETER J & DALE L NEJEDLO 2020  
LIVING TRUST  
520 OAKWOOD DR  
HARTLAND, WI 53029-1518

ROGER J BALKMAN & CALUDIA  
BALKMAN FAMILY TRUST  
503 MEMORY LN  
HARTLAND, WI 53029-1505

SARAH SMITH & JENNY JONES  
1216 SUNNYSLOPE DR  
HARTLAND, WI 53029-1517

TERRY & KIM HALLER  
1112 SUNNYSLOPE DR  
HARTLAND, WI 53029

THE LEGEND AT BRISTLECONE PINES  
LLC  
1 LEGEND WAY  
WALES, WI 53183

THOMAS & CHRISTIN WILHELM  
1221 SUNNYSLOPE DR  
HARTLAND, WI 53029



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

Job Address <b>913 WOODS DR., HARTLAND, WI</b>			
Lot <b>87</b>	Block	Subdivision <b>RIVER RESERVE</b>	Key No. <b>HAV 0757093</b>
Owner <b>ROBERT + KELLY HASSLER</b>		Phone <b>805-268-5354</b>	
Address <b>913 WOODS DR.</b>		City <b>HARTLAND</b>	State <b>WI</b> Zip <b>53029</b>
Contractor <b>STOETZ CUSTOM HOMES</b>	Phone	FAX	E-Mail Address
Address <b>1717 WOLF RD.</b>		City <b>RICHFIELD</b>	State <b>WI</b> Zip <b>53076</b>

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: 6/26/24 Date of Meeting: JULY 15, 2024 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 913 WOODS DR. HARTLAND, WI 53029

OWNER ROBERT S. KELLY HASSLER PHONE 805-268-5354 FAX \_\_\_\_\_

ADDRESS 913 WOODS DR. CITY, STATE, ZIP HARTLAND, WI 53029

CONTRACTOR STORTZ CUSTOM HOMES LLC PHONE 262-628-2222 or 262-366-0990

ADDRESS 1717 WOLF RD. CITY, STATE, ZIP RICHFIELD, WI 53076

DWELLING CONTRACTOR # DC-060800057 DC-10070810 EMAIL dave@stortzcustomhomes.com

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

Project Description: ADD ADDITION ON BACK OF HOUSE SEE ATTACHED PLAN.

Estimated cost of above job(s) \$ 100,000.00

Current principal use of property RESIDENTIAL

Proposed principal use of property RESIDENTIAL

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 David Sporn

Date 6/19/29

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: BY: BUILDING INSPECTOR



## Full Report

Property Location : 913 Woods Dr

View: Full Report View

Report Options

Print Report

Search Criteria

Search Results

Modify Search

Taxed by: Village Of Hartland

## Owner:

Taxkey # HAV 0757093

Bkmja Revocable Trust, Dated December 6, 2021, As Amende  
913 Woods Dr  
Hartland, WI 53029

Owner Occupied: Yes

Property Address:

913 Woods Dr  
Hartland, WI 53029-2903

ID Walk Down

ID Walk Up

Record 1 of 1 selected records

County: Waukesha

Taxed by: Village Of Hartland

Taxkey # HAV 0757093

## Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2022	Residential	\$ 138,000	\$ 333,800	\$ 471,800	0.000 -	0.587	0.840388924
2021	Residential	\$ 138,000	\$ 333,800	\$ 471,800	0.000 -	0.587	0.929302464
2020	Residential	\$ 138,000	\$ 333,800	\$ 471,800	2.099 †	0.587	0.966770115
2019	Residential	\$ 138,000	\$ 324,100	\$ 462,100	12.433 †	0.587	0.993028235
2018	Residential	\$ 90,600	\$ 320,400	\$ 411,000	0.000 -	0.587	0.934069975
2017	Residential	\$ 90,600	\$ 320,400	\$ 411,000	0.000 -	0.587	0.943781403
2016	Residential	\$ 90,600	\$ 320,400	\$ 411,000	0.000 -	0.587	0.982774970
2015	Residential	\$ 90,600	\$ 320,400	\$ 411,000	0.000 -	0.587	0.983885674
2014	Residential	\$ 90,600	\$ 320,400	\$ 411,000	-9.251 ‡	0.587	0.998127284

## Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2022	\$5,741.59	\$47.01	\$154.29	\$5,540.29			\$190.00	\$5,730.29	0.840388924
2021	\$5,950.72	\$49.63	\$176.03	\$5,725.06			\$160.00	\$5,885.06	0.929302464
2020	\$5,888.55	\$50.10	\$122.77	\$5,715.68			\$150.00	\$5,865.68	0.966770115
2019	\$5,887.07	\$53.63	\$148.83	\$5,684.61			\$145.00	\$5,829.61	0.993028235
2018	\$6,025.35	\$60.46	\$146.85	\$5,818.04			\$145.00	\$5,963.04	0.934069975
2017	\$6,250.53	\$64.01	\$112.02	\$6,074.50			\$145.00	\$6,219.50	0.943781403
2016	\$6,531.11	\$69.66	\$131.00	\$6,330.45			\$145.00	\$6,475.45	0.982774970
2015	\$6,804.93	\$72.05	\$116.38	\$6,616.50			\$145.00	\$6,761.50	0.983885674
2014	\$6,915.40	\$72.87		\$6,842.53			\$145.00	\$6,987.53	0.998127284

## Assessor

Building Square Feet : 2723	Year Built : 2001	Township : 7N
Bedrooms : 4	Year Remodeled :	Range : 18E
Full Baths : 2	Effective Year Built : 2001	Section : 3
Half Baths : 1	Air Conditioning : Yes	Quarter :
Total Rooms : 10	Fireplace : Yes	Pool :
Number of Stories : 2.00	Number of Units :	Attic :
Building Type : Colonial	Basement : Full Basement	
Exterior Wall : Wood	Heat : Warm Air	
Exterior Condition :	Garage : Attached Frame Garage	
Land Use : 01	School District : 2460 Hartland-Lakeside J3	
Zoning :	Historic Designation :	

## Legal Description

Lot 87 &amp; An Undiv Int In Outlots 1-2 &amp; 4-7 River Reserve Pt NE1/4 &amp; SE1/4 Sec 10 &amp; Pt SE1/4 Sec 3 T7N R18E Doc# 3999680

## Sales

Conveyance Date : 5/19/2023	Date Recorded : 6/2/2023	Value/Sale Price : \$ 561,400.00
Grantor Name : Hassler Robert And Kelly	Transfer Fee :	
Grantee Name : Bkmja Revocable Trust, Dated December 6, 2021, As Amende	Document# : 4722325	
Conveyance Instrument : Quit Claim Deed	Conveyance Type : Transfer To Revocable Trust	

TRUSTWAY HOMES  
Smith

### PLAT OF SURVEY

**LOCATION:** Woods Drive, Hartland, Wisconsin

**LEGAL DESCRIPTION:**

Lot 87 in RIVER RESERVE, being a subdivision of a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 3, the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 10 and the Northeast 1/4 of the Southeast 1/4 of Section 10, Town 7 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin.

August 17, 2000

S 27°14'07" W  
115.97'

Survey No. 4636-S

NAIL SET

NAIL SET

EL. 930.2

EL. 933.1

TOP OF WALL

934.67

TOP OF FOOTING

925.67

PROP. FIN. YRD. GRD.

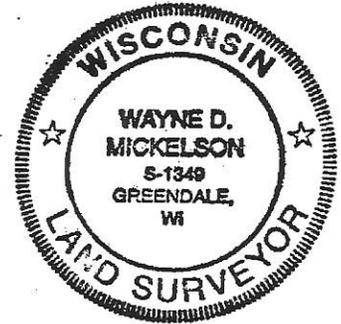
~~934.00~~  
934.00

Proposed Addition

Stock Piles

Stock Piles

ADDITION



SCALE  
1" = 30'

S 55°20'00" E  
215.00'

N 55°20'00" W  
230.00'

OUTLOT 6

VACANT

SILT FENCING

PROP. DRIVE

ATT. GAR.

PROP. DW.

WATER SHED

PROP. SILT SCREEN

Stock Piles

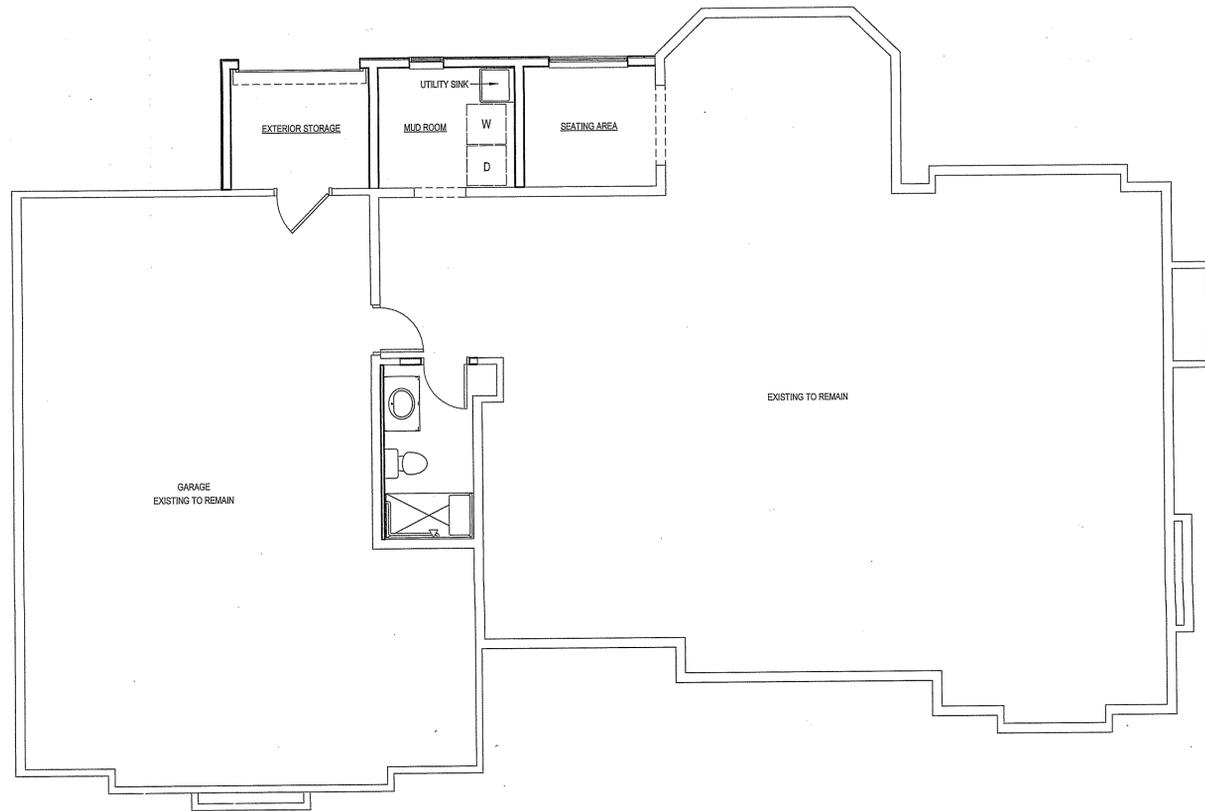
1" IRON PIPE FOUND

1" IRON PIPE FOUND

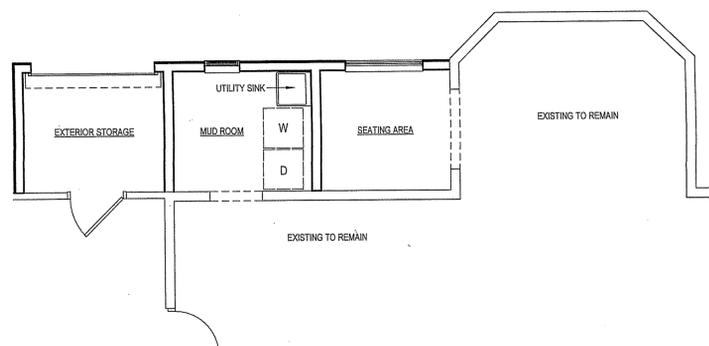
14.10'

115.00'  
N 34°40'00" E

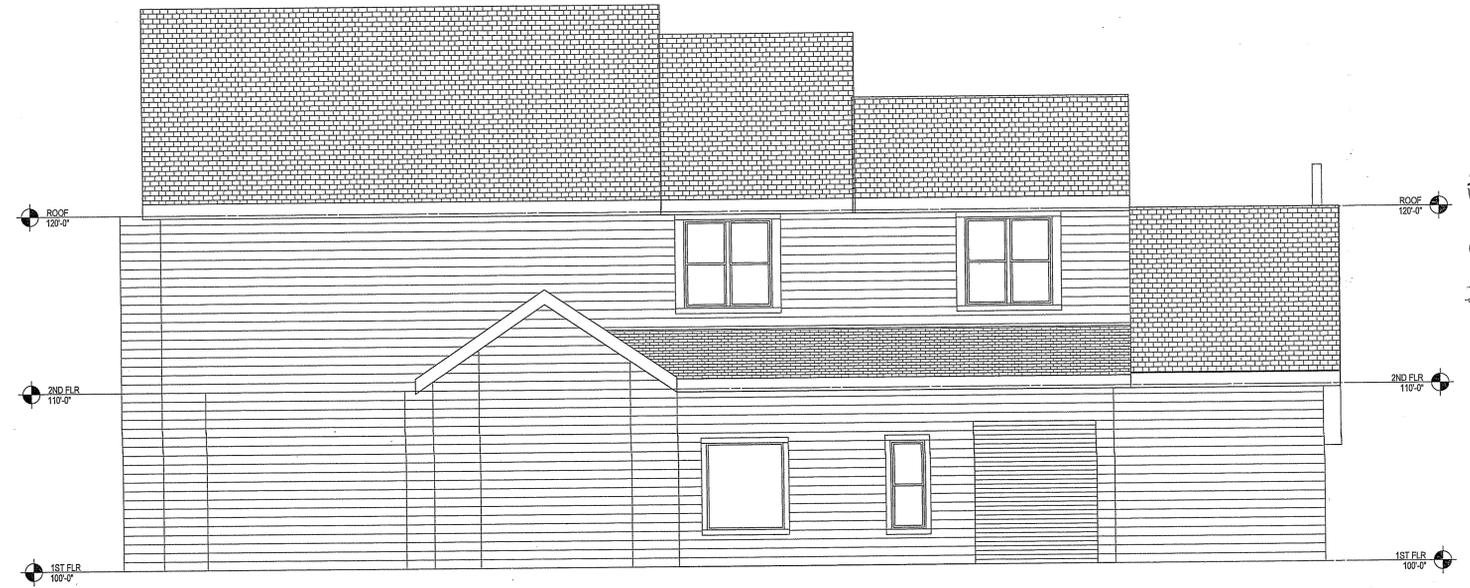
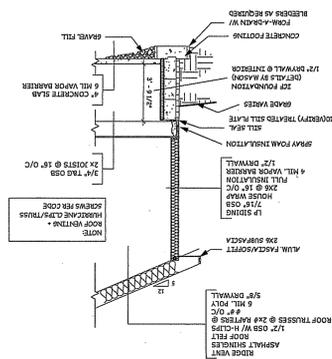
CONC. CURB



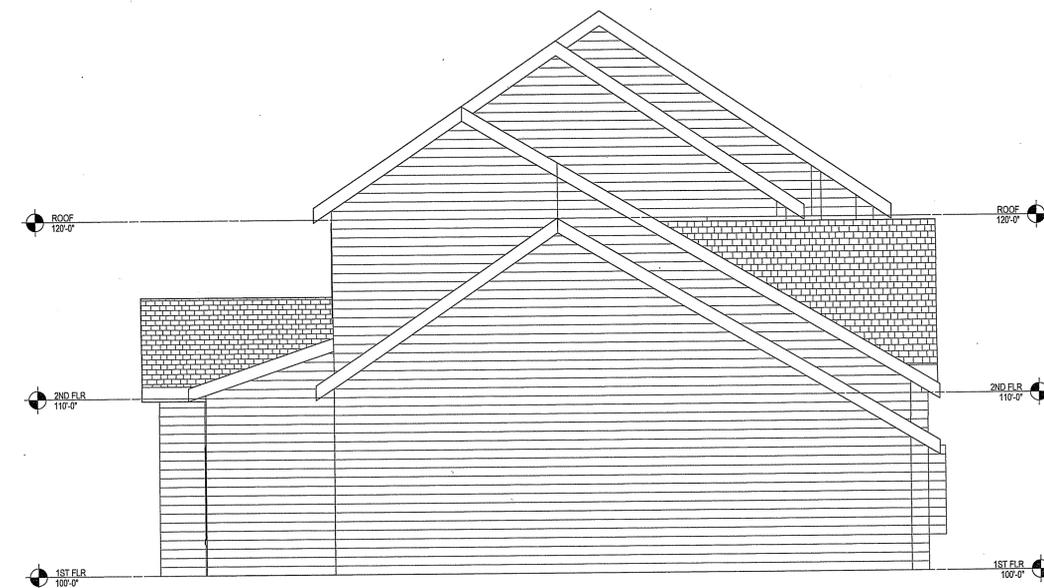
4 OVERALL FIRST FLOOR PLAN  
1/4" = 1'-0"



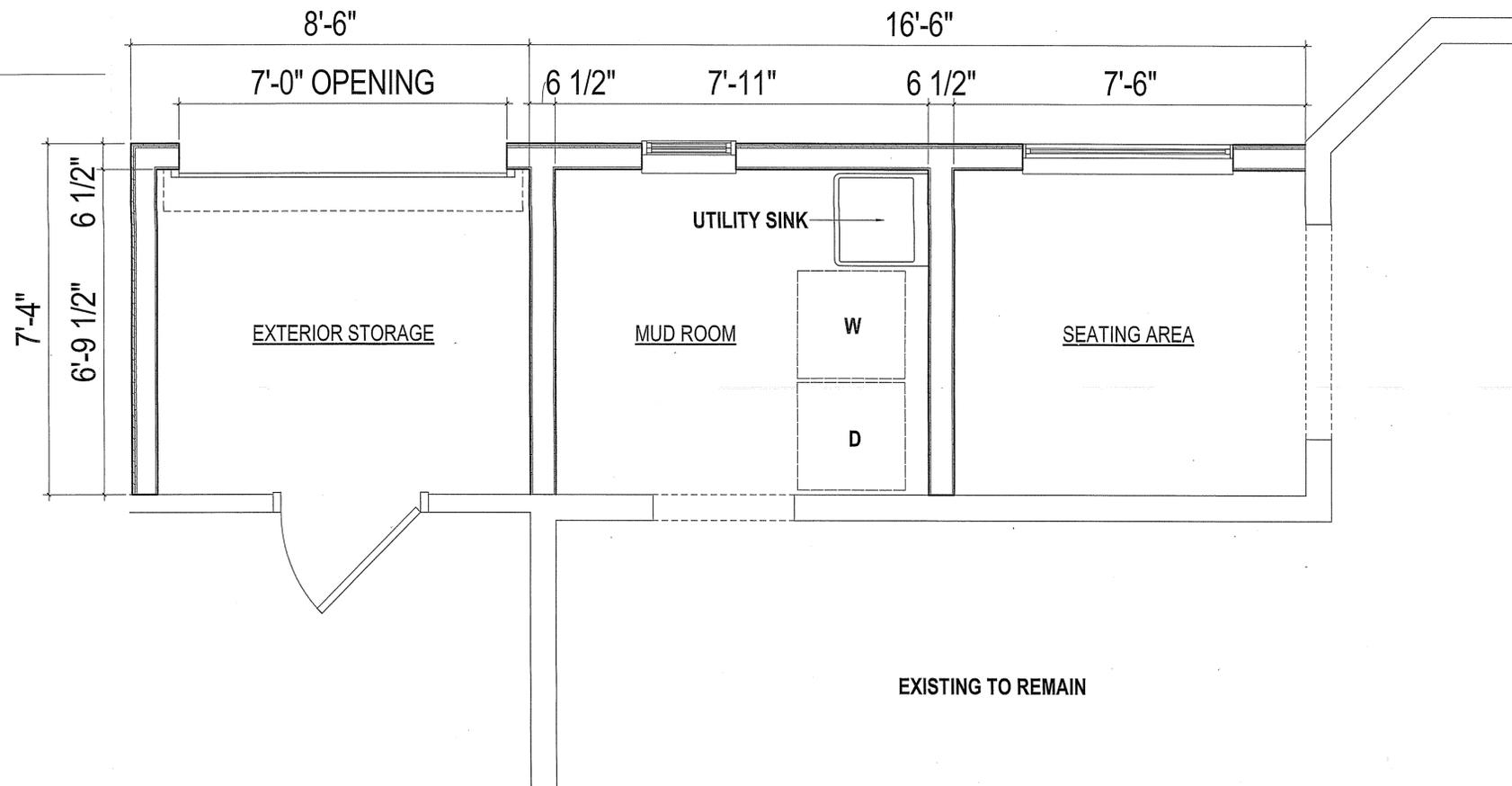
1 PARTIAL FIRST FLOOR PLAN - ADDITION  
1/4" = 1'-0"



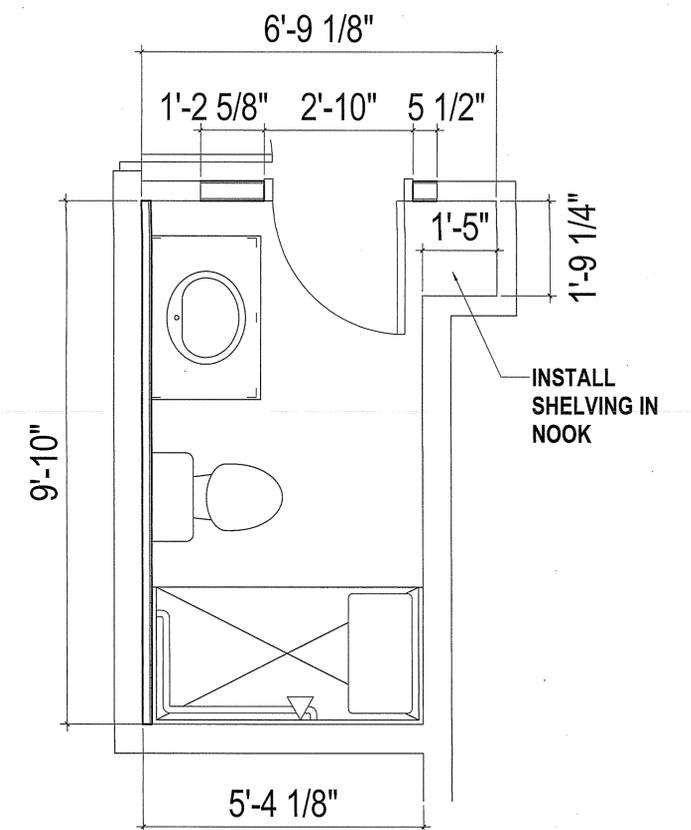
2 REAR ELEVATION  
1/4" = 1'-0"



3 LEFT ELEVATION  
1/4" = 1'-0"



1 ADDITION ENLARGED PLAN  
3/4" = 1'-0"



2 RESTROOM RENOVATION ENLARGED PLAN  
3/4" = 1'-0"



siding and roofing color will  
match existing

975 COTTONWOOD AVE OWNER LLC  
1 MARITIME PLZ STE 2100  
SAN FRANCISCO, CA 94111-3511

ANDREW & LISA VALADE  
102 LONG MEADOW DR  
HARTLAND, WI 53029

BKMJA REVOCABLE TRUST  
913 WOODS DR  
HARTLAND, WI 53029-2903

CHRISTOPHER & KATHRYN HOFF  
917 WOODS DR  
HARTLAND, WI 53029-2905

DANIEL WESTERBERG & KRISTA  
KNUDSON  
103 LONG MEADOW DR  
HARTLAND, WI 53029-2904

ERIC & SARAH SHAFFER  
907 WOODS DR  
HARTLAND, WI 53029-2903

FAIEK & DEBRA ALJUBOURI  
916 WOODS DR  
HARTLAND, WI 53029

JASON & MARY ELLS  
918 WOODS DR  
HARTLAND, WI 53029

JEFFREY & JACQUELINE WAGNER  
919 WOODS DR  
HARTLAND, WI 53029-2905

JOHN J7 AMANDA JERGE  
909 WOODS DR  
HARTLAND, WI 53029

KYLIE & JARED FILO  
104 LONG MEADOW DR  
HARTLAND, WI 53029-2904

PAUL & LINDA NEUMILLER  
908 WOODS DR  
HARTLAND, WI 53029-2900

THERESA M THOMAS  
915 WOODS DR  
HARTLAND, WI 53029-2905

WALTER E ZIMMERMAN  
910 WOODS DR  
HARTLAND, WI 53029

WILLIAM & HEATHER FREDERICK  
911 WOODS DR  
HARTLAND, WI 53029-2903



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

Project Description and Narrative: (attach additional sheet if necessary)			
New outbuildings for the parish consisting of a garage and food pantry. Buildings will be 1 story, wood framed with composite siding, insulation, and electric heat.			
Proposed Use <b>Storage for equipment, food, supplies.</b>			
Project Location <b>313 Circle Drive Hartland, WI 53029</b>			
Project Name <b>St. Charles Food Pantry</b>			
Owner <b>St. Charles Parish (attn: Mike Cattani)</b>		Phone <b>262-367-0800</b>	
Address <b>313 Circle Drive</b>		City <b>Hartland</b>	State <b>WI</b> Zip <b>53029</b>
Engineer/Architect <b>Hundt Architecture</b>		Phone <b>414-554-3853</b>	FAX
Address <b>3058 N. Newhall St.</b>		City <b>Milwaukee</b>	State <b>WI</b> Zip <b>53211</b>
Contact Person <b>Ryan Hundt</b>	Phone <b>414-554-3853</b>	FAX	E-mail <b>ryanh@hundt-architecture.com</b>

The Plan Commission meets on the third Monday of the Month at 6:30 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

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

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

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

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

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

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

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



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 \_\_\_\_\_

OWNER \_\_\_\_\_ PHONE \_\_\_\_\_ FAX \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY, STATE, ZIP \_\_\_\_\_

CONTRACTOR \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY, STATE, ZIP \_\_\_\_\_

DWELLING CONTRACTOR # \_\_\_\_\_ EMAIL \_\_\_\_\_

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

Project Description: \_\_\_\_\_

Estimated cost of above job(s) \$ 250,000

Current principal use of property \_\_\_\_\_

Proposed principal use of property \_\_\_\_\_

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 \_\_\_\_\_

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

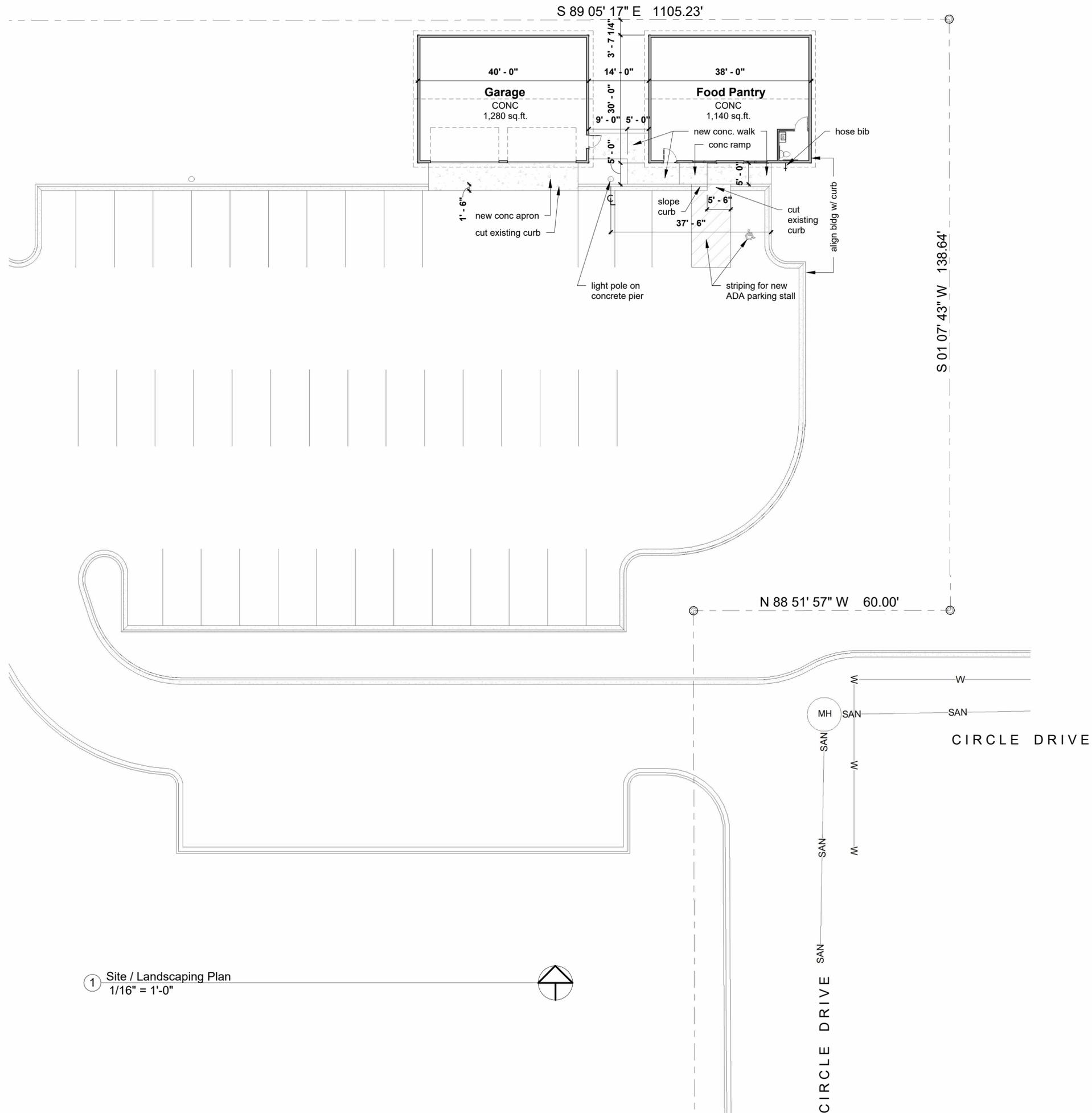
Meeting dates plans were approved for building permit:

Plan Commission \_\_\_\_\_ Village Board \_\_\_\_\_ Arch Board \_\_\_\_\_

APPLICATION APPROVED ON: \_\_\_\_\_ BY: \_\_\_\_\_

DATE

BUILDING INSPECTOR



1 Site / Landscaping Plan  
1/16" = 1'-0"



OWNER:  
**St. Charles Parish**  
PROJECT NO: 24.012 PROJECT NAME: Garage & Food Pantry  
CONTACT ADDRESS:

PROJECT ADDRESS:  
313 Circle Drive  
Hartland, WI 53029  
CONTACT PHONE:

CONTRACTOR:

CONTACT: PHONE:

ARCHITECT:  
**Hundt Architecture**  
3058 North Newhall Street  
Milwaukee, WI 53211

CONTACT: PHONE:  
Ryan Hundt + 414 554 3853

ISSUED FOR:

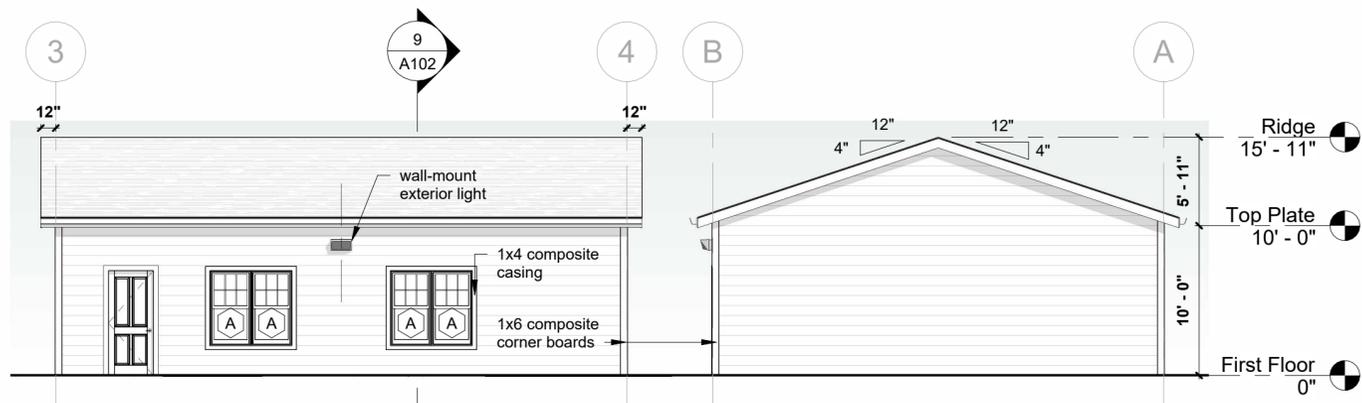
NO.	DESCRIPTION	DATE

GENERAL NOTES

TITLE  
**Site Plan**

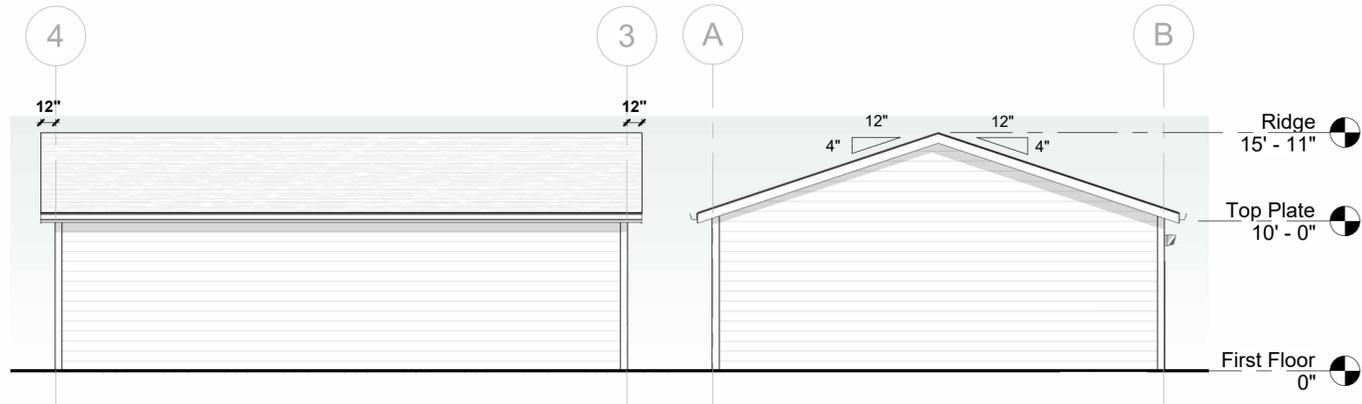
Scale: 1/16" = 1'-0"  
Date: 06/24/24  
Drawn By: RSH

**A101**



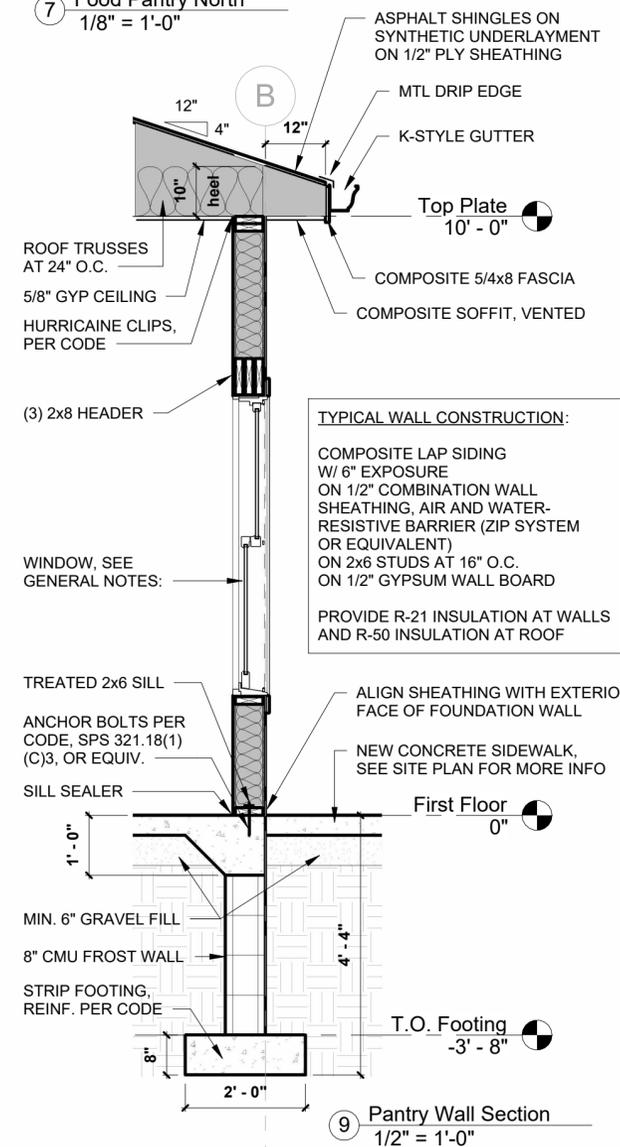
5 Food Pantry South  
1/8" = 1'-0"

4 Food Pantry East  
1/8" = 1'-0"



7 Food Pantry North  
1/8" = 1'-0"

6 Food Pantry West  
1/8" = 1'-0"



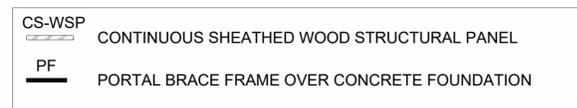
**TYPICAL WALL CONSTRUCTION:**  
COMPOSITE LAP SIDING  
W/ 6" EXPOSURE  
ON 1/2" COMBINATION WALL  
SHEATHING, AIR AND WATER-  
RESISTIVE BARRIER (ZIP SYSTEM  
OR EQUIVALENT)  
ON 2x6 STUDS AT 16" O.C.  
ON 1/2" GYPSUM WALL BOARD  
  
PROVIDE R-21 INSULATION AT WALLS  
AND R-50 INSULATION AT ROOF

9 Pantry Wall Section  
1/2" = 1'-0"

### Food Pantry General Notes:

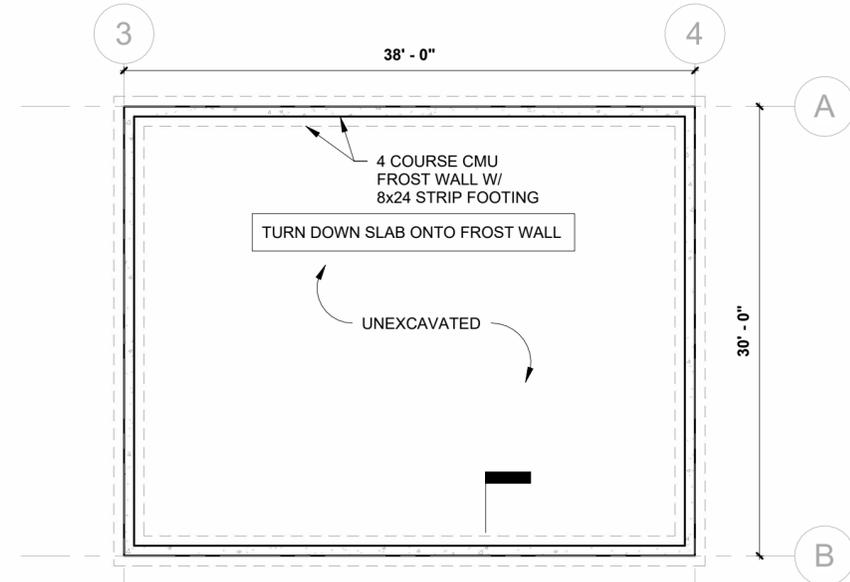
- I. Project Area: 1,140 Sq. Ft. / Building Vol: 11,400 Cu. Ft.
- II. Building Construction Type: VB
- III. Window Type A: 30"x50" double hung, fiberglass, color T.B.D.
- IV. Door Type 1: Steel, 36"x84", keyed entry hardware
- V. Door Type 2: Wood, 36"x84", 4 panel, exterior hinged, privacy set hardware
- VI. Provide electric baseboard heat

### Wall Bracing Symbols Key:

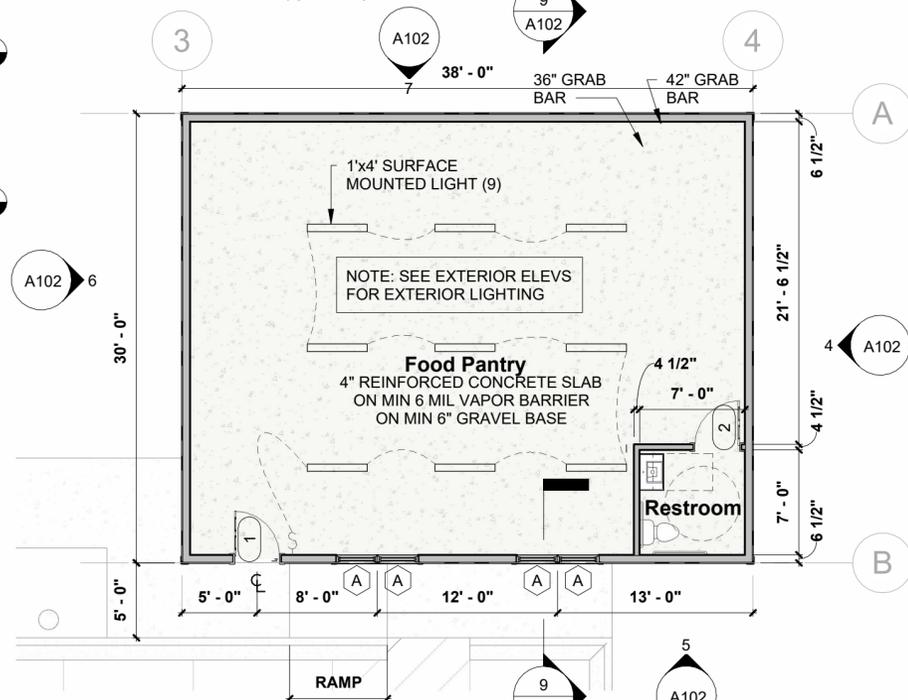


### Wall Bracing Notes:

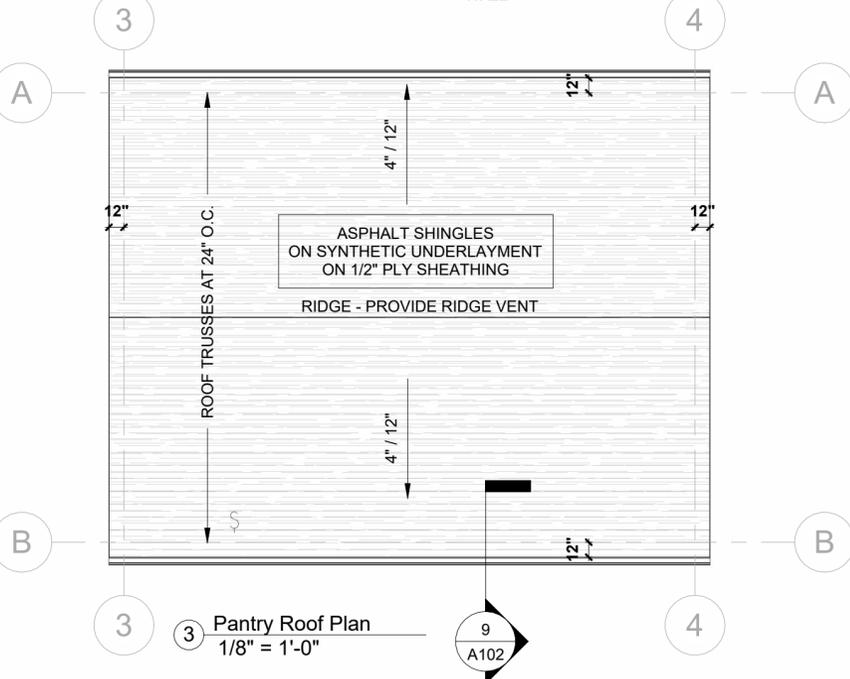
- I. ALL EXTERIOR WALLS TO BE CS-WSP: CONTINUOUS SHEATHED, 32" MIN. PANEL LENGTH W/ WALL HEIGHT OF 10 FEET, EAVE TO RIDGE HEIGHT OF 6'-0". EXP. B
  - 3/8" WOOD STRUCTURAL PANEL FOR 16" STUD SPACING
  - 7/16" WSP FOR 24" STUD SPACING
  - MIN FASTENERS: 6d COMMON NAIL OR 8d BOX NAIL (2 3/8" LG x 0.113") OR 7/16" - OR 1/2" CROWN 16 GA STAPLES 1 1/4" LG
  - MIN. SPACING: 3" EDGES, 6" FIELD
- II. PF: PORTAL FRAME BRACE CONSTRUCTION OVER CONCRETE OR MASONRY BLOCK FOUNDATION. COMPLY WITH SPS321.25 AND FIGURE 321.25-A



1 Pantry Foundation Plan  
1/8" = 1'-0"



2 Pantry Plan  
1/8" = 1'-0"



3 Pantry Roof Plan  
1/8" = 1'-0"



OWNER:  
**St. Charles Parish**  
PROJECT NO: 24.012 PROJECT NAME: Garage & Food Pantry  
CONTACT ADDRESS:

PROJECT ADDRESS:  
313 Circle Drive  
Hartland, WI 53029  
CONTACT PHONE:

CONTRACTOR:  
  
CONTACT: PHONE:

ARCHITECT:  
**Hundt Architecture**  
3058 North Newhall Street  
Milwaukee, WI 53211

CONTACT: PHONE:  
**Ryan Hundt + 414 554 3853**

ISSUED FOR:

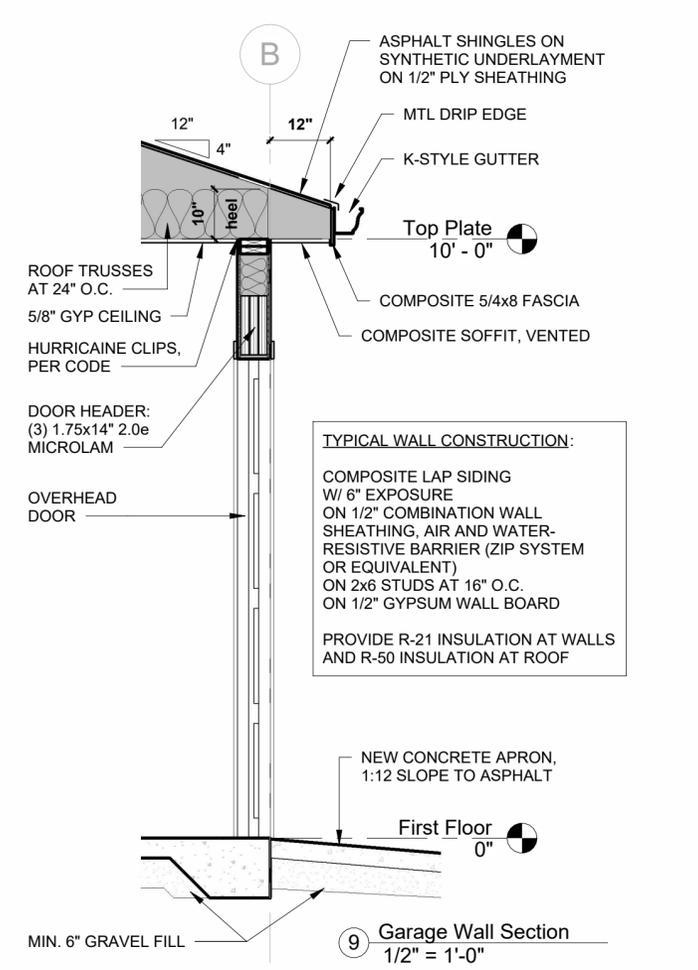
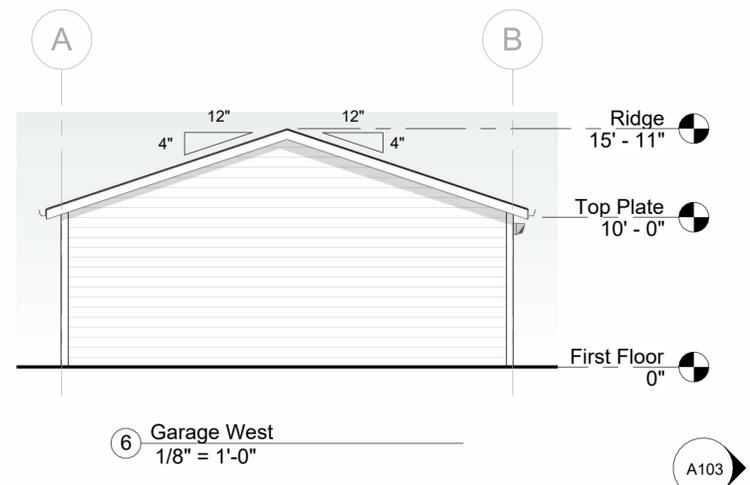
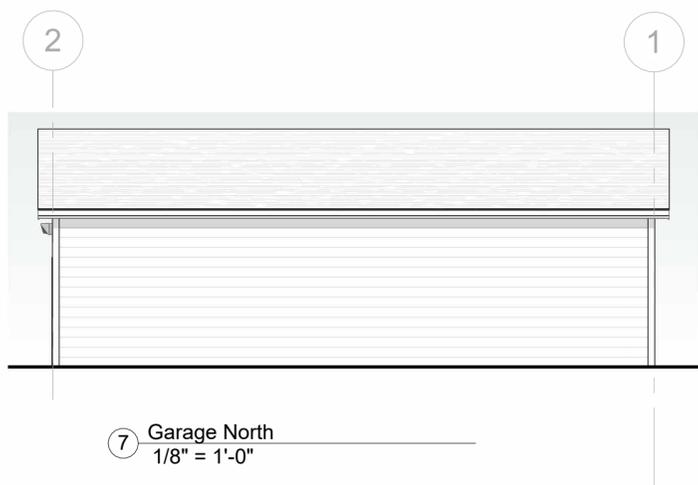
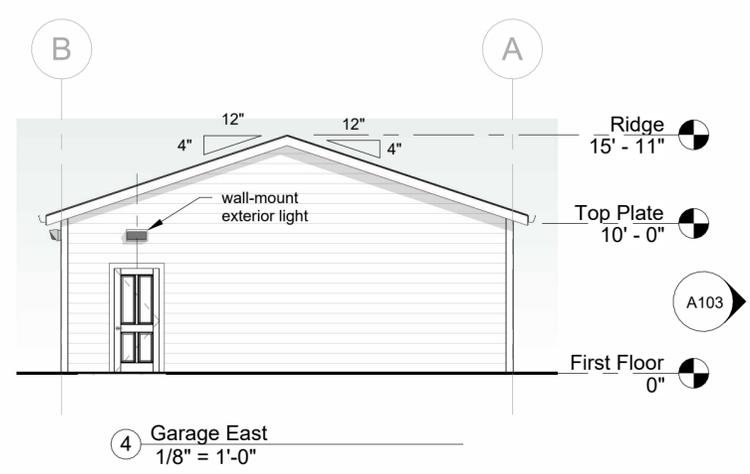
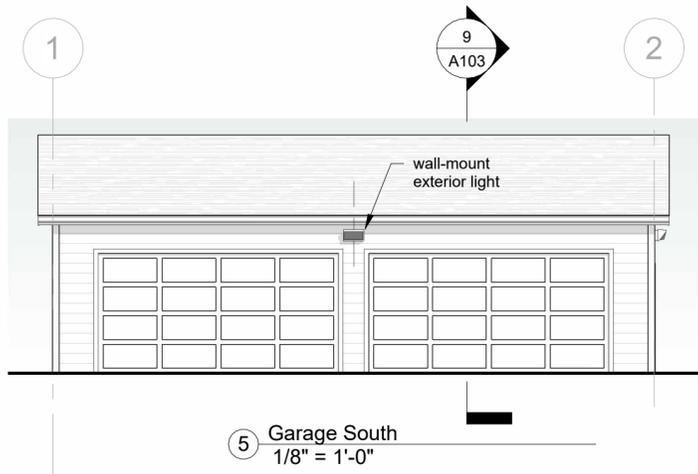
NO.	DESCRIPTION	DATE

GENERAL NOTES

## Food Pantry Drawings

Scale: As indicated  
Date: 06/24/24  
Drawn By: RSH

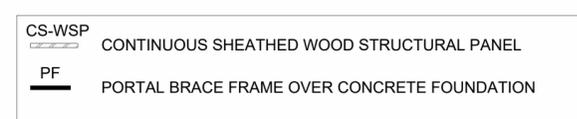
# A102



### Garage General Notes:

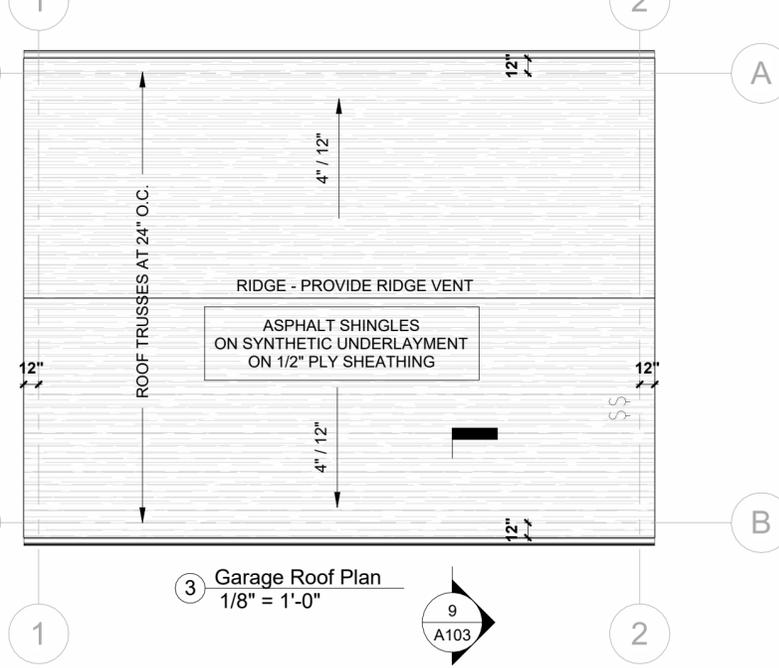
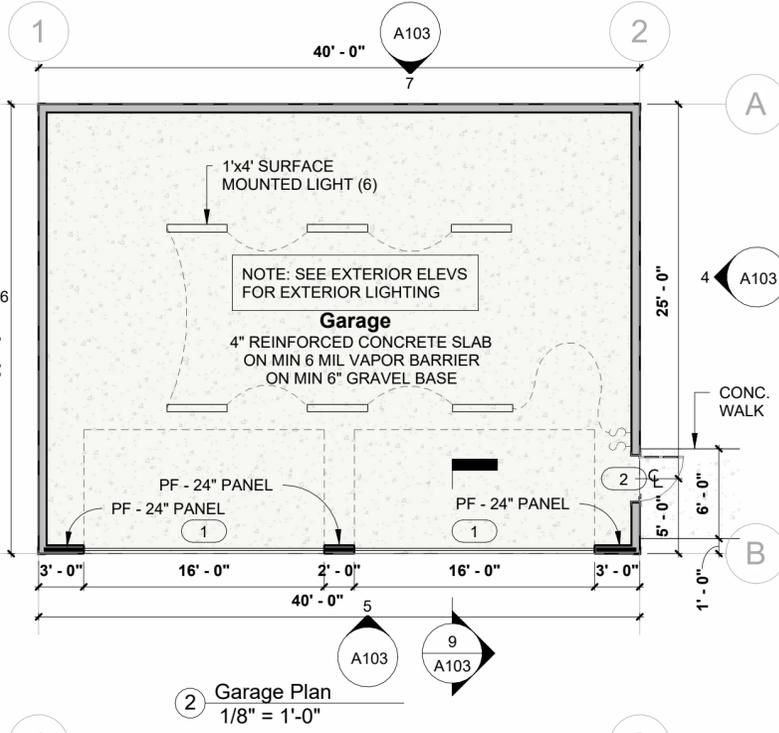
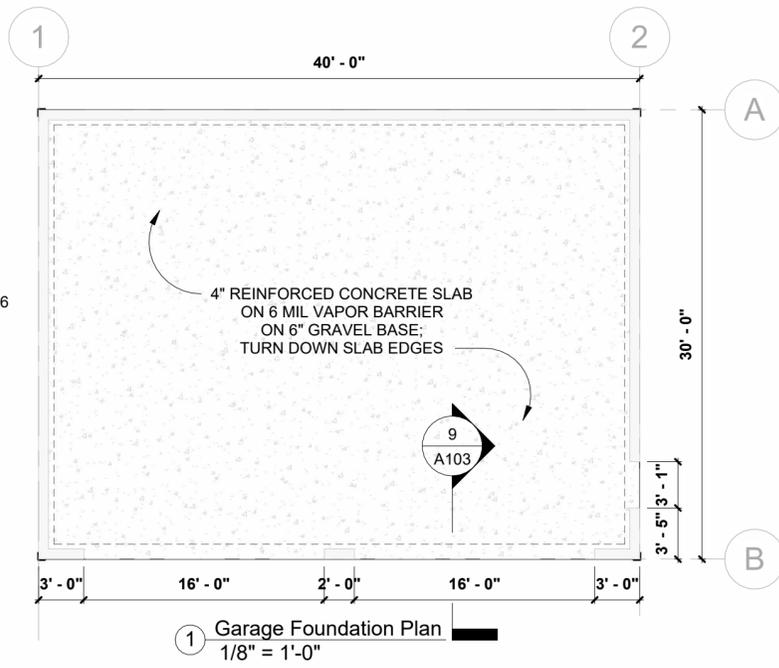
- I. Project Area: 1,280 Sq. Ft. / Building Vol: 12,800 Cu. Ft.
- II. Building Construction Type: VB
- III. Door Type 1: Fiberglass, Overhead, 16'-0"x8'-0", long panel
- IV. Door Type 2: Steel, 36"x84", exterior hinged, keyed entry hardware
- V. Provide electric baseboard heat

### Wall Bracing Symbols Key:



### Wall Bracing Notes:

- I. ALL EXTERIOR WALLS TO BE CS-WSP: CONTINUOUS SHEATHED, 32" MIN. PANEL LENGTH W/ WALL HEIGHT OF 10 FEET, EAVE TO RIDGE HEIGHT OF 6'-0", EXP. B
  - 3/8" WOOD STRUCTURAL PANEL FOR 16" STUD SPACING
  - 7/16" WSP FOR 24" STUD SPACING
  - MIN FASTENERS: 6d COMMON NAIL OR 8d BOX NAIL (2 3/8" LG x 0.113") OR 7/16" - OR 1/2" CROWN 16 GA STAPLES 1 1/4" LG
  - MIN. SPACING: 3" EDGES, 6" FIELD
- II. PF: PORTAL FRAME BRACE CONSTRUCTION OVER CONCRETE OR MASONRY BLOCK FOUNDATION. COMPLY WITH SPS321.25 AND FIGURE 321.25-A



OWNER:  
**St. Charles Parish**  
PROJECT NO: 24.012 PROJECT NAME: Garage & Food Pantry  
CONTACT ADDRESS:

PROJECT ADDRESS:  
313 Circle Drive  
Hartland, WI 53029

CONTACT PHONE:  
  
CONTRACTOR:  
  
CONTACT: PHONE:

ARCHITECT:  
**Hundt Architecture**  
3058 North Newhall Street  
Milwaukee, WI 53211

CONTACT: PHONE:  
Ryan Hundt + 414 554 3853

ISSUED FOR:

NO.	DESCRIPTION	DATE

GENERAL NOTES

TITLE

## Garage Drawings

Scale: As indicated  
Date: 06/24/24  
Drawn By: RSH

# A103



# LED WALL PACK

## DESCRIPTION

Improve security lighting around building perimeters by replacing existing metal halide fixtures with these more efficient LED wall packs.

## FEATURES

- Delivers up to 135 LPW
- Replaces 150W and 175W metal halide fixtures
- 0-10V dimming

## LISTINGS

- IP65 Rated
- UL Listed
- DesignLights Consortium® 5.1 Premium - meets the requirements for the highest DLC qualification for efficacy and lumen maintenance

## PERFORMANCE

- CRI: 70
- CCT: 5000K
- LED L70 Life Hours: ≥100,000 hours

## ELECTRICAL

- THD: <20%
- Power Factor: >0.9
- Input Voltage: 120-277V
- Surge protection: 4kV

## THERMAL

- -40°F to 113°F (-40°C to 45°C) operating temperature

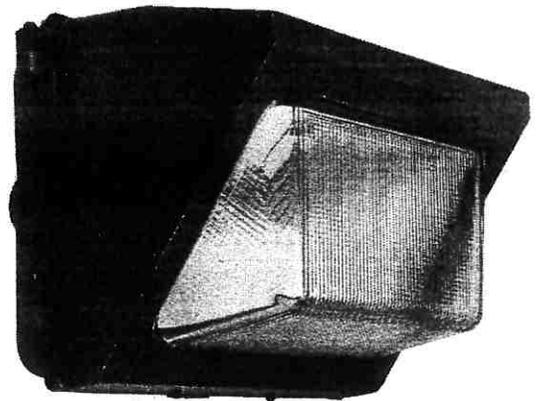
## CONSTRUCTION

- Heavy duty die-cast aluminum housing with bronze finish and anti-corrosion spray
- Durable borosilicate glass lens doesn't fade and allows high light transmittance

## WARRANTY

- 5 year limited warranty; see [pltsolutions.com](http://pltsolutions.com) for warranty details

project name	type
catalog number	
comments	voltage
approved by	date



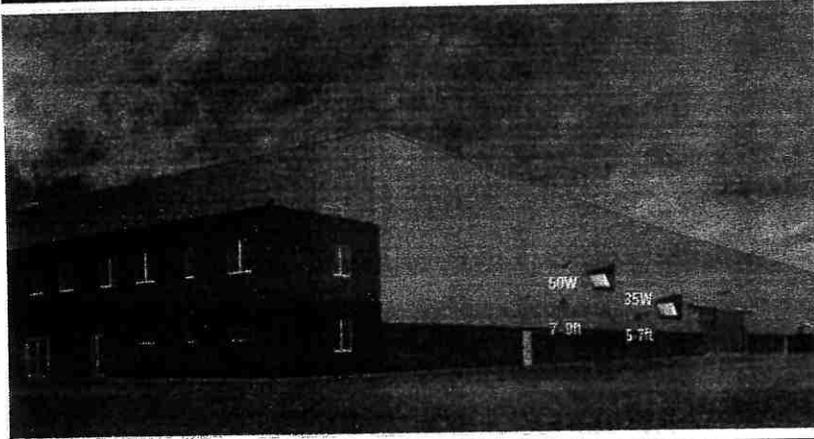
## APPLICATIONS

- General Security Lighting
- Pathways
- Loading Docks
- Building Perimeters

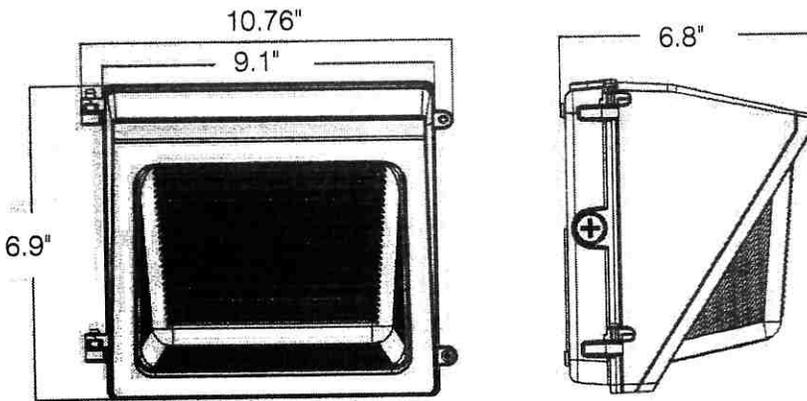
# PERFORMANCE SUMMARY

Item #	Watts	Lumens	LPW	CRI	CCT	Lens	Dimming	Voltage	Replaces	DLC #	DLC Level
PLTS-12362	35W	4725	135	70	5000K	Glass	0-10V	120-277V	MH150	PLTBN1311	5.1 Premium
PLTS-12363	50W	6750	135	70	5000K	Glass	0-10V	120-277V	MH175	PLTBN2311	5.1 Premium

# INSTALLATION HEIGHT REFERENCE



# DIMENSIONS

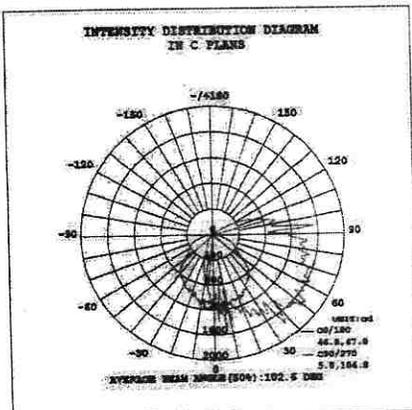


# DIMENSIONS

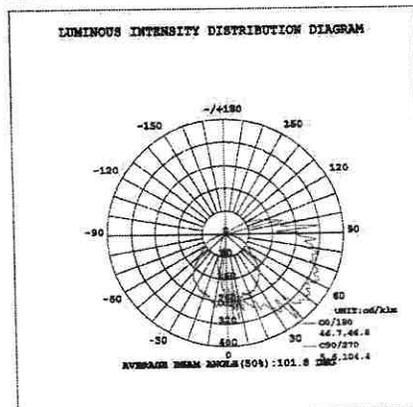
- Height: 6.9"
- Width: 9.1"
- Width w/ hinges: 10.76"
- Depth: 6.8"
- Weight: 3.55 lbs

# PHOTOMETRICS

## 35W



## 50W





# WINDGATE

**NEW CONSTRUCTION VINYL WINDOWS**

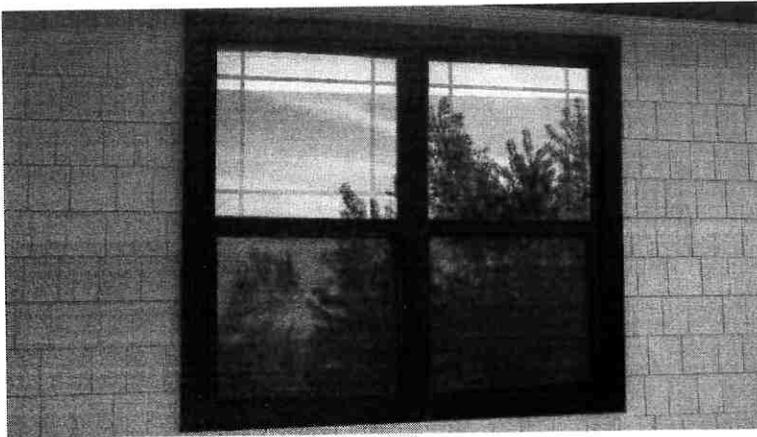
# WINDGATE

## HUNG WINDOW FEATURES

- Cam lock draws sashes closer together for a positive lock
- Integral interlock at meeting rail
- Heavy walled PVC framing
- Closed-cell compression seal at sloped sill
- Tri-Fin weather strip: three layers of weather stripping are standard on all sashes
- 3/4" Insulated glass for optimal energy efficiency
- InnovativE® Warm Edge Spacer and High-Performance Low-E glass with argon gas fill
- Double strength glass is standard
- Constant force coil balance
- Full lift rails
- Balance covers

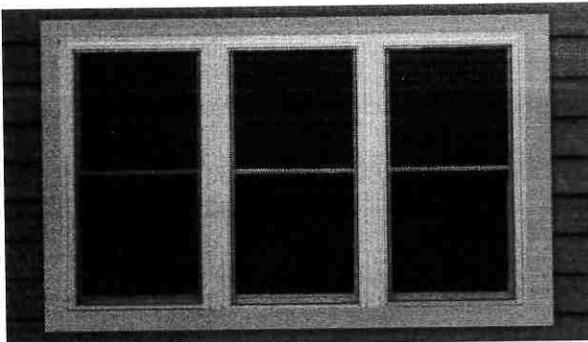
## SINGLE-HUNG

One vertically sliding lower sash that tilts in for cleaning and one fixed upper glass.

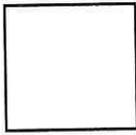


## DOUBLE-HUNG

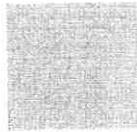
Two vertically sliding sashes that tilt to the inside for easy cleaning.



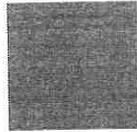
**EXTERIOR COLORS**



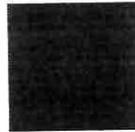
WHITE



TAN



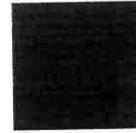
CLAY



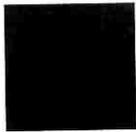
ROYAL BROWN



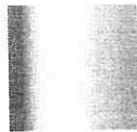
TERRA BRONZE



DARK BRONZE



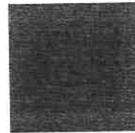
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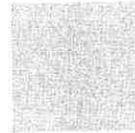
METALLIC SILVER



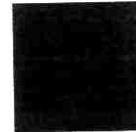
GUNMETAL



ARCTIC BLUE



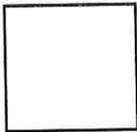
IVORY CREAM



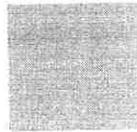
FOREST GREEN

Choose from 12 popular exterior colors. Custom colors are available – We'll match any color  
 NOTE: Colors in brochure may differ slightly from actual colors.

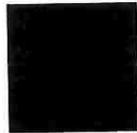
**INTERIOR COLORS**



WHITE



TAN



BLACK

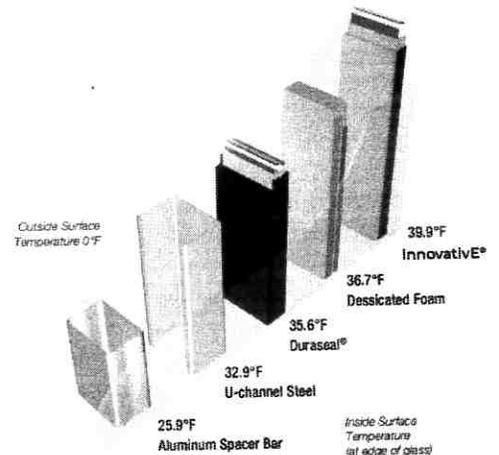
Chose from three beautiful interior colors.

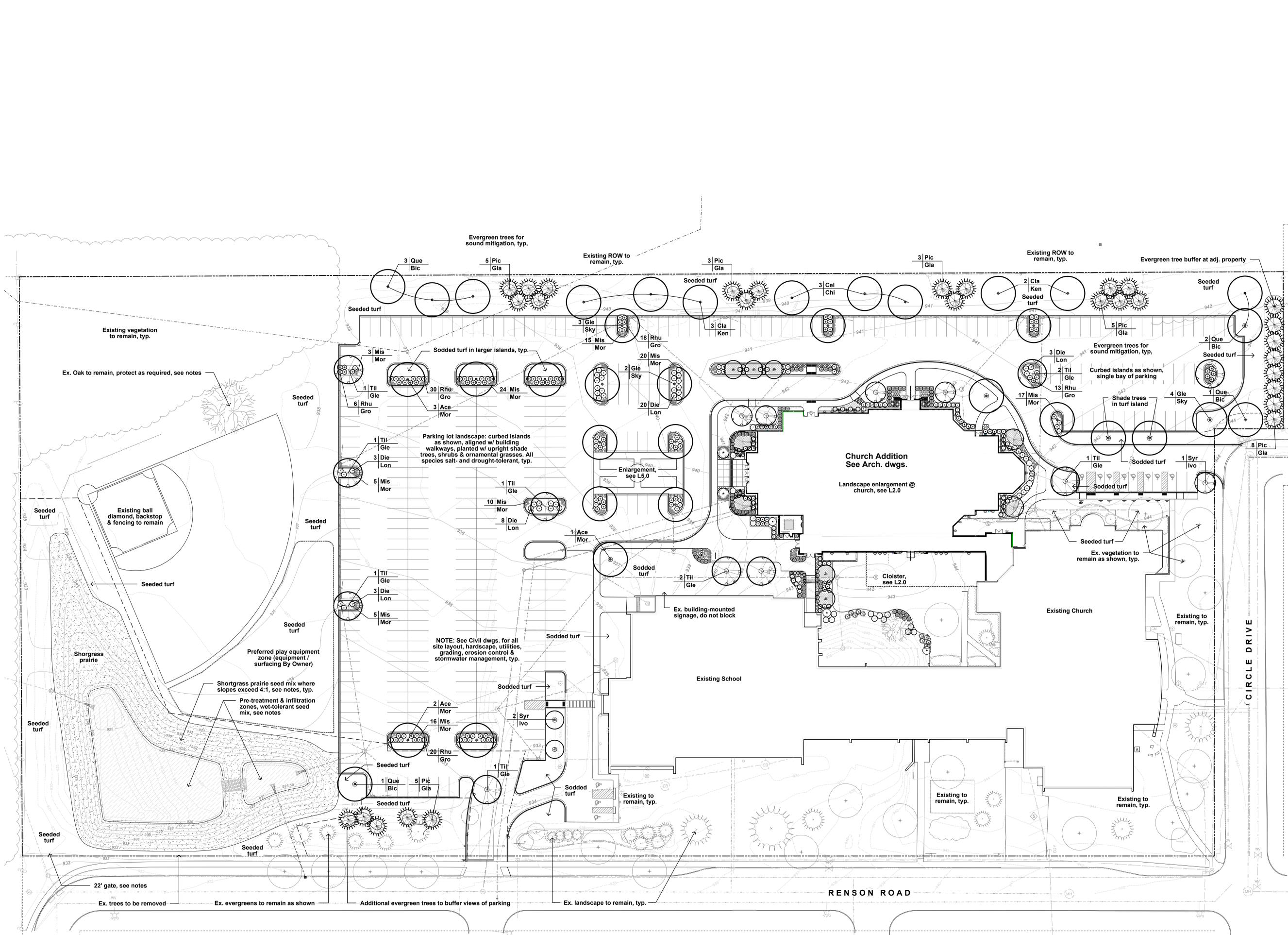
NOTE: Colors in brochure may differ slightly from actual colors.

**SPACER PERFORMANCE**

**Innovative® Warm Edge Spacers** are the best spacer in comparison testing with other commonly used insulated glass systems. **Innovative® Warm Edge Spacers** yield a lower window U-value, up to 0.03 over other less efficient systems. **Innovative® Warm Edge Spacers** mean room comfort and energy savings for you.

Condensation Resistance: No spacer system can eliminate condensation, but **Innovative® Warm Edge Spacers** reduces conductivity by 50% over other warm edge spacers. Reducing conductivity also reduces condensation.





Consultant:  
 Project:  
 St. Charles Church Addition

Location:  
 313 Circle Drive,  
 Hartland, WI 53029



Scale:  
 1" = 30'-0" @ 42x30"

Revisions:

No.	Date	Description
1	06/15/2021	CS#1
15	11/04/2021	CS#5
16	06/27/2024	Tree Relocations

Sheet:  
 Overall Landscape  
 & Planting Plan

Phase:  
 Construction Set

Date:  
 07.07.20

Project No:  
 160088.01

Sheet No:

Date:  
 07.07.20

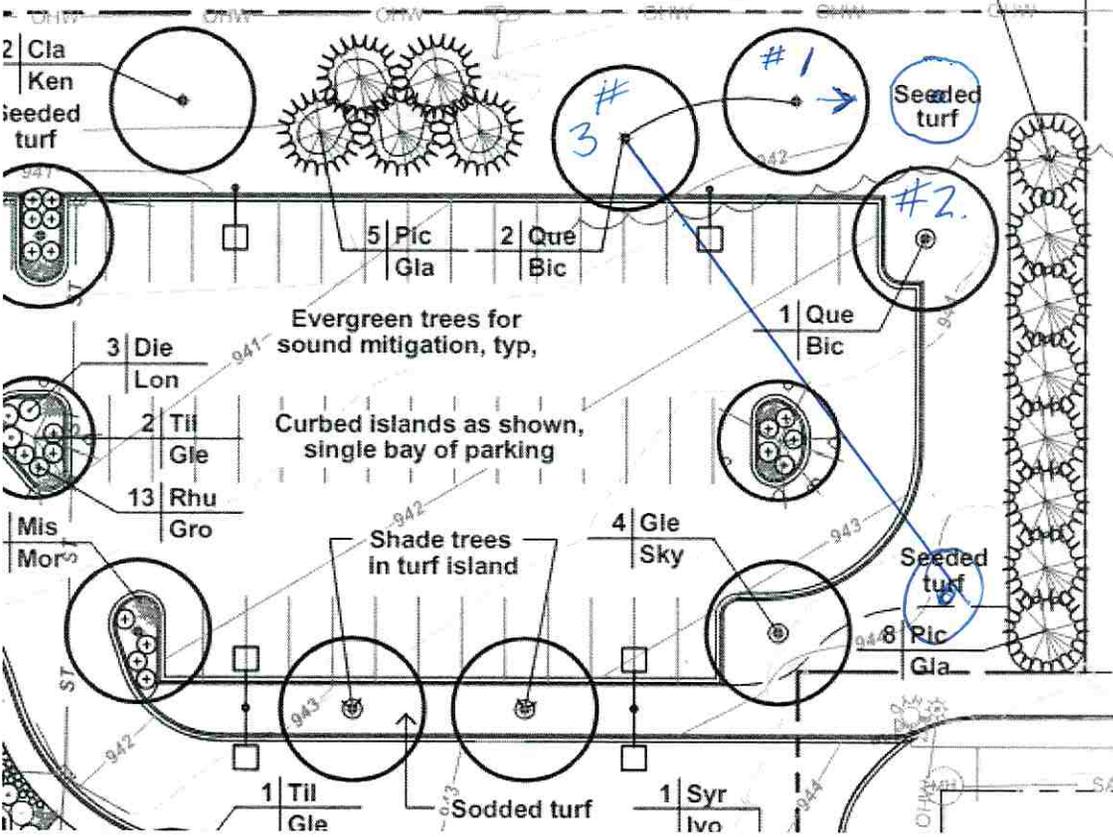
Project No:  
 160088.01

Sheet No:



Existing ROW to remain, typ.

Evergreen tree buffer at adj. property



CURRENT PLAN.  
TREE #1 IS LOCATED  
PARALLEL WITH TREE #2.

TREE #3 WILL BE LOCATED  
TO THE FRONT OF THE  
PROPERTY.

THIS OPENS UP THE AREA  
FOR THE TWO BUILDINGS.

THE ONLY CHANGE IS  
RELOCATING #3

NOTHING ELSE IS CHANGING.

ALAN & DIANE SLEAPER  
624 RENSON RD  
HARTLAND, WI 53029

ANDREA HAYSE  
423 RENSON RD  
HARTLAND, WI 53029-1816

ANDREW D LEMKE  
619 BELSHIRE DR  
HARTLAND, WI 53029-1801

ANDREW & HAILEY HENERY  
603 BELSHIRE DR  
HARTLAND, WI 53029-1801

ANN C CHARLESWORTH  
613 RENSON RD  
HARTLAND, WI 53029

BENJAMIN & JESSICA THOMPSON  
431 RENSON RD  
HARTLAND, WI 53029-1816

BOBBY & MARY WANGLER  
626 BELSHIRE DR  
HARTLAND, WI 53029-1802

BRIAN & BETH ARNDT  
217 HAZEL LN  
HARTLAND, WI 53029

CHARLES & KAREN KVOOL TRUST  
208 HAZEL LN  
HARTLAND, WI 53029

CHRISTOPHER & ROBERT KLAWITTER  
618 BELSHIRE DR  
HARTLAND, WI 53029-1802

CYNTHIA L CORRIGAN  
612 BELSHIRE DR  
HARTLAND, WI 53029

DANIEL & KAREN ZEUSKE  
539 RENSON RD  
HARTLAND, WI 53029-1825

DAVID & CAROL ACKLEY  
633 BELSHIRE DR  
HARTLAND, WI 53029-1801

DAVID L VODNIK  
604 BELSHIRE DR  
HARTLAND, WI 53029

DAVID & ANN GREVENKAMP  
618 RENSON RD  
HARTLAND, WI 53029-1820

EDNA KRAEMER REVOCABLE TRUST  
545 RENSON RD  
HARTLAND, WI 53029-1825

EMILY STELPFLUG & JEFFREY  
KASPEREZ  
285 HAZEL LN  
HARTLAND, WI 53029-1809

GAIL & JAMES SCHNEEBERGER  
251 CIRCLE DR  
HARTLAND, WI 53029

GRANT & MARY HULTMAN  
250 CIRCLE DR  
HARTLAND, WI 53029-1807

JAMES F ECKERT  
241 CIRCLE DR  
HARTLAND, WI 53029

JAMES & TORIE SHEFFIELD  
604 RENSON RD  
HARTLAND, WI 53029-1820

JAMES & PAMELA SCHNEIDER  
242 NIXON AVE  
HARTLAND, WI 53029

JASON A CHRISTIANSEN  
280 HAZEL LN  
HARTLAND, WI 53029-1808

JESSICA KOEHLER  
211 HAZEL LN  
HARTLAND, WI 53029-1808

JOINT SCHOOL DISTRICT NO 3  
651 E IMPERIAL DR  
HARTLAND, WI 53029-2699

KEVIN G LANIGAN  
212 HAZEL LN  
HARTLAND, WI 53029-1809

MICHAEL WARREN  
632 BELSHIRE DR  
HARTLAND, WI 53029-1802

NICK JAROS AND CAITY JAROS  
279 HAZEL LN  
HARTLAND, WI 53029-1809

PATRICK & CYNTHIA G DECLEENE  
627 BELSHIRE DR  
HARTLAND, WI 53029

PEGGY A HOLDEN  
250 NIXON AVE  
HARTLAND, WI 53029-1711

RICKY & KELLY LOW  
612 RENSON RD  
HARTLAND, WI 53029

ROBERT & VALERIE WISNIEWSKI  
511 RENSON RD  
HARTLAND, WI 53029

SCOTT & CINDY ZANE  
286 HAZEL LN  
HARTLAND, WI 53029

SHAUN & TRACY FARRELL  
236 NIXON AVE  
HARTLAND, WI 53029

ST CHARLES CONGREGATION  
313 CIRCLE DR  
HARTLAND, WI 53029

VERONICA VELAZQUEZ & FELIPE  
IRINEO  
611 BELSHIRE DR  
HARTLAND, WI 53029-1801

MEMO

TO: Ryan Bailey, Village Manager  
 FROM: Ryan Amtmann, Village Engineer  
 DATE: July 9, 2024  
 SUBJECT: Gideon Farms Development

BASIC INFORMATION		
Project Name	Gideon Farms	
Applicant Name	Jill Gehl/Andy Gehl	
Architect/Engineer/Attorney	Galbraith Carnahan Architects, LLC – Architect Hayes Engineering Co. S.C. – Engineer Amundsen Davis, LLC	
Existing Zoning	Parcel MRTT0396999002 (Gideon Farms, LLC) – 8.53 acres Parcel MRTT0396999006 (Gideon Farms, LLC) – 31.47 acres P-1 Public on both parcels - within the Town of Merton, per the Town of Merton Zoning Map dated Dec. 2019	
Requested Zoning	B-3 – 8.53 acre parcel/A-1 – 31.47 acre parcel with PUD Overlay on both parcels	
Address/Abbreviated Legal	Tax Key MRTT0396999002/ MRTT0396999006	
Comprehensive Land Map Designation	Low/Medium Density Residential – 2.5 to 5 u/a	
ADJACENT LAND USE/ZONING MATRIX		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Low Density Residential 1 to 2.5 u/a (Four Winds West)	RS-1 Village of Hartland
South	Public (Arrowhead High School)	P-1 Town of Merton
East	Public (Swallow School)	P-1 Town of Merton
West	Estate Residential 0 to 1 u/a	R-1 Town of Merton

### Background

Gideon Farms, LLC (Gideon). purchased 8.53- and 31.47-acre parcels in the Town of Merton, adjacent to and south of the Four Winds West subdivision. Gideon presented the concept of the development to the Village Board on February 12, 2024. Gideon filed a Petition for Annexation on April 10, 2024. Gideon's development team met with Village staff for a PUD pre-petition conference on May 8, 2024. Gideon filed a Petition for Planned Unit Development Overlay Zoning dated May 30, 2024. The initial review by the Plan Commission was on June 17, 2024. The Plan Commission's second review is scheduled for July 15, 2024.

### Agenda Item for July 15, 2024

X. The Plan Commission will conduct a second 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

### Project Review Status

The applicant is pursuing the approval of their General Development Plan (GDP). Subsequent steps in the PUD process will be for the applicant to provide Precise Implementation Plans (PIP) for one or more phases as well as the development of a specific PUD agreement.

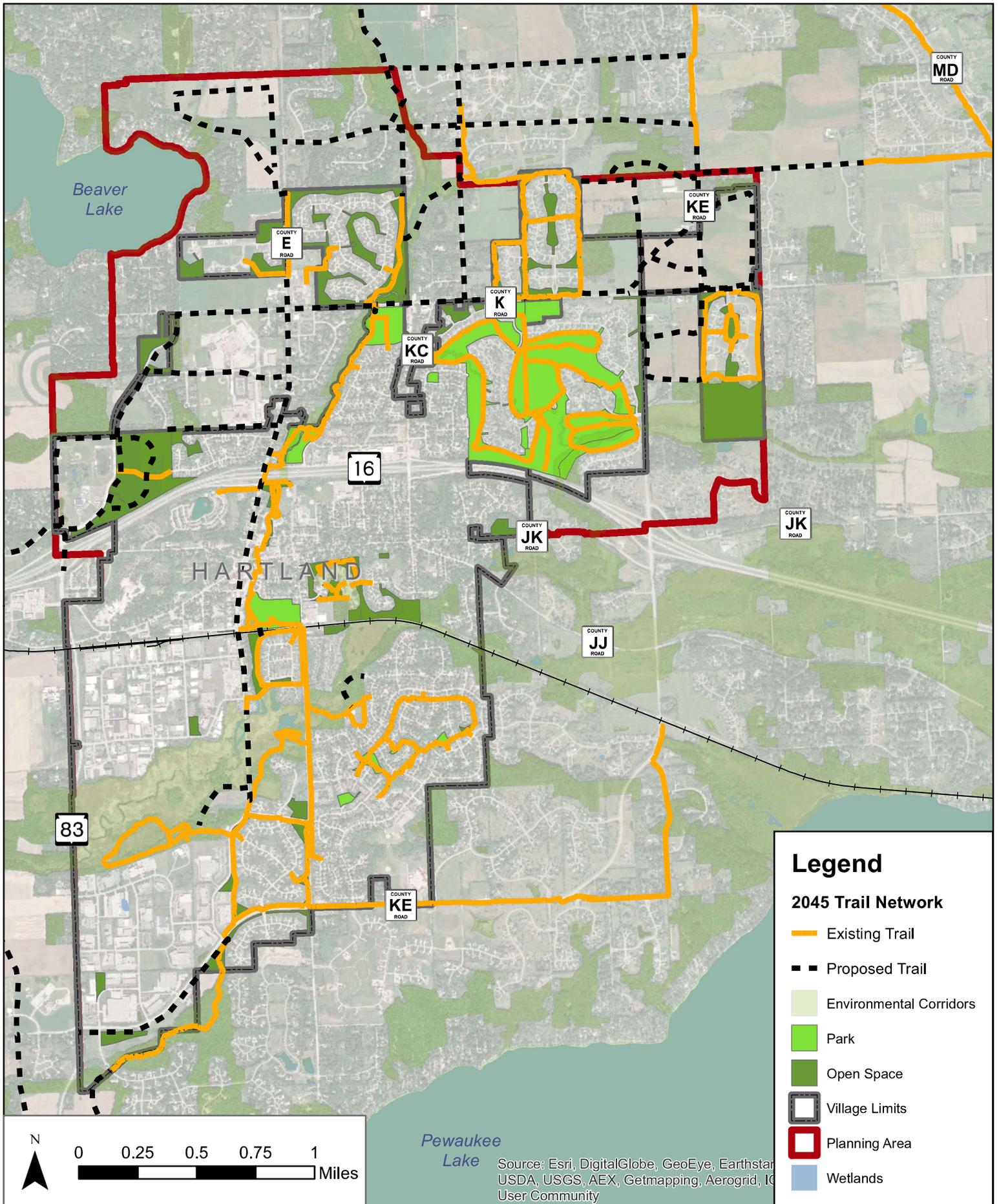
The Petition for PUD and the GDP includes the key elements required.

There are a few significant items that Village staff seek call to the Plan Commissioners attention prior to the approval of the GDP.

1. Phases.
  - a. The applicant's PUD petition outlines Phases 3 and 4 as conceptual, including a potential future dairy. Village staff have requested details on the type and quantity of wastewater for the dairy, but the applicant cannot provide these details yet. The applicant acknowledges that Phases 3 and 4 will not be included in the PUD agreement and will require an amendment. Additionally, the applicant understands that a dairy might need wastewater pretreatment or additional sewer capacity beyond what is available in Phases 1 and 2 planned sewer improvements, potentially incurring extra costs in the future, which they agree to cover.

2. Prescribed Grazing Plan – NRCS Code 528 provides criteria for developing a management plan for grazing lands. The applicant aims to maintain 31.5 acres as agricultural land indefinitely. The Prescribed Grazing Plan, to be included in the PUD Agreement, will outline expectations such as the maximum number and type of animals, crop types, harvesting rotations, animal waste management, prohibition of land surface spreading of waste, and inspection/maintenance requirements. The applicant expects to complete the plan by the end of summer.
3. Stormwater – The applicant plans to retrofit two existing kettles on the agricultural parcel as stormwater infiltration basins for the commercial/retail parcel. This requires coordinating the Prescribed Grazing Plan with the Stormwater Management Plan to prevent overgrazing, soil compaction, and erosion, maintaining basin effectiveness. A Stormwater Management Maintenance Agreement will be included in the PUD Agreement, allowing for required modifications if infiltration basin failures occur.
4. Pedestrian/Trail Access –The commercial/retail development aims to attract customers, including pedestrians and cyclists. However, these areas within the Town of Merton along CTH E and CTH K lack adequate pedestrian and bicycle facilities. The Village of Hartland's 2045 Trail Network Map shows plans for connectivity throughout the area. The PUD Agreement presents an opportunity to require the applicant to implement their portion of the trail network, such as paved trails along their parcels that abut CTH K and CTH E. The Village should specify its priorities and potential financial support for the trail network within the project area. Ideally, the existing path from the Four Winds development could be extended westward through Swallow School property to improve connectivity along CTH K, with crossings at CTH E, AHS north driveway and Campus Drive further west along CTH K.
5. Outdoor Events – there has been mention of potential outdoor events conducted on the property. However, there are no plans submitted regarding outdoor events. The applicant states that in the future they will work with the Village and neighborhood stakeholders to obtain permissions to conduct outdoor events.
6. Waukesha County Highway Connections (CTH E and CTH K) - Village staff and the Gideon development team met with representatives from Waukesha County on May 22, 2024. Waukesha County's Jason Mayer followed up the meeting with the following statement of County requirements:
  - a. A traffic impact analysis will not be required for this development.
  - b. No improvements will be required at the CTH E and CTH K intersection other than a potential pedestrian crossing.
  - c. No further highway dedication will be required along CTH K. Dedication is to the ultimate with shown on CSM 7611 as 50 feet.
  - d. An additional 10 feet right of way will need to be dedicated along CTH E to provide our ultimate 50-foot width. The area where the barn is located will need to be notched out and can remain at 40 feet.

- e. Access will need to be applied for at the main entrance along CTH K. Improvements at this intersection will require a 50-foot left turn lane, 50-foot right turn lane, 150' deceleration taper and 100-foot acceleration taper.
- f. Access will need to be applied for at the semi-truck delivery access along CTH E. Improvement at this intersection will need to demonstrate the truck turning geometrics will safely ingress and egress this access.
- g. Sanitary Sewer placed outside of 5 feet from the edge of pavement will not require slurry backfill. A utility permit application can be submitted to Dawn Pickart from our department for review of the plans.



**Proposed Trail Network**  
 Village of Hartland - Comprehensive Plan  
 Village of Hartland

**Figure 20**

# GIDEON FARMS, LLC

6196 State Road 83 • Hartland, WI 53029

May 30, 2024

*Via Email ([sandeep@villageofhartland.wi.gov](mailto: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**



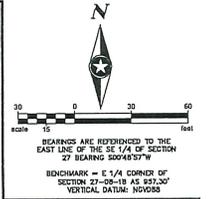
**EXHIBIT A**

**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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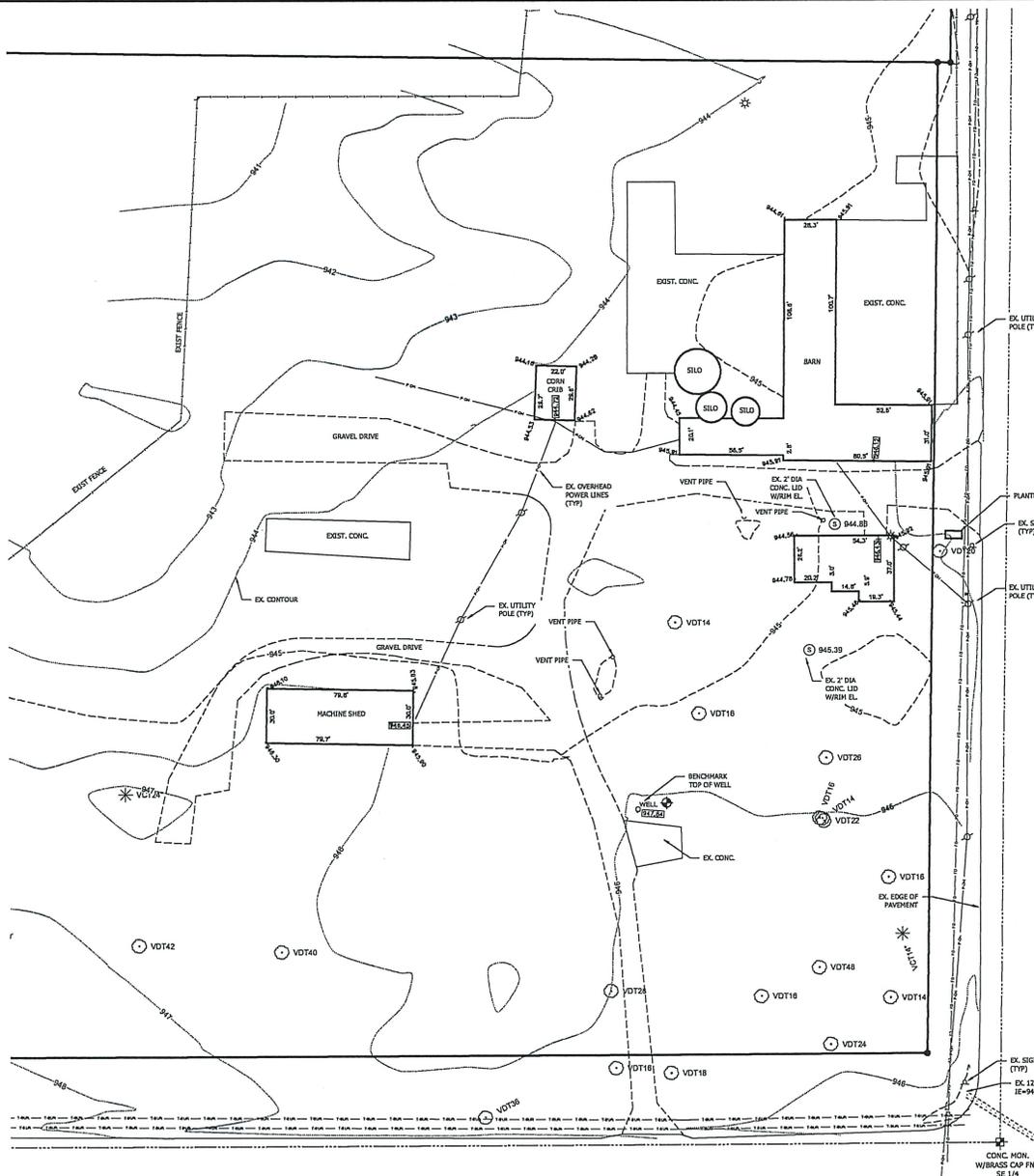


BENCHMARK = E 1/4 CORNER OF SECTION 27-08-18 AS 957.30' VERTICAL DATUM: NAD83

**SURVEYOR:**  
 KEITH A. KINRED, PLS  
 SEH, INC.  
 501 MAPLE AVE.  
 DELAFIELD, WI, 53018  
 414-949-8919  
 KINRED@SEHINC.COM

**SURVEY FOR:**  
 AIG FAMILY DYNASTY, SOLE MEMBER  
 JILL C. GEHL, MANAGER  
 GIDEON FARMS, LLC SINGLE MEMBER LLC  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 819B STATE ROAD S3  
 CHENEQUA, WI, 53029

- LEGEND**
- - 1" IRON PIPE POINT (UNLESS OTHERWISE NOTED)
  - - 1/2" IRON REBAR SET. 18" LONG WT. -1.0 LBS/25K.PF.
  - - WELL
  - - LIGHT
  - - SIGN
  - - UTILITY POLE
  - - UTILITY BOX
  - - EXIST. FENCE
  - - UNDERGROUND TELEPHONE
  - - OVERHEAD ELECTRIC
  - - UNDERGROUND PIPES
  - - EMBLEMENS
  - ⊙ - 1/2" IRON REBAR SET. 18" LONG WT. -1.0 LBS/25K.PF.
  - ⊙ - BENCHMARK (AS NOTED)
  - ⊙ - DIAMETER TREE DIAMETER IN INCHES AT CHEST HIGH
  - ⊙ - DIAMETER TREE DIAMETER IN FEET
  - ⊙ - VENT



**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**

**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



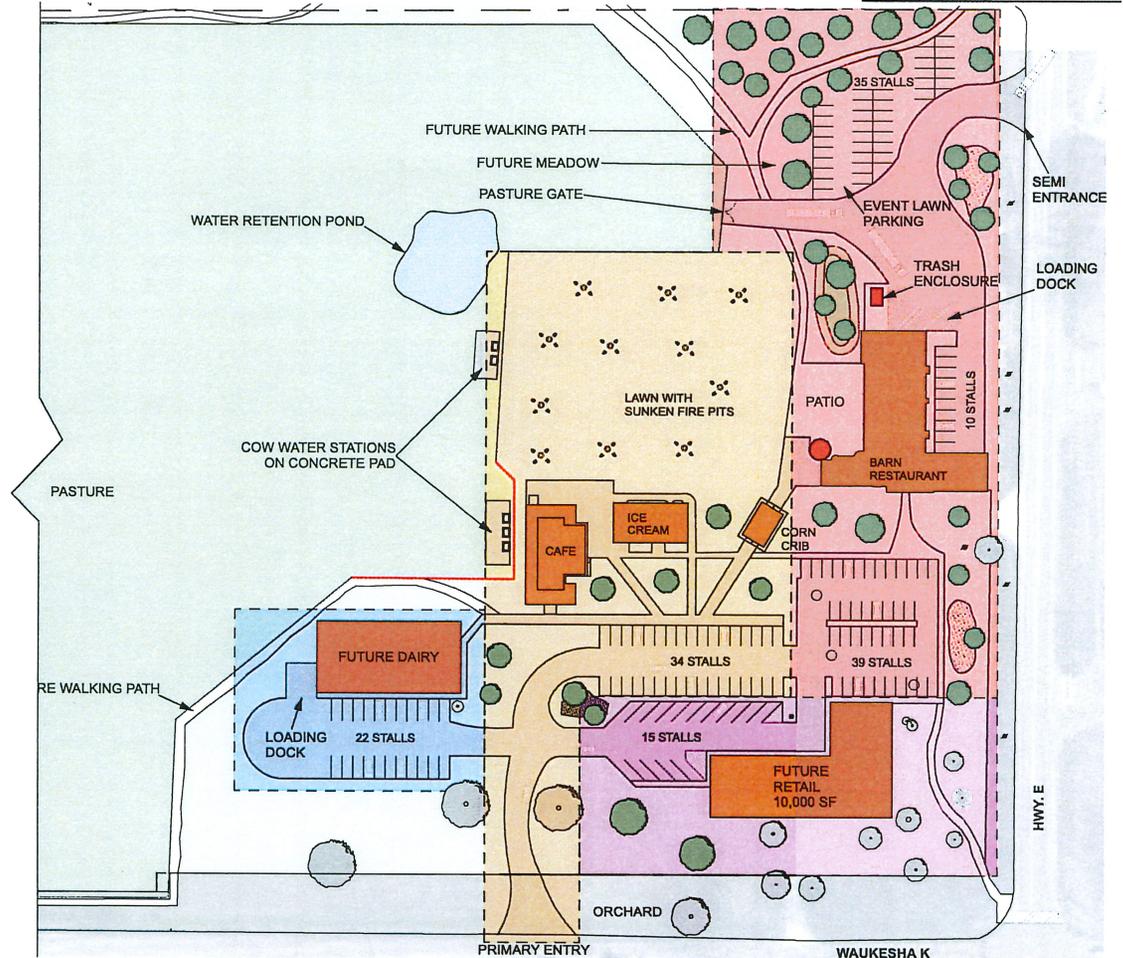
**PHASE 4**

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**



1 SITE PLAN PHASES  
SD0000

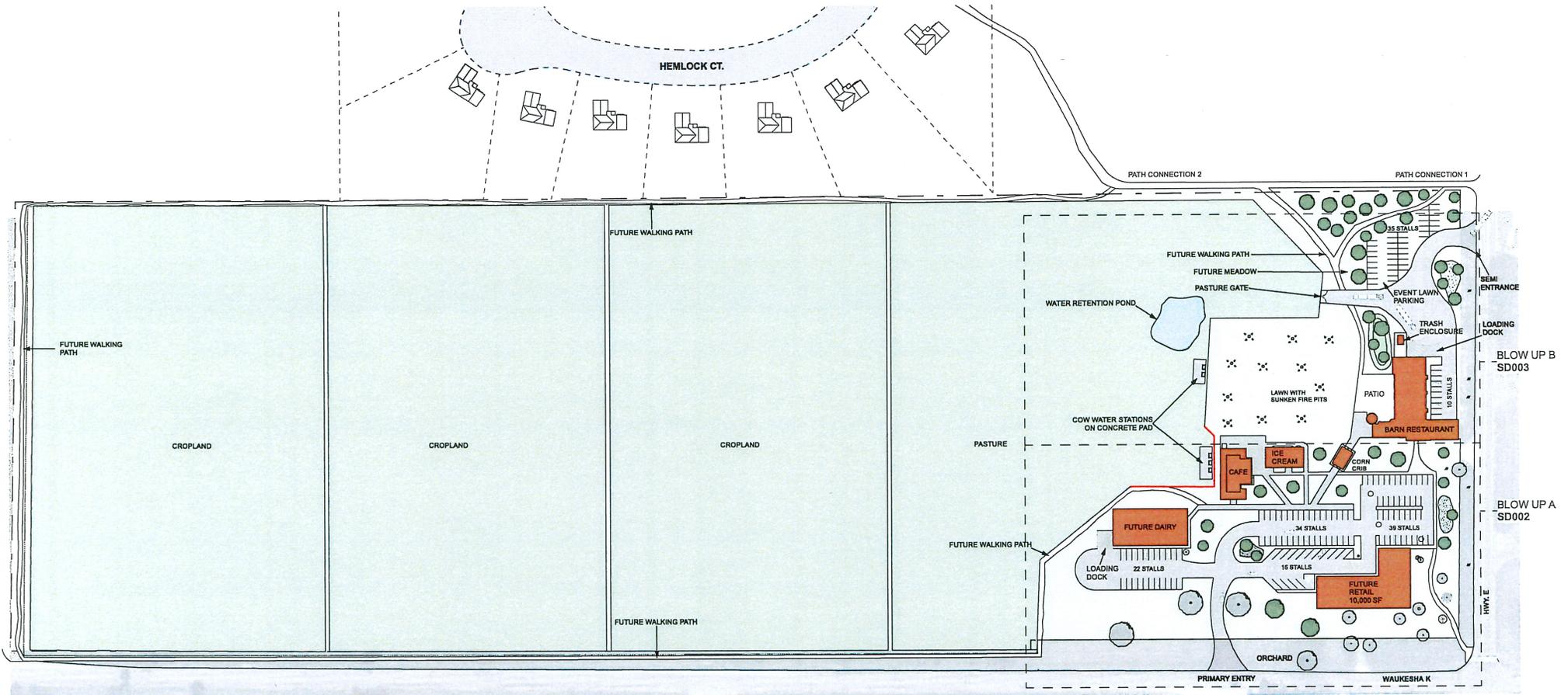


**Exhibit G**

**Site Plan**

# SD001

## SITE PLAN



NORTH



SCHEMATIC SITE PLAN



EXISTING TREE



NEW TREE TO BE PLANTED

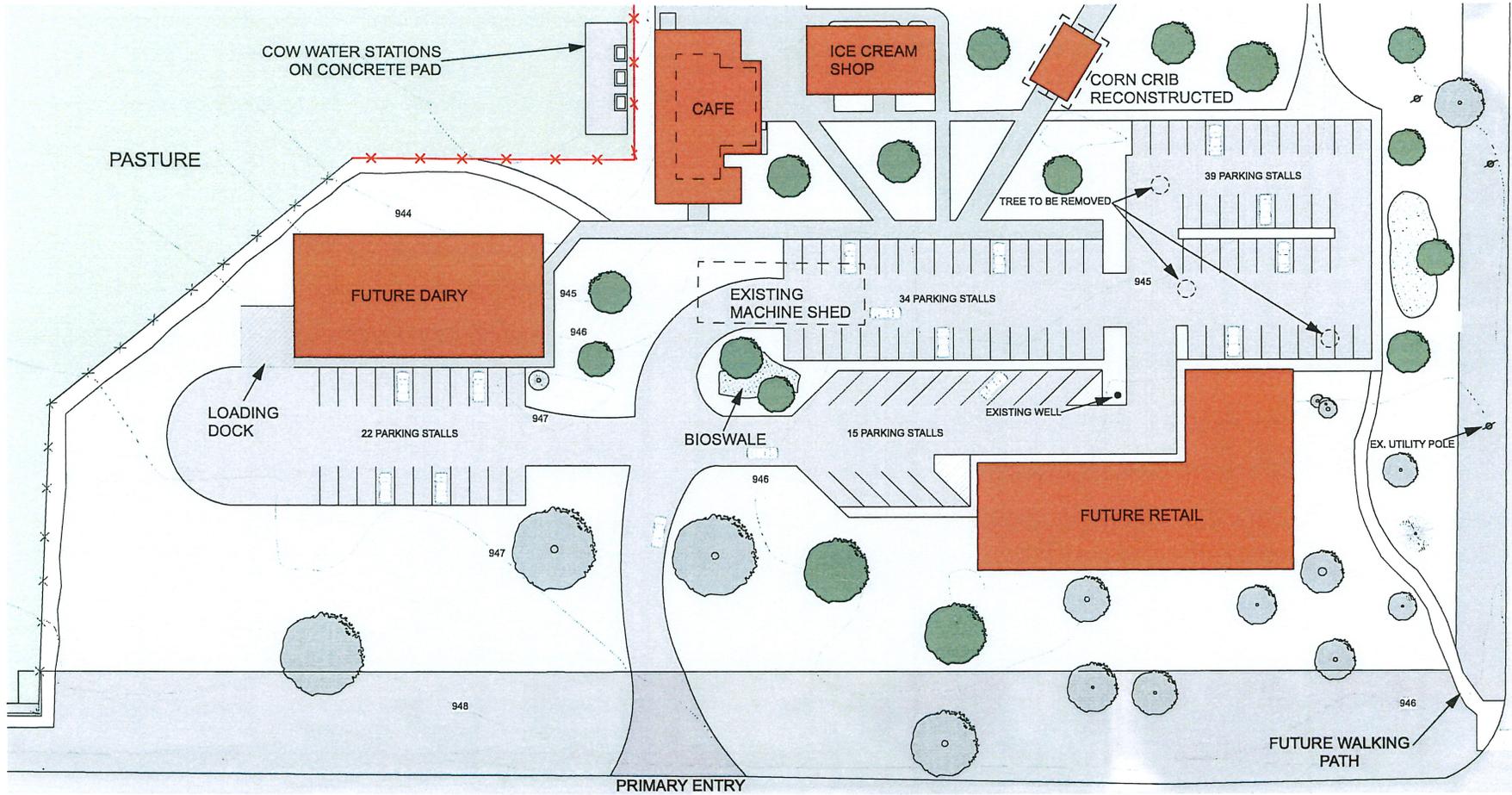


G I D E O N F A R M S

0 2 0 1 2 4  
© 2024 GALBRAITH CARNAHAN ARCHITECTS LLC

**Exhibit H**

**Site Plan Blow Up A**



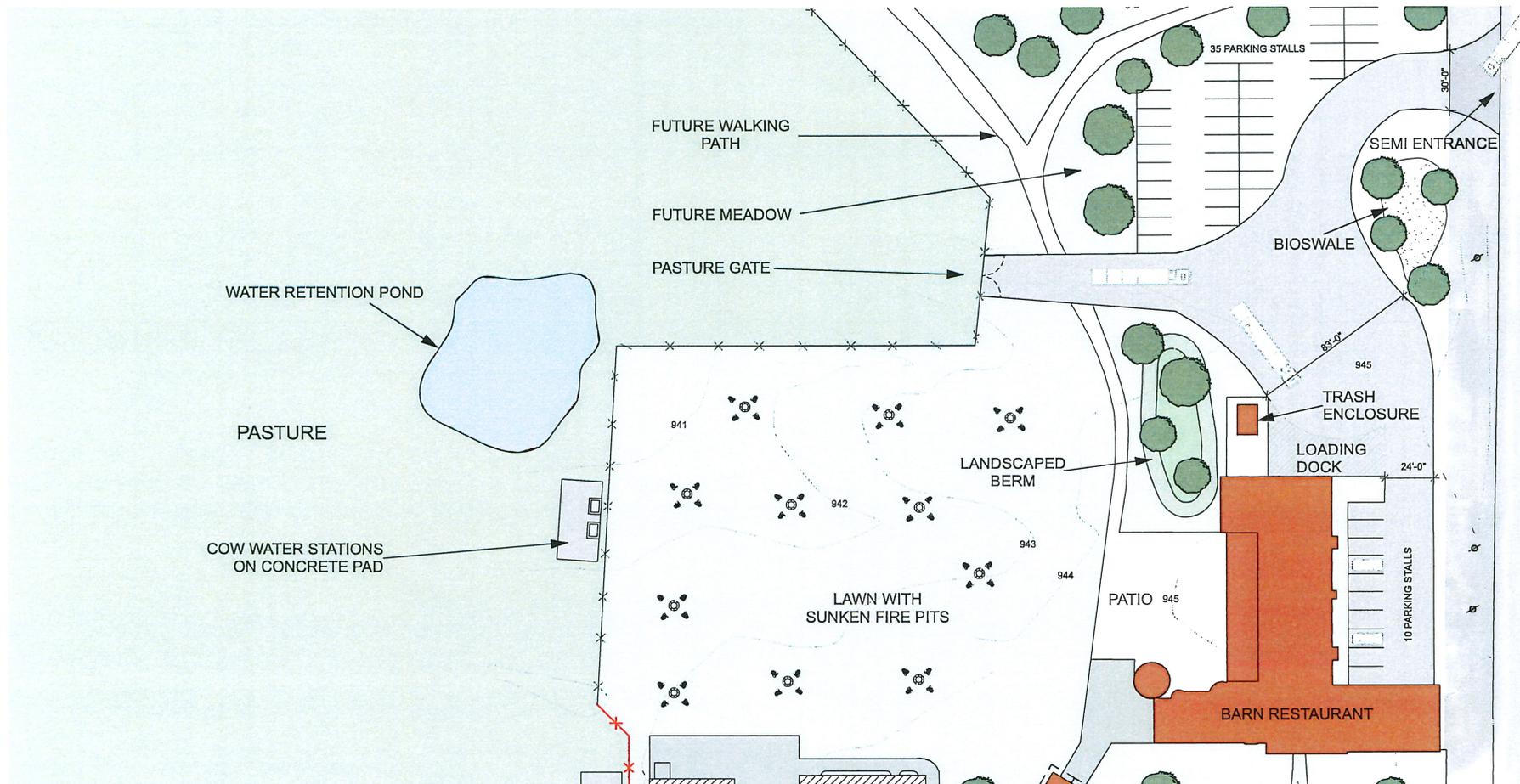
 NORTH  
 SITE PLAN BLOW UP A  
 SCALE: 1" = 50'

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



**Exhibit I**

**Site Plan Blow Up B**



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

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

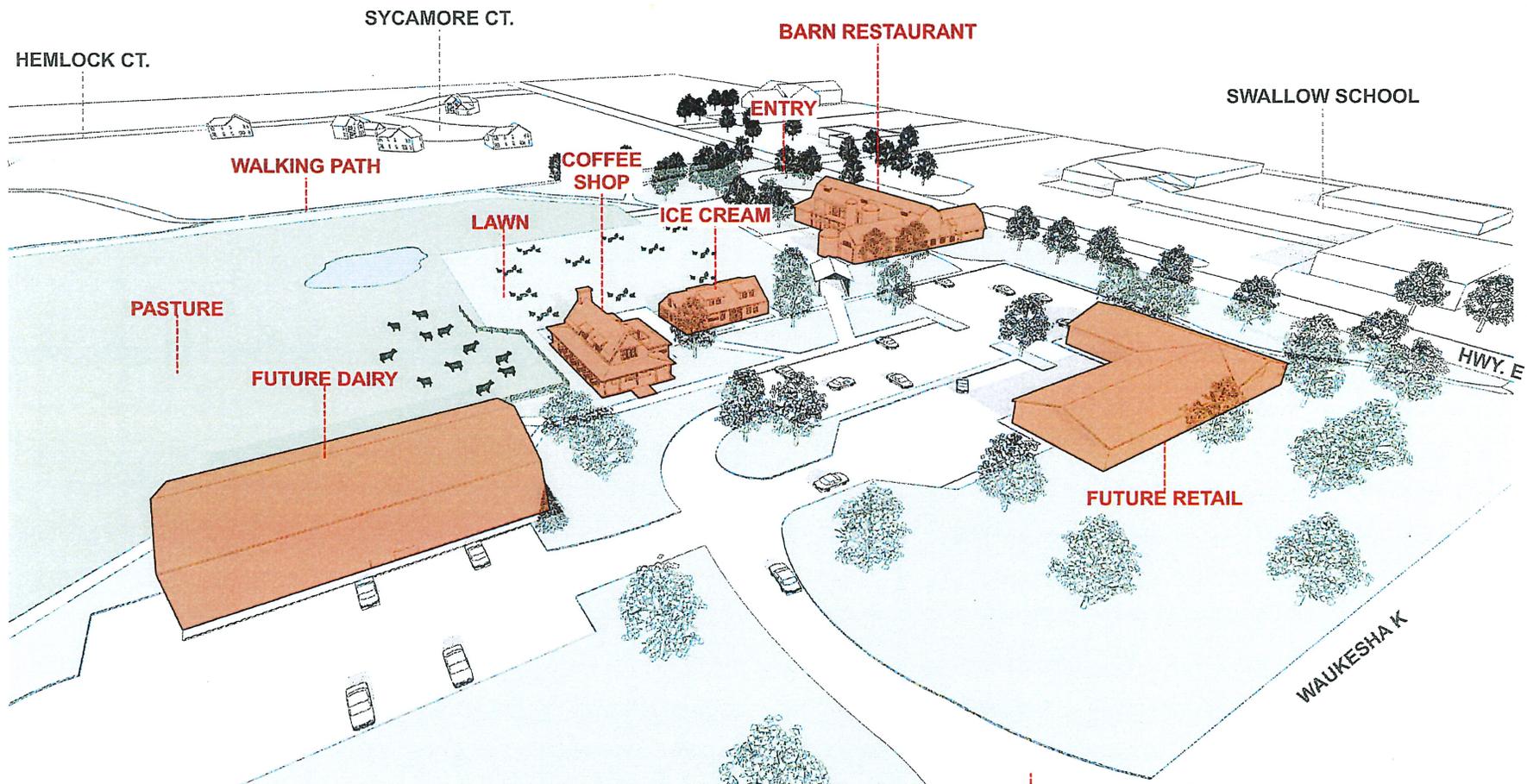


**Exhibit J**

**3D Overview**

# SD700

3D OVERVIEW



1 OVERVIEW LOOKING NE  
SD700

PRIMARY ENTRY



**Exhibit K**

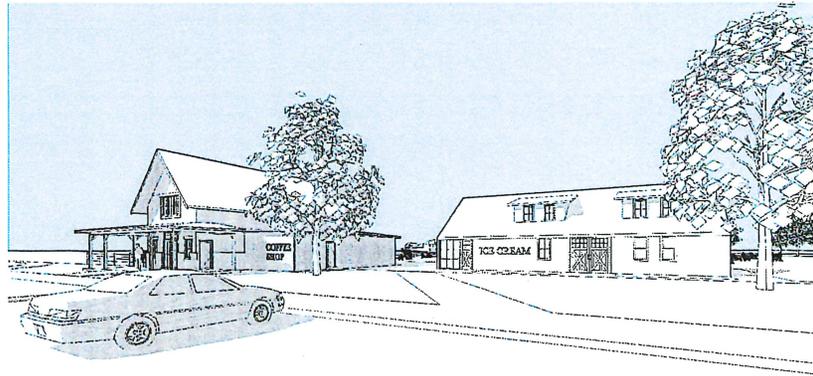
**3D Views**

# SD701

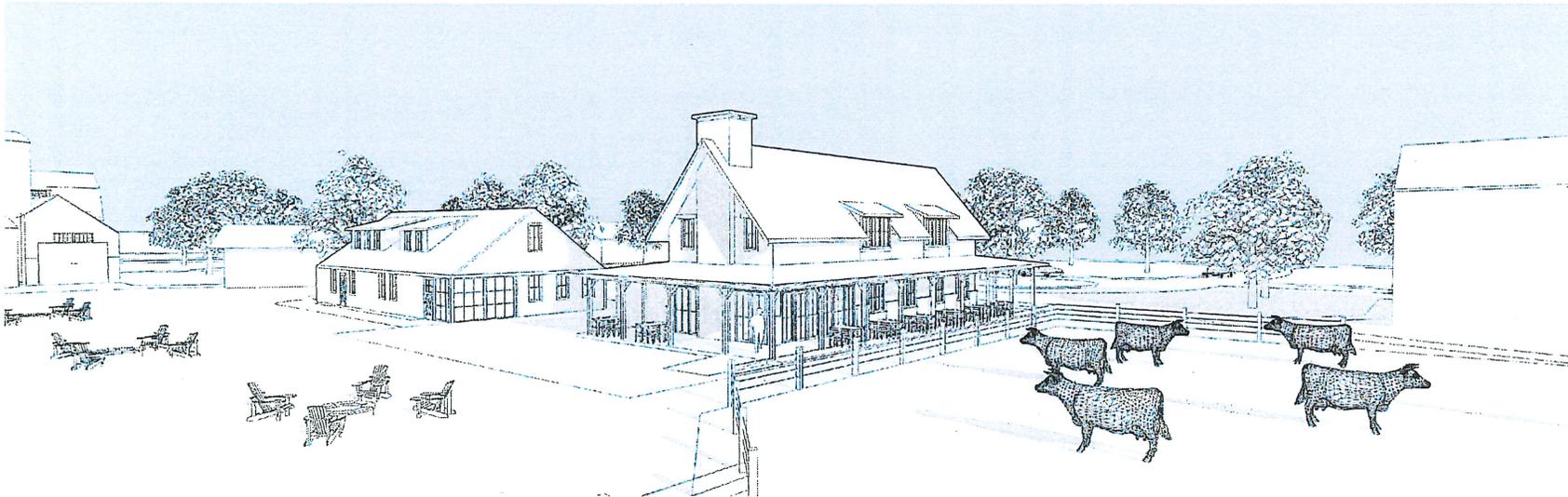
3D VIEWS



1 DRIVWAY APPROACH LOOKING AT CAFE ENTRANCE  
SD701



2 PARKING LOT LOOKING AT ICE CREAM SHOP ENTRANCE  
SD701



3 PASTURE LOOKING OVER PATIO  
SD701

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**Exhibit L**

**Intersection Design**





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

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

The Plan Commission meets on the third Monday of the Month at 6:30 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

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

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

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

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

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

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

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



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

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

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

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

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

**Commercial/Industrial/Multifamily:**

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

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

**Signs:** (Applicant to apply for signage at future date)

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. \_\_\_\_\_



VILLAGE OF HARTLAND
PETITION FOR:

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

OR

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

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

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

1. Name: 3LP Hartland Senior LLC

Address of Owner/Agent: 504 W Juneau Avenue, Milwaukee, WI 53203

Phone Number of Owner/Agent: (414) 775-0857

FAX No. E-mail jford@threeleafdevelopment.com

2. Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A"). To be provided once finalized in conjunction with CSM.

3. State present use of property and intended use.
Property is currently vacant land. Applicant intends to develop 4-story approximately 120-unit continuum of care Senior Care Development to include combination of: Independent Living (IL), Assisted Living (AL), and Memory Care (MC).

DocuSigned by:

Matthew M. Burow Matt Burow

Signature of Petitioner

504 W Juneau Ave, Milwaukee, WI 53203

Address

(414) 775-0857

Phone



**NOTE:**

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

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



**PETITION FOR**

**REZONING**       **ZONING CODE AMENDMENT**

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

Property Owner <b>3LP Hartland Senior LLC (current owner: The Lutheran High School Association)</b>	
Property Address <b>Portion of Lot 2 Campus Dr, Hartland, WI</b>	
Contact Person <b>John T Ford</b>	Phone <b>(414) 399-0165</b>
Key No. HAV <b>0423981056</b>	Email <b>jford@threeleafdevelopment.com</b>

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

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

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

**State zoning change desired:**

3LP Hartland Senior LLC desires to modify portion of parcel indicated above to RM-1 to accommodate "Housing for the elderly" (as a CUP). Exact lot to be divided via CSM.
---

**State present use of property and intended use:**

3LP Hartland Senior LLC seeks to develop a 4-story approximate 120-unit continuum of care Senior living development. The land is currently vacant.
--

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

DocuSigned by: **Matthew M. Burow**

Petitioner Signature	<b>Matthew M. Burow</b>
Print Name <b>Matt Burow</b>	Date <b>7/8/2024</b>

**OFFICE USE ONLY:**

Date Applied:	Fee Paid:	Meeting Date:
---------------	-----------	---------------



John T. Ford  
Three Leaf Partners  
504 W. Juneau Avenue  
Milwaukee, WI 53203  
[jford@threeleafdevelopment.com](mailto:jford@threeleafdevelopment.com)  
Direct: (414) 775-0857

July 15, 2024

Village of Hartland  
210 Cottonwood Avenue  
Hartland, WI 53029  
(262) 367-2714

**Re: Hartland Senior Development Executive Summary – HAV0423981056  
Campus Drive, Hartland, WI**

Dear Village of Hartland:

Please find below Executive Summary of proposed Senior Living development to be located on portion of parcel HAV0423981056 located on Campus Drive. We look forward to collaboratively working with the Village of Hartland on this tremendous project.

Thank you,

THREE LEAF PARTNERS LLC

John T. Ford  
Chief Development Officer

# **DEVELOPMENT EXECUTIVE SUMMARY**

---

**3LP Hartland Senior LLC** (“Developer”) proposes to develop an approximately 120-unit continuum of care Senior Housing development (“Project”) to be located on Campus Drive across from Lake Country Lutheran High School on a portion of current Lot 2 (HAV0423981056). The project as designed is 4-stories over underground parking with a total height of approximately 55’.

## **MARKET STUDY**

Demand for Senior housing remains strong as documented in recent Market Study authorized by Developer. Waukesha County is expected to grow by approximately 1,907 in population per year over the next 5 years (through 2029). The most significant growth expected over the next 5 years is within the age brackets 65 years old and older (65-74, 75-84, 85+). Senior housing options in the Greater Hartland Area (8-mile radius) have a current overall vacancy rate of just 4.8%, indicating some tightness and pent-up demand, in addition to the expected growing demand. The closest competitor to this site is Heritage Lake Country (124 units) which as of June 2024 was reported at 100% occupied with a waiting list. Finally, Independent Living units, in particular, are projected to need 104 units delivered per year for the next 5 years (520 total units) to meet ongoing demand.

## **THE LUTHERAN HIGH SCHOOL ASSOCIATION (“LHSA”)**

LHSA’s overall vision for this land when it initially developed Lake Country Lutheran High School (“LCL”) was a full “Cradle to Grave” concept. Existing uses include the high school, single family, and multi-family (Woodnote). This Senior development would finalize the overall mission / vision while helping meet continued strong demand within the Village of Hartland and greater area. It is anticipated that there will be collaboration and sharing of ideas / activities between students at LCL and the Senior Housing development and vice versa. LHSA plans to remain active overall in this development through a Class A Limited Investor position.

## **DEVELOPMENT PROPOSAL**

Developer proposes developing an approximately 120-unit +/-, 4-story, Senior Housing continuum of care development. It is anticipated the Project shall include the following types of Senior housing:

- Independent Living (IL) – 60-70 units
- Assisted Living (AL) – 30-40 units
- Memory Care (MC) – 20 units

Design on the interior including size of units (SF) to meet market demand and exact number of units continues. The project is estimated at approximately 55' tall. In addition, the Project will feature an enclosed lower level of parking for residents. In total, the project is estimated to include 70 parking space inside + an additional 47 surface parking spaces for a total of 117 parking spaces. This parking ratio is well above the required code parking (86 spaces). Developer and Civil Engineer (Trio) are studying how best to parcel off this lot (total approximately 8.88 acres). CSM will be brought forward in the future.

Developer proposes to rezone portion of site via PUD to RM-1 to accommodate "Housing for the elderly" (as a CUP). The following required application forms have been completed / submitted:

1. PUD Petition Application
2. Petition for Rezoning
3. PC Review Application
4. Architectural Board Application

The development project team met with Village of Hartland staff on 6/28 to review the proposed project, answer any questions, and discuss their feedback. 3LP Hartland Senior LLC and the entire Development team look forward to continuing to work collaboratively with Village Staff, Plan Commission, and Village Board through the entitlement process to make this a great project!

SCOTT & MARY HOSEID  
294 HICKORY CT  
HARTLAND, WI 53029-1306

BING YU AND XUERONG LIU  
618 SCENIC RD  
HARTLAND, WI 53029-1200

TORY FRENCH & JEANA FRENCH  
614 SCENIC RD  
HARTLAND, WI 53029-1200

BAO YU OU AND ZHI KAI DONG  
503 WILD OAK RD  
HARTLAND, WI 53029

DARRELL & MARY SHAW  
505 WILD OAK RD  
HARTLAND, WI 53029-1217

AKHIL & KETKI YAMDAGNI  
N52W21681 TAYLORS WOODS DR  
MENOMONEE FALLS, WI 53051-6255

BROOKE C LUEBKE  
605 CHERRY CT  
HARTLAND, WI 53029-1219

DANIEL & HEATHER KEENAN  
609 CHERRY CT  
HARTLAND, WI 53029-1219

MATTHEW & ALLIE MCDONNELL  
613 CHERRY CT  
HARTLAND, WI 53029-1219

GREGORY & NICOLE BRAZGEL  
616 CHERRY CT  
HARTLAND, WI 53029-1219

DOUGLAS & PATRICIA FOSSUM  
526 LAKE COVE CT  
SHOREVIEW, MN 55126-4009

KYLE & RYLEE KOSIBOSKI  
608 CHERRY CT  
HARTLAND, WI 53029-1218

ANNE & BURTON J METZ  
604 CHERRY CT  
HARTLAND, WI 53029-1219

BRITTANY A WILKE  
600 CHERRY CT  
HARTLAND, WI 53029-1219

TANIA SINHA  
531 WILD OAK RD  
HARTLAND, WI 53029-1217

SABARISH KRISHNAMOORTHY  
547 WILD OAK RD  
HARTLAND, WI 53029-1217

JUSTIN & HEATHER HOPPER  
551 WILD OAK RD  
HARTLAND, WI 53029-1217

JAMIE & JEREMY PAPE  
555 WILD OAK RD  
HARTLAND, WI 53029-1217

DEIRDRE & KAMERON CARDOSA  
559 WILD OAK RD  
HARTLAND, WI 53029-1217

RANDY BURG  
560 WILD OAK RD  
HARTLAND, WI 53029-1217

JOHN & MEG HANELY  
556 WILD OAK RD  
HARTLAND, WI 53029-1217

MARIO & TERRI DOMACINOVICH  
552 WILD OAK RD  
HARTLAND, WI 53029-1217

BRIAN J LAU & ANDI L NIMM  
548 WILD OAK RD  
HARTLAND, WI 53029-1217

KELLY RENZ & ROBERT ROSENBERG  
544 WILD OAK RD  
HARTLAND, WI 53029-1217

DANIEL PANKOW AND MARGARET  
HOWE  
540 WILD OAK RD  
HARTLAND, WI 53029-1217

JAMES & EMMA FORSYTHE  
536 WILD OAK RD  
HARTLAND, WI 53029-1217

JACOB & MORGAN APERI  
532 WILD OAK RD  
HARTLAND, WI 53029-1217

PREET TIWANA  
528 WILD OAK RD  
HARTLAND, WI 53029-1217

STACY REID  
524 WILD OAK RD  
HARTLAND, WI 53029-1217

BRIAN EINEKE  
520 WILD OAK RD  
HARTLAND, WI 53029-1217

AARON & SARAH ANN MADDEN  
516 WILD OAK RD  
HARTLAND, WI 53029-1217

JONATHAN & AMY SCHATZ  
512 WILD OAK RD  
HARTLAND, WI 53029-1217

JOSEPH & HEATHER SWANHART  
508 WILD OAK RD  
HARTLAND, WI 53029-1217

HIMAJA JAKKA & VARUN THAGGALA  
SATYANARAYAN  
504 WILD OAK RD  
HARTLAND, WI 53029-1217

TIM O'BRIEN HOMES INC  
N27W24075 PAUL CT STE 100  
PEWAUKEE, WI 53072-6299

BRUCE & KATHLEEN SINOTTE  
302 WILLOW DR  
HARTLAND, WI 53029-1316

TIFFANY LUCHSINGER  
309 PARADISE CT  
HARTLAND, WI 53029-1229

LAURIE ANN O'REILLY  
313 PARADISE CT  
HARTLAND, WI 53029-1229

BRENNA & STEVEN GERGER  
317 PARADISE CT  
HARTLAND, WI 53029-1229

WILLIAM ALBERT JAMES HERRICK IV AND  
KELSEY LAUREN ERICKSEN  
321 PARADISE CT  
HARTLAND, WI 53029-1229

MATTHEW & KATHRYN PHILLIPS  
322 PARADISE CT  
HARTLAND, WI 53029-1229

ACE MOTORS LLC  
318 PARADISE CT  
HARTLAND, WI 53029-1229

ACE MOTORS LLC  
314 PARADISE CT  
HARTLAND, WI 53029-1229

THOMAS HEIDENBERGER  
310 PARADISE CT  
HARTLAND, WI 53029-1229

ARENA REAL ESTATE LLC  
306 PARADISE CT  
HARTLAND, WI 53029-1229

ARENA REAL ESTATE LLC  
302 PARADISE CT  
HARTLAND, WI 53029-1229

LIGHTNING DEVELOPMENT LLC  
330 E KILBOURN AVE STE 600  
MILWAUKEE, WI 53202-3144

BRADY CARLSON & MEGAN  
WESTERMAN  
285 WILLOW DR  
HARTLAND, WI 53029-1324

THE LUTHERAN HIGH SCHOOL  
ASSOCIATION OF  
10427 W LINCOLN AVE STE 1300  
MILWAUKEE, WI 53227-1263

CHRISTOPHER & ERIKA HAGLUND  
297 WILLOW DR  
HARTLAND, WI 53029-1324

S  
TATE OF WISCONSIN & DEPT OF  
TRANSPORTATION  
C/O DAVE KITZMAN PO BOX 798  
WAUKESHA, WI 53187-0798

DANIEL QUIGLEY AND PATRICIA  
QUIGLEY  
255 WILLOW DR  
HARTLAND, WI 53029

ERIC & KAYLA KUTEMEIER  
261 WILLOW DR  
HARTLAND, WI 53029-1324

JAMES & LISA STRECHER  
267 WILLOW DR  
HARTLAND, WI 53029

ALLEN M AND ROBIN R WEISS  
REVOCABLE TRUST  
273 WILLOW DR  
HARTLAND, WI 53029-1324

RICKY WINTER & SANDRA RICHTER  
279 WILLOW DR  
HARTLAND, WI 53029-1324

MELANIE M KRAAK  
291 WILLOW DR  
HARTLAND, WI 53029

TINA M BARSCH  
288 HICKORY CT  
HARTLAND, WI 53029

DANIEL & KATHLEEN FOGLE  
292 HICKORY CT  
HARTLAND, WI 53029

CHERYL A MALONEY REVOCABLE  
TRUST  
290 HICKORY CT  
HARTLAND, WI 53029-1306

MARGARET BURRUS TRUST DATED  
AUGUST 9, 2006  
300 HICKORY CT  
HARTLAND, WI 53029

RIC J PANELLA AND DANA A NEARY  
PANELLA  
298 HICKORY CT  
HARTLAND, WI 53029

DENNIS A & DARLENE F SISKO  
REVOCABLE LIVING TRUST  
296 HICKORY CT  
HARTLAND, WI 53029

SCOTT & MARY HOSEID  
294 HICKORY CT  
HARTLAND, WI 53029-1306