



Village of Hartland

210 Cottonwood Avenue

Hartland WI 53029

PH: 262-367-2714

FAX: 262-367-2430

www.villageofhartland.wi.gov

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA *AMENDED 9/11/24

MONDAY, SEPTEMBER 16, 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 for August 19, 2024.
2. Architectural Board review and consideration of an application for signage for Austin, 530 Norton Drive.
3. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for the Bong property, N61W30697 Beaver View Road, Town of Merton.
4. Plan Commission review and consideration of a Certified Survey Map for the Klink property, 308 North Avenue.
5. Plan Commission conceptual review of proposed additions to two buildings at 1010 and 1110 Richards Road.
6. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regard to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.
7. Adjourn.

Ryan Bailey, Village Manager

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: www.villageofhartland.wi.gov (Government/Agendas and Minutes). Notice: Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Sandee Policello, Village Clerk, at 262-367-2714. The Municipal Building is handicap accessible. To participate in the Village of Hartland "Zoom" meeting with video, <https://us02web.zoom.us/j/82299688830?pwd=GbyBaoTUf9Dn2LzvjuBLnYJrnKOq.1> The Meeting ID is 822 9968 8830, Passcode is 520523. To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY AUGUST 19, 2024
6:30 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

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

Roll Call taken.

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

- No Comments

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of June 17, 2024, and July 15, 2024.

Motion (Hallquist/Schneeberger) to approve the Jt. Architectural Board/Plan Commission minutes of June 17, 2024, and July 15, 2024. Carried. (5-0).

2. Architectural Board review and consideration of an application for signage for Wisconsin Dance Theatre, 509 Cottonwood Ave.

Paul Butler, the representative for Wisconsin Dance Theatre was present via Zoom to explain the signage. Pfannerstill asked Building Inspector Hussinger if he had any issues with the proposed signage. Hussinger said no, he said it is not too big and will be internally illuminated which is allowed.

Motion (Hallquist/ DeCourcy-Bower) to approve the signage for Wisconsin Dance Theatre. (5-0).

Motion (Hallquist/DeCourcy-Bower) to suspend rules. Carried 5-0.

Motion (Hallquist/DeCourcy-Bower) to discuss agenda item #4 for Lake Country players next. Carried 5-0.

3. Plan Commission conceptual review of proposed accessory building for Lake Country Players, Inc., 221 E. Capitol Drive, for storage and workspace.

Audrea Lindley from MSI General was present to explain the concept. Lake Country Players would like to add a small addition to the back for storage and workspace. The addition would be 2-story with a workshop on the lower level. Building Inspector Hussinger asked if it would be an addition, or a free-standing building and Ms. Lindley said an addition. Hallquist asked if there were any issues with the alley and Hussinger said no, and he reminded everyone that this is a concept only.

Motion (Hallquist/Schneeberger) to approve the concept for addition to move forward for Lake Country Players. Carried. (5-0).

- 4. The Plan Commission will conduct its second 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 and consider:**
- a. Proposed preliminary site and building plans for senior living development (approx. 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.**
 - f. Referral to Village Board for initial review.**

John Ford from Three Leaf was present to explain the project. The property is currently vacant land. The applicant intends to develop a 4-story building, approximately 118 units with underground parking of continuum of care Senior Care Development to include a combination of independent living, assisted living and Memory Care. Demand for Senior Care remains strong as documented in a recent market study authorized by the Developer. Waukesha County is expected to grow approximately 1907 per year over the next 5 years. Senior housing options in the 8-mile radius of Hartland currently have a vacant rate of just 4.8 %. The closest competitor, Heritage Lake Country, was reported at 100% occupancy with a waiting list. Lake Country Lutheran Association’s vision for this land when it was initially developed was a cradle to grave type concept. There will also be collaborations and activities between Lake Country Lutheran students and the Senior Living Development.

The development of will have:

1. 78 units of Independent Living
2. 20 units of Assisted Living
3. 20 Units of Memory

Mr. Ford explained the latest layout. The building will be 2-4 stories. There will be 144,000 sq ft. of space, 39,000 sq. ft of indoor parking, for a total of 183,000 sq ft. The common area will be 1 ½ story and at the entrance will be a bistro, chapel, salon, spa, restaurant, bar, outdoor decks, and a patio.

Soil tests are proven to support the project. A 3-D model video was presented, and the layout explained.

The biggest change since the last time is the wing that goes towards Campus Dr. to the north, has dropped from a 4-story wing to a mostly 2-story wing. He said from Campus Drive it will have a 2 story feel for the building. Another change made was a fire access lane will be provided along the eastern portion of the site, which will loop around the building providing full access to the fire department in case of emergency. Also, a crosswalk will be added at the north entrance. From an operational standpoint, they are working with a well-known senior living operator, and there will be 36-40 full-time employees with 20-24 during any one shift. They are looking to break ground by the end of this year and expect completion in spring of 2026.

Village Manager Bailey gave a breakdown of the upcoming meetings and dates:

August 26th – Village Board review and to set Public Hearing.

October 14th – Village Board for second reading and hold Public Hearing.

October 21st – come back to the Plan Commission.

October 28th – Village Board for final approval.

Ryan Amtmann said he thinks they have made a lot of progress in the last couple of weeks. He said he has a list of items that can be addressed in the PUD agreement. He said there is one item, the crosswalk and he recommended the high school makes the connection with the crosswalk. Hussinger said he wants to make sure everyone understands the development is on 2 lots and they have to be tied together in the PUD to support the lot.

DeCourcy-Bower commented on the stormwater. Discussion on walking path and driveway path around the building for fire equipment.

Schneeberger said the projects look nice and will fit into the area really well. DeCourcy-Bower commented that he likes the overall aesthetic of the building. Hallquist commented that he likes the project and thinks the path creates connectivity. Bierman commented on fire access and if paving system is designed well enough and strong enough.

Motion (Hallquist/Schneeberger) recommend agenda items A, B, C, D & E to the Village Board for initial review. Carried. (6-0).

5. Announcements -

None at this time.

6. Adjourn

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

Adjourned at 7:10 pm.

Respectfully submitted by

Recording Secretary,
Deidre Bush y, Deputy Clerk

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

PERMIT # _____

JOB LOCATION 530 Norton Dr. Hartland TAX KEY # _____
OWNER Austin Realestate LLC PHONE 262-227-7298
ADDRESS 530 Norton Dr CITY Hartland STATE WI ZIP 53029
CONTRACTOR SignMKE System Signage PHONE 414-943-2062
ADDRESS 1557 N. 58th St. CITY Milw STATE WI ZIP 53208

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

WORDS AS THEY WILL APPEAR ON THE SIGN:

Austin Plumbing • Heating • Air • Electric
Boilers • Water Quality • Wells & Pumps

OVERALL DIMENSIONS OF SIGN 52" x 87" (Sign Area) 36" x 72" COLOR OF BACKGROUND White

SIZE OF LETTERS IN INCHES 20" COLOR OF LETTERS Red

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

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 \$ 7500.00

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

APPLICANT [Signature] DATE 8/24/24

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

TOTAL FEES: _____ DATE PAID _____ RECEIPT # _____



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

Job Address <u>530 Norton Drive, Hartland, WI 53029</u>			
Lot	Block	Subdivision	Key No. HAV
Owner <u>Austin Realestate LLC</u>	EMAIL <u>ddaniele.zap@hotmail.com</u>		Phone <u>262-227-7298</u>
Address <u>35006 Fairview Rd</u>		City <u>Oconomowoc</u>	State <u>WI</u> Zip <u>53066</u>
Contractor <u>Sign MKE</u>	Phone <u>414-943-2062</u>	FAX	EMAIL <u>jdkowalski2@yahoo.com</u>
Address <u>1557 N. 58th St.</u>		City <u>Milwaukee</u>	State <u>WI</u> Zip <u>53208</u>

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

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

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

Commercial/Industrial/Multifamily:

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

Signs:

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

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

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

ARTWORK REQUIRED FOR FINAL COPY

Non-Illuminated 2-sided ground cabinet.
 "Austin" copy to be cloud cutout (1/2" thick PVC), painted with first surface applied vinyl. Balance copy first surface applied vinyl.
 Cabinet to be painted standard satin white. Lower sign-aluminum fabricated frame with 1/2 cut brick veneer (Painted standard white) and wood like grain outdoor tile applied to face.

SignComp Aluminum System Fabrication
 9" wide body -Extrusion

Cut Brick Veneer, 1-1/4" thick - Sample to be provided
 Exterior grade tile -sample to be provided.



Toward Road (2-sided)

EXISTING SIGN VIEW #2



New Proposed Sign
 (with additional landscaping)



EXISTING SIGN VIEW #1

Remove Existing Wood Sign

Planter area to remain with additional landscaping plants to be added around the installation of the new proposed sign.

This is an original design created by Sign MKE System Signage, Inc. This design is protected under the copyright laws of the United States copyright code. Upon acceptance of this proof, you agree not to copy, photograph or modify this proof with intent to distribute. You also agree not to share this proof directly or indirectly with any other party(s), nor will you permit any third party to copy, photograph or modify and re-distribute this proof without written consent of Sign MKE System Signage, Inc. Clients retain ownership of Logos, Trademarks, slogans used within.

CUSTOMER: Austin Plumbing SALESPERSON: RU
 COMPANY: DESIGNER: JK
 COREBRIDGE #: 00000 PROOF DATE:

REVISIONS: (1A)Final
 CHANGED MATERIALS / SIGN TYPE

interlinking signage with your environment!



Landscaping Plan (Existing Planter Area)



This is an original design created by Sign MKE System Signage, Inc. This design is protected under the copyright laws of the United States copyright code. Upon acceptance of this proof, you agree not to copy, photograph or modify this proof with intent to distribute. You also agree not to share this proof directly or indirectly with any other party(s), nor will you permit any third party to copy, photograph or modify and re-distribute this proof without written consent of Sign MKE System Signage, Inc. Clients retain ownership of Logos, Trademarks, slogans used within.

CUSTOMER: **Austin Plumbing** SALESPERSON: RU
COMPANY: DESIGNER: JK
COREBRIDGE #: 00000 PROOF DATE:

REVISIONS: (1A)Final
CHANGED MATERIALS / SIGN TYPE

interlinking signage with your environment!

we are now...
SIGNMKETM
SYSTEM SIGNAGE

A DL SignSystems Business

inc

Landscaping Plan



This is an original design created by Sign MKE System Signage, Inc. This design is protected under the copyright laws of the United States copyright code. Upon acceptance of this proof, you agree not to copy, photograph or modify this proof with intent to distribute. You also agree not to share this proof directly or indirectly with any other party(s), nor will you permit any third party to copy, photograph or modify and re-distribute this proof without written consent of Sign MKE System Signage, Inc. Clients retain ownership of Logos, Trademarks, slogans used within.

CUSTOMER: **Austin Plumbing** SALESPERSON: RU
COMPANY: DESIGNER: JK
COREBRIDGE #: 00000 PROOF DATE:

REVISIONS: (1A)Final
CHANGED MATERIALS / SIGN TYPE

interlinking signage with your environment!

we are now...
SIGNMKETM
SYSTEM SIGNAGE

A DL SignSystems Business

inc



To Be Removed

Front Building Elevation showing no additional signs



This is an original design created by Sign MKE System Signage, Inc. This design is protected under the copyright laws of the United States copyright code. Upon acceptance of this proof, you agree not to copy, photograph or modify this proof with intent to distribute. You also agree not to share this proof directly or indirectly with any other party(s), nor will you permit any third party to copy, photograph or modify and re-distribute this proof without written consent of Sign MKE System Signage, Inc. Clients retain ownership of Logos, Trademarks, slogans used within.

CUSTOMER: **Austin Plumbing** SALESPERSON: RU
 COMPANY: DESIGNER: JK
 COREBRIDGE #: 00000 PROOF DATE:

REVISIONS: (1A)Final
 CHANGED MATERIALS / SIGN TYPE

interlinking signage with your environment!



ARTWORK REQUIRED FOR FINAL COPY

Non-Illuminated 2-sided ground cabinet.
 "Austin" copy to be cloud cutout (1/2" thick PVC), painted with first surface applied vinyl. Balance copy first surface applied vinyl.
 Cabinet to be painted standard satin white. Lower sign-aluminum fabricated frame with 1/2 cut brick veneer (Painted standard white) and wood like grain outdoor tile applied to face.

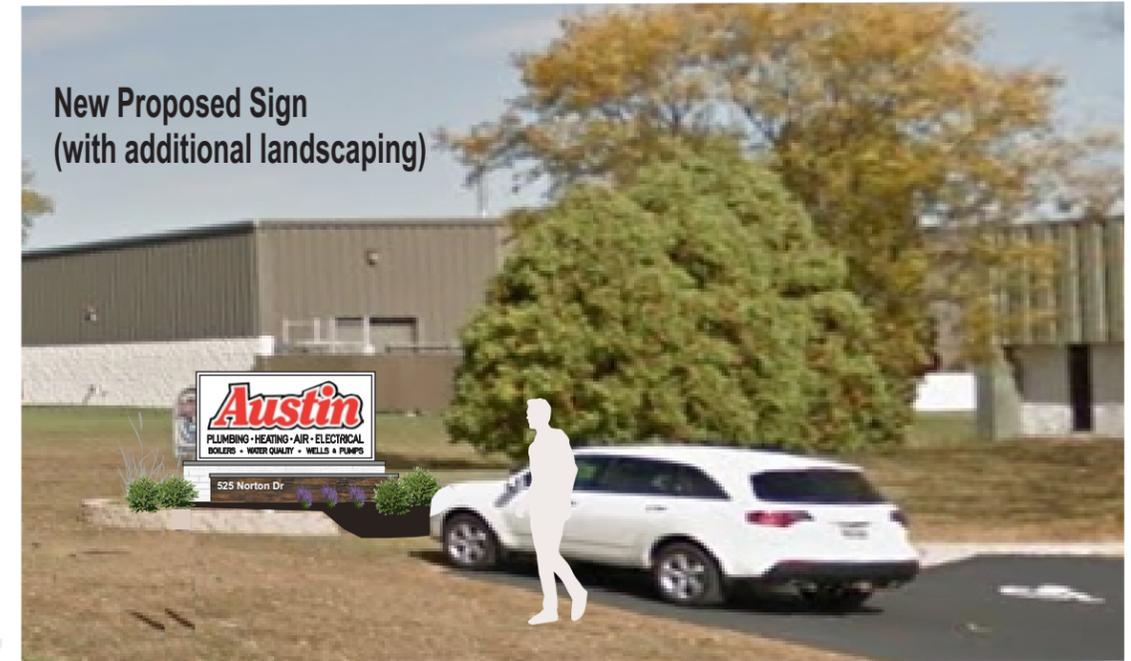
SignComp Aluminum System Fabrication
 9" wide body -Extrusion

Cut Brick Veneer, 1-1/4" thick - Sample to be provided
 Exterior grade tile -sample to be provided.



Toward Road (2-sided)

EXISTING SIGN VIEW #2



EXISTING SIGN VIEW #1

Remove Existing Wood Sign

Planter area to remain with additional landscaping plants to be added around the installation of the new proposed sign.

This is an original design created by Sign MKE System Signage, Inc. This design is protected under the copyright laws of the United States copyright code. Upon acceptance of this proof, you agree not to copy, photograph or modify this proof with intent to distribute. You also agree not to share this proof directly or indirectly with any other party(s), nor will you permit any third party to copy, photograph or modify and re-distribute this proof without written consent of Sign MKE System Signage, Inc. Clients retain ownership of Logos, Trademarks, slogans used within.

CUSTOMER: **Austin Plumbing** SALESPERSON: RU
 COMPANY: DESIGNER: JK
 COREBRIDGE #: 00000 PROOF DATE:

REVISIONS: (1A)Final
 CHANGED MATERIALS / SIGN TYPE

interlinking signage with your environment!

we are now...
SIGNMKETM
 SYSTEM SIGNAGE

A DL SignSystems Business

inc

Landscaping Plan (Existing Planter Area)



This is an original design created by Sign MKE System Signage, Inc. This design is protected under the copyright laws of the United States copyright code. Upon acceptance of this proof, you agree not to copy, photograph or modify this proof with intent to distribute. You also agree not to share this proof directly or indirectly with any other party(s), nor will you permit any third party to copy, photograph or modify and re-distribute this proof without written consent of Sign MKE System Signage, Inc. Clients retain ownership of Logos, Trademarks, slogans used within.

CUSTOMER: **Austin Plumbing** SALESPERSON: RU
COMPANY: DESIGNER: JK
COREBRIDGE #: 00000 PROOF DATE:

REVISIONS: (1A)Final
CHANGED MATERIALS / SIGN TYPE

interlinking signage with your environment!

we are now...
SIGNMKETM
SYSTEM SIGNAGE

A DL SignSystems Business

inc

Landscaping Plan



This is an original design created by Sign MKE System Signage, Inc. This design is protected under the copyright laws of the United States copyright code. Upon acceptance of this proof, you agree not to copy, photograph or modify this proof with intent to distribute. You also agree not to share this proof directly or indirectly with any other party(s), nor will you permit any third party to copy, photograph or modify and re-distribute this proof without written consent of Sign MKE System Signage, Inc. Clients retain ownership of Logos, Trademarks, slogans used within.

CUSTOMER: **Austin Plumbing** SALESPERSON: RU
COMPANY: DESIGNER: JK
COREBRIDGE #: 00000 PROOF DATE:

REVISIONS: (1A)Final
CHANGED MATERIALS / SIGN TYPE

interlinking signage with your environment!

we are now...
SIGNMKETM
SYSTEM SIGNAGE

A DL SignSystems Business

inc



To Be Removed

Front Building Elevation showing no additional signs



This is an original design created by Sign MKE System Signage, Inc. This design is protected under the copyright laws of the United States copyright code. Upon acceptance of this proof, you agree not to copy, photograph or modify this proof with intent to distribute. You also agree not to share this proof directly or indirectly with any other party(s), nor will you permit any third party to copy, photograph or modify and re-distribute this proof without written consent of Sign MKE System Signage, Inc. Clients retain ownership of Logos, Trademarks, slogans used within.

CUSTOMER: **Austin Plumbing** SALESPERSON: RU
 COMPANY: DESIGNER: JK
 COREBRIDGE #: 00000 PROOF DATE:

REVISIONS: (1A)Final
 CHANGED MATERIALS / SIGN TYPE

interlinking signage with your environment!



Site / Location Plan



This is an original design created by Sign MKE System Signage, Inc. This design is protected under the copyright laws of the United States copyright code. Upon acceptance of this proof, you agree not to copy, photograph or modify this proof with intent to distribute. You also agree not to share this proof directly or indirectly with any other party(s), nor will you permit any third party to copy, photograph or modify and re-distribute this proof without written consent of Sign MKE System Signage, Inc. Clients retain ownership of Logos, Trademarks, slogans used within.

CUSTOMER: **Austin Plumbing** SALESPERSON: RU
 COMPANY: DESIGNER: JK
 COREBRIDGE #: 00000 PROOF DATE:

REVISIONS: (1A)Final
 CHANGED MATERIALS / SIGN TYPE

interlinking signage with your environment!

we are now...
SIGNMKETM
 SYSTEM SIGNAGE
 A DL SignSystems Business inc

3-D REAL ESTATE INVESTMENTS LLC
540 NORTON DR
HARTLAND, WI 53029

AUSTIN REAL ESTATE COMPANY LLC
35005 FAIRVIEW RD
OCONOMOWOC, WI 53066-3312

EYE COMMUNICATION SYSTEMS
1823 EXECUTIVE DR
OCONOMOWOC, WI 53066-4832

FLEET HOLDING LLC
440 CARDINAL LN
HARTLAND, WI 53029-2331

ILLINOIS TOOL WORKS INC
PO BOX 110
HARTLAND, WI 53029-0110

LEE M BLEEKER
169 HIGHWAY 67 APT A
DOUSMAN, WI 53118-9664

MGD INVESTMENTS LLC
10115 E FOOTHILLS DR
SCOTTSDALE, AZ 85255-4446

rd 9/3/24
recpt # 257703

VILLAGE OF HARTLAND
PETITION FOR LAND DIVISION:

EXTRATERRITORIAL PLAT REVIEW - \$100

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

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

Up to Five Parcels - \$150.00

Six to Fourteen Parcels - \$300.00

Fifteen or More Parcels - \$500.00

Reapplication for Approval of Any Preliminary
Plat Requiring Review

\$50.00 (Minimum)

Reapplication for Previously Reviewed Plat

\$10.00

FINAL PLAT REVIEW

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

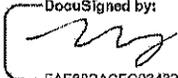
Date:	Fee Paid:
Date Filed:	Receipt No.:

1. Name: Matthew R. Bong Deb Hall deb.hall@huschblackwell.com
Address of Owner/Agent: N61 W30697 Beaver View Road, Merton WI 53029

Phone Number of Owner/Agent: 262-347-9003

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

3. State present use of property and intended use.
present use and intended use are residential

DocuSigned by:

EAE882ACEC03432
Signature of Petitioner

N61 W30697 Beaver View Road, Merton, WI 53029
Address

262-347-9003

Phone
2007 Forms/Petition for Land Division
Revised 10/07



NOTE:

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

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

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

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

Final Plat Review Fees:

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

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

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

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

Submit plat and \$100 fee to:

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

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 27,
Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin.

All bearings are referenced to the Wisconsin State Plane Coordinate System, South-zone
(NAD83/2011) in which the North line of the NW 1/4, Sec. 27 bears S89°39'30"W.

Vertical datum is based on North American Vertical Datum of 1988.

Ordinary High Water Mark Elevation: 909.82'

Lake elevation at time of survey: 909.71'

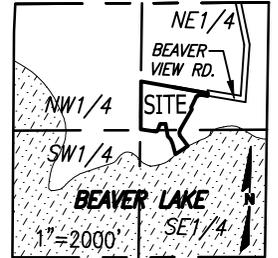
This entire property falls within the Waukesha County Shoreland Protection Ordinance
Jurisdictional Limits. No portion of subject property is located within a 100 year
floodplain per FEMA.

Any land below the ordinary high water mark of a lake or navigable stream is subject to
the public trust in navigable waters that is established under article IX, section 1, of the
state constitution.

Owner : Matthew & Suzannah Bong
N61W30697 Beaver View Rd.
Hartland, WI 53029

VICINITY MAP

NW 1/4 SEC. 27-8-18



LEGEND

- ⊙ Indicates septic tank cover
- ⊕ Indicates well head
- ⊠ Indicates septic vent

Graphic Scale

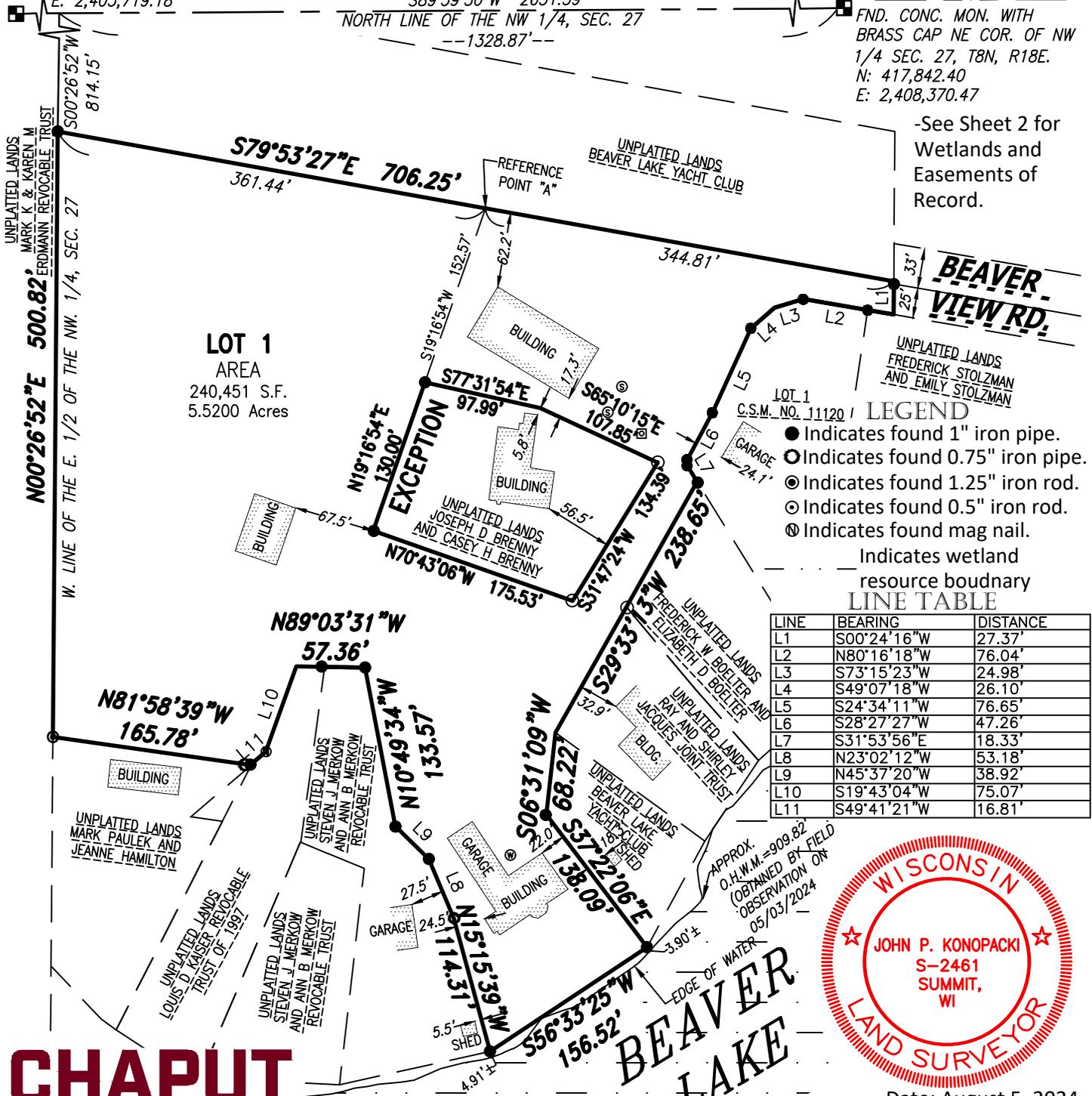


FND. CONC. MON. WITH
BRASS CAP NW COR. OF NW
1/4 SEC. 27, T8N, R18E.
N: 417,826.20
E: 2,405,719.18

S89°39'30"W 2651.59'
NORTH LINE OF THE NW 1/4, SEC. 27
--- 1328.87' ---

FND. CONC. MON. WITH
BRASS CAP NE COR. OF NW
1/4 SEC. 27, T8N, R18E.
N: 417,842.40
E: 2,408,370.47

-See Sheet 2 for
Wetlands and
Easements of
Record.

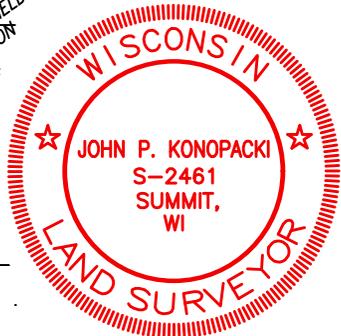


LEGEND

- Indicates found 1" iron pipe.
- Indicates found 0.75" iron pipe.
- ⊙ Indicates found 1.25" iron rod.
- ⊕ Indicates found 0.5" iron rod.
- ⊗ Indicates found mag nail.
- Indicates wetland resource boundary

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°24'16"W	27.37'
L2	N80°16'18"W	76.04'
L3	S73°15'23"W	24.98'
L4	S49°07'18"W	26.10'
L5	S24°34'11"W	76.65'
L6	S28°27'27"W	47.26'
L7	S31°53'56"E	18.33'
L8	N23°02'12"W	53.18'
L9	N45°37'20"W	38.92'
L10	S19°43'04"W	75.07'
L11	S49°41'21"W	16.81'



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

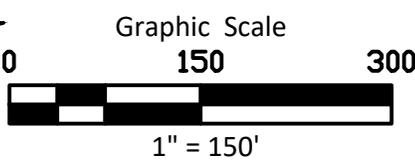
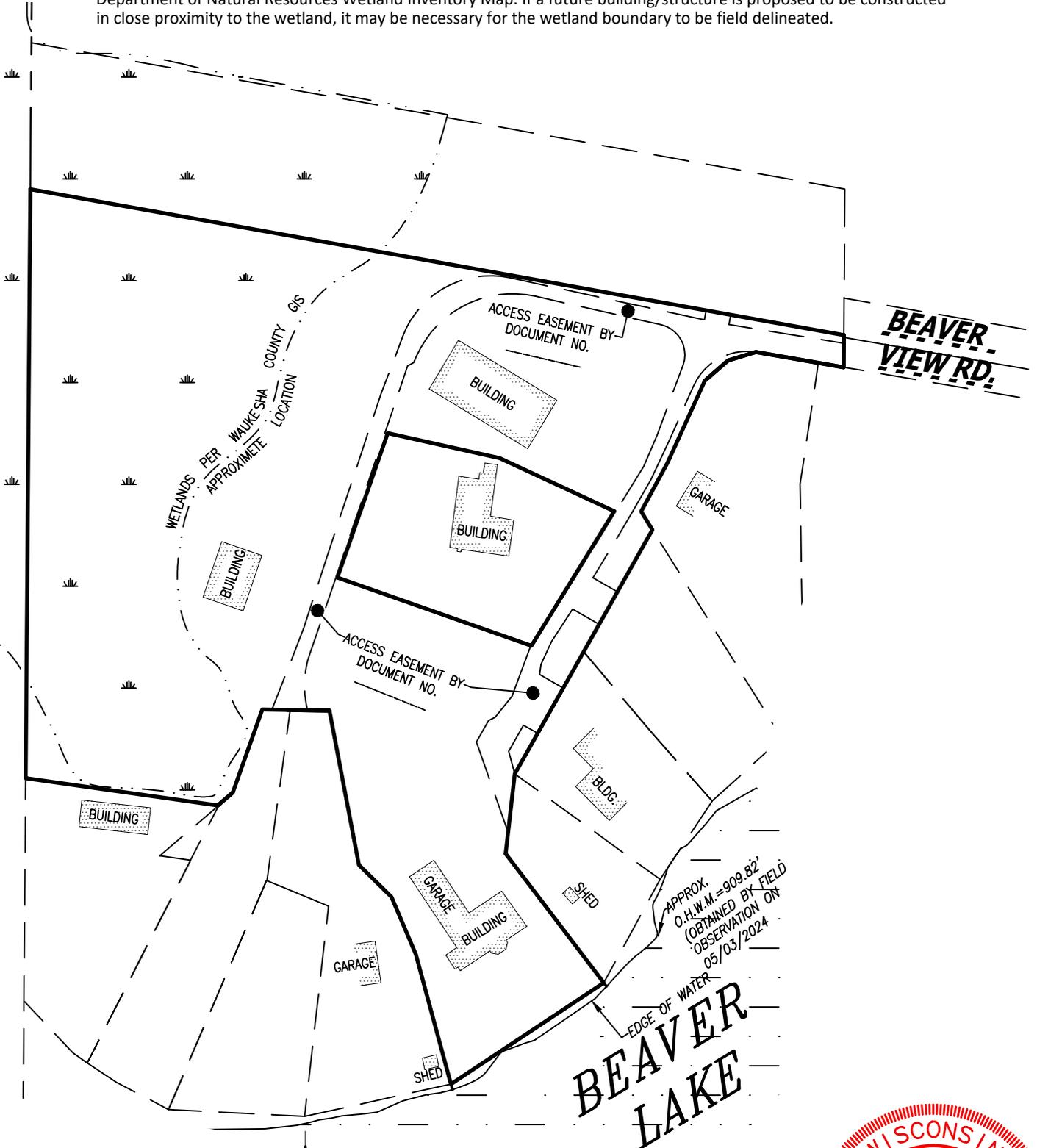
Date: August 5, 2024
Revised: August 29, 2024
Survey No. 5310.00-tjs
Sheet 1 of 7

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 27, Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin.

WETLANDS AND EASEMENTS OF RECORD ARE SHOWN FOR REFERENCE ONLY

The wetland boundary shown on this Certified Survey Map is an approximate boundary taken from the Wisconsin Department of Natural Resources Wetland Inventory Map. If a future building/structure is proposed to be constructed in close proximity to the wetland, it may be necessary for the wetland boundary to be field delineated.



CHAPUT
LAND SURVEYS

234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki Professional Land Surveyor S-2461



Date: August 5, 2024
Revised: August 29, 2024
Survey No. 5310.00-tjs
Sheet 2 of 7

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 27, Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin.

RESTRICTIONS:

WETLAND PRESERVATION AREA RESTRICTIONS

Those area identified as a Wetland Preservation Area on Page 2 of 7 of this Certified Survey Map shall be subject to the following restrictions:

1. Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that invasive, dead, diseased, or dying vegetation may be removed, at the discretion of the landowner, and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, shall also be permitted.
3. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds are prohibited unless designed to enhance the natural environment. Ponds that may be permitted are subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings is prohibited.

BASEMENT RESTRICTION - GROUNDWATER

The lands that are a part of this Certified Survey Map are located in an area with mapped soils that may contain seasonal high groundwater. Waukesha County Shoreland Protection Ordinance currently require that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any future proposed residence (or addition) will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland Protection Ordinance and the Waukesha County Zoning Code, the requirement at the time of construction shall All groundwater separation requirements set forth by the Town of Merton must also be complied with.

NOTES:

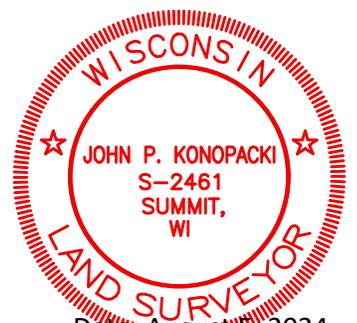
- a. Termination of Road Easement Agreement by Document No. _____
- b. Resolution to Vacate a Portion of Beaver View Road by Document No. _____
- c. Quit Claim Deed by Document No. _____

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461



Date: August 5, 2024
Revised: August 29, 2024
Survey No. 5310.00-tjs
Sheet 3 of 7

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 27, Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
MILWAUKEE COUNTY }

I, JOHN P. KONOPACKI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 27, Town 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the Northeast corner of said 1/4 Section; thence South 89°39'30" West along the North line of said Northwest 1/4 a distance of 1,328.87 feet to a point; thence South 00°26'52" West along the West line of the East 1/2 of said Northeast 1/4, as monumented, 814.15 feet to the point of beginning of the lands hereinafter described; thence South 79°53'27" East 361.44 feet to a point described hereon as reference point "A"; continue thence South 79°53'27" East 344.81 feet to a point on the West line of Beaver View Road; thence South 00°24'16" West along said West line 27.37 feet to a point; thence North 80°16'18" West along the North line of Lot 1, Certified Survey Map No. 1420 and it's extension thereof 76.04 feet to a point; thence South 73°15'23" West along said North line 24.98 feet to a point; thence South 49°07'18" West along the West line of said Lot 1 26.10 feet to a point; thence South 24°34'11" West along said West line 76.65 feet to a point; thence South 28°27'27" West along said West line 47.26 feet to a point; thence South 31°53'56" East along said West line 18.33 feet to a point; thence South 29°33'13" West 238.65 feet to a point; thence South 06°31'09" West 68.22 feet to a point; thence South 37°22'06" East 138.09 feet to a point that is 3.90 feet more or less to the water's edge of Beaver Lake; thence South 56°33'25" West 156.52 feet to a point that is 4.91 feet more or less to the water's edge of Beaver lake; thence North 15°15'39" West 114.31 feet to a point; thence North 23°02'12" West 53.18 feet to a point; thence North 45°37'20" West 38.92 feet to a point; thence North 10°49'34" West 133.57 feet to a point; thence North 89°03'31" West 57.36 feet to a point; thence South 19°43'04" West 75.07 feet to a point; thence South 49°41'21" West along said West line 16.81 feet; thence North 81°58'39" West 165.78 feet to a point on the West line of the East 1/2 of said 1/4, as monumented; thence North 00°26'52" East 500.82 feet to the point of beginning.

EXCEPTING therefrom a portion of land in the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 8 North, Range 18 East described as follows:

Commencing at said reference point "A"; thence South 19°16'54" West 152.57 feet to the point of beginning of the lands hereinafter described; thence South 77°31'54" East 97.99 feet to a point; thence South 65°10'15" East 107.85 feet to a point; thence South 31°47'24" West 134.39 feet to a point; thence North 70°43'06" West 175.53 feet to a point; thence North 19°16'54" East 130.00 feet to the point of beginning.

Said lands contains 240,451 square feet, or 5.5200 acres.

THAT I have made the survey, land division and map by the direction of Matthew and Suzannah Bong, owners.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division and Ordinances of the Town of Merton, the Village of Chenequa, the Village of Hartland and Waukesha County Department of Parks and Land Use in surveying, dividing and mapping the same.

August 20, 2024

DATE



JOHN P. KONOPACKI
PROFESSIONAL LAND SURVEYOR S-2461

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: August 5, 2024
Revised: August 29, 2024
Survey No. 5310.00-tjs
Sheet 4 of 7

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 27, Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE

Matthew Bong and Suzannah Bong, husband and wife, as owners, hereby certify that we caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Section 236.34 of the Wisconsin Statutes, the Land Division Ordinance of the Town of Merton, the Village of Chenequa, the Village of Hartland and Waukesha County in surveying, dividing and mapping the same.

IN WITNESS WHEREOF, Matthew Bong and Suzannah Bong, husband and wife has caused these presents to be signed at _____ Wisconsin, on this _____ day of _____, 2024

Matthew Bong

Suzannah Bong

STATE OF WISCONSIN}
:SS
COUNTY}

Personally came before me this _____ day of _____, 2024, Matthew Bong and Suzannah Bong, husband and wife, as owners of said land, to me known as the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My commission expires. _____
My commission is permanent.

CONSENT OF MORTGAGEE

_____, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of Matthew Bong and Suzannah Bong, husband and wife, as owners.

By _____
Name: _____
Title: _____

STATE OF WISCONSIN}
:SS
COUNTY}

Personally came before me this _____ day of _____, 2024, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public, State of Wisconsin
My commission expires. _____
My commission is permanent.



CERTIFIED SURVEY MAP NO. _____

That part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 27, Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin.

VILLAGE OF CHENEQUA PLAN COMMISSION CERTIFICATE OF EXTRATERRITORIAL APPROVAL

This land division is hereby approved by the Plan Commission of the Village of Chenequa on this ___ day of _____, 2024.

Jo Ann Villavicencio, Chairperson
Village of Chenequa

Deanna Braunschweig, Village Clerk
Village of Chenequa

VILLAGE OF CHENEQUA VILLAGE BOARD CERTIFICATE OF EXTRATERRITORIAL APPROVAL

This land division is hereby approved by the Village Board of the Village of Chenequa on this ___ day of _____, 2024.

Jo Ann Villavicencio, Chairperson
Village of Chenequa

Deanna Braunschweig, Village Clerk
Village of Chenequa

VILLAGE OF HARTLAND PLAN COMMISSION CERTIFICATE OF EXTRATERRITORIAL APPROVAL

This land division is hereby approved by the Plan Commission of the Village of Hartland on this ___ day of _____, 2024.

Sandee Policello, Clerk
Village of Hartland

Jeffrey Pfannerstill, Chairman
Village of Hartland

VILLAGE OF HARTLAND VILLAGE BOARD CERTIFICATE OF EXTRATERRITORIAL APPROVAL

This land division is hereby approved by the Village Board of the Village of Hartland on this day of _____, 2024.

Sandee Policello, Clerk
Village of Hartland

Jeffrey Pfannerstill, President
Village of Hartland



Date: August 25, 2024

Revised: August 29, 2024

Survey No. 5310.00-tjs

Sheet 6 of 7

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 27, Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin.

PLANNING COMMISSION CERTIFICATE OF APPROVAL

This land division is hereby approved by the Plan Commission of the Town of Merton on this ___ day of _____, 2024.

Tim Klink, Chairman
Town of Merton

Holly Claas, Recording Secretary
Town of Merton

TOWN BOARD OF MERTON CERTIFICATE OF APPROVAL

This land division is hereby approved by the Town Board of Merton on this ___ day of _____, 2024.

Tim Klink, Chairman
Town of Merton

Donna Hann, Clerk
Town of Merton

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL

The above, which has been filed for approval as required by Chapter 236.34, Wisconsin State Statutes is hereby approved on this ___ day of _____, 2024.

Dale R. Shaver, Director





Waukesha County
Department of Parks and Land Use

TO: Town of Merton Clerk

NOTICE OF: Conditional Approval of Certified Survey Map

DATE OF REVIEW: July 30, 2024

RE: Certified Survey Map for: **Matthew Bong**
File No. SCS-1517

TAX KEY NO.: MRTT 0394.982

LOCATION: Part of the E ½ and NW ¼ of Section 27, T8N, R18E, Town of Merton. More specifically the property is located at N61 W30697 Beaver View Road.

OWNER: Matthew Bong
N61 W30697 Beaver View Road
Hartland, WI 53029

SURVEYOR: John Konopacki
Chaput Land Surveys
234 W. Florida St.
Milwaukee, WI 53204

DATE RECEIVED: June 12, 2024

DATE OF CSM: May 14, 2024

APPLICABILITY: The above subject Certified Survey Map has been reviewed by the staff of the Waukesha County Department of Parks and Land Use pursuant to the provisions of the Waukesha County Floodland and Shoreland Subdivision Control Ordinance as authorized by S.236.34 and S.236.45, Wisconsin Statutes.

Planning and Zoning Division

REMARKS:

Conditional Approval of this Certified Survey Map (CSM) is based on the following conditions being satisfied prior to the Director affixing his signature to the Final Certified Survey Map:

1. Prior to issuance of a zoning permit for the addition to the principal structure, the owner shall submit documentation that the Town Resolution #05132024B has been recorded in the Waukesha County Register of Deeds to the Planning and Zoning Division.
2. The recorded document number of the access easement termination and the driveway agreement shall be shown on the Final CSM. Please note that the Register of Deeds does not record documents immediately any longer. However, if you have blanks on a CSM and give the Register of Deeds staff direction on which recorded document number goes in which blank, they will fill them in for you. Alternatively, the Planning staff can help ensure the recorded document numbers are added appropriately, **if asked**.
3. The jurisdictional note shall be updated to remove “and Floodland” as the Shoreland Protection Ordinance was separated from the Floodland Protection Ordinance on October 19, 2023.
4. Add Beaver View Road to the vicinity map for clarity.
5. The Certified Survey Map submitted to Waukesha County is not to scale. A scaled PDF of the proposed CSM shall be submitted to the Waukesha County Planning and Zoning Division.
6. All structures within 50 feet of the exterior boundary of this Certified Survey Map must be shown on the Certified Survey Map and labeled as to their use. There appears to be a detached garage on N62W30649 Beaver View Road that is not being shown.
7. The owners of unplatted lands adjacent to the CSM boundary shall be added to the CSM.
8. Please add the wetland resource boundary to the legend.
9. The source of the OHWM elevation determination shall be noted on the CSM and the date the OHWM was approximated.
10. Per Ch. 236 WI State Statues, the following note shall be added to the face of the Certified Survey Map, “Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.”
11. Preservation restrictions, similar to those enclosed, shall be included on the Final CSM.
12. This Certified Survey Map is located in an area with mapped soils that may have seasonal high groundwater. Therefore, the following restriction must be placed on the Certified Survey Map:

BASEMENT RESTRICTION – GROUNDWATER

The lands that are a part of this Certified Survey Map are located in an area with mapped soils that may contain seasonal high groundwater. Waukesha County Shoreland Protection Ordinance currently require that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any future proposed residence (or addition) will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future

amendment to the Waukesha County Shoreland Protection Ordinance and the Waukesha County Zoning Code, the requirement at the time of construction shall apply. All groundwater separation requirements set forth by the Town of Merton must also be complied with.

13. The following note shall be placed on the Certified Survey Map: “The wetland boundary shown on this Certified Survey Map is an approximate boundary taken from the Wisconsin Department of Natural Resources Wetland Inventory Map. If a future building/structure is proposed to be constructed in close proximity to the wetland, it may be necessary for the wetland boundary to be field delineated. All setbacks required by the Waukesha County Shoreland Protection Ordinance at the time of development shall apply.”
14. The sanitary facilities and any existing wells located on the property shall be identified.
15. The right of way of Beaver View Road is shown incorrectly. Beaver View Road is 33 feet to the north of the centerline and 25 feet to the south of the centerline. Beaver View Road is identified as 25 feet wide. Please correct on Sheets 1 and 2.
16. It appears both the Village of Hartland and the Village of Chenequa each have extra territorial land division review authority over portions of the lands that are subject to this CSM. The surveyor must determine if portions of the land are subject to each review entity and, if so, each Village is permitted to review that area of said land under Section 236 of the State Statutes. If a Village waives their right to review, it must be done via resolution. If both entities review the CSM, a signature certificate for the Village of Hartland must be added to the CSM, and to the Surveyors and Owners Certificates. If the Village of Chenequa waives their right to review, their signature certificate shall be removed from the CSM, and from the Surveyors and Owners Certificates.
17. The Town of Merton Clerk, Donna Hann, shall be added to the Town of Merton Town Board signature certificate.
18. The surveyor’s seal, signature, and date must appear on all sheets of the Final Certified Survey Map. The same revision date must be noted on all sheets of the Final Certified Survey Map.
19. **Please submit a revised Certified Survey Map for review and approval. Our office will contact you once we have reviewed the revised CSM and advise if your CSM has been approved. If and when approved, you may then contact the County Planning and Zoning Division Office to schedule an appointment for the County signature on the original copy of the Certified Survey Map provided by your surveyor.**
20. **Please be advised that the CSM, and its subsequent revisions, that are the subject of this review must be recorded with the Waukesha County Register of Deeds office within one (1) year of the date of this CSM Conditional Review Letter or the review is nullified and the applicant must resubmit documentation and payment for a new review.**

SIGNED:



Rebekah Leto, Senior Planner
(262) 548-7790

REVIEWED AND APPROVED BY: 
Sandy Scherer
Senior Planner

Enclosed: Preservation Restrictions

Cc via email:

Matthew Bong, owner, mbongmd@gmail.com
John Konopacki, surveyor, john.konopacki@pinnacle-engr.com
Marilyn Haroldson, Town Planner planner@townofmerton.com
Village of Chenequa Clerk
Village of Hartland Clerk
File

WETLAND PRESERVATION AREA RESTRICTIONS

Those area identified as a Wetland Preservation Area on Page ____ of ____ of this Certified Survey Map shall be subject to the following restrictions:

1. Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that invasive, dead, diseased, or dying vegetation may be removed, at the discretion of the landowner, and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, shall also be permitted.
3. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds are prohibited unless designed to enhance the natural environment. Ponds that may be permitted are subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings is prohibited.

BEAVER LAKE YACHT CLUB
PO BOX 213
HARTLAND, WI 53029

FREDERICK & ELIZABETH BOELTER
N62W30649 BEAVER VIEW RD
HARTLAND, WI 53029-9222

JOSEPH & CASEY BRENNY
N62W30685 BEAVER VIEW RD
HARTLAND, WI 53029

LOUIS D KAISER REVOCABLE TRUST
OF 1997
N61W30721 BEAVER VIEW RD
HARTLAND, WI 53029

MARK K & KAREN M ERDMANN
REVOCABLE TRUST
N62W30755 SHORE ACRES RD
HARTLAND, WI 53029-8722

MARK PAULEK & JEANNE HAMILTON
44 MIDDLE ST
CONCORD, MA 01742-2407

MATTHEW & SUZANNAH BONG
N61W30697 BEAVER VIEW RD
HARTLAND, WI 53029

MICHAEL & JEAN BUSALACCHI
N62W30625 BEAVER VIEW RD
HARTLAND, WI 53029-9222

MICHAEL & EMILY STOLZMAN
N62W30615 BEAVER VIEW RD
HARTLAND, WI 53029-9222

PATRICIA CALVY LIVING TRUST
1105 LONE TREE RD
ELM GROVE, WI 53122

RAY & SHIRLEY JACQUES JOINT TRUST
N62W30661 BEAVER VIEW RD
HARTLAND, WI 53029-9222

SCOTT & CAITLIN GREENING
W307N6295 SHORE ACRES RD
HARTLAND, WI 53029-8723

STEVEN & ANN MERKOW REVOCABLE
TRUST
N61W30709 BEAVER VIEW RD
HARTLAND, WI 53029-9222

VILLAGE OF HARTLAND
PETITION FOR LAND DIVISION:

EXTRATERRITORIAL PLAT REVIEW - \$100

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

or

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

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

Reapplication for Approval of Any Preliminary
Plat Requiring Review

\$50.00 (Minimum)

Reapplication for Previously Reviewed Plat

\$10.00

FINAL PLAT REVIEW

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

Date: 8-27-24	Fee Paid: \$300
Date Filed: 8-27-24	Receipt No.:

1. Name: KEVIN Klink

KKlink2@sbcglobal.net

Address of Owner/Agent: 308 NORTH AVE

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

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

3. State present use of property and intended use.

REMOVE EXISTING HOUSE. BUILD NEW Single Family
HOUSE

Kevin Klink
Signature of Petitioner

W307N5581 ANDERSON RD, HARTLAND WI
Address

262-617-1020
Phone



NOTE:

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

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

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

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

Final Plat Review Fees:

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

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

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

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

Submit plat and \$100 fee to:

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

CERTIFIED SURVEY MAP NO. _____

Being a redivision of a part of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

Prepared for:
 Kevin M. Klink
 W307 N5581 Anderson Road
 Hartland, WI 53029

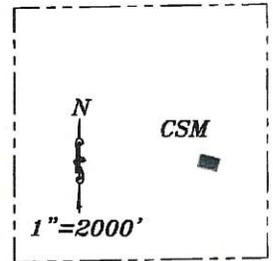
Prepared by:
 Dennis C. Sauer PLS 2421
 Metropolitan Survey Service, Inc.
 8482 S 76th Street
 Franklin, WI 53132

NOTES:

- - Denotes 1" iron pipe found and accepted.
- - Denotes 1" iron pipe set

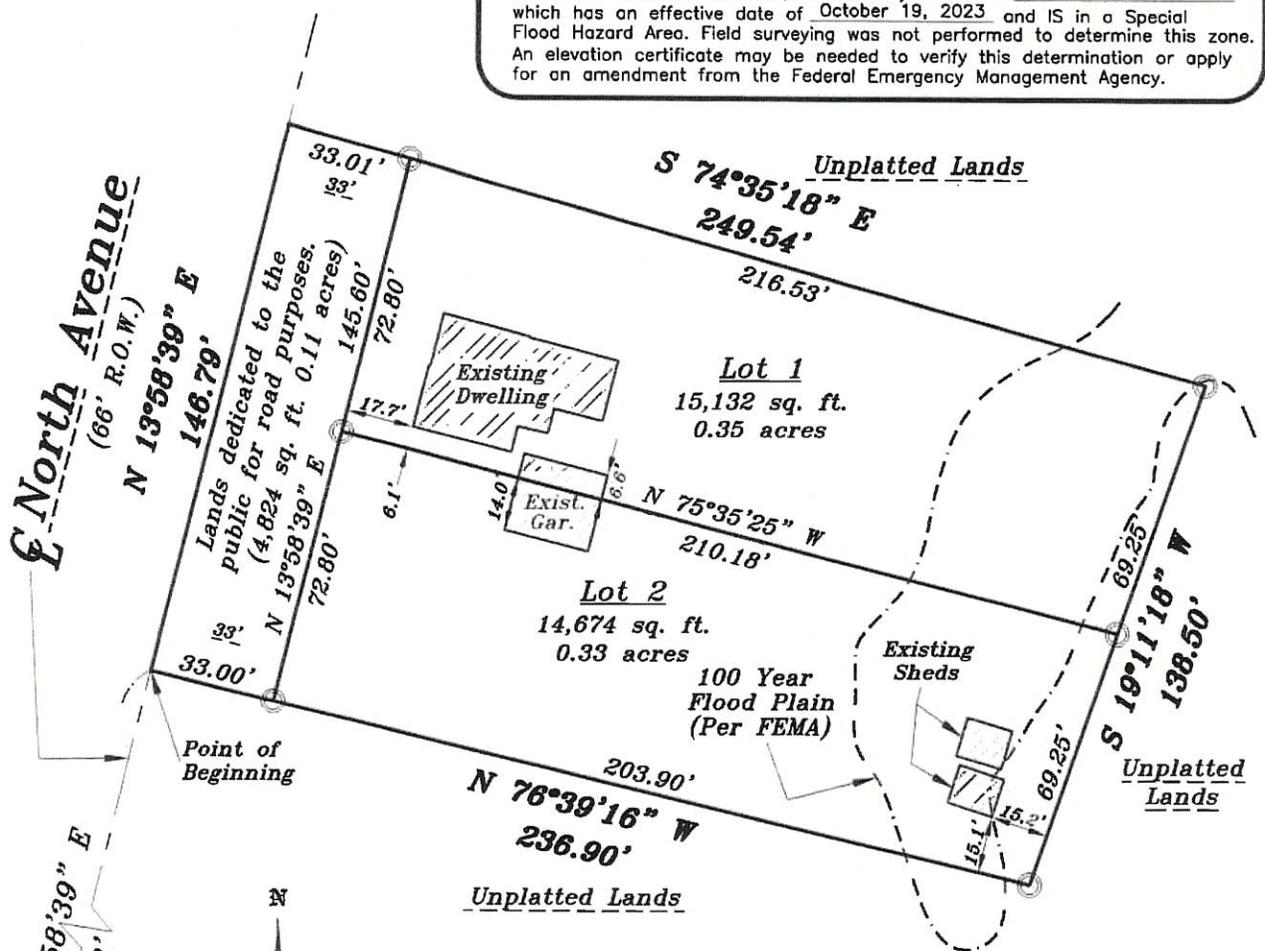
Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone(NAD-27), with the south line of the Southeast 1/4 of Section 34, T8N, R18E having an assumed bearing of S 89°52'28" W.

Vicinity Map

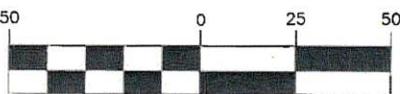


SE 1/4 Sec. 34-8-18

FLOOD DATA This property is in Zone AE + X of the Flood Insurance Rate Map, Community Panel No. 55133C0176J which has an effective date of October 19, 2023 and IS in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.



SW Cor.
 SE 1/4
 Sec. 34-8-18
 conc. mon.
 w/brass cap
 N =407,245.39
 E=2,439,766.04



(IN FEET)
 1 inch = 50 ft.



August 8, 2024

SE Cor.
 SE 1/4
 Sec. 34-8-18
 conc. mon.
 w/brass cap
 N =407,251.14
 E=2,442,389.32

990.02'
 South line SE 1/4 Sec. 34-8-18
 S 89°52'28" W 2623.56

CERTIFIED SURVEY MAP NO. _____

Being a redivision of a part of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify:

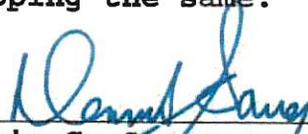
That I have surveyed, divided, mapped and dedicated a redivision of a part of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said Southeast 1/4; thence S 89°52'28" W along the South line of said Southeast 1/4, 990.02 feet to a point on the centerline of North Avenue; thence N 13°58'39" E along said centerline, 998.33 feet to the point of beginning; thence continuing N 13°58'39" E along said centerline, 146.79 feet; thence S 74°35'18" E, 249.54 feet; thence S 19°11'18" W, 138.50 feet; thence N 76°39'16" W, 236.90 feet to the centerline of North Avenue and the point of beginning. Said lands containing 34,630 square feet (0.79 acres), more or less, including dedicated lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have made such survey, land division and map by the direction of Kevin M. Klink, owner of said land.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Village of Hartland Land Division ordinance in surveying, dividing and mapping the same.

August 8, 2024
Date



Dennis C. Sauer
Professional Land Surveyor S-2421



CERTIFIED SURVEY MAP NO. _____

Being a redivision of a part of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE

Kevin M. Klink, as owner, does hereby certify that said land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the Ordinances of the Village of Hartland.

IN WITNESS WHEREOF, the hand and seal of said owner this _____ day of _____, 20 _____.

Kevin M. Klink, Owner

STATE OF WISCONSIN)
_____ COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20 _____, Kevin M. Klink, owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Print Name: _____
Notary Public-State of Wisconsin
My Commission Expires: _____

VILLAGE OF HARTLAND PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the Village of Hartland on this _____ day of _____, 20 _____.

Jeffery Pfannerstill, Chairman

VILLAGE OF HARTLAND BOARD APPROVAL

RESOLVED that the Certified Survey Map of Kevin M. Klink, owner of said lands, being a redivision of a part of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin, having been APPROVED by the Plan Commission and the same is hereby approved by the Village of Board of Trustees of the Village of Hartland on this _____ day of _____, 20 _____.

Jeffery Pfannerstill, Village President

Santee Policello, Village Clerk



THIS INSTRUMENT WAS DRAFTED BY:
Dennis C. Sauer, P.L.S. S-2421

August 8, 2024

CAROL A PFEIFFER TRUST
301 NORTH AVE
HARTLAND, WI 53029

JOSHUA & MEGAN POPP
318 NORTH AVE
HARTLAND, WI 53029-1720

KEVIN M KLINK
W307N5581 ANDERSON RD
HARTLAND, WI 53029-1048

LAKE EFFECT INVESTMENTS LLC
122 LAWN ST
HARTLAND, WI 53029-1714

LINDA S MCCLURE
305 NORTH AVE
HARTLAND, WI 53029-1719

MICHAEL & CHRISTINA CALLIES
REVOCABLE TRUST
241 NORTH AVE
HARTLAND, WI 53029-1717

MITCHELL & BRIANNA MURPHY
246 NORTH AVE
HARTLAND, WI 53029-1721

NICHOLAS REID REVOCABLE TRUST
N31W28802 LAKEWOOD LN N
PEWAUKEE, WI 53072-3353

THOMAS A LUDTKE
311 NORTH AVE
HARTLAND, WI 53029

TIM & PAMELA COLE
317 NORTH AVE
HARTLAND, WI 53029-1719

WAYSIDE REAL ESTATE LLC
401 E INDUSTRIAL DR #317
HARTLAND, WI 53029

WAYNE WEGENKE AND STEVEN J
KAUTZ
1043 PINELLAS BAYWAY S
TIERRA VERDE, FL 33715-2184



APPLICATION FOR PLAN COMMISSION

REVIEW FEE DUE AT TIME OF APPLICATION - \$300

INITIAL CONCEPTUAL REVIEW - (NO FEE)

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.

**Hartland Plan Commission
Application Review Policies**

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

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

