Village of Hartland
210 Cottonwood Avenue
Hartland WI 53029
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www.villageofhartland.wi.gov

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, MAY 19, 2025 ▪ 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 April 21, 2025.

2. Architectural Board review and consideration of an application for demolition of existing structure and plans for a new residence at 226 Warren Ave.

3. Architectural Board review and consideration of plans for a residence at 1014 E. Capitol Drive.

4. Conceptual review and consideration of seven single family development at Badger Court and Eagle Pass Court.

5. Review of proposed PUD development amendment ("Project") whose approval is being sought by Three Leaf Development on property tax key HAV 0423981056 located on Campus Drive. The Plan Commission will review:
   a. Proposed amendment of preliminary site and building plans for senior living development (124 units from previous 120);
   b. Request by the developer to amend the PUD to waive all impact, sewer connection and Regional Sewer Availability Charge fees totaling approximately $382,874.

6. Announcements: The following individuals will be given an opportunity to make announcements at the meeting regarding (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/83185431295?pwd=0GiyvKWuwJIVOd3va2cD29MmdcFh74.1 The Meeting ID is 831 8543 1295, Passcode is 647126. To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY APRIL 21, 2025
6:30 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

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

Roll Call taken. All present with Pfannerstill excused and one vacancy.

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 March 17, 2025 –**

   Motion (Wallschlager/Hallquist) to approve the Jt. Architectural Board/Plan Commission minutes of March 17, 2025. Carried. (6-0).

2. **Architectural Board review and consideration of an application for demolition of existing garage and construction of a new garage, 337 E. Capitol Drive-**
   The contractor was present. Hussinger said it is less than the max allowed size, meets height and setback requirements.
   Motion (DeCourcy- Bower/Hallquist) to approve the application for demolition of existing garage and construction of a new garage. (6-0).

3. **Plan Commission and Architectural Board review and consideration of an addition to Lake Country Lutheran, 401 Campus Drive -**
   Paul Wheeler and Pete Schneider were present and explained it is a 2-story 28,000 sq ft addition to the west side which is the PAC and gym side of the property. The first floor will be for athletic training support services and the second floor will be for staff and academics. They are also proposing to expand the parking lot in two areas. Materials of the addition are to match the materials on the existing building. Hallquist asked Ryan Amtmann about the two questions he had included in the packet and the stormwater. Ryan Amtmann said the stormwater management plan has been updated to include the additional things he had requested, and the stormwater plan is in good shape. He asked regarding the sidewalk crosswalk, could they wrap it around to the south rather into the two lanes and they responded yes, they can, they are trying to do connect it to the senior center and whatever is needed they will do that. Ryan Amtmann asked if they are adding ADA stalls, and they stated they didn't know the exact

specifics on that but they can get the answer for him. Bailey asked Hussinger if he knew the requirements regarding that and Hussinger said that will come with the State plan. Bailey asked when they planned to break ground, and they said early summer.

Motion (DeCourcy- Bower/Hallquist) to approve contingent on the items staff identified getting addressed in the final review. (6-0). Bailey said this will go to the next Village Board meeting.

4. **Review of proposed PUD development amendment ("Project") whose approval is being sought by Three Leaf Development on property tax key HAV 0423981056 located on Campus Drive. The Plan Commission will review:**
   a. Proposed amendment of preliminary site and building plans for senior living development (124 units from previous 120);
   b. Request by the developer to amend the PUD to waive all impact, sewer connection and Regional Sewer Availability Charge fees totaling approximately $695,546.

John Ford was present for Three Leaf Development. Village Manager Bailey said the PUD for this has not been signed yet but that was always dependent on the financing but this would be an amendment to the PUD so it would take two plan commission meetings and three village board meetings. Mr. Ford thanked Building Inspector Hussinger and Mr. Amtmann for all the hard work they contributed to on the Westrock Development.

Mr. Ford said he is here for the senior living project and was here last year for the 118 units as they designed it; and the PUD had a maximum of up to 120 units. He said following approval they have been working hard to move it forward, including finalizing design and competitively bidding out the project to confirm we have a financially feasible project. He said following this process it became clear they had some additional work to do in order to make it financially feasible. He said they encountered a number of factors, that lead to this, which were higher than expected construction cost, higher fees than other nearby adjacent communities, inefficient market sector in regards to revenue and operating expenses in the senior industry in particular, tariffs, high interest rates and imbalance of common area to rentable square footage. Overall, as designed and approved the project was not financially feasible, in order to obtain debt financing and investor equity for the project. As we discussed previously in 2024, as the site is not as challenging as the Westrock project, this site still has significant challenges that add to the costs. He said some of those are quick claim deed on the site so the building has to be positioned east of that, fire access, parking and storm water & utilities. He said having to push the site to the east, that site is where the entire site drains to naturally which contributes to the additional cost of having to go to the west portion of the site from a stormwater and utility standpoint. He said the site plan was included in the packet and they feel like the layout is as efficient as they can get, of the site standpoint, water, and design. He said they looked at other areas to make it financially feasible. He said without jeopardizing overall appeal, they targeted four areas, first was construction pricing in which they eliminated twenty-six items to save cost, second was there additional design efficiency they could incorporate, the rooftop common area/clubhouse that was removed and additional units added. He said the third was from revenue standpoint, they updated the market study and where they could push further and lastly they looked at operating standpoint and where they could be more efficient. Nicholas Puchacz from PRA

architect was present via zoom and the Plan Commission was updated on the overall look and the modifications in the design. Mr. Ford commented on the assisted living units needed in the coming years. He said while they have trimmed approx. $25000 per unit, which is three million, they are still short of ideally where they would like to be in order to achieve debt render financing and equity investors. He said the Lutheran H.S. Association of Greater Milwaukee remains committed to the project and steadfast in their interest in pledging the land into this deal as an investor. He continued on saying the demand is real and will only be growing in the years to come. He said the other locations in Hartland and this product is absolutely needed. He said they are seeking approval on the design modifications to increase the units to 124 and a waiver on the impact fees. He said the current impact fee was $1.2 million and they are proposing to make a payment of $570,000 of the Del-hart sewer collection fees and a waiver of the balance of total fees of $695,000. He said he understands not wanting to set a precedence, but he has some counterpoints. He said waiving fees on such an impactful project like this nearly forty million project is not necessarily like other projects. He said the economic impact for Seniors & family, it is documented they want to live in close proximity of each other. Also, not having available, good senior full continuum care options to meet the demand has a trickle-down effect economically for Hartland, and taxes would be approx. 250,000- 300,000. He said sewer fees, especially in hard economic times, are not charged by the majority of other adjacent communities. He said a similar size project in another community is already 20% leased and they just opened their doors recently. He said this is an investment in growing community, seniors, and continued growth in infrastructure.

Pfannerstill asked Hussinger how it figured out the max on a PUD. Hussinger said there is a max allowable density and utilizing for elderly housing and you increase that overall density by 10%. Hussinger said it is from our Zoning Code. Wallschlager asked about ADA parking which only shows four spaces. Hussinger said it will come out in the State Plan Review they have specific requirements for elderly housing. He said he thinks you could ask for more but thinks it is already built into the State Code. DeCourcy-Bower said overall he has no problems with the changing of the number of units or the aesthetics. Hallquist said he thinks it is great. Bierman agreed with the aesthetics of the building and overall layout. Wallschlager also agreed with the aesthetics. DeCourcy-Bower asked about overall density specific to the portion of the land to east of line. Hussinger said no it includes both parcels and that is the reason for the PUD, we have to tie them together.

Discussion on the financial aspect of the project plus possibly increasing the units and if the petitioner wants to increase the units.

Pfannerstill said he thinks the land is perfect for it and would hate to see it flounder. Wallschlager said she has worked on this all weekend. She went on to say these huge projects will bring more traffic, ambulance calls, police calls, and more wear on our very expensive roads. She said the ambiguous cost of the development will inherently bring to the village of Hartland and our taxpayers does not have to be put on our citizens but on the development itself. She said impact fees are acted to help offset the cost of additional expenses of parks, DPW, rec department, police, fire, and ambulance. She said our utilities do not come free for any business or any citizen in our Village. Utilities such as sewer connection fees, the regional server charges, are basic fees for any new development and should be paid by this developer and not without taxpayer dollars. If the fees will inhibit the developer from building this project, then maybe it need to go back to the drawing board down to the basics. She said she is asking the board to vote no on waiving the fees. Hallquist said he does not think the Village should have to

waive these fees. Bierman agreed that having taxpayers pay for the impact fees is not a good thing. and thinks the impact fees are needed because of the cost of the ambulance runs. He said the fire chief has said four times a week they send ambulances to the elderly homes already. He said he does not think it is a good idea to waive the fees, he thinks the developer should pay it. DeCourcy-Bower said we charge every developer impact fees and thinks we shouldn't be making exceptions for specific projects however what he is hearing is that other communities around the area don't have these fees and how do they make it work, and if they can make it work do they transfer it on to taxpayers and do we want to incentivize a development in the village to the point where we reduce the cost for the development in the Village. He said that needs more evaluation. He said he is interested in a planning point of view; how does that affect developments going forward? Discussion on impact fees. Pfannerstill said he agrees with Hallquist but also agrees with DeCourcy-Bower. Hussinger said on the Village side impact fees are about 2000 a unit and sewer connection fee is 8000. More discussion on impact fees, how it impacts the Village and what it pays for. Pfannerstill said he agrees with deCourcy-Bower, he thinks it needs to be looked at. Hallquist said the new house on North Ave, he had to pay for all the new connection fees. Hussinger said he was already connected and built a new house, but if he built a new house on the second lot, he would have to pay the fees. Discussion on the Fire Department and the future needs for the Fire Department. Brief discussion on if the Village could have enough sewer wise to handle more developments.

DeCourcy-Bower said he understands the value senior living will bring to the community and the impact fees cost a lot of money upfront and they get financially challenging. He said we either need to come to a decision as a community about impact fees whether we want to charge them or not and how to absorb that. The only other option he said he would throughout there is what is the tax rate of the senior living facility currently and is there a way to capture these costs through taxing senior living zoning at a rate proportional to the needs that those type of developments have, he said that is the only way he can see around that.

Bailey reminded everyone this is just a review, and we will come back in a month. He said when you hear sewer connection, that is the cost to connect to our system and that money is used for future upgrades. He said impact fees are truly the impact on the community and their portion of it.

Pfannerstill said I think we do need to take into consideration that some of those people will be people who did live here and want to stay close. He said he thinks that it is important to note and take into consideration as well. He said he would like to take a look at 5 or 6 other communities and see what their impact fees are. Wallschlager said developers coming to Hartland know, if they do their due diligence, they know, we are not blindsiding people.

Bierman said he thinks it would be better to have the Village Board look at the impact fees as they are more privy to the finances. He said he would hate to kill the project when he feels like he does not have the financial knowledge. Hussinger said he will forward to Village Manager Bailey what other communities do. Hussinger said in Waukesha County if you are in an MMSD east of Calhoun Rd, they do not charge impact fees, it is a tax basis, it is based on the value of your house. He said that is the key difference.

Hallquist commented that if we waive this, where do we stop? If we turn someone else down, are we being biased. He said it could have a snowball effect. Mr. Ford said it is the complexity of the site, and the need and desire to get a fire truck all the way around the building and asked if there is a middle

ground. He said at the end of the day; how do we work together to find a solution. He said is there a way due to the complexity and the additional costs we are incurring, is there a way that those can be considered. Pfannerstill said there are certain things this project is not going to have an impact on. He said they will not have leaf pickup, roads snowplowed, or garbage pickup.
Hussinger said we have different categories, we have industrial, we have commercial we have residential, maybe we have an elderly and now some of these things don't apply. Discussion on impacts and charges in different categories and upgrades. Ford said if they can find a solution they would like to start construction around August of this year. Bailey asked what they would do if the Plan Commission said no, and he said it is not in a good spot. He said they have been leaving no stone unturned, trying to find a solution.
Bailey said this is supposed to come back in a month.
Bierman suggested again moving it to the Village Board, where they can have this discussion, and they have more knowledge on the tax basis. Pfannerstill said he agrees with Bierman. Hussinger said if the fees are waived, fine, if they are not waived fine, if they are waived in part they will need to give some direction. Bailey said he and Hussinger would have to come up with some way of what fees. DeCourcy-Bower said that it is the Plan Commission's legal responsibility to evaluate this and the financial aspects of the PUD. He said Mr. Ford wants to go to the Board to have a conversation and get a pulse, he would not stand in the way of that. Mr. Ford asked if there was any other information the Board would want to see. Pfannerstill said maybe the Board would want to know the numbers, what number would make if feasible.
Schneeberger said they knew the impact fees at the beginning of the project so why are they asking for grace now? Mr. Ford said because of some of the things he mentioned earlier on, the construction cost, and they tried to redesign it and there is still a gap they are not able to solve. Schneeberger said we need more information on impact fees of other areas.

Announcements-

Lake Country Beer Garden will be run by Beer Snobs this year and has been renamed Hartland Beer Garden.

5. Adjourn

Motion (Schneeberger/Hallquist) to adjourn. Carried (6-0).
Adjourned at 8:00 pm.

Respectfully submitted by

Recording Secretary,
Deidre Bushéy, Deputy Clerk

VILLAGE OF HARTLAND WISCONSIN EST. 1892

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

Job Address 226 Warren Ave.				
Lot	Block	Subdivision	Key No. HAV 0729042	
Owner Stephen & Cynthia Gardner			Phone 262-719-6025	
Address 226 Warren Ave		City Hartland	State WI	Zip 53029
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 TEN 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, 1 set of 11 x 17 plans, 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: 5/2/25 Date of Meeting: 5/19/25 Item No. 2

ELEVATE DESIGN

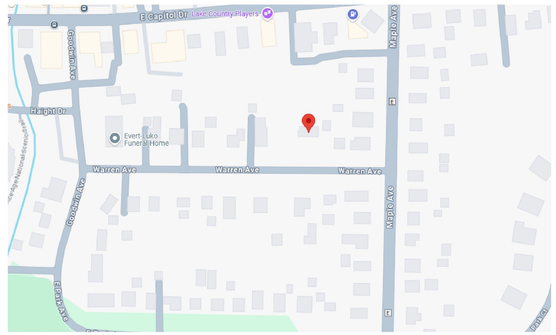
N76W30708 CTH-VV,
Hartland, WI, 53029
Cell: 262.825.6958
www.elevatedesignwi.com

Project Manager:
Jack Bertram
Cell: 262.825.6958
Jackbertram1245@gmail.com

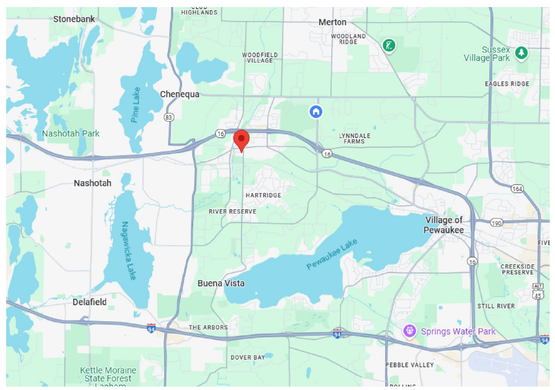
Design Coordinator:
Jack Bertram
Cell: 262.825.6958
Jackbertram1245@gmail.com

Scope / Project Information:

New Home



Site Map



Vicinity Map

GarCS
Warren Ave. New Build
226 Warren Ave
Hartland, WI, 53029

REVIEW SET

General Contractor: TBD	Electrical Contractor: TBD	
Civil Engineer: TBD	HVAC/Plumbing: TBD	
Structural Engineer: TBD		

Homeowner Phase Approval Sign-Off

Design / Construction Team

Project Scope

Zoning / Code / Ordinance / AHJ Information:

City of Hartland

Waukesha County

General Project / Site Information:
Lower Floor Area: 2,734 sq ft
Garage Area: 684 sq ft
Main Floor Finished: 2,769 sq ft
Upper Floor Area: 904 sq ft

Lot Area: 00,000 sq ft
Lot Coverage: 00%
Allowable Lot Coverage: 00%
Building Coverage: 00%
Allowable Building Coverage: 00%

Code / AHJ Information

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G-001 COVER SHEET
G-002 GENERAL INFORMATION

- ARCHITECTURAL

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A-201 EXTERIOR ELEVATION / VIEWS - N/S
A-202 EXTERIOR ELEVATION / VIEWS - E/W
A-301 BUILDING SECTIONS
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A-601 WINDOW & DOOR SCHEDULE
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A-901 RENDERINGS

- CIVIL

- STRUCTURAL

- MEP

E-101 FIRST LEVEL ELECTRICAL PLAN

PLEASE NOTE THAT THIS IS A HALF SIZE SHEET. INDICATED DRAWING SCALES REFLECT A FULL SIZE SHEET.

ELEVATE DESIGN

4.7.25 PCR

Notes:

NOT FOR CONSTRUCTION

GarCS
Warren Ave. New Build
226 Warren Ave Hartland, WI, 53029

ISSUED

PRINTED 4/7/2025 8:30:14 PM

Jack Bertram
Name
Signature
Date ##-##-## Reg. No. #######
SEAL

PROJECT GarCS
DRAWN BY JB
CHECKED BY JB

COVER SHEET

SHEET TITLE

G-001
SHEET NO.

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A/C	Air Conditioning
A/E	Architect / Engineer
A/V	Audio Visual
AB	Anchor Bolt
ABAN	Abandon
ACT	Acoustical Ceilng Tile
ACOUS	Acoustical
ADDM	Addendum
ADJ	Adjustable, Adjacent
AFF	Above Finish Floor
AFG	Above Finished Grade
AFS	Above Finished Slab
AGGR	Aggregate
AHJ	Authority Having Jurisdiction
ALNMT	Alignment
ALT	Alternate
ALUM	Aluminum
AMT	Amount
APPD	Approved
APPROX	Approximate
ARCH	Architect
ASKLR	Automatic Sprinkler
ASPH	Asphalt
ASSY	Assembly
ASYM	Asymmetrical
ATCH	Attach / Attachment
ATTN	Attention
AUTO	Automatic
AVG	Average
AWN	Awning
B/B	Back to Back
BC	Between Centers
BD	Board
BDRY	Boundary
BEV	Bevel
BITUM	Bituminous
BKG	Backing
BL	Building Line
BLDG	Building
BLK	Block
BLKG	Blocking
BLR	Boiler
BLST	Ballast
BLW	Below
BLT	Built
BLT IN	Built-in
BLW	Below
BM	Benchmark
BOS	Bottom of Steel
BOT	Bottom
BRG	Bearing
BRKT	Bracket
BRZ	Bronze
BS	Both Sides
BSMT	Basement
BTWN	Between
BU	Built-up
BUR	Built-up Roofing
BW	Both Ways
C TO C	Center to Center
CAB	Cabinet
CAV	Cavity
CD	Construction Documents
CEM	Cement
CER	Ceramic
CF	Contractor Furnished
CFLG	Counterflashing
CFM	Cubic Feet Per Minute
CI	Contractor Installed
CIP	Cast-In-Place
CJ	Construction / Control Joint
CKT	Circuit
CL	Centerline
CLDG	Cladding
CLG	Ceiling
CLKJ	Caulked Joint
CLL	Column Line
CLST	Closet
CLR	Clear
CLT	Cleat
CMU	Concrete Masonry Unit
CNCL	Concealed
CND	Conduit
CNDS	Condensate
CNR	Corner
CNTR	Counter
CO	Cleanout
COL	Column
CONC	Concrete
CONSTR	Construction
CONT	Continue / Continuous
CP	Control Panel
CPT	Carpet
CRI	Color Rendering Index
CS	Cast Stone
CSG	Casing
CSK	Counter Sunk
CSMT	Casement
CSWK	Casework
CT	Ceramic Tile
CT STN	Cut Stone
CTG	Coating
CTR	Center
CU	Cubic
DEMO	Demolition
DET	Detail
DH	Double Hung
DIA	Diameter
DIM	Dimension
DMR	Dimmer
DMR SW	Dimmer Switch
DIV	Divide
DN	Down
DR	Door
DRSW	Door Switch
DS	Downspout
DSPL	Disposal
DWG	Drawing
DWR	Drawer
E	East
EA	Each
EJ	Expansion Joint
EL	Elevation
ELEC	Electric
ELEV	Elevator
EO	Electrical Outlet
EQ	Equal
EQUIP	Equipment
ETC	Et Cetera
EW	Each Way
EX	Example
EXG	Existing
EXT	Exterior
FD	Floor Drain
FDTN	Foundation
FF	Finish Face
FF EL	Finished Floor Elevation
FIN	Finish
FIN BS	Finish Both Sides
FIN FLR	Finish Floor
FIN GR	Finish Grade
FIN WD	Finish Wood
FIXT	Fixture
FLASH	Flashing
FLR	Floor
FLUOR	Fluorescent
FOC	Face of Concrete
FOF	Face of Finish
FOM	Face of Masonry
FOS	Face of Stud
FOW	Face of Wall
FPL	Fireplace
FR	Frame
FRMG	Framing
FRZ	Freezer
FS	Full Scale, Full Size
FT	Feet, Foot
FTG	Footing
FURG	Furring
G	Gas
GALV	Galavanized
GC	General Contractor
GEN	General
GL	Glass
GLULAM	Glue Laminated Wood
GRAN	Granite
GRL	Grille
GSF	Gross Square Footage
GT	Grout
GUT	Gutter
GYP BD	Gypsum Board
H	High
HB	Hose Bib
HC	Hollow Core
HDBD	Hardboard
HDR	Header
HDW	Hardware
HDWD	Hardwood
HM	Hollow Metal
HORIZ	Horizontal
HT	Height
HVAC	Heating, Ventilating and Air Cond.
ID	Inside Diameter
INSUL	Insulation
INT	Interior
INV	Invert
JT	Joint
L	Length
L & P	Lath and Plaster
LAM	Laminate
LAV	Lavatory
LBS	Pound
LH	Left Hand
LMST	Limestone
LRG	Large
LT	Light
LT SW	Light Switch
LTG PNL	Lighting Panel
LV	Low Voltage
MATL	Material
MAS	Masonry
MAX	Maximum
MD	Metal Deck
MECH	Mechanical
MED CAB	Medicine Cabinet
MEL	Melamine
MEMB	Membrane
MFG	Manufacturing
MFR	Manufacturer
MIN	Minimum
MIRR	Mirror
MISC	Miscellaneous
MIT	Miter
MLDG	Moulding
MLWK	Millwork
MO	Masonry Opening
MOD	Modify
MRB	Marble
MTL	Metal
MULL	Mullion
N	North
NIC	Not in Contract
NKL	Nickel
NO	Number
NOM	Nominal
NS	No Scale
NTS	Not to Scale
OC	On Center
OI	Owner Installed
OPNG	Opening
OPP	Opposite
OD	Outside Diameter
PNL	Panal
PBD	Particle Board
PCC	Pre-Cast Concrete
PCP	Portland Cement Plaster
PCT	Percent
PED	Pedestal
PEND	Pendant
PLAM	Plastic Laminate
PLAS	Plaster
PLBG	Plumbing
PLYWD	Plywood
PREFAB	Prefabricate
PREFIN	Prefinished
PRELIM	Preliminary
PROV	Provisional
PT	Paint
PTD	Paper Towel Dispenser
QRY	Quarry
QT	Quarry Tile
QTY	Quantity
R	Riser
RA	Return Air
RAD	Radiator
RBR	Rubber
RD	Roof Drain
REC	Recessed
RECPT	Receptacle
REFR	Refrigerator
REINF	Reinforce, Reinforecement
REQD	Required
RESIL	Resilient
REV	Revision(s), Revised
RH	Right Hand
RM	Room
RO	Rough Opening
RS	Rough Sawn
RT	Right
S	South
SA	Supply Air
SC	Solid Core
SCHED	Schedule
SCP	Scupper
SD	Soap Dispenser
SECT	Section
SHTHG	Sheathing
SHR	Shower
SHR HD	Shower Head
SHR D	Shower Drain
SHV	Shelving
SIM	Similar
SLNT	Sealant
SPEC	Specification(s)
SPKR	Speaker
SPRT	Support
SQ	Square
SQ IN	Square Inch(es)
SQ YD	Square Yard(s)
SST	Stainless Steel
SSV	Stain, Seal, Varnish
STD	Standard
STN	Stone
ST	Steel
STRUCT	Structure, Structural
SUSP	Suspend
SV	Sand and Varnish
SW	Switch
SYS	System
T	Tread
T&G	Tongue and Groove
TB	Towel Bar
TEL	Telephone
TEMP	Temporary
TER	Terrazzo
THK	Thickness
THRES	Threshold
TMPD	Tempered
TMPD GL	Tempered Glass
TO FDN	Top of Foundation
TOB	Top of Beam
TOC	Top of Concrete
TOF	Top of Floor
TOJ	Top of Joist
TOM	Top of Masonry
TOP	Top of Parapet
TOS	Top of Slab
TST	Top of Steel
TOW	Top of Wall
TPH	Toilet Paper Holder
TV	Television
TYP	Typical
UNFIN	Unfinished
UNO	Unless Noted Otherwise
VB	Vapor Barrier
VCT	Vinyl Composition Tile
VERT	Vertical
VEST	Vestibule
VIF	Verify in Field
VAR	Varnish
VNR	Veneer
VIN	Vinyl
W	West, Wide
W/	With
W/O	Without
WB	Wood Base
WBL	Wood Blocking
WC	Water Closet
WD	Wood
WDW	Window
WH	Water Heater
WM	Wire Mesh
WP	Water Proofing
WR	Water Repellent
WSCT	Wainscot
WWF	Welded Wire Fabric

ABBREVIATIONS

EARTH/COMPACT FILL	STEEL
POROUS FILL GRAVEL	ALUMINUM
CONCRETE, STUCCO	BRASS
CONCRETE BLOCK	STEEL STUD
MASONRY	WOOD STUDS
STONE	WOOD BEARING WALL
SAND / MORTAR / PLASTER / CUT STONE	OSB, PARTICLE BD
FOAM INSULATION	PLYWOOD
RIGID INSULATION	ENGINEERED WOOD / LVL
BATT/LOOSE FILL INSUL.	FINISH WOOD

CERAMIC TILE			
TERRAZZO			
GLASS			
PLASTIC			
ACOUSTIC TILE			

HATCH / MATERIAL SYMBOLS LEGEND

2 / A-401 / 1	ELEVATION(S) SHEET TAG + NUMBER	6.2	WALL TAG
		D101A	DOOR TAG
1 / A-301	SECTION SHEET TAG + NUMBER	**W101A**	WINDOW TAG
		101A	EQUIPMENT / APPLIANCE TAG
0	GRIDS	101A	PLUMBING FIXTURE / FITTING TAG
KITCHEN 101 **150 SF**	ROOM TAG	L01	ELECTRICAL / LIGHTING FIXTURE TAG

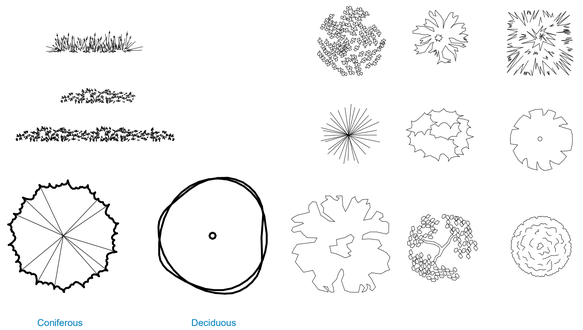
#	KEYNOTE (If a keyed note is without an arrow / leader, the note refers to the entire room)
* #	KEYNOTE: GREEN RATING SYSTEM (If a keyed note is without an arrow / leader, the note refers to the entire room)
Issued to	REVISION TAG
CL	CENTER LINE
100' - 0"	SPOT ELEVATION / HEIGHT

TAG SYMBOLS

ACP	ALARM CONTROL PANEL	3	3 WAY SWITCH
	DATA JACK	4	4 WAY SWITCH
	ELECTRICAL PANEL	D	DIMMER SWITCH
	JUNCTION BOX		SINGLE SWITCH
	TELEPHONE	T	TIMMER SWITCH
	THERMOSTAT	T	LIGHTING CONTROL
TV	TELEVISION RECPT	EF	EXHAUST FAN
VAC	VACCUM SYSTEM RECPT	FAN	FAN
	WALL SPEAKER		PLUG MOLD RECPT
	220 RECPT	SD	SMOKE DETECTOR
	CLOCK RECPT	S	CEILING SPEAKER
	DUPLEX RECPT	EXIT	EXIT SIGN
GFI	GFI RECPT	TRAC K	CEILING MOUNT TRACK
	QUAD RECPT		EXTERIOR FLOOD LIGHT
	RECPT W/ ONE SWITCH		
	RECPT W/ TWO SWITCHES		
	FLOOR RECPT		

	FLOOR OR TREAD LIGHT
F	FLUORESCENT CEILING LIGHT
	LINEAR LED LIGHT
F	FLUORESCENT SUSPENDED LIGHT
	CEILING LIGHT
	LED RECESSED WALL WASHER
K	KEYLESS LIGHT
L V	LOW VOLTAGE WALL WASHER
	RECESSED LED LIGHT
L V	RECESSED LOW VOLTAGE
S	SEALED LIGHT
C	UNDER CABINET LIGHT
S	EMERGENCY LIGHT
	LED WALL SCONCE LIGHT

ELECTRICAL LEGEND



PLANTING / LANDSCAPE LEGEND

	WALL TO REMAIN
	WALL TO BE MOVED
	DOOR TO REMAIN
	DOOR FRAME, DOOR AND HARDWARE TO BE REMOVED. SEE DOOR SCHEDULE
	DESIGNATED ITEM TO REMAIN
	DESIGNATED ITEM TO BE REMOVED

DEMOLITION LEGEND

Window Installation Instructions	**Appliance Cutsheets + Installation Instructions**	**Plumbing Installation Instructions**	**Jobsite Information**	
Cabinetry Shop Drawings	**Countertops Shop Drawings**	**Shop Drawings**	**Shop Drawings**	
Civil Set	**Structural Set**	**MEP Set**	**Bidding Instructions**	
Architectural Set	**Renderings**	**Renderings (video)**	**Exg Photos**	**Schedule**

Use QR codes to access Project Information:

1. Scan QR code > Access Information
2. Scan QR code > copy address in browser > paste or copy to share via email or text message
3. Photograph QR code(s) > press and hold photograph to access information

QR Codes

ELEVATE DESIGN

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Notes:

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Hartland, WI, 53029

226 Warren Ave

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PROJECT GarCS

DRAWN BY ADG

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GENERAL INFORMATION

SHEET TITLE

G-002

SHEET NO.

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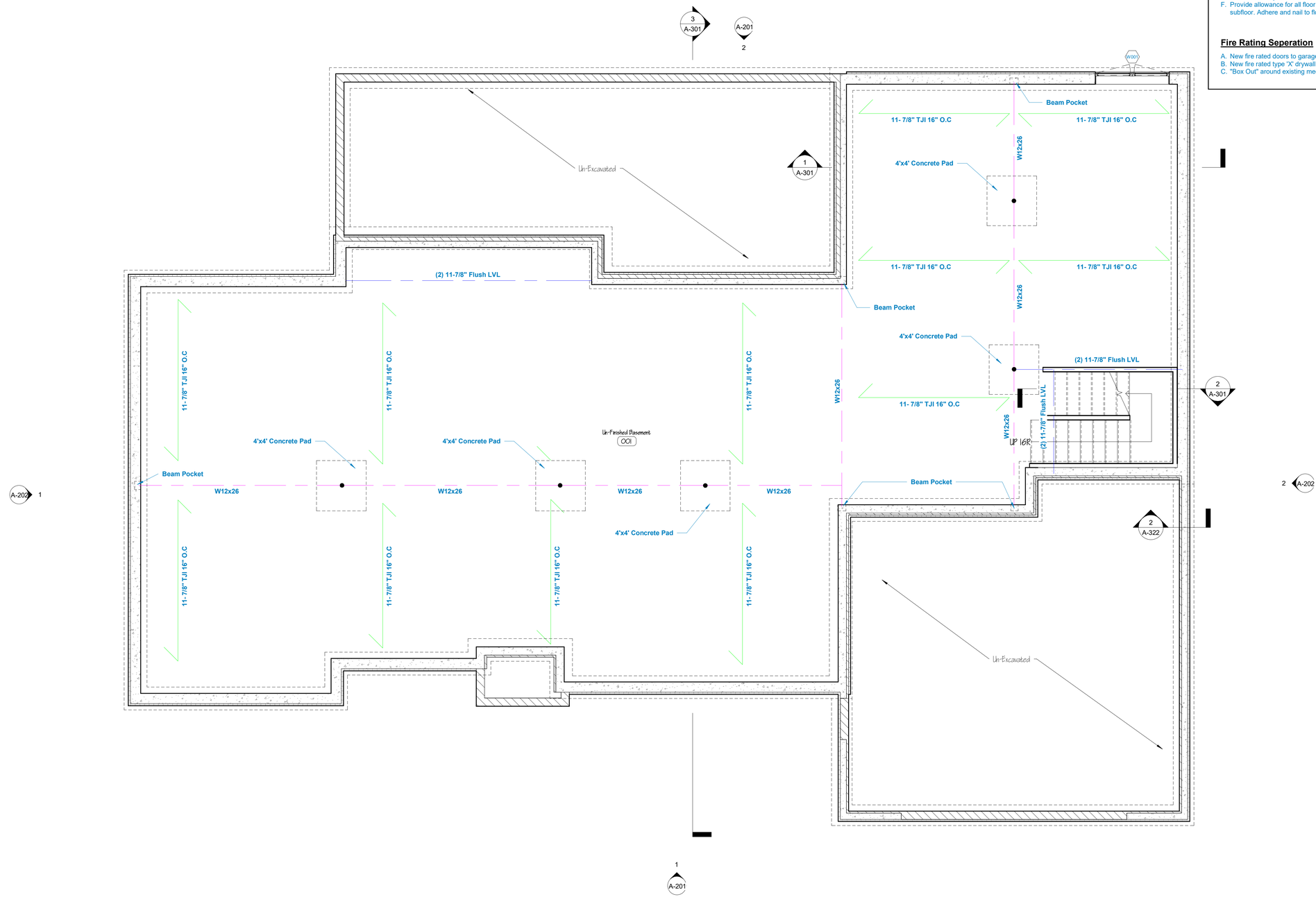
GENERAL NOTES: FIRST FLOOR

A. These plans and depicted dimensions were created and taken from on-site field measurements. Due to variables in construction means and methods of construction all dimensions are to be "Field Verified"
B. Interior dimensions are given as finished. (To outside face of drywall)
C. See window/door schedule for window sizes and door sizes. All interior and exterior door height to be 6'8" unless specified otherwise.
D. All interior ceiling heights are to be 8'0" unless noted otherwise.
E. Provide Soundproof Batt Insulation @ all interior bedroom and bathroom walls.
F. Provide allowance for all floor sheathing to be replaced with 3/4" Advantech subfloor. Adhere and nail to floor joists.

Fire Rating Seperation

A. New fire rated doors to garage and any unfinished spaces.
B. New fire rated type 'X' drywall @ perimeter of rooms and "party walls"
C. "Box Out" around existing mechanicals/ductwork as necessary.



1 LOWER LEVEL FOUNDATION & STRUCTURAL PLAN
A-101 1/4" = 1'-0"

TRUE

Graphic Scale
0 4 8 12 16

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LOWER LEVEL PLAN

SHEET TITLE
A-101
SHEET NO.

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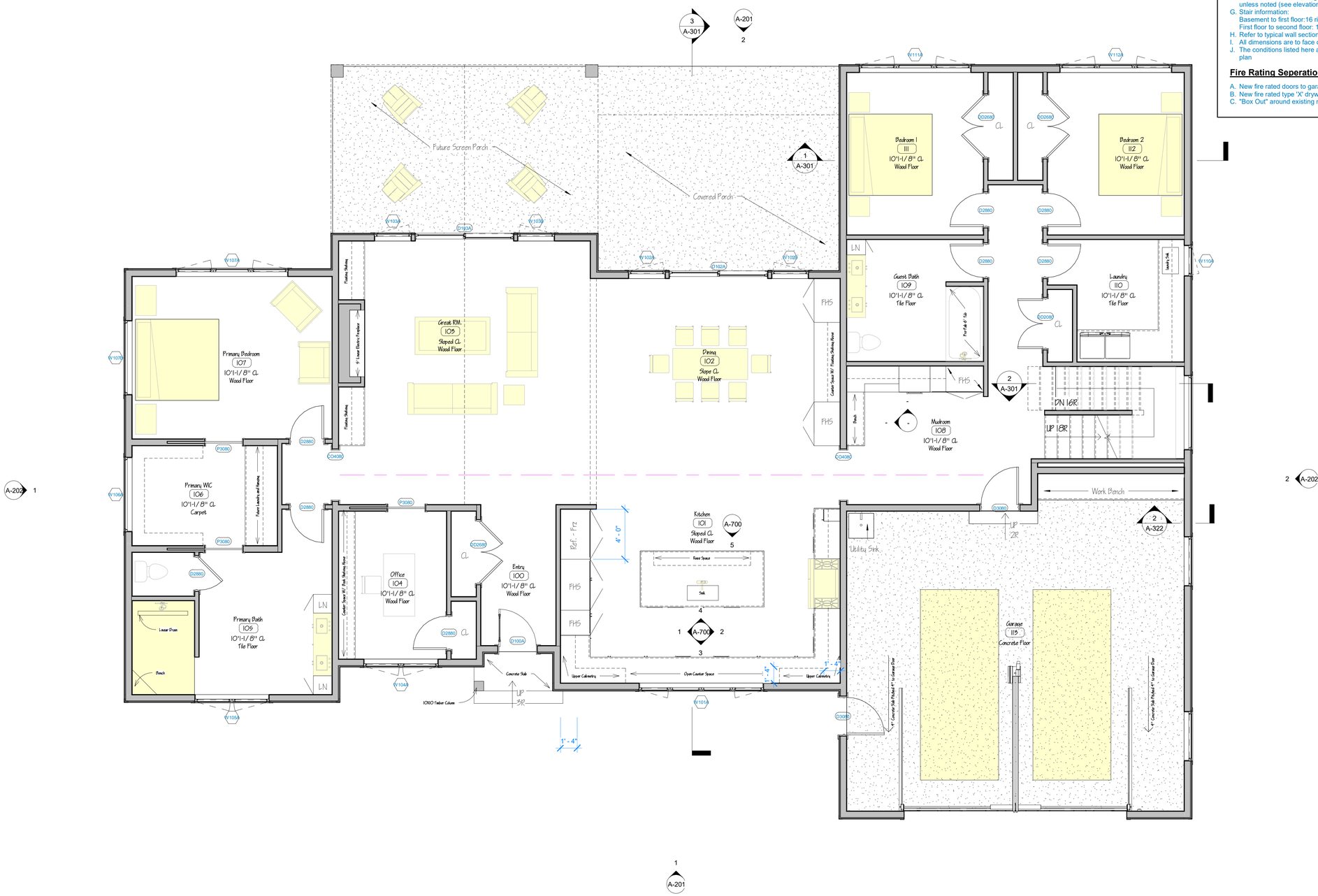
GENERAL NOTES:

A. Interior dimensions are given as finished. (To outside face of drywall)
B. See window/door schedule for window sizes and door sizes. All first floor interior and exterior door heights to be 8'0" unless specified otherwise.
C. All interior ceiling heights are to be 10' 1-1/8" unless noted otherwise.
D. Provide Soundproof Batt Insulation @ all interior bedroom and bathroom walls.
E. First floor: 11-7/8" engineered I-joist 16" O.C. (supplier to verify series and spacing) 0.33" max live load deflection
F. All window type and size shown are Marvin essential casements except as noted otherwise - refer to catalog for details standard top of window is 8' - 0" from t/floor unless noted (see elevations)
G. Stair information:
Basement to first floor:16 risers @ 7 1/2" max / 17 treads @ 12" with 1" nosing
First floor to second floor: 18 risers @ 7 1/2" max / 13 treads @ 12" with 1" nosing
H. Refer to typical wall sections for additional foundation information
I. All dimensions are to face of stud to face of stud or face to face of concrete
J. The conditions listed here are standards for the plan. exceptions are noted on the plan

Fire Rating Seperation

A. New fire rated doors to garage and any unfinished spaces.
B. New fire rated type 'X' drywall @ perimeter of rooms and "party walls"
C. "Box Out" around existing mechanicals/ductwork as necessary.



1 FIRST LEVEL PLAN
A-111 1/4" = 1'-0"

Graphic Scale
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FIRST LEVEL PLAN

SHEET TITLE
A-111
SHEET NO.

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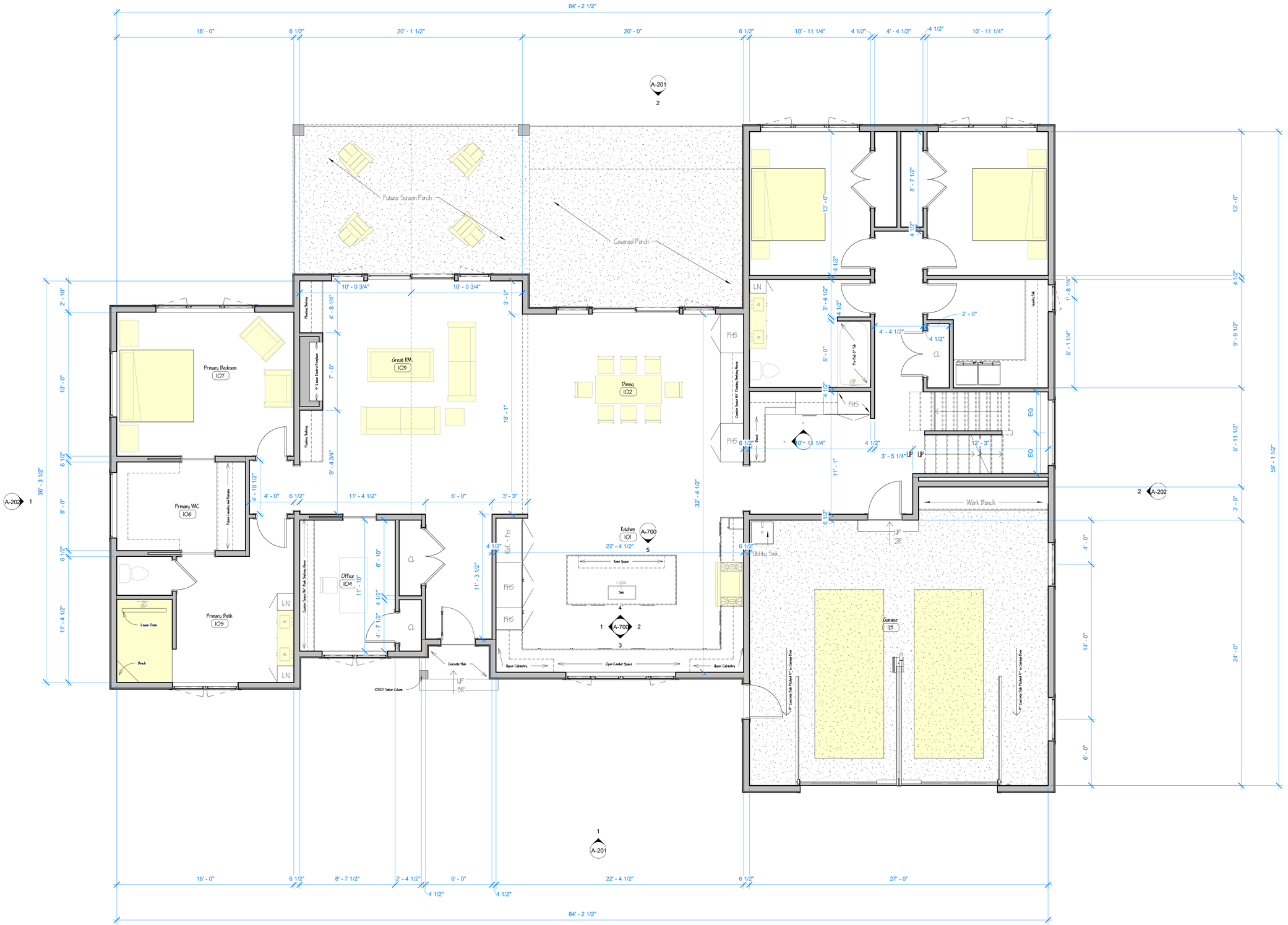
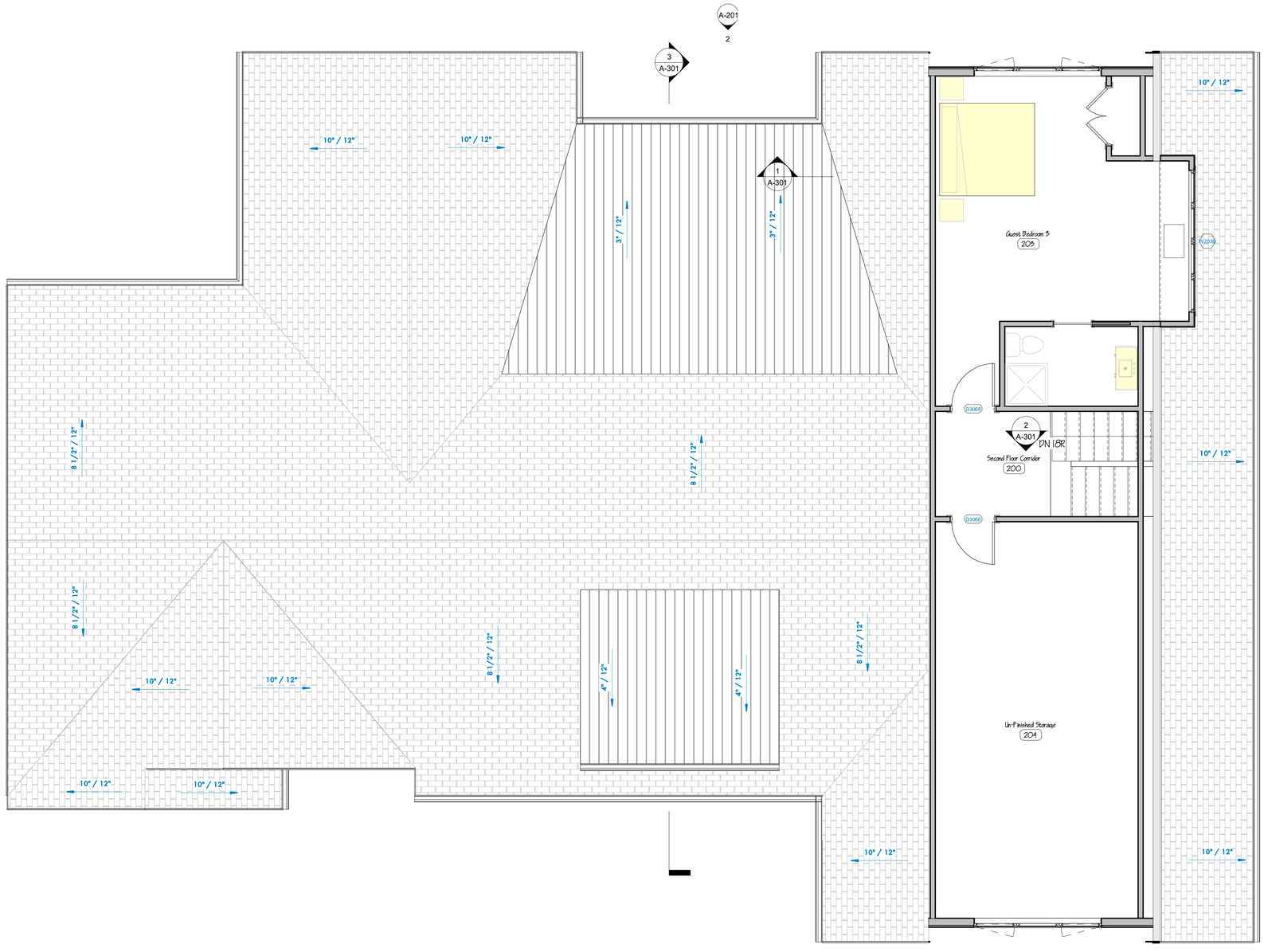

84' - 2 1/2"
16' - 0"
6 1/2"
20' - 1 1/2"
20' - 0"
10' - 11 1/4"
4 1/2"
4' - 4 1/2"
A-201
2
Future Screen Porch
Covered Porch
10' - 0 3/4"
Primary Bedroom
107
Great RM.
105
Dining
102
Kitchen
101
A-700
Primary WC
106
Primary Bath
105
Office
104
Linen
Linen
Work Bench
Utility Sink
Garage
115
Concrete Slab
10X10 Timber Column
Upper Cabinets
Open Counter Space
Sink
Range
Refr.
Dishwasher
Lower Drain
Bench
Tub
Shower
Toilet
Mirror
Counter Space W/ Plumbing Below
Plumbing Chase
Plumbing Chase
5" Linear Electric Fireplace
Patient Laundry and Shelves
Center Island W/ Plumbing Below
Linen
Linen
Linen



1 A-121 SECOND FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:

A. Interior dimensions are given as finished. (To outside face of drywall)
B. See window/door schedule for window sizes and door sizes. All first floor interior and exterior door heights to be 8'0" unless specified otherwise.
C. All interior ceiling heights are to be 10' 1-1/8" unless noted otherwise.
D. Provide Soundproof Batt Insulation @ all interior bedroom and bathroom walls.
E. First floor: 11-7/8" engineered I-joist 16" O.C. (supplier to verify series and spacing) 0.33" max live load deflection
F. All window type and size shown are Marvin essential casements except as noted otherwise - refer to catalog for details standard top of window is 8' - 0" from t/floor unless noted (see elevations)
G. Stair information:
Basement to first floor:16 risers @ 7 1/2" max / 17 treads @ 12" with 1" nosing
First floor to second floor: 18 risers @ 7 1/2" max / 13 treads @ 12" with 1" nosing
H. Refer to typical wall sections for additional foundation information
I. All dimensions are to face of stud to face of stud or face to face of concrete
J. The conditions listed here are standards for the plan. exceptions are noted on the plan

Fire Rating Seperation

A. New fire rated doors to garage and any unfinished spaces.
B. New fire rated type 'X' drywall @ perimeter of rooms and "party walls"
C. "Box Out" around existing mechanicals/ductwork as necessary.

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SECOND LEVEL PLAN

SHEET TITLE

A-121

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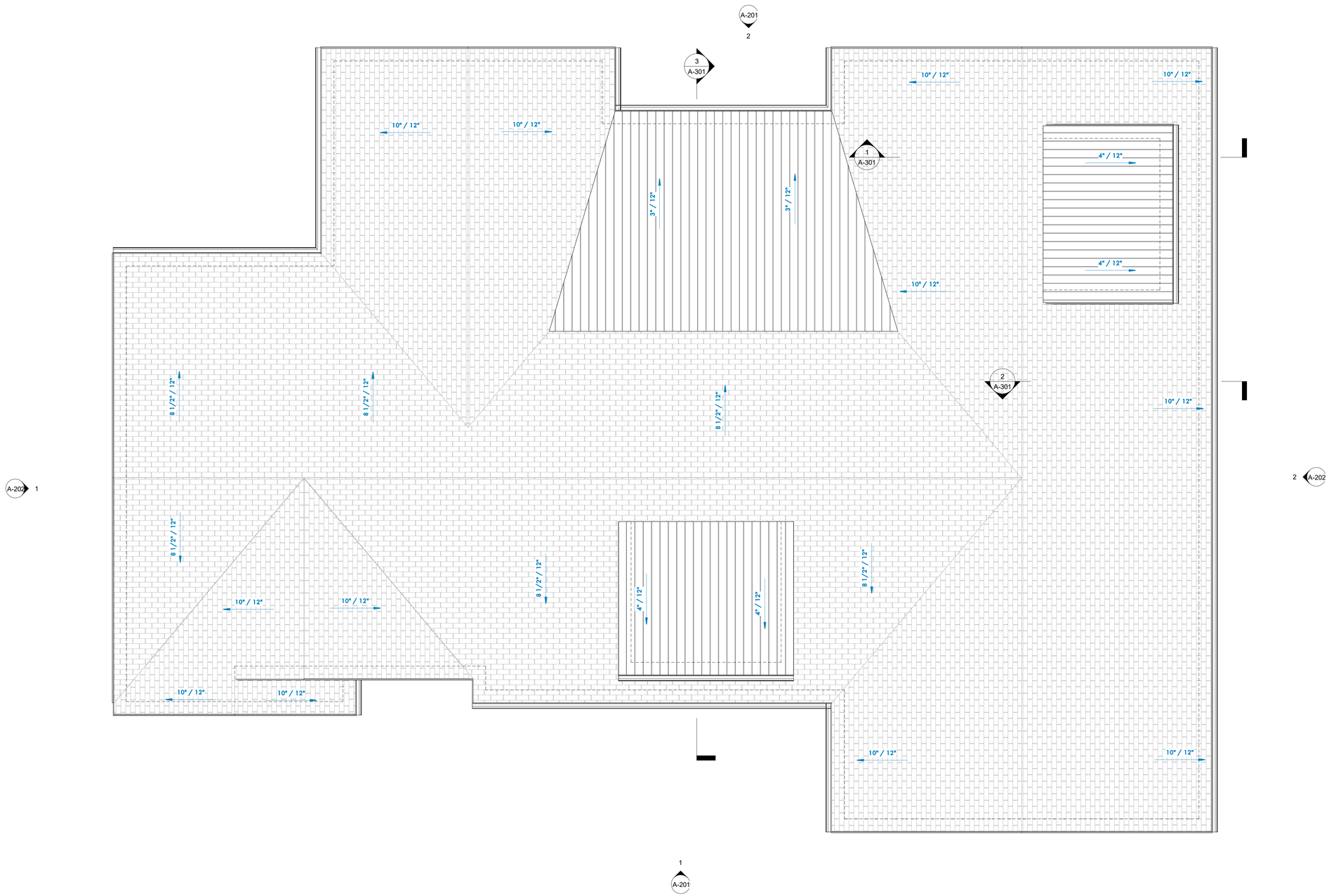
GENERAL NOTES: FIRST FLOOR

A. Main roof to be dimensional asphalt shingles over synthetic underlayment.
B. 1 Row of ice & water on all eaves.
C. All shed roofs to be metal roofing over ice and water membrane
D. Provide allowance for 5/8" roof sheathing
E. Roof to be vented with continuous ridge vent.
F. All overhangs to be 1'0" unless noted otherwise.
G. Provide allowance for 5" seamless gutters.



1 A-191 ROOF PLAN
1/4" = 1'-0"

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ROOF PLAN

SHEET TITLE
A-191
SHEET NO.

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1 A-201 SOUTH ELEVATION
1/4" = 1'-0"

2 A-201 North Elevation
1/4" = 1'-0"

ELEVATE DESIGN

4.7.25 PCR

Notes:

GENERAL EXTERIOR ELEVATION NOTES:

1. All new windows are to be wrapped in 5/4x4 LP window trim.
2. All Horizontal boards are to have drip edge over leading edge. Caulk and seal all seams and joints.
3. Main roof is to be dimensional asphalt shingles W/ ridge vent. 1 row of ice & water at all eaves.
4. All shed dormers are to be metal roofing over ice and water membrane.

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EXTERIOR ELEVATION / VIEWS - N/S

SHEET TITLE

A-201

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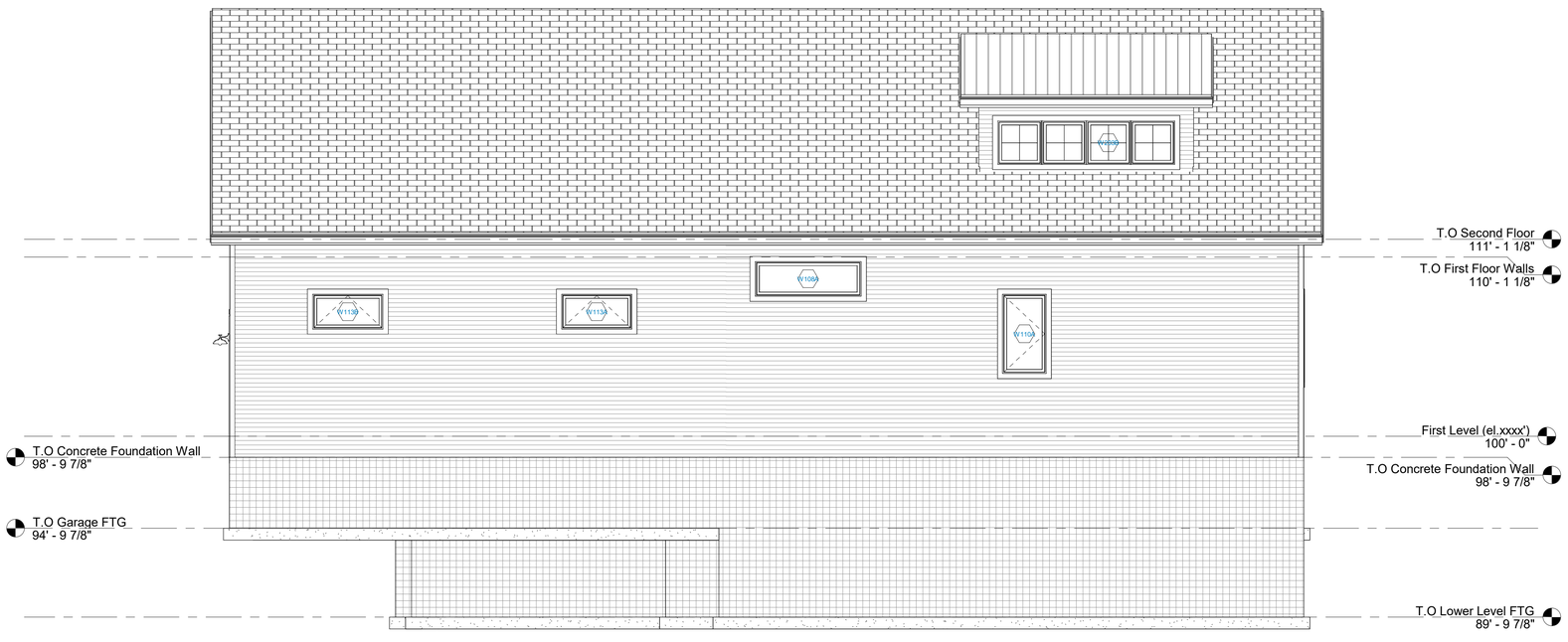
1 A-202 EAST ELEVATION
1/4" = 1'-0"



2 A-202 WEST ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATION / VIEWS - E/W

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A-202

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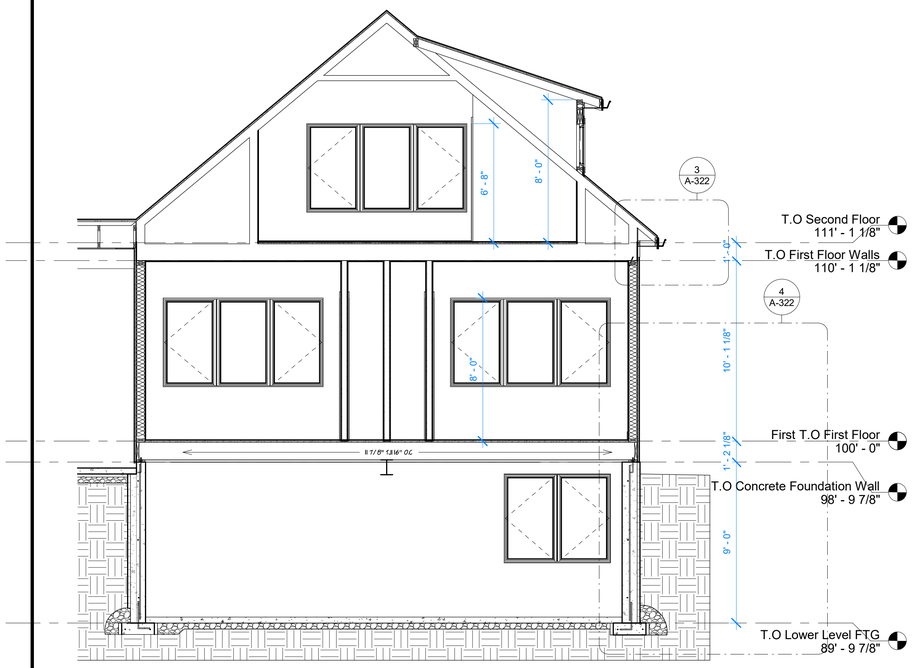
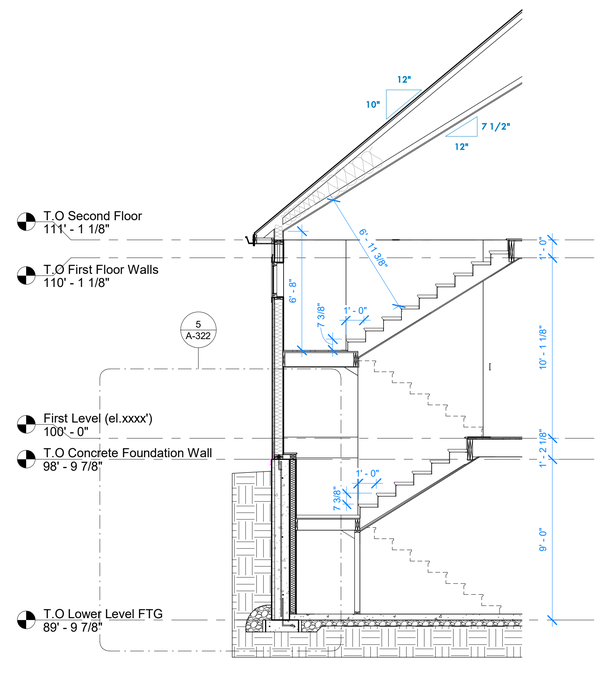
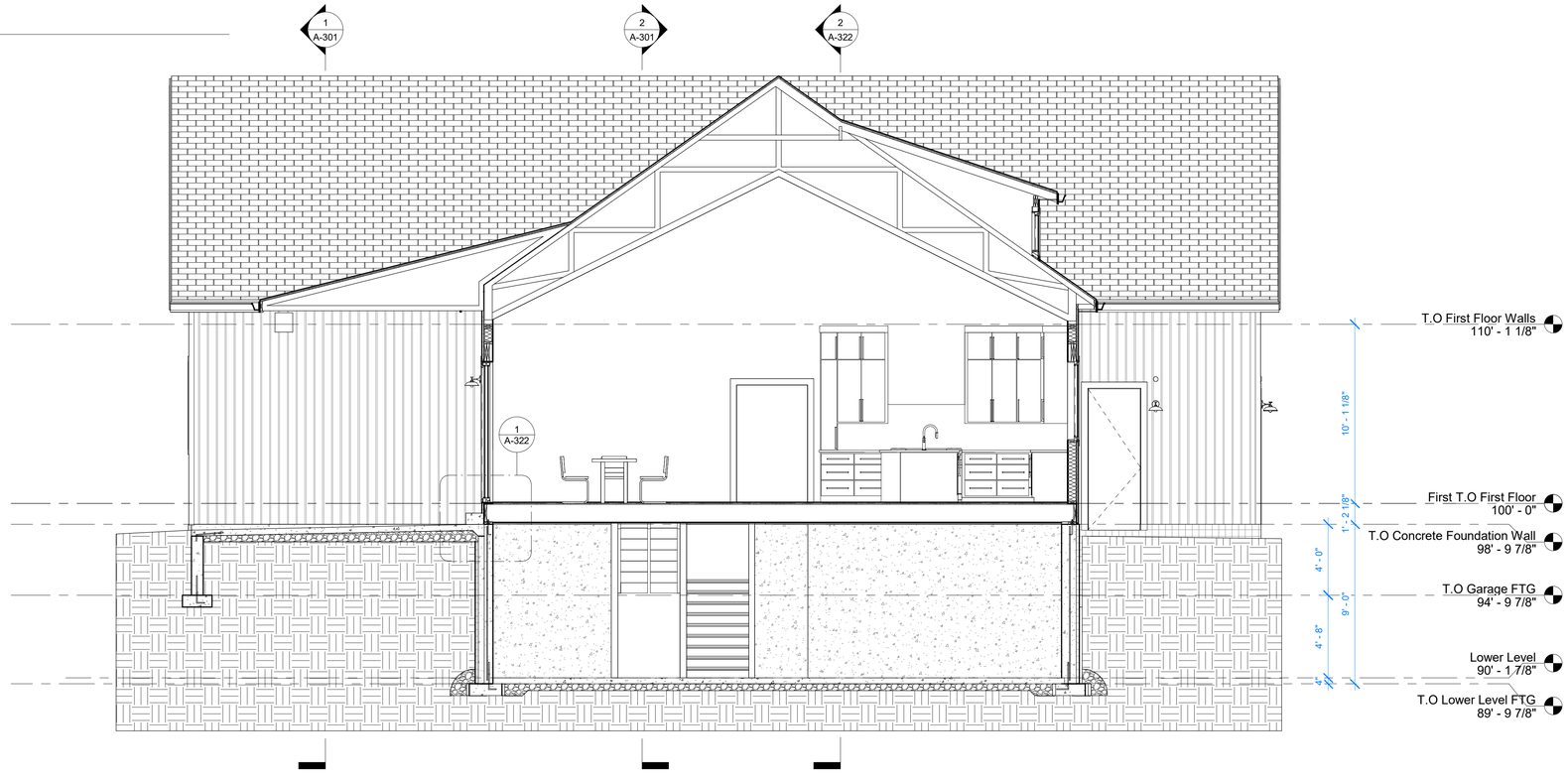


1 A-301 STORAGE TRUSS SECTION
1/4" = 1'-0"



2 A-301 STAIR SECTION
1/4" = 1'-0"



3 A-301 MAIN CUT SECTION
1/4" = 1'-0"

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BUILDING SECTIONS

SHEET TITLE

A-301

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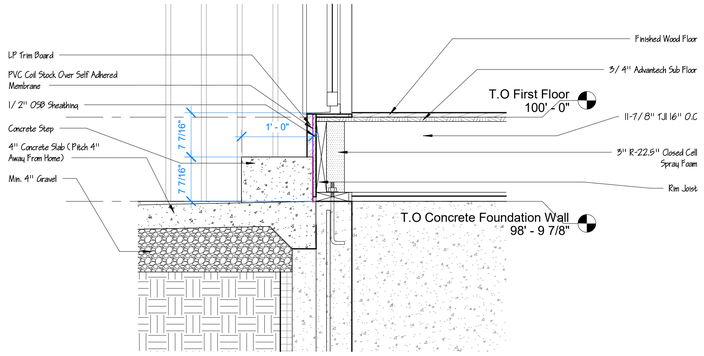
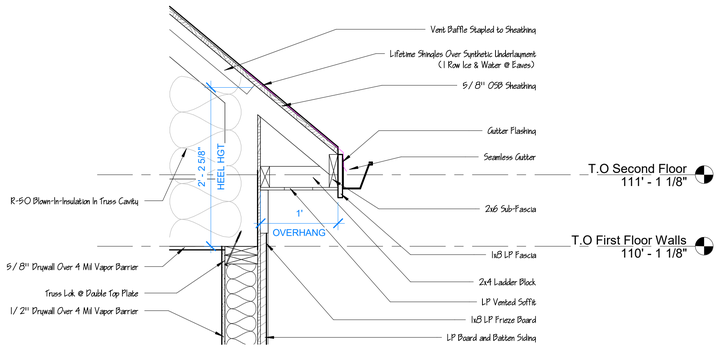
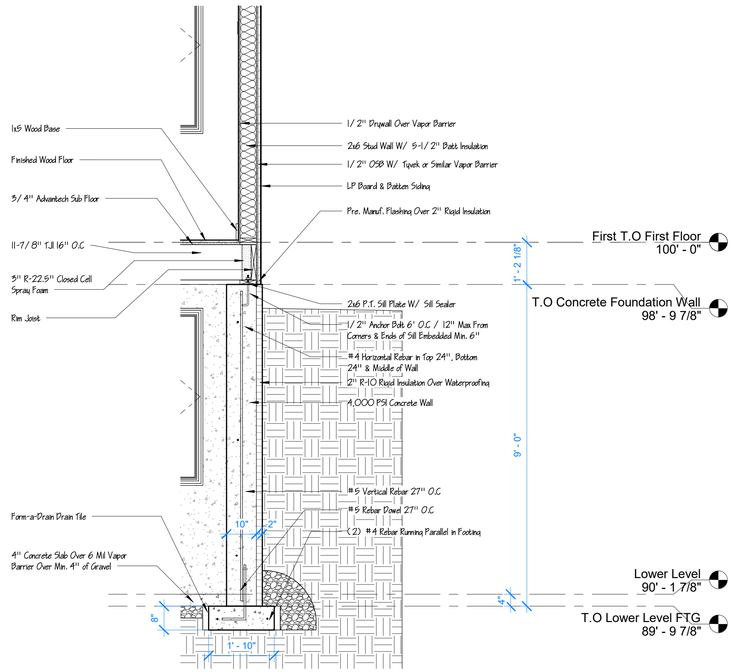


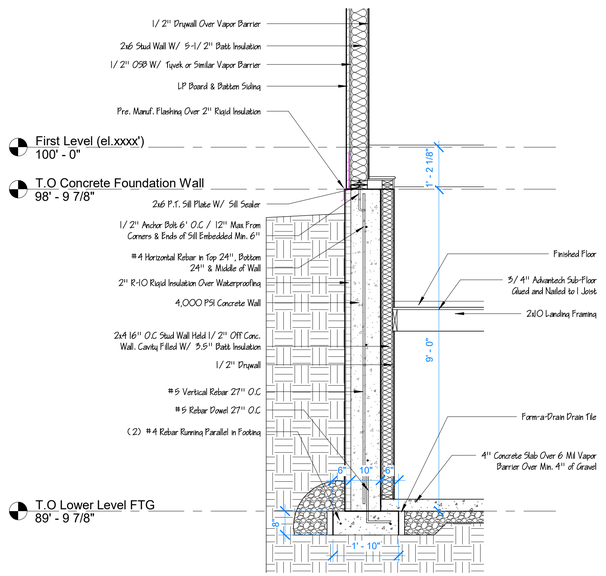
1 A-322 Concrete Step Detail
1" = 1'-0"



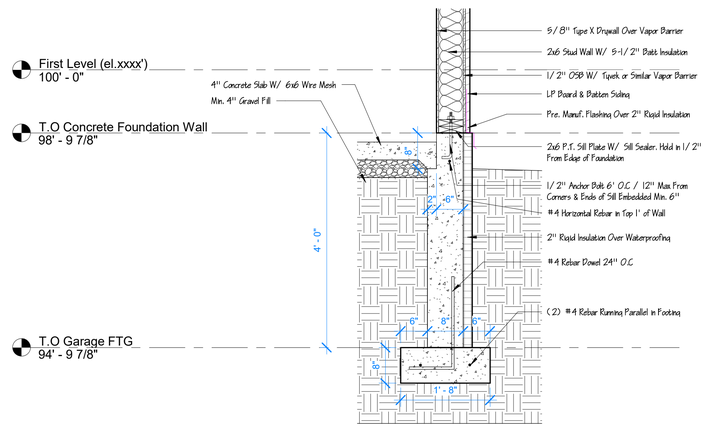
3 A-322 OVERHANG DETAIL
1" = 1'-0"



4 A-322 TYPICAL WALL SECTION
1/2" = 1'-0"



5 A-322 STAIR SECTION CALLOUT
1/2" = 1'-0"



2 A-322 GARAGE FOUNDATION DETAIL
3/4" = 1'-0"

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WALL SECTIONS

SHEET TITLE

A-322

SHEET NO.

WINDOW SCHEDULE

NO.	Model	LEVEL	MANUFACTURER	FRAME WIDTH	FRAME HEIGHT	Nominal Width	Nominal Height	Head Height	OPERATION / SWING (AS VIEWED FROM EXTERIOR)	Mulled Units
W001	ESCA3050	Lower Level	Marvin Windows and Doors	5' - 11 1/2"	4' - 11 1/2"		5' - 0"	8' - 0"		2
W101A	ESCA2646	First Level (el.xxxx')	Marvin Windows and Doors	9' - 11 1/2"	4' - 5 1/2"		4' - 6"	8' - 0"		4
W102A	ESCA3050	First Level (el.xxxx')	Marvin Windows and Doors	2' - 11 1/2"	4' - 11 1/2"	3' - 0"	5' - 0"	8' - 0"		
W102B	ESCA3050	First Level (el.xxxx')	Marvin Windows and Doors	2' - 11 1/2"	4' - 11 1/2"	3' - 0"	5' - 0"	8' - 0"		
W103A	ESCA3050	First Level (el.xxxx')	Marvin Windows and Doors	2' - 11 1/2"	4' - 11 1/2"	3' - 0"	5' - 0"	8' - 0"		
W103B	ESCA3050	First Level (el.xxxx')	Marvin Windows and Doors	2' - 11 1/2"	4' - 11 1/2"	3' - 0"	5' - 0"	8' - 0"		
W104A	ESCA3050	First Level (el.xxxx')	Marvin Windows and Doors	5' - 11 1/2"	4' - 11 1/2"		5' - 0"	8' - 0"		2
W105A	ESCA3050	First Level (el.xxxx')	Marvin Windows and Doors	5' - 11 1/2"	7' - 11 1/2"			11' - 0"		
W106A	ESCATR6020	First Level (el.xxxx')	Marvin Windows and Doors	5' - 11 1/2"	1' - 11 1/2"	6' - 0"	2' - 0"	8' - 0"		
W107A	ESCA3050	First Level (el.xxxx')	Marvin Windows and Doors	8' - 11 1/2"	4' - 11 1/2"		5' - 0"	8' - 0"		3
W107B	ESCATR6020	First Level (el.xxxx')	Marvin Windows and Doors	5' - 11 1/2"	1' - 11 1/2"	6' - 0"	2' - 0"	8' - 0"		
W108A	ESCATR6020	First Level (el.xxxx')	Marvin Windows and Doors	5' - 11 1/2"	1' - 11 1/2"	6' - 0"	2' - 0"	9' - 10 1/8"		
W110A	ESCA2646	First Level (el.xxxx')	Marvin Windows and Doors	2' - 5 1/2"	4' - 5 1/2"	2' - 6"	4' - 6"	8' - 0"		
W111A	ESCA3050	First Level (el.xxxx')	Marvin Windows and Doors	8' - 11 1/2"	4' - 11 1/2"		5' - 0"	8' - 0"		3
W112A	ESCA3050	First Level (el.xxxx')	Marvin Windows and Doors	8' - 11 1/2"	4' - 11 1/2"		5' - 0"	8' - 0"		3
W113A	ESAWN4020	First Level (el.xxxx')	Marvin Windows and Doors	3' - 11 1/2"	1' - 11 1/2"	4' - 0"	2' - 0"	8' - 0"		
W113B	ESAWN4020	First Level (el.xxxx')	Marvin Windows and Doors	3' - 11 1/2"	1' - 11 1/2"	4' - 0"	2' - 0"	8' - 0"		
W200	ESCA2646	T.O Second Floor	Marvin Windows and Doors	9' - 11 1/2"	2' - 5 1/2"		2' - 6"	5' - 4"		4
W203A	ESCA3050	T.O Second Floor	Marvin Windows and Doors	8' - 11 1/2"	4' - 11 1/2"		5' - 0"	6' - 8"		3
W203B	ESCA2646	T.O Second Floor	Marvin Windows and Doors	9' - 11 1/2"	2' - 5 1/2"		2' - 6"	6' - 8"		4
W204A	ESCA3050	T.O Second Floor	Marvin Windows and Doors	8' - 11 1/2"	4' - 11 1/2"		5' - 0"	6' - 8"		3

DOOR SCHEDULE Pocket Doors

NO.	MANUFACTURER	Model	Type	DOOR SIZE W	DOOR SIZE H	Head Height	Count	Rough Height	Rough Width
P3080				3' - 0"	8' - 0"	8' - 0"	3	8' - 4 1/2"	6' - 1"

DOOR SCHEDULE CASED OPENINGS

NO.	MANUFACTURER	TYPE	DOOR SIZE W	DOOR SIZE H	Head Height	Count	Rough Height	Rough Width
CO4080			4' - 0"	6' - 8"	6' - 8"	2		

DOOR SCHEDULE

NO.	MANUFACTURER	Model	DOOR SIZE W	DOOR SIZE H	Head Height	Count	Rough Height	Rough Width
D100A	TruStile Doors, LLC	TS2200	3' - 0"	8' - 0"	8' - 0"	1	8' - 4"	3' - 8"
D102A	Marvin Windows and Doors	ELSPD8080	7' - 11"	7' - 11 1/2"	8' - 0"	1	8' - 0"	8' - 0"
D103A	Marvin Windows and Doors	ELSPD8080	7' - 11"	7' - 11 1/2"	8' - 0"	1	8' - 0"	8' - 0"
D2880			2' - 8"	8' - 0"	8' - 0"	8		
D3068			3' - 0"	6' - 8"	6' - 8"	2		
D3080			3' - 0"	8' - 0"	<varies>	2		
DD2080			4' - 0"	8' - 0"	8' - 0"	1		
DD2680			5' - 0"	8' - 0"	8' - 0"	3		

ELEVATE DESIGN

4.7.25 PCR

Notes:

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Warren Ave

226 Warren Ave Hartland, WI, 53029

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Jack Bertram
Designer Name

Jack Bertram
Signature

Date ##-##-## Reg. No. ######

SEAL

PROJECT GarCS

DRAWN BY JB

CHECKED BY JB

WINDOW & DOOR SCHEDULE

SHEET TITLE

A-601

SHEET NO.

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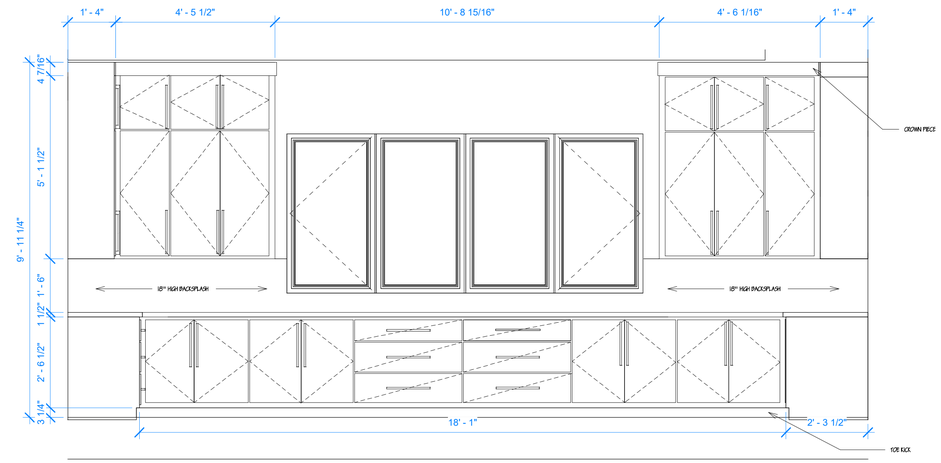
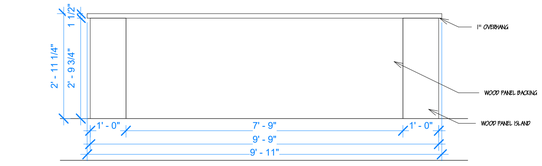
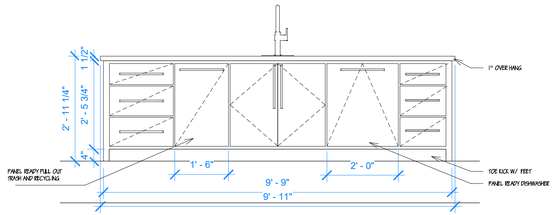


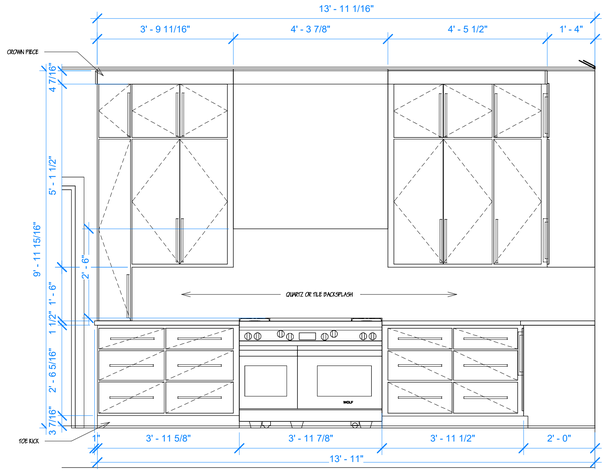
3 KITCHEN WINDOW WALL
A-700 1/2" = 1'-0"



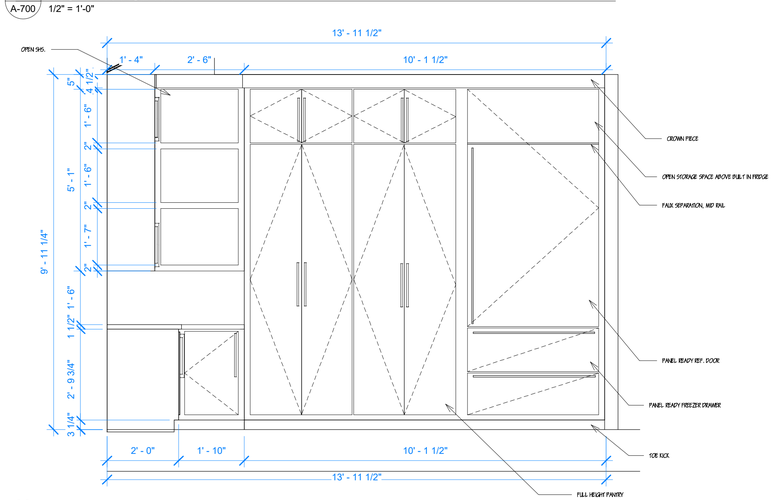
5 ISLAND SEATING
A-700 1/2" = 1'-0"



4 KITCHEN ISLAND
A-700 1/2" = 1'-0"



2 KITCHEN RANGE WALL
A-700 1/2" = 1'-0"



1 KITCHEN FRIDGE WALL
A-700 1/2" = 1'-0"

ELEVATE DESIGN

4.7.25 PCR

Notes:

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Warren Ave
Hartland, WI, 53029

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Jack Bertram
Designer Name

Jack Bertram
Signature

Date ##-##-## Reg. No. ######

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PROJECT GarCS

DRAWN BY JB

CHECKED BY JB

INTERIOR ELEVATIONS

SHEET TITLE

A-700

SHEET NO.

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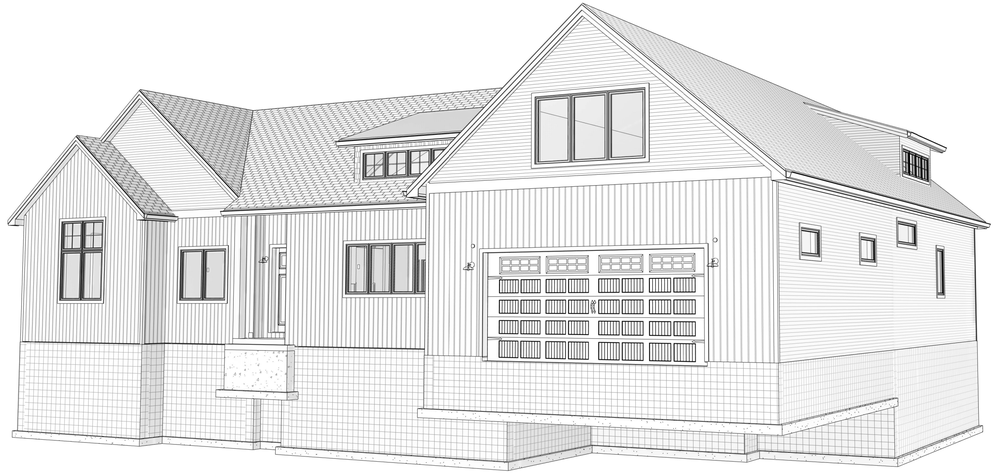
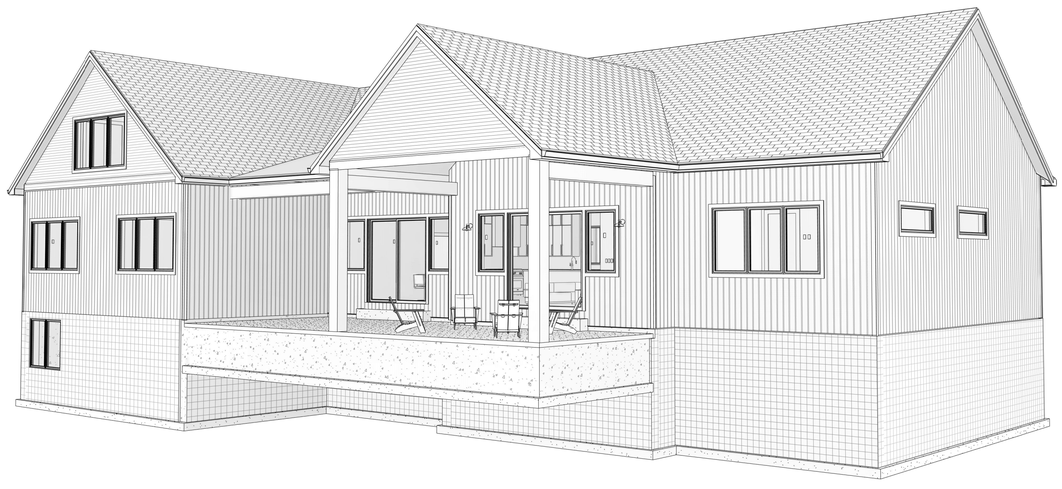
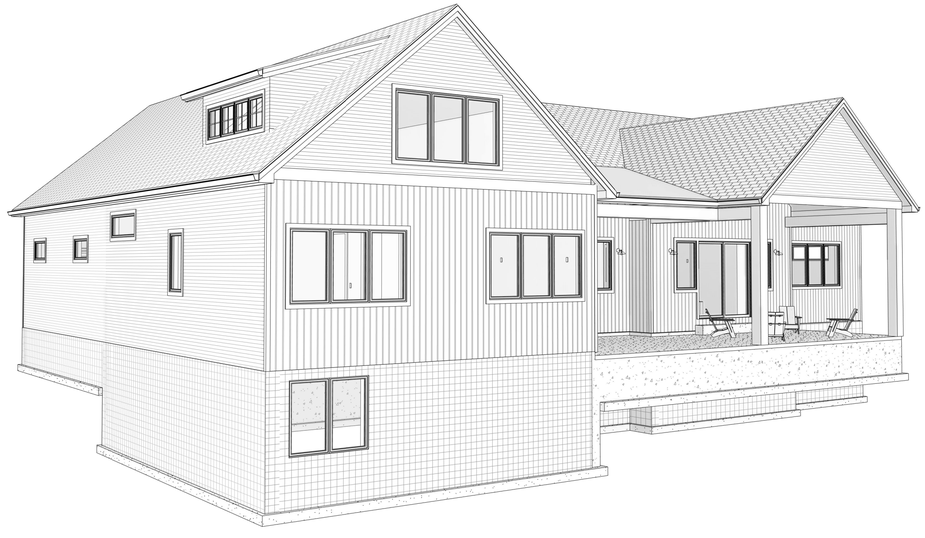
1 A-901 EXTERIOR VIEW 1



2 A-901 EXTERIOR VIEW 2



3 A-901 EXTERIOR VIEW 3



4 A-901 EXTERIOR VIEW 4

ELEVATE DESIGN

4.7.25 PCR

Notes:

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Designer Name

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RENDERINGS

SHEET TITLE

A-901

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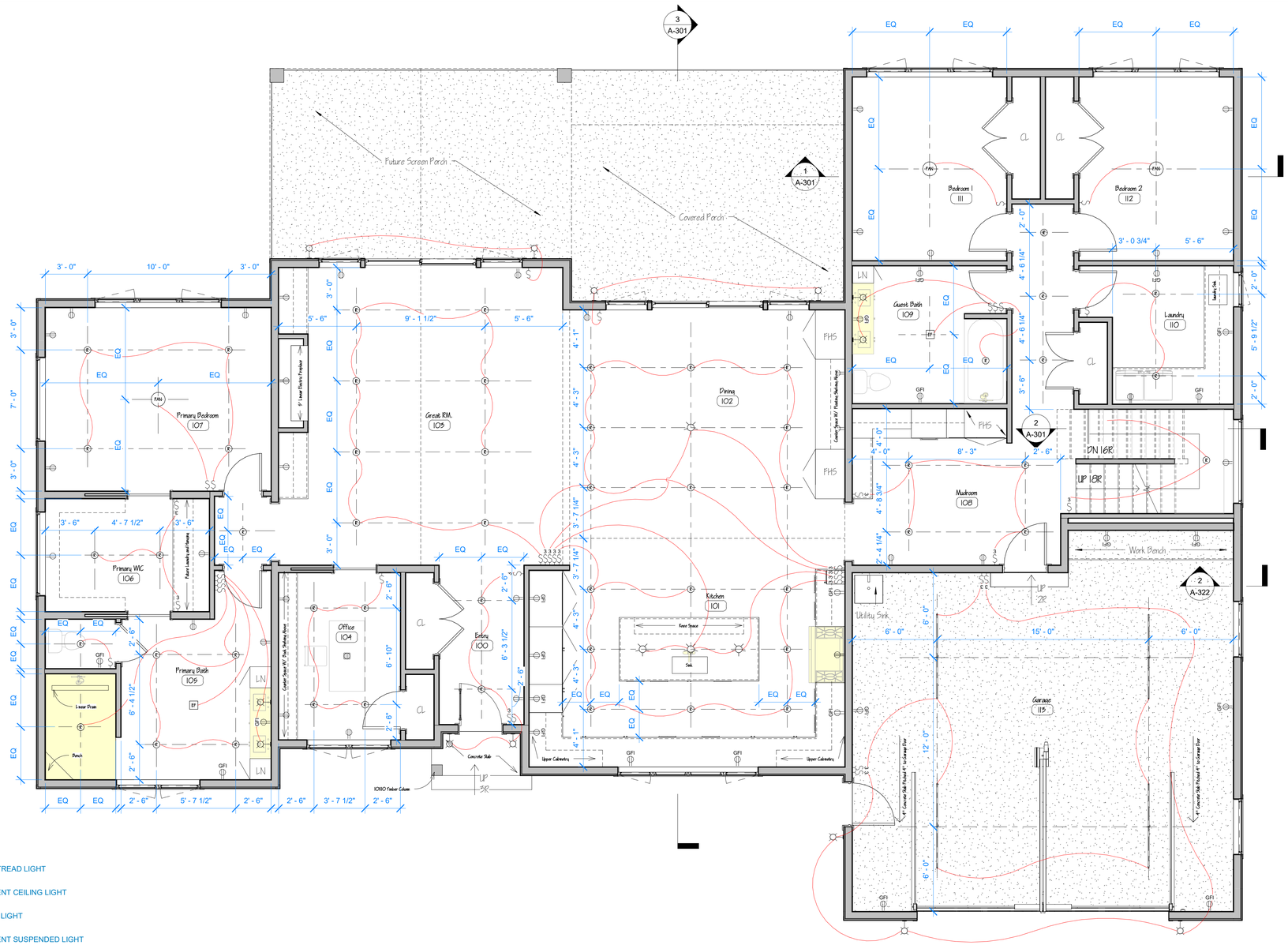

ACP ALARM CONTROL PANEL
DATA JACK
ELECTRICAL PANEL
JUNCTION BOX
TELEPHONE
THERMOSTAT
TV TELEVISION RECPT
VAC VACCUM SYSTEM RECPT
WALL SPEAKER
220 RECPT
CLOCK RECPT
DUPLEX RECPT
GFI GFI RECPT
QUAD RECPT
RECPT W/ ONE SWITCH
RECPT W/ TWO SWITCHES
FLOOR RECPT

3 3 WAY SWITCH
4 4 WAY SWITCH
D DIMMER SWITCH
SINGLE SWITCH
T TIMMER SWITCH
T LIGHTING CONTROL
EF EXHAUST FAN
FAN FAN
PLUG MOLD RECPT
SD SMOKE DETECTOR
S CEILING SPEAKER
EXIT EXIT SIGN
TRAC K CEILING MOUNT TRACK
EXTERIOR FLOOD LIGHT

FLOOR OR TREAD LIGHT
F FLUORESCENT CEILING LIGHT
L LINEAR LED LIGHT
F FLUORESCENT SUSPENDED LIGHT
CEILING LIGHT
LED RECESSED WALL WASHER
K KEYLESS LIGHT
LV LOW VOLTAGE WALL WASHER
RECESSED LED LIGHT
LV RECESSED LOW VOLTAGE
SEALED LIGHT
UC UNDER CABINET LIGHT
E EMERGENCY LIGHT
LED WALL SCONCE LIGHT

ELECTRICAL LEGEND

1 E-101 FIRST LEVEL PLAN
1/4" = 1'-0"

Graphic Scale
0 4 8 12 16

ELEVATE DESIGN

4.7.25 PCR

Notes:

GENERAL ELECTRICAL NOTES:

1. All work shall be done per Code (locations and quantities of switches, outlets, etc).
2. All security, communication and A/V systems to be provided by Owner. Elevate Design and Electrical contractor must coordinate with related subcontractors to assure complete work which may be require additional costs.
3. Provide smoke detectors by code and verify locations with Design Coordinator.
4. Refer to lighting schedule for light fixture information.
5. All lights to be on dimmers except in garage, closets and storage rooms.
6. All exhaust fans shall be on timers.
7. All recessed lights to be low profile 6" Wafer lights

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Designer Name

Jack Bertram
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FIRST LEVEL ELECTRICAL PLAN

SHEET TITLE

E-101

SHEET NO.

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— VILLAGE OF —
HARTLAND
WISCONSIN
EST. 1892

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

Job Address	1014 E CAPITOL DR HARTLAND, WI				
Lot 6	Block	Subdivision PETERSON		Key No. HAV	
Owner	ANTHONY FERRO			Phone 262.408.9111	
Address	180 E. CAPITOL UNIT 312	City	HARTLAND	State WI	Zip 53029
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 TEN 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: 5/2/25 Date of Meeting: 5/19/25 Item No. 3

FERRO RESIDENCE

1014 East Capitol Drive
Hartland, WI

DRAWING INDEX:

SP-1	SITE PLAN, DRAWING INDEX
S-1	FOUNDATION PLAN & DETAILS
A-1	MAIN & UPPER FLOOR PLANS
A-2	ROOF PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS
A-5	WALL SECTIONS

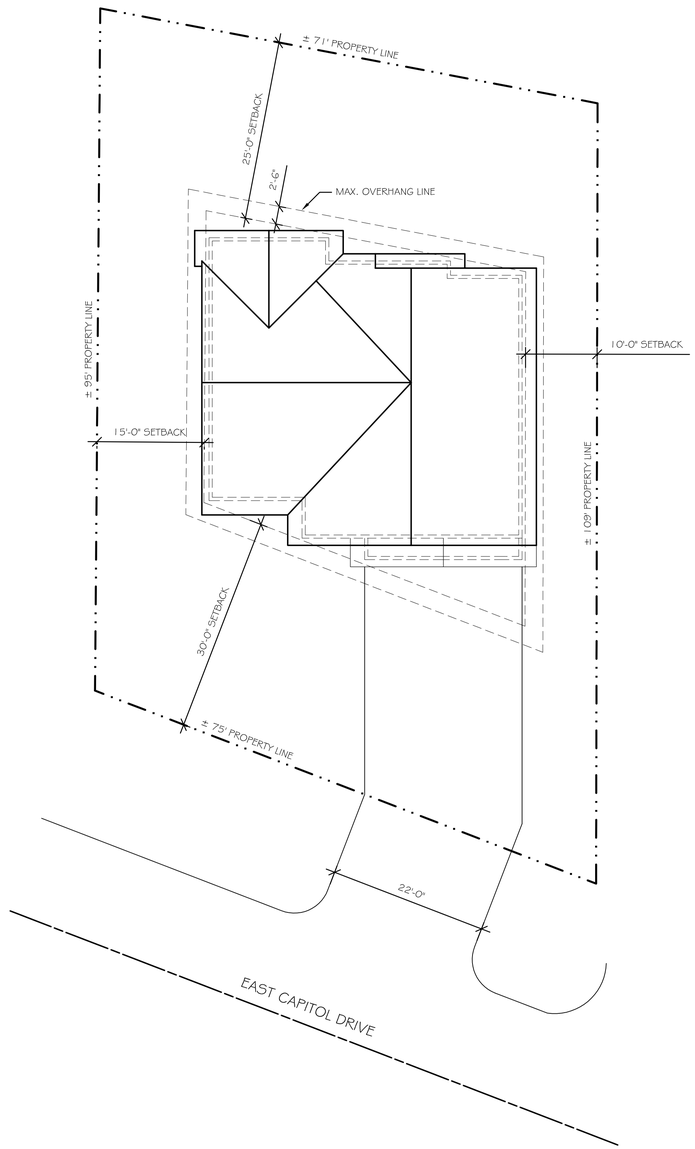
PROJECT DESCRIPTION:

PROPOSED NEW SINGLE FAMILY RESIDENCE.

BUILDING INFORMATION:

BUILDING FOOTPRINT:	1,723 S.F.
MAIN FLOOR:	1,723 S.F.
UPPER FLOOR:	1,662 S.F.
NO. OF FLOORS:	2+BASEMENT
BUILDING CODE:	UDC

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



20' SP-1

SITE PLAN
SCALE: 1" = 10'-0"
2021/FERRO RESIDENCE/FR-DRAWINGS.DWG
DATE: FEBRUARY 9, 2021

the Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

FERRO RESIDENCE
1014 East Capitol Drive
Hartland, WI

DRAWING NAMES

SITE PLAN
DRAWING INDEX

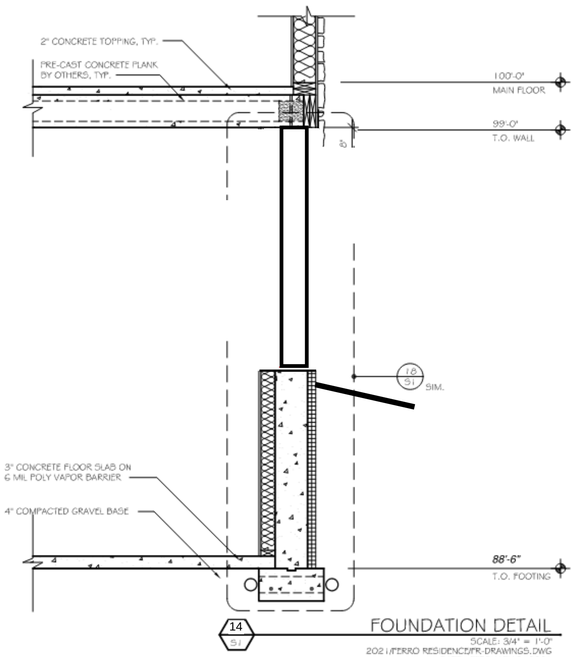
REVISIONS

PROJECT DATA

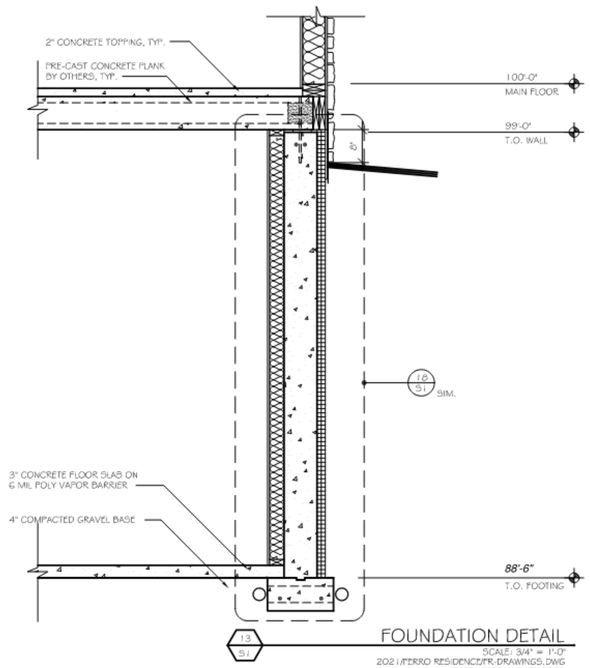
DATE: 3/23/2021
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.

SP-1

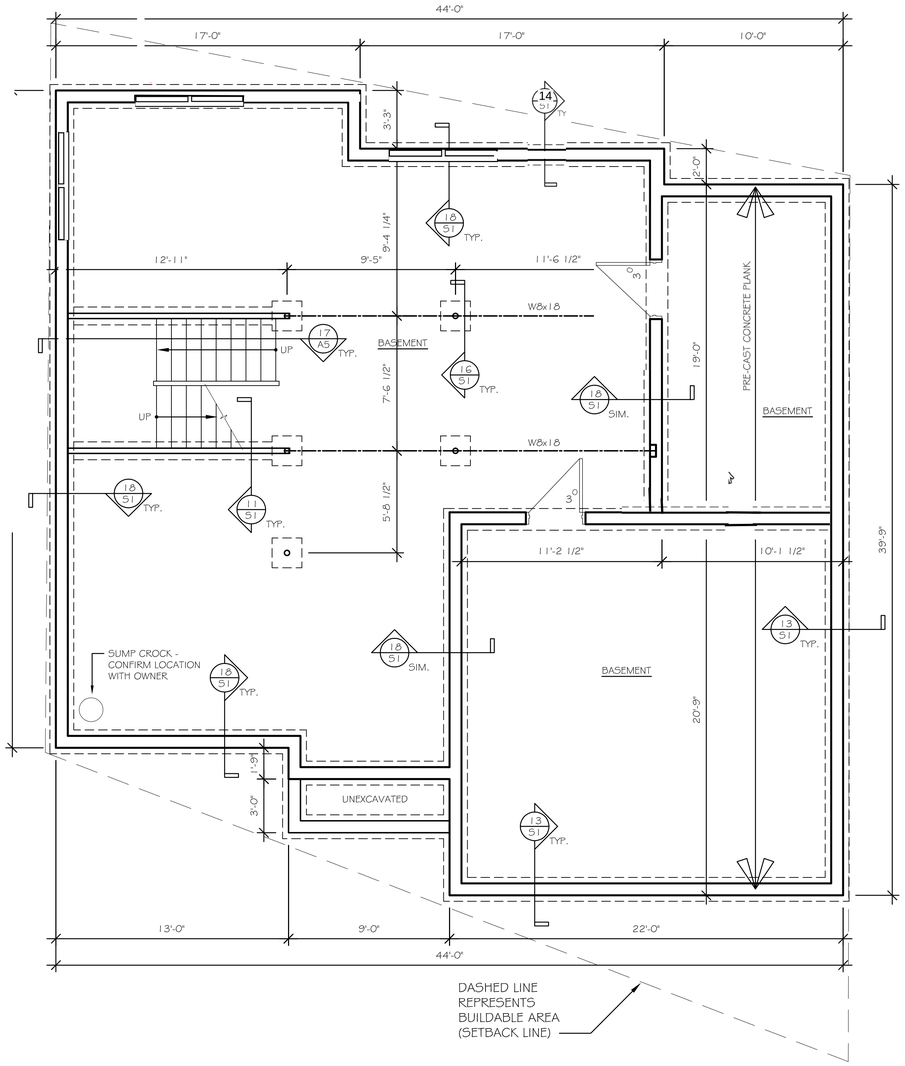


14/S1 FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"
2021/FERRO RESIDENCE/FR-DRAWINGS.DWG
DATE: FEBRUARY 9, 2021



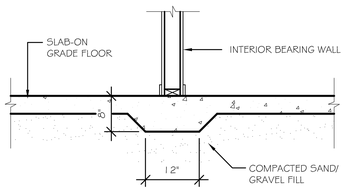
13/S1 FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"
2021/FERRO RESIDENCE/FR-DRAWINGS.DWG
DATE: FEBRUARY 9, 2021

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

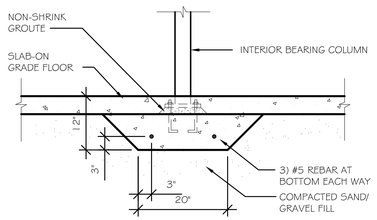


N

20/S1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
2021/FERRO RESIDENCE/FR-DRAWINGS.DWG
DATE: FEBRUARY 9, 2021



11/S1 SPREAD FOOTING DETAIL
SCALE: 3/4" = 1'-0"
2021/FERRO RESIDENCE/FR-DRAWINGS.DWG
DATE: MARCH 11 2021



16/S1 FOOTING DETAIL
SCALE: 3/4" = 1'-0"
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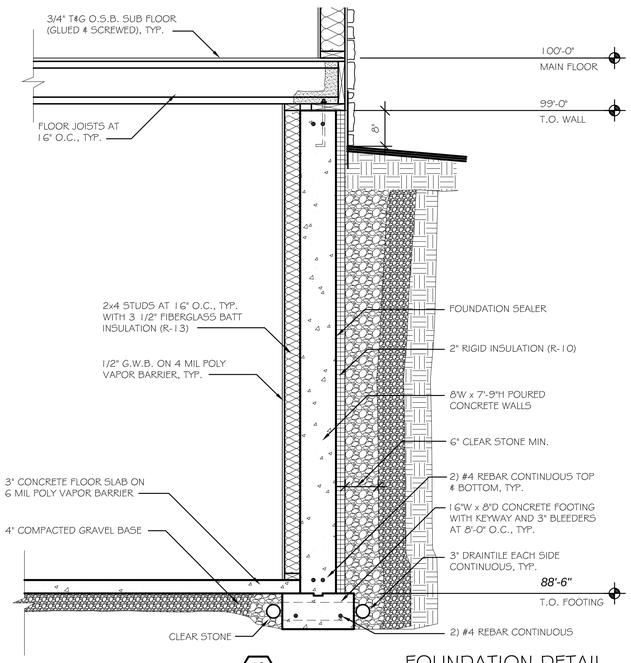
DATE: MARCH 11 2021



18/S1 FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"
2021/FERRO RESIDENCE/FR-DRAWINGS.DWG
DATE: FEBRUARY 9, 2021

Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

FERRO RESIDENCE
1014 East Capitol Drive
Hartland, WI

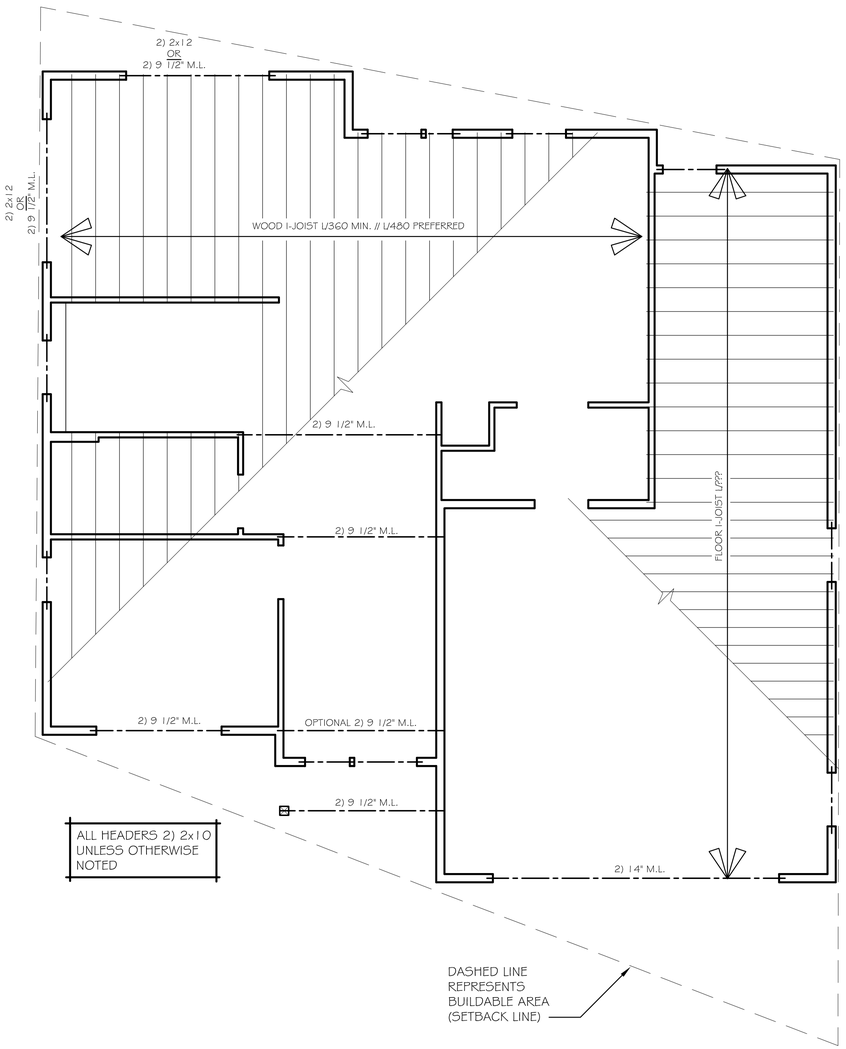
DRAWING NAMES
FOUNDATION PLAN
FOUNDATION DETAILS

REVISIONS

PROJECT DATA
DATE: 3/23/2021
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.
S-1

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

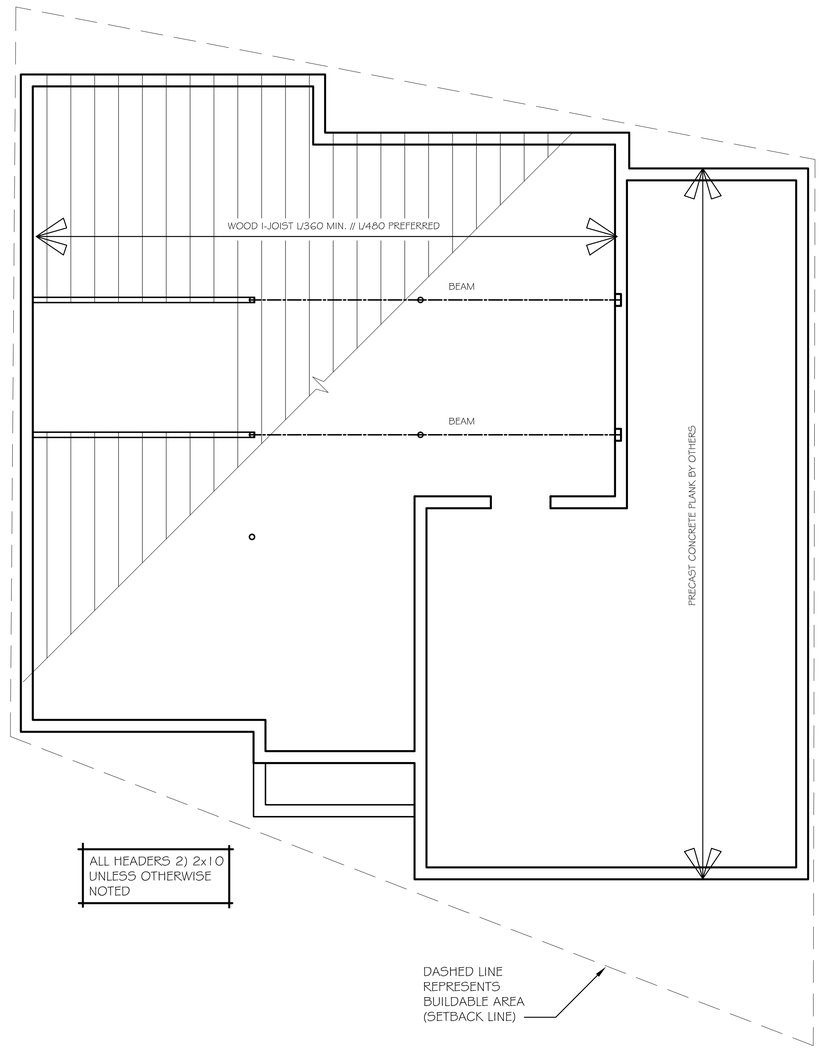


18/52 UPPER FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

2021/FERRO RESIDENCE/FR-DRAWINGS.DWG

DATE: FEBRUARY 9, 2021



20/52 MAIN FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

2021/FERRO RESIDENCE/FR-DRAWINGS.DWG

DATE: MARCH 11, 2021

the Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

FERRO RESIDENCE
1014 East Capitol Drive
Hartland, WI

DRAWING NAMES

MAIN FLOOR FRAMING PLN

UPPER FLOOR FRAMING PLAN

REVISIONS

PROJECT DATA

DATE: 3/23/2021

DRAWN BY: CL

CHECKED BY: P.W.

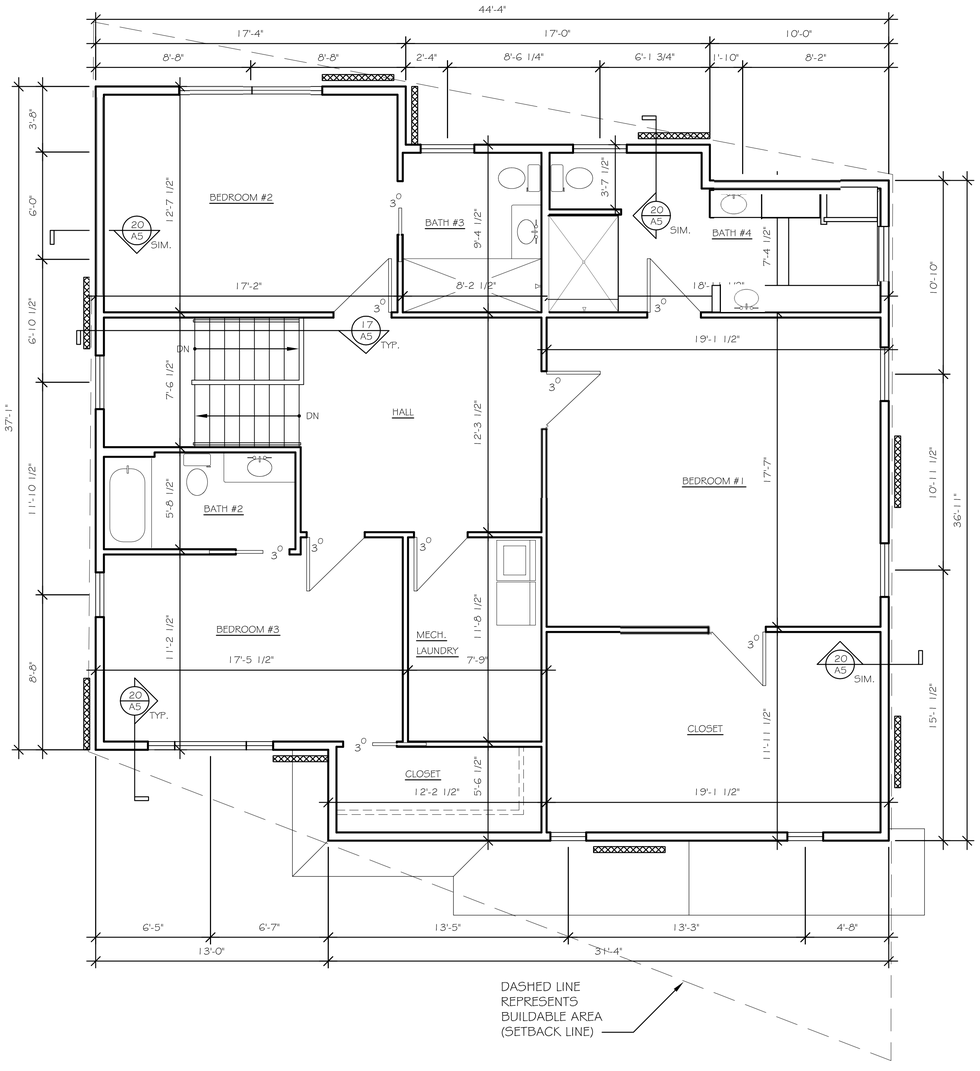
SHEET NO.

S-2

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

WALL BRACING NOTE:

CONTINUOUSLY SHEATHED - CS-WSP
6" O.C. AT EDGES, 12" IN FIELD (NAILS) OR
3" O.C. AT EDGES, 6" IN FIELD (STAPLES)

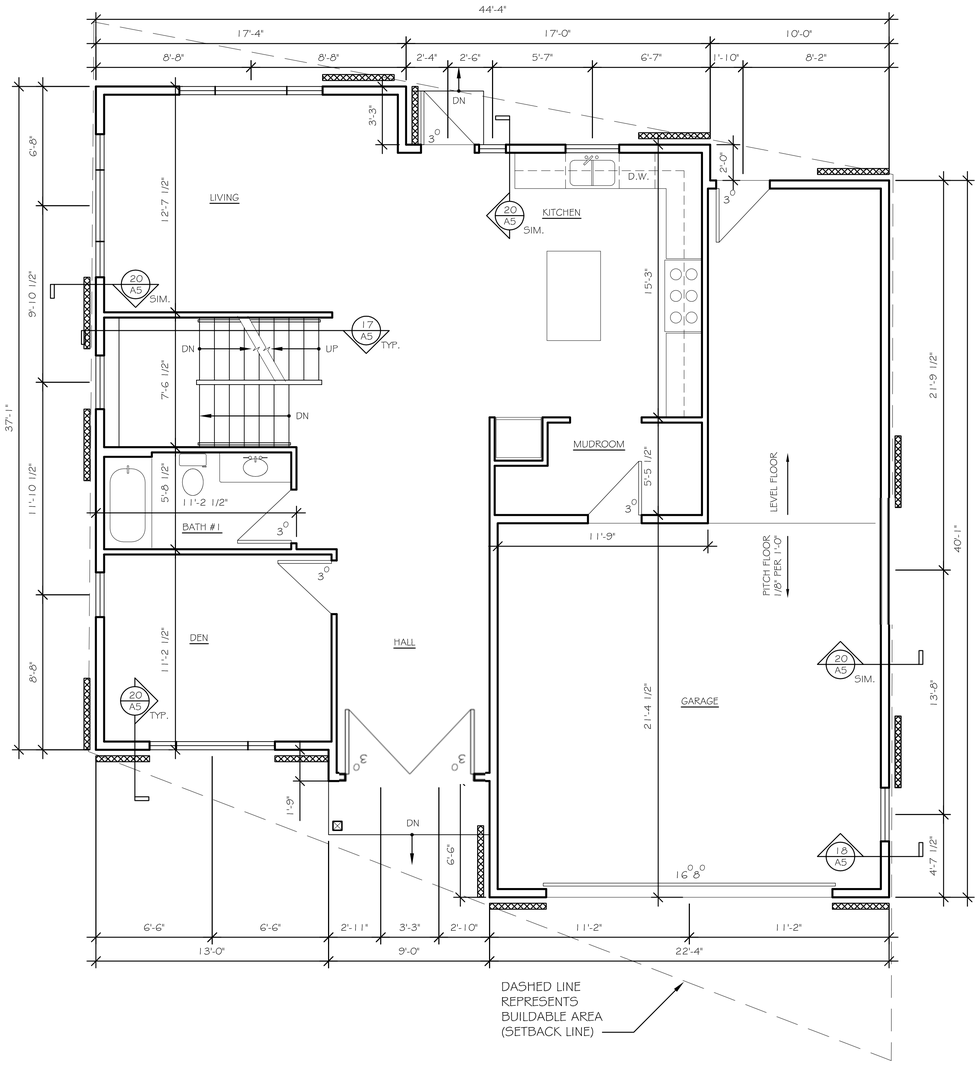


N

18 A1 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
2021/FERRO RESIDENCE/FR-DRAWINGS.DWG
DATE: FEBRUARY 9, 2021

WALL BRACING NOTE:

CONTINUOUSLY SHEATHED - CS-WSP
6" O.C. AT EDGES, 12" IN FIELD (NAILS) OR
3" O.C. AT EDGES, 6" IN FIELD (STAPLES)



N

20 A1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
2021/FERRO RESIDENCE/FR-DRAWINGS.DWG
DATE: FEBRUARY 9, 2021

the Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

FERRO RESIDENCE
1014 East Capitol Drive
Hartland, WI

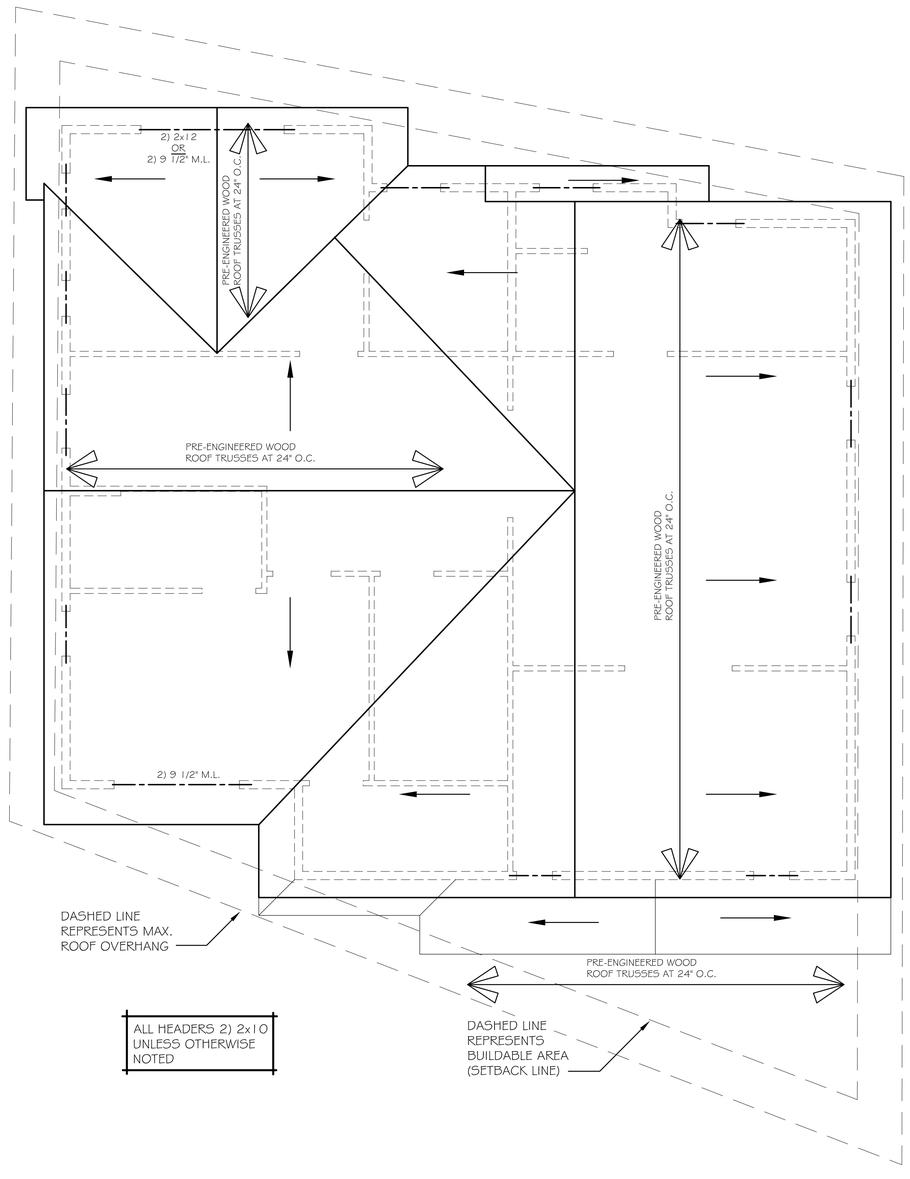
DRAWING NAMES
- MAIN FLOOR PLAN
- UPPER FLOOR PLAN

REVISIONS

PROJECT DATA
DATE: 3/23/2021
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.
A-1

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



20
A2

ROOF PLAN

SCALE: 1/4" = 1'-0"

2021/FERRO RESIDENCE/FR-DRAWINGS.DWG
DATE: FEBRUARY 9, 2021

Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

FERRO RESIDENCE
1014 East Capitol Drive
Hartland, WI

DRAWING NAMES

ROOF PLAN

REVISIONS

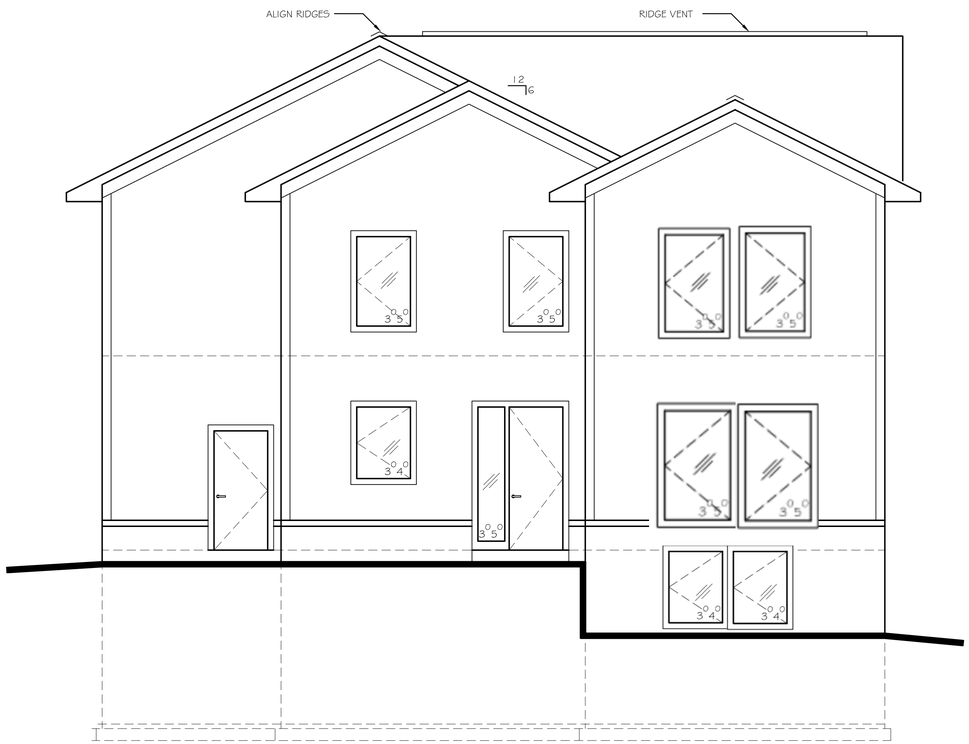
PROJECT DATA

DATE: 3/23/2021
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.

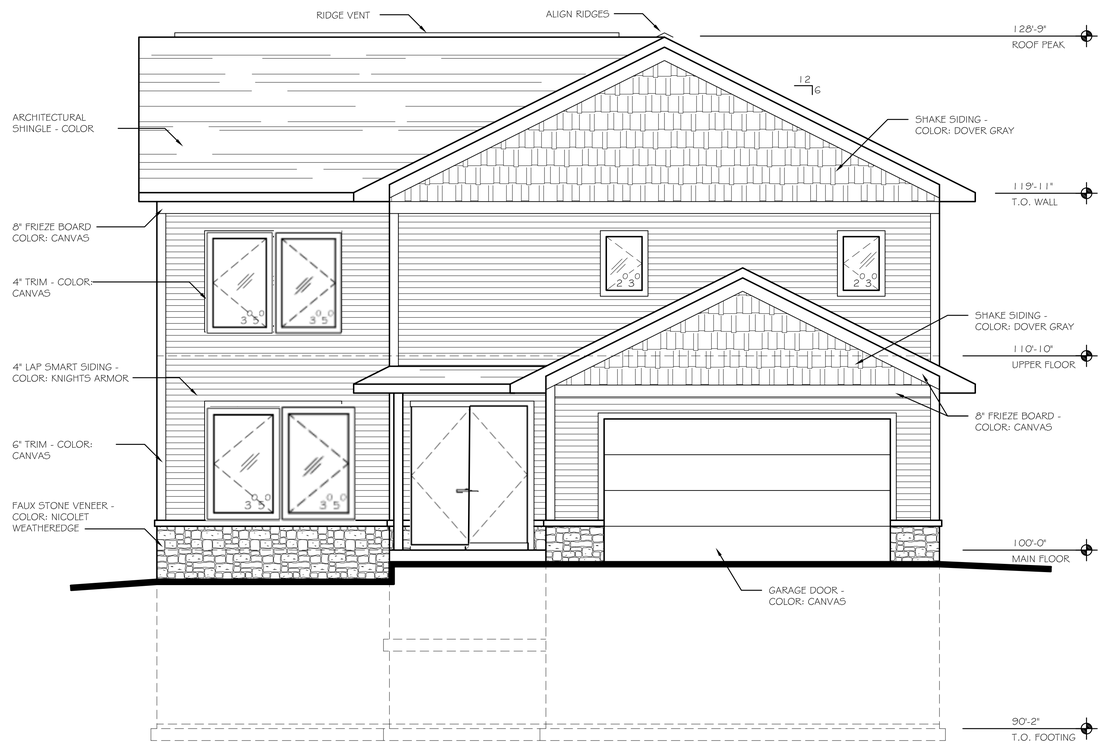
A-2

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



NORTH ELEVATION

18 / A3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"
2021/FERRO RESIDENCE/FR-DRAWINGS.DWG
DATE: FEBRUARY 9, 2021



SOUTH ELEVATION

20 / A3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
2021/FERRO RESIDENCE/FR-DRAWINGS.DWG
DATE: FEBRUARY 9, 2021

Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

FERRO RESIDENCE
1014 East Capitol Drive
Hartland, WI

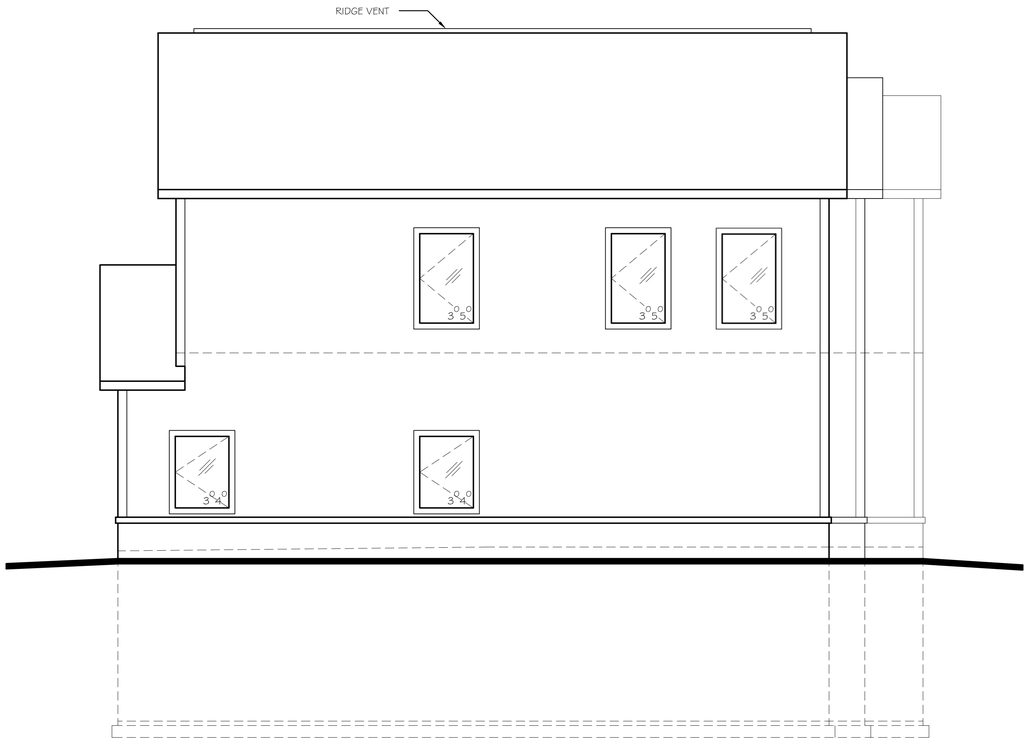
DRAWING NAMES
ELEVATIONS

REVISIONS

PROJECT DATA
DATE: 3/23/2021
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.
A-3

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



EAST ELEVATION

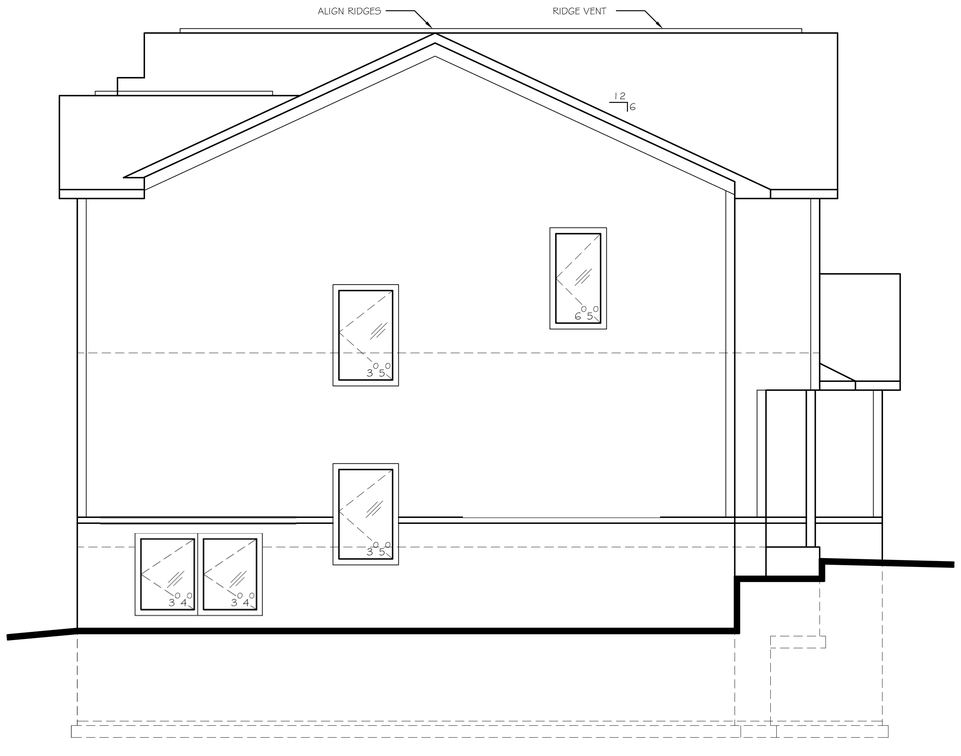
20 / A4

EAST ELEVATION

SCALE: 1/4" = 1'-0"

2021/FERRO RESIDENCE/FR-DRAWINGS.DWG

DATE: FEBRUARY 9, 2021



WEST ELEVATION

20 / A4

WEST ELEVATION

SCALE: 1/4" = 1'-0"

2021/FERRO RESIDENCE/FR-DRAWINGS.DWG

DATE: FEBRUARY 9, 2021

The Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

FERRO RESIDENCE
1014 East Capitol Drive
Hartland, WI

DRAWING NAMES

ELEVATIONS

REVISIONS

PROJECT DATA

DATE: 3/23/2021
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.

A-4

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

GUARDRAIL NOTES:
GUARDRAIL TO BE CONSTRUCTED TO WITHSTAND A LOAD OF 200 LBS. APPLIED AT ANY POINT IN ANY DIRECTION

GUARDRAILS ARE REQUIRED WHERE WALKING SURFACE IS 24" OR MORE ABOVE THE FLOOR OR GRADE BELOW

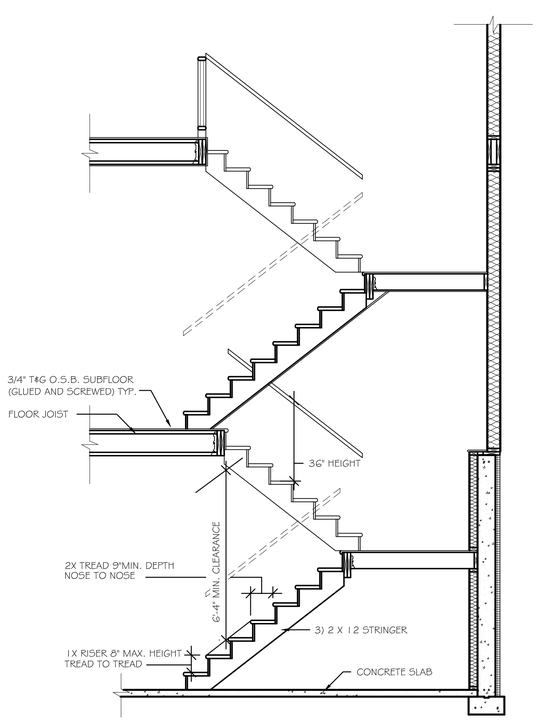
GUARDRAIL TO CONTINUE ALONG OPEN SIDE OF STAIR TYP.

GUARDRAIL HEIGHT: 36" ABOVE WALKING SURFACE

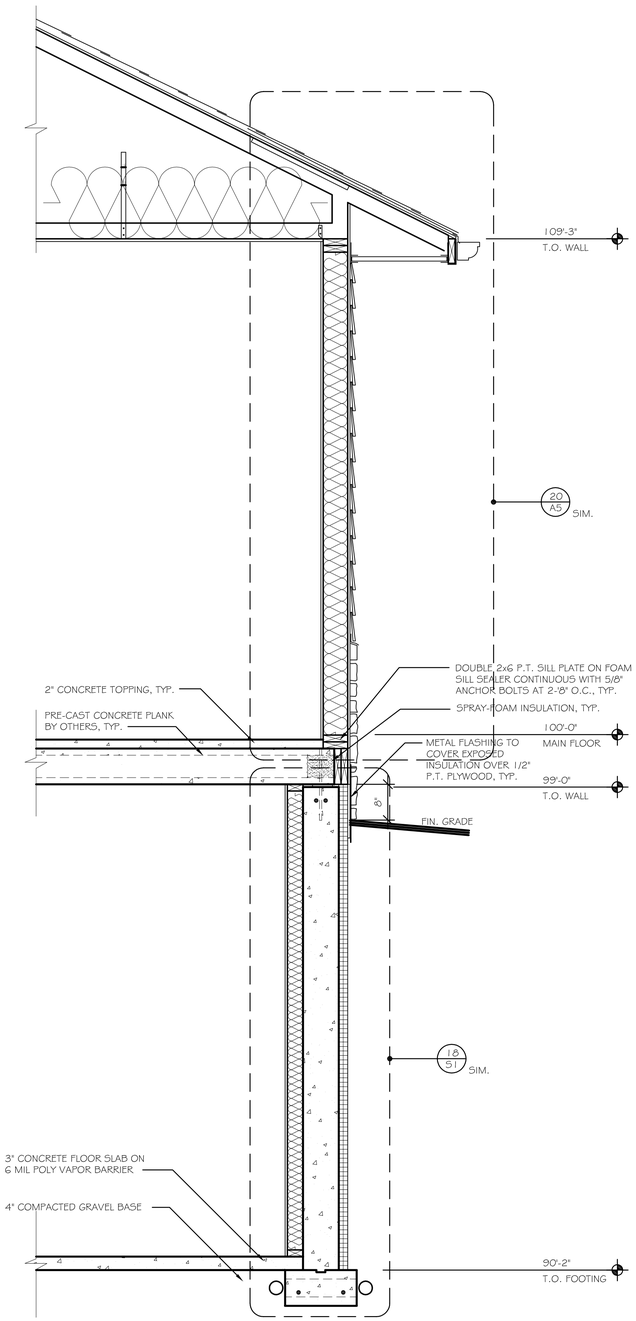
HANDRAILS AND GUARDRAILS TO BE CONSTRUCTED TO PREVENT THE THROUGH-PASSAGE OF A SPHERE WITH A DIAMETER OF 4" OR LARGER

THE TRIANGULAR AREA FORMED BY THE TREAD, RISER AND BOTTOM RAIL SHALL HAVE AN OPENING SIZE THAT PREVENTS THE THROUGH-PASSAGE OF A SPHERE WITH A DIAMETER OF 6" OR LARGER

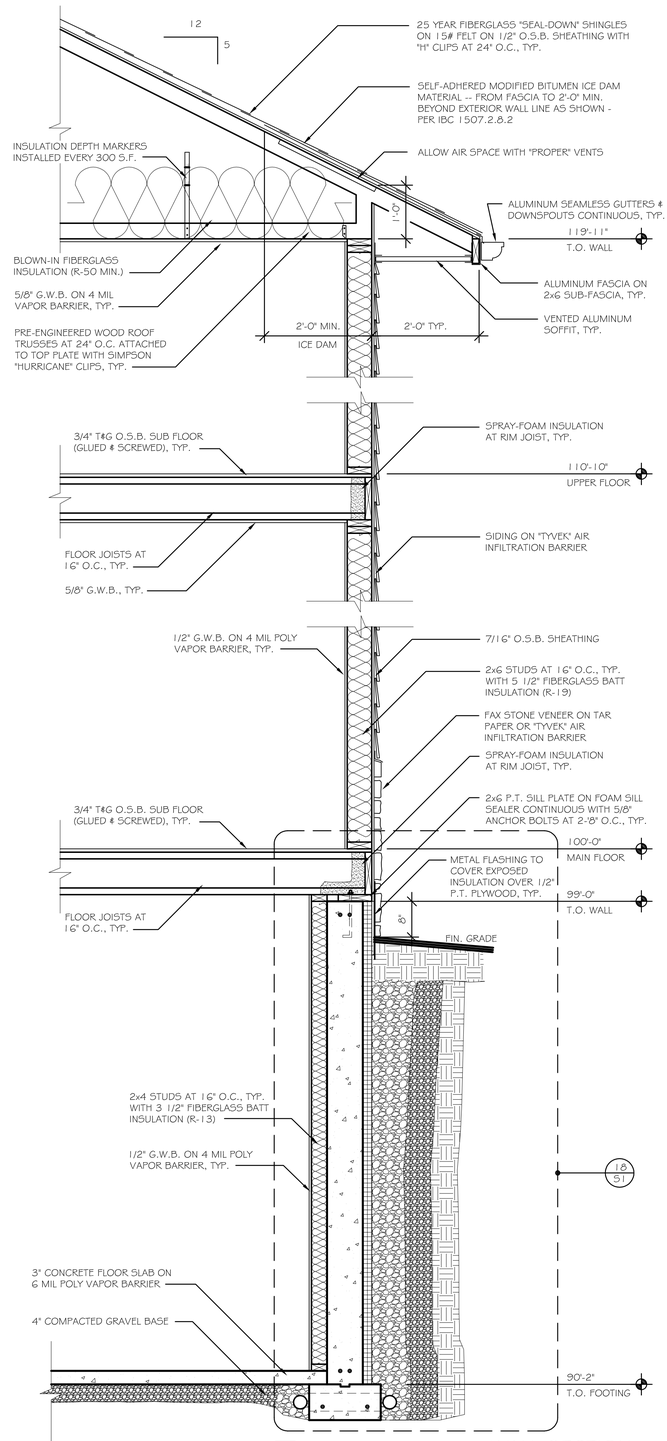
SPINDLES ONLY REQUIRED WHERE ELEVATION OF DECK/STAIR IS $\geq$ 2'-0" ABOVE ADJACENT GRADE



17 / A5 STAIR SECTION
SCALE: 3/8" = 1'-0"
2021/FERRO RESIDENCE/FR-DRAWINGS.DWG
DATE: FEBRUARY 9, 2021



18 / A5 WALL SECTION AT GARAGE
SCALE: 3/4" = 1'-0"
2021/FERRO RESIDENCE/FR-DRAWINGS.DWG
DATE: FEBRUARY 9, 2021



20 / A5 WALL SECTION
SCALE: 3/4" = 1'-0"
2021/FERRO RESIDENCE/FR-DRAWINGS.DWG
DATE: FEBRUARY 9, 2021

The Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

FERRO RESIDENCE
1014 East Capitol Drive
Hartland, WI

DRAWING NAMES
- WALL SECTIONS
- STAIR SECTION

REVISIONS

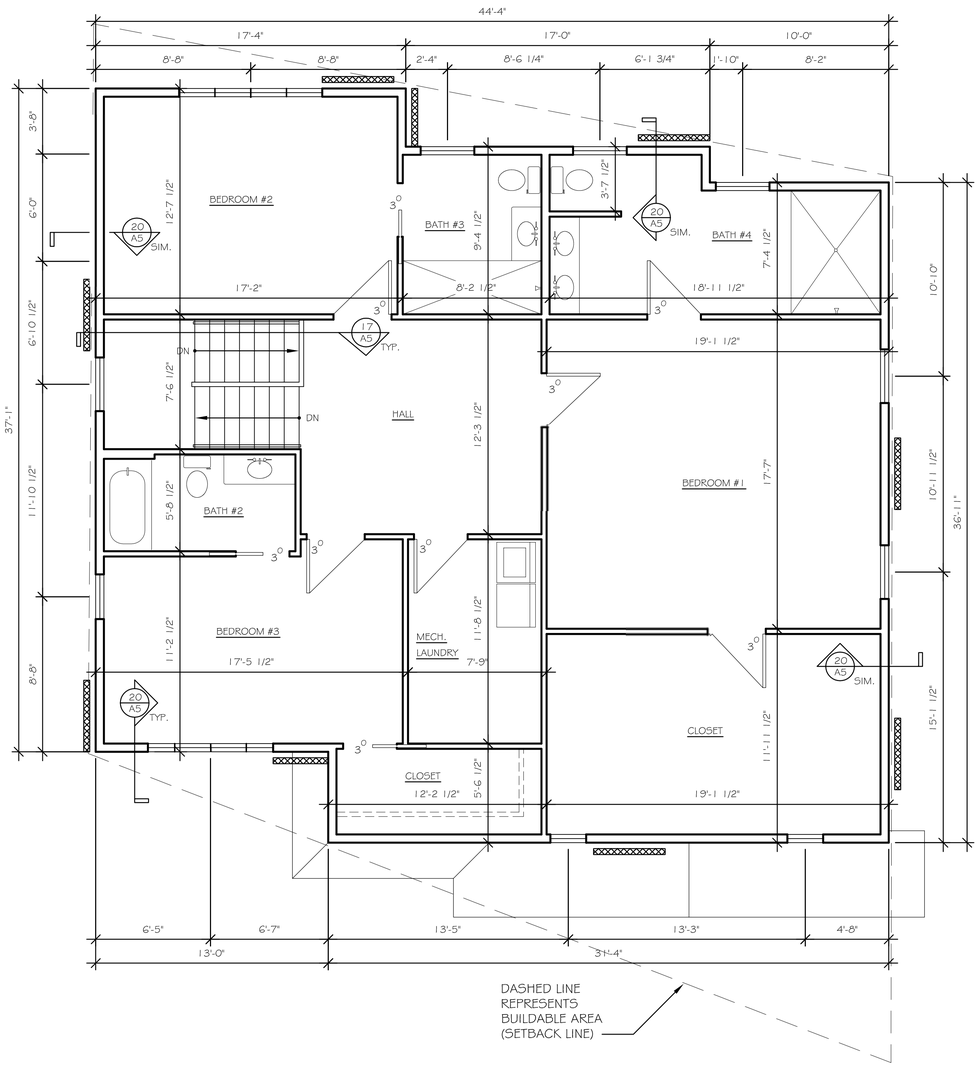
PROJECT DATA
DATE: 3/23/2021
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.
A-5

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

WALL BRACING NOTE:

CONTINUOUSLY SHEATHED - CS-WSP
6" O.C. AT EDGES, 12" IN FIELD (NAILS) OR
3" O.C. AT EDGES, 6" IN FIELD (STAPLES)

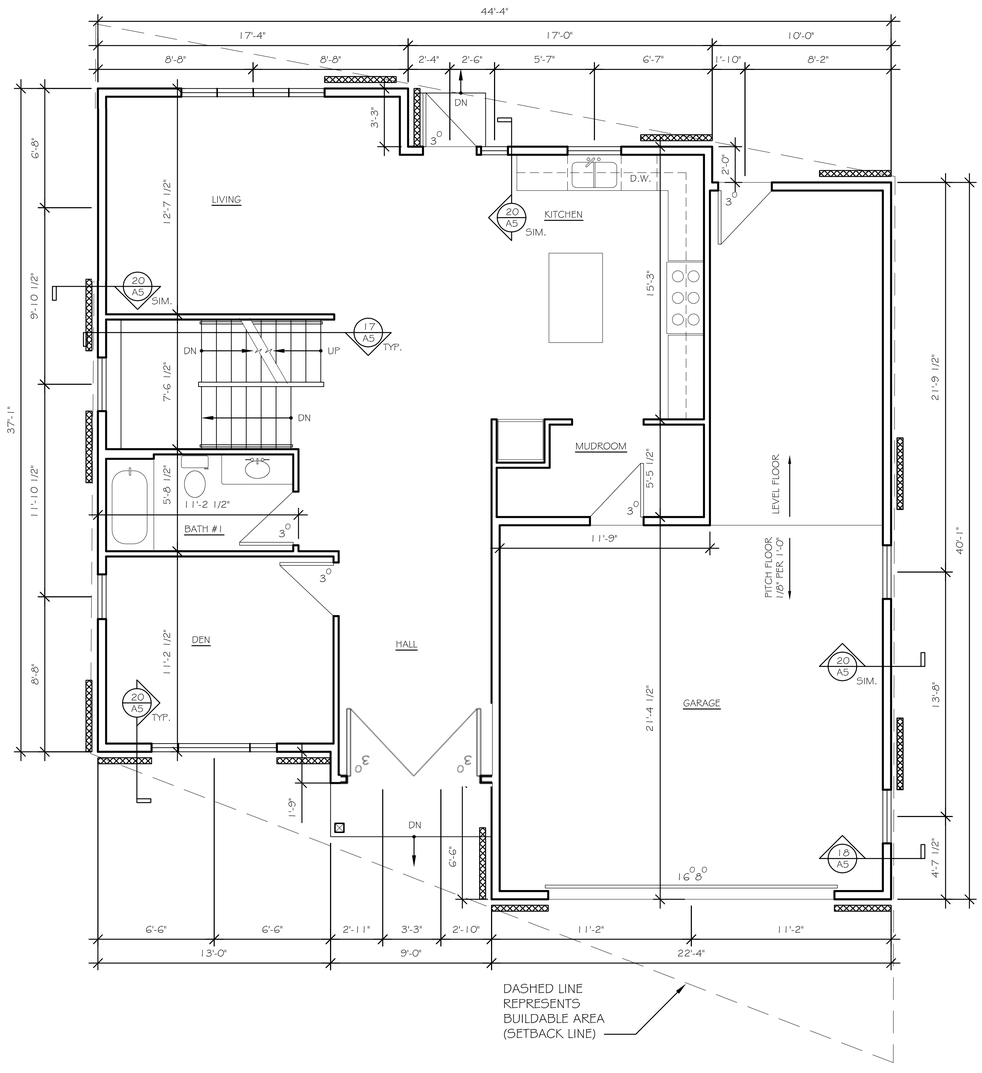


N

18 A1 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
2021/FERRO RESIDENCE/FR-DRAWINGS.DWG
DATE: FEBRUARY 9, 2021

WALL BRACING NOTE:

CONTINUOUSLY SHEATHED - CS-WSP
6" O.C. AT EDGES, 12" IN FIELD (NAILS) OR
3" O.C. AT EDGES, 6" IN FIELD (STAPLES)



N

20 A1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
2021/FERRO RESIDENCE/FR-DRAWINGS.DWG
DATE: FEBRUARY 9, 2021

The Design Alliance Architects, Inc.
(920) 563-3404
1003 Madison Avenue
Fort Atkinson, WI

FERRO RESIDENCE
1014 East Capitol Drive
Hartland, WI

DRAWING NAMES
- MAIN FLOOR PLAN
- UPPER FLOOR PLAN

REVISIONS

PROJECT DATA
- DATE: 3/23/2021
- DRAWN BY: CL
- CHECKED BY: P.W.

SHEET NO.
A-1

Tony Ferro

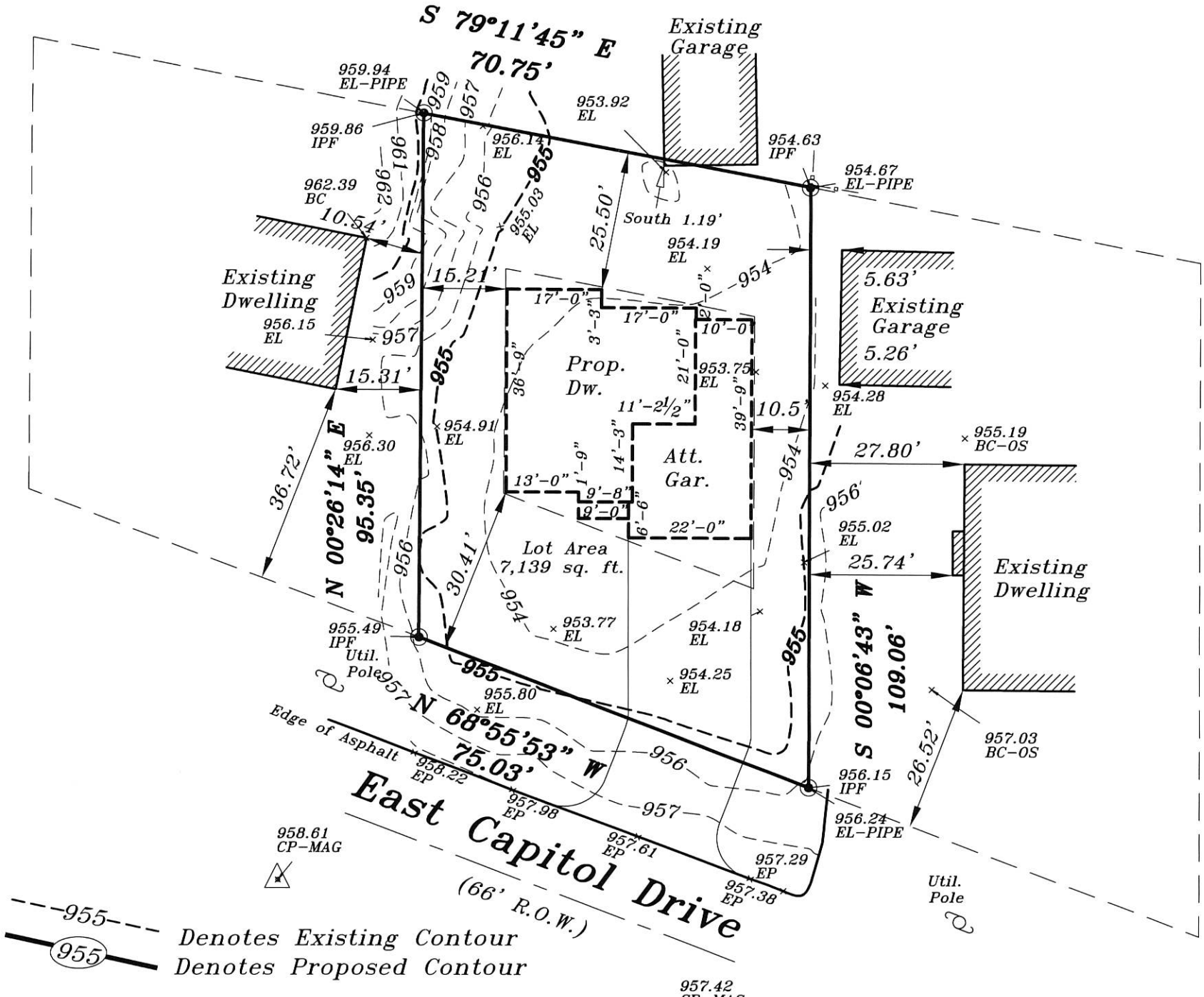
PLAT OF SURVEY

LOCATION: 1014 East Capitol Drive, Hartford, Wisconsin

LEGAL DESCRIPTION: Lot 6 in **PHARES PETERSON SUBDIVISION**, a part of the Northwest 1/4 of the Northeast 1/4 of Section 2, in Township 7 North, Range 21 East, in the Village of Hartland, Waukesha County, Wisconsin.

April 17, 2025

Survey No. 115824



Prop. Gar. Slab
960.67

Prop. T.O.W.
961.0'

Prop. Fin. Yd. Gr.
955.33
960.33
(Per Gr. Plan)

Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner, builder or municipality

WISCONSIN
DENNIS C. SAUER
S-2421
Franklin, WI
LAND SURVEYOR

METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS

8482 South 76th Street
Franklin, Wisconsin 53132
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

◉ — *Denotes Iron Pipe Found*
◎ — *Denotes Iron Pipe Set*

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, 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 THE DATE HEREOF.

SIGNED _____

Dennis C. Sauer
Professional Land Surveyor S-2421

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)

Mr. Servi owns Lot 2 of CSM 11400 (tax key 0428959002). He wants to create a 7 lot single family development upon said lands consisting of two cul-de-sacs together with a storm water management pond.

Proposed Use: Single family residential			
Project Location: SW 1/4 of the SE 1/4 Sec 35, T8N, R18E			
Project Name: Eagle Pass			
Owner: Ken Servi	Phone: 414 791-6367		
Address: 1007 N Pinegrove Court	City: Hartland	State: WI	Zip: 53029-8634
Engineer/Architect: Roth Professional Solutions	Phone: 414 651-0490	FAX: None	
Address: 317 DeWitt Street	City: Portage	State: WI	Zip: 53901
Contact Person: Kalvin K. Klimeck	Phone: 414 651-0490	FAX: None	E-mail: rpsprofessionalsolutions.com

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.

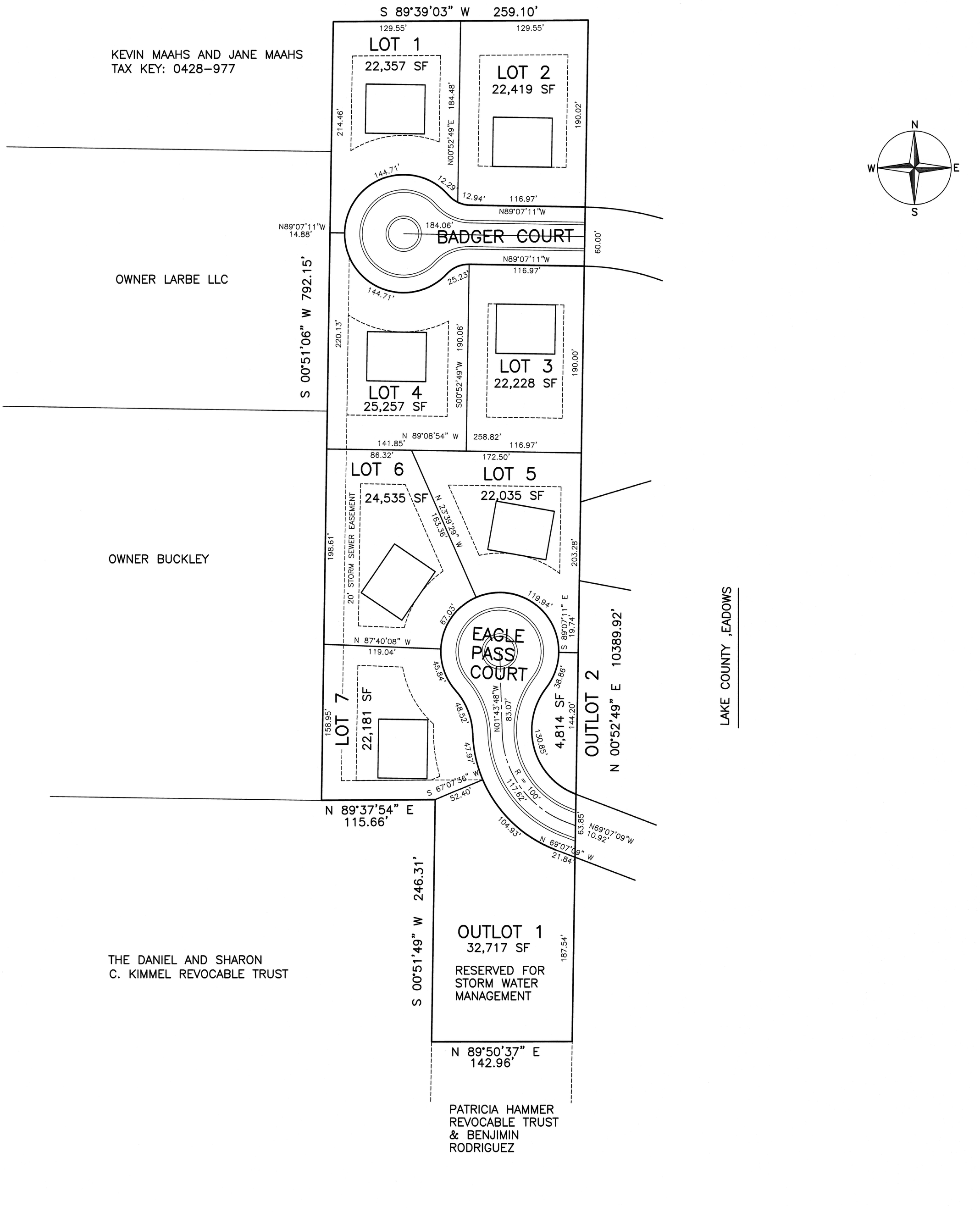
Applications that include site plans must depict the following existing and proposed information:

- 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.

CONCEPT PLAN



NOTES:
1) ALL BUILDING PADS REFLECT DIMENSIONS OF 50' DEEP BY 60' WIDE.
2) ALL LOTS CONTAIN A MINIMUM OF 22,000 SQUARE FEET WITH A 110' WIDTH AT THE BASE SETBACK LINE OF 40'.
3) ZONING: RS-1 SINGLE FAMILY RESIDENTIAL
4 SETBACKS: FRONT 40', SIDES 20', REAR 35'.
5) ALL LOTS TO BE SERVED BY PUBLIC SEWER AND WATER.
6) PER WAUKESHA COUNTY GIS, NO ENVIRONMENTAL CORRIDORS EXIST ON PROPERTY.
7) THE SITE IS CURRENTLY WOODED. TREES WILL BE REMOVED IN THE ARES OF THE PROPOSED ROADWAY, PROPOSED STORM WATER BASIN AND PROPOSED RESIDENTIAL HOME AREA AS NECESSARY FOR CONSTRUCTION.
8) LANDS CONTAINED WITHIN IS ALL OF TAX KEY NUMBER 0428-959-002 OWNED BY SERVI INVESTMENTS.

THIS PLAN PREPARED BY KALVIN K. KLIMECK, P.E., P.L.S OF ROTH PROFESSIONAL SOLUTIONS
315 DE WITT STREET, PORTAGE WISCONSIN 53901
PHONE 414 651-0490
EMAIL kal@rpsprofessionalsolutions.com

FILE: 2024\CONCEPT1
DATED: APRIL 3, 2025
SCALE: 1" = 50'
PREPARED FOR MR. KEN SERVI

WISCONSIN
KALVIN K. KLIMECK
S-2209
JOHNSON CREEK
WISCONSIN
LAND SURVEYOR

KALVIN K. KLIMECK, P.E., P.L.S – S-2209

ANTHONY & HEATHER RADTKE
120 CRYSTAL DR
HARTLAND, WI 53029-1829

AQUINAS INSTITUTE INC
117A PACKERLAND DR
GREEN BAY, WI 54303-4848

GREGORY & KAYLA GALLAGHER
1311 SHELLY LN
HARTLAND, WI 53029-1828

NAWRAS ALSHOUBAKI
1314 SHELLY LN
HARTLAND, WI 53029-1828

TYLER & EMILY ELLIS
310 CRYSTAL DR
HARTLAND, WI 53029-1836

JAIME & WINONA RODRIGUEZ
321 CRYSTAL DR
HARTLAND, WI 53029

JEFFREY & FRANCES DETTMANN
1270 SHELLY LN
HARTLAND, WI 53029

TONY R & SUSAN M PINK
REVOCABLE LIVING TRUST
1230 SHELLY LN
HARTLAND, WI 53029-1800

GARY & STROMBECK REVOCABLE
305 BADGER DR
HARTLAND, WI 53029-1843

JEFFREY A ZEMAN & VICKIE L OTTO
225 BADGER DR
HARTLAND, WI 53029

DOUGLAS & LEAH KARGE
160 CRYSTAL DR
HARTLAND, WI 53029

MICHAEL & KAREN DEJEWSKI
1301 SHELLY LN
HARTLAND, WI 53029-1828

JOHN HENDRICKS & LAURA STACK
1313 SHELLY LN
HARTLAND, WI 53029-1828

BRADY & COURTNEY BEHRENS
1310 SHELLY LN
HARTLAND, WI 53029-1828

JOHN & SHERRY MAKOWSKI
320 CRYSTAL DR
HARTLAND, WI 53029

LISIUS TRUST
1290 SHELLY LN
HARTLAND, WI 53029-1800

CHRISTOPHER & KRISTA ERTL
1260 SHELLY LN
HARTLAND, WI 53029-1800

DAVID & JENNIFER M PAPAK
1210 SHELLY LN
HARTLAND, WI 53029-1800

JEFFREY & NANCY OTT
265 BADGER DR
HARTLAND, WI 53029

JOHN & CANDACE LESCH
220 BADGER DR
HARTLAND, WI 53029-1841

THOMAS & STACY PERSKE
200 CRYSTAL DR
HARTLAND, WI 53029

JAY & SARAH SCHNEIDER
1307 SHELLY LN
HARTLAND, WI 53029

JAMES ULRICH & SUSAN NARDELLI ULRICH
1315 SHELLY LN
HARTLAND, WI 53029

MICHAEL & MARY BERENDES
1304 SHELLY LN
HARTLAND, WI 53029

BARRY Y LIU & XIAO HUA SHI
330 CRYSTAL DR
HARTLAND, WI 53029

PETER & SARA SCHMALZ
1280 SHELLY LN
HARTLAND, WI 53029-1800

CAROLINE MAE CARPENTER &
MAYRE LYNNELL USSERY
1250 SHELLY LN
HARTLAND, WI 53029-1800

SARAMARIE BURCLAW
330 BADGER DR
HARTLAND, WI 53029-1844

MICHAEL & KHANTHALY SAMA
1130 EAGLE PASS
HARTLAND, WI 53029-1837

MARK HOLZBAUER & KATHLEEN SHEAHAN
250 BADGER DR
HARTLAND, WI 53029

ALEX & MICHELLE EBBEN LIVING TRUST
290 BADGER DR
HARTLAND, WI 53029-1841

JEFFREY & KATHLEEN RADAKOVICH
1261 SHELLY LN
HARTLAND, WI 53029-9161

KAREN PETZOLD
1275 SHELLY LN
HARTLAND, WI 53029-1823

STEVEN BELL AND JILL BELL
251 CRYSTAL DR
HARTLAND, WI 53029

DONLEY TRUST
231 CRYSTAL DR
HARTLAND, WI 53029-1831

SUSAN L JASKE
221 CRYSTAL DR
HARTLAND, WI 53029-1831

PAUL & ASHLEY GOLOMSKI
1245 EAGLE PASS
HARTLAND, WI 53029-1839

DAVID & KATHLEEN VAN THIEL
1221 EAGLE PASS
HARTLAND, WI 53029-1839

ANDREW & BRANDICE KONOPKA
1161 EAGLE PASS
HARTLAND, WI 53029

ASHLEY L HOLT
1131 EAGLE PASS
HARTLAND, WI 53029-1838

JEAN A DONOVAN 2020 LIVING TRUST
1124 LISBON AVE
HARTLAND, WI 53029-2232

LAKE COUNTRY MEADOWS HOMEOWNERS ASSOCIATION
1260 SHELLY LN
HARTLAND, WI 53029

JEFFREY & CONSTANCE JORDAN 2016
924 LISBON AVE
HARTLAND, WI 53029-2228

BRIAN & ANITA HALVERSON 2020 LIVING TRUST
1000 LISBON AVE
HARTLAND, WI 53029-2230

JEFFREY & SOPHIA MARIE BIERMAN
1222 LISBON AVE
HARTLAND, WI 53029-2234

MARGIT PROPERTIES LLC
580 INDUSTRIAL DR
HARTLAND, WI 53029

NANCY M OLSON
W284N4226 NORTH SHORE DR
PEWAUKEE, WI 53072-2117

PATRICIA HAMMER REVOCABLE LIVING TRUST & BENJAMIN RODRIGUEZ
C/O DANIEL HAMMER 20261 COUNTRY CLUB DR
ESTERO, FL 33928-2003

SERVI INVESTMENTS LLC
1007 N PINEGROVE CT
HARTLAND, WI 53029-8634

ALEXANDER & LAURA CHANDLER
1100 LISBON AVE
HARTLAND, WI 53029-2232

DANIEL & SHARON C KIMMEL
1034 LISBON AVE
HARTLAND, WI 53029-2330

GREGORY &D KRISTIN SANDEN
1014 LISBON AVE
HARTLAND, WI 53029

JENSEN REVOCABLE TRUST
210 MERTON AVE
HARTLAND, WI 53029

DRAKE KREMIN
918 LISBON AVE
HARTLAND, WI 53029-2228

RANDALL & KAREN HOFFER
914 LISBON AVE
HARTLAND, WI 53029

BRIAN & TINA RIGGS
126 MERTON AVE
HARTLAND, WI 53029

RICHARD & JESSICA EDDY
200 MERTON AVE
HARTLAND, WI 53029-1813

TIMOTHY & REBECCA CULHANE
134 MERTON AVE
HARTLAND, WI 53029

MICHAEL & JUDITH LEACH
206 MERTON AVE
HARTLAND, WI 53029

GEORGE & KAREN BUCKLEY
238 MERTON AVE
HARTLAND, WI 53029

KATHLEEN VANARK
216B MERTON AVE
HARTLAND, WI 53029

MICHAEL & KENDRA EAVES
230 MERTON AVE
HARTLAND, WI 53029-1813

DAVID & MARY INGLISH
REVOCABLE TRUST
N63W29361 WALLSCHLAGER WAY
HARTLAND, WI 53029-9434

CATHY & BRENDAN CURRAN
308 MERTON AVE
HARTLAND, WI 53029-1815

LABRB LLC
N60W25770 WALNUT RD
SUSSEX, WI 53089-3530

KELVIN & JANE MAAHS
338 MERTON AVE
HARTLAND, WI 53029

WILLIAM & CECILIA COONS
912 E CAPITOL DR
HARTLAND, WI 53029-2212

DEBRA PAEPKE
1031 LISBON AVE
HARTLAND, WI 53029-2229

CHEE & JIAN TAN
1101 LISBON AVE
HARTLAND, WI 53029-2231

DAVID & LINDA FELDMANN
1125 LISBON AVE
HARTLAND, WI 53029

PATRICIA A OSTERLING AND
DOROTHY ALLEN
1135 LISBON AVE
HARTLAND, WI 53029

JAMES T SCHWIND
1209 LISBON AVE
HARTLAND, WI 53029

BRUCE & TARI NEUMANN
REVOCABLE
N48W29240 COUNTY RD JK
HARTLAND, WI 53029-2264

THOMAS & MELISSA HENKEL
N48W28984 COUNTY ROAD JK
HARTLAND, WI 53029-2256

BRADLEY &D DAWN KUSSOW
N48W28950 COUNTY ROAD JK
HARTLAND, WI 53029-2256

JOHN & REBECCA FUCHS
N48W28958 COUNTY ROAD JK
HARTLAND, WI 53029-2256

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

May 19, 2025

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

Re: Hartland Senior Development – PUD AMENDMENT
Lot 2 CSM 12091 3.76 Acres - Campus Drive, Hartland, WI

Dear Village of Hartland:

3LP Hartland Senior LLC ("Developer") proposes to modify the previously approved (October 28, 2024) PUD Development Agreement with the Village of Hartland. The full continuum of care Senior Housing development ("Project") remains located on Campus Drive across from Lake Country Lutheran High School on a portion of current Lot 2 (HAV0423981056). Developer is requesting the following two primary modifications to the previously approved development, in order to make this project financially feasible and able to move forward.

1. **ARCHITECTURAL MODIFICATIONS**

   a. Unit Count Increase
      i. Increase of total unit count +6 (from 118 to 124).
      ii. PUD previously allowed maximum of 120 units.

   b. Design Modifications
      i. 4th Floor – Independent Living – removal of rooftop clubroom + outdoor deck → convert to additional units.
      ii. Material Modifications

2. IMPACT FEE WAIVER REQUEST

a. In order to make this project financially feasible, at the ***April 21, 2025***, Plan Commission meeting, we requested waiver of all Village Impact Fees as well as the Village Sewer Connection Fees, totaling $695,599.

Hartland Senior				
124 Units	**Village 2025 Estimate**		**Developer Pays**	
Impact Fee	$	204,776		***WAIVER***
Village Sewer Connection Fees	$	490,770		***WAIVER***
Del-Hart Sewer Connection Fees	$	570,255	$	570,255
Total Fees	$	1,265,801	$	570,255
$/Unit	*$*	*10,208*	*$*	*4,599*

b. Following feedback and additional discussion with Hartland Village Board, we analyzed even further actual usage for this development. There are select Impact Fees that this use will not utilize (Library and Park). Additionally, the actual utility usage of this use vs. single-family residential home is estimated at ***37%***. Therefore, given the overall impact, tax benefits, challenging site cost, and need of this development, Developer requests that the developer pays Impact & Utility Sewer fees that are ***actually*** applicable to this development:

   i. Total Estimated Impact + Sewer Fees = $1,265,801
   ii. Developer Pays = $882,927 (70%)
      1. Includes: all Impact Fees (except Library & Park), 100% Del-Hart Sewer Connection Fees, and 37% of Village + Regional Sewer Connection Fees (i.e. actual estimated usage).
   iii. Village Waives = $382,874 (30%)
      1. Includes: waiver of Library + Park Impact Fees and balance of Village + Regional Sewer Connection Fees (i.e. portion that development NOT estimated to use).

Hartland Senior				
124 Units	**Village 2025 Estimate**		**Developer Pays**	
Impact Fee	$	204,776	***$***	***131,120***
Village Sewer Connection Fees	$	490,822	***$***	***181,604***
Del-Hart Sewer Connection Fees	$	570,203	$	570,203
Total Fees	$	1,265,801	$	882,927
$/Unit	*$*	*10,208*	*$*	*7,120*

All other components of development remain unchanged, as previously approved.

This request and corresponding updated materials will be presented at the scheduled Hartland Plan Commission meeting on May 19, 2025. We look forward to further discussing the challenges this development has encountered since original approval, what we have done to mitigate significant portion of such, and why the above two requests are needed in order to make this project financially feasible for this community.

We appreciate the continued collaborative efforts with the Village of Hartland to make an Impact through Real Estate and bring another great development to the community.

Thank you,

John T. Ford
Chief Development Officer

Exhibit A – TLP Hartland Senior Resubmittal PC Meeting 2025_0519

Hartland Senior Living

Design Modification & Impact Fee Waiver Discussion

Plan Commission – May 19th, 2025

THREE LEAF PARTNERS

B1 NORTHEAST ELEVATION
1/8" = 1'-0"

MASONRY REDUCTION AREA

ELEVATION AS APPROVED
10/21/2024

TOTAL MASONRY VENEER: 32%

B1 NORTHEAST ELEVATION
1/8" = 1'-0"

UPDATED ELEVATION
4/14/2025

TOTAL MASONRY VENEER: 19.5%

B3 **COURTYARD - NORTHWEST ELEVATION**
1/8" = 1'-0"

B1 **SOUTHWEST ELEVATION**
1/8" = 1'-0"

ELEVATIONS AS APPROVED
10/21/2024

B1 **COURTYARD - NORTHWEST ELEVATION**
1/8" = 1'-0"

B4 **SOUTHWEST ELEVATION**
1/8" = 1'-0"

UPDATED ELEVATIONS
4/14/2025

SENIOR LIVING DEMAND

A recent report from The Wall Street Journal shows there's an opportunity to build more high-quality places for seniors to live. Here's what they found:

Older Population is Aging Fast:

- The oldest Baby Boomers will turn 80 within the next year.

Huge Population Growth Ahead:

- The number of people in the U.S. aged 80 and older is expected to grow from 4 million today to nearly 19 million by 2030.

Not Enough Senior Housing:

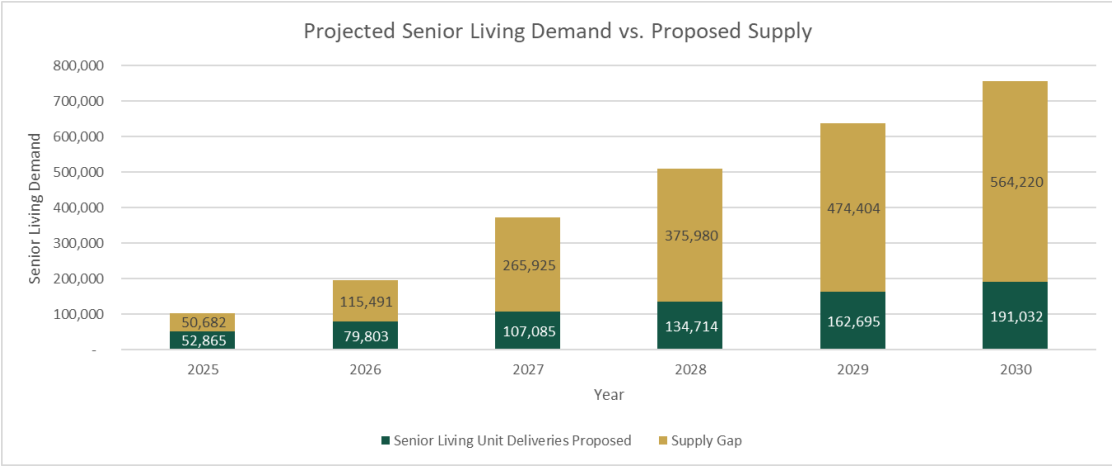
- To keep up with this growth, the U.S. will need approximately 560,000 new senior living units in the next five years, but only around 191,000 units are currently planned — a large gap.

Affordability of Senior Housing:

- Baby Boomers are the wealthiest generation in U.S. history. Over 40% can pay for senior housing with their income alone.

What Will Be Successful?

- The most successful new communities will be those that offer luxury features and services that wealthier seniors want.



Shown above:
Data provided by NIC Map providing purpose-built data exclusively for senior housing

HARTLAND SENIOR LIVING DEMAND

Continued strong demand with options essentially full

ANALYSIS FOCUS

1. CONSTRUCTION: strategically generated long list of potential budget considerations. Evaluated with entire design team and put cost impacts to each. 26 total items accepted totaling approximately **$1MM reduction** to overall project cost. Largest impact was reduction of masonry on exterior rear of building.

2. DESIGN: in further evaluating competitive set, we felt our amenities + common area SF was stronger than needed to be. Therefore, we eliminated the rooftop club room + deck on 4th floor of IL and converted two other smaller areas of building from common area to additional units (i.e. rentable SF).
   +6 additional units → 124 Units.

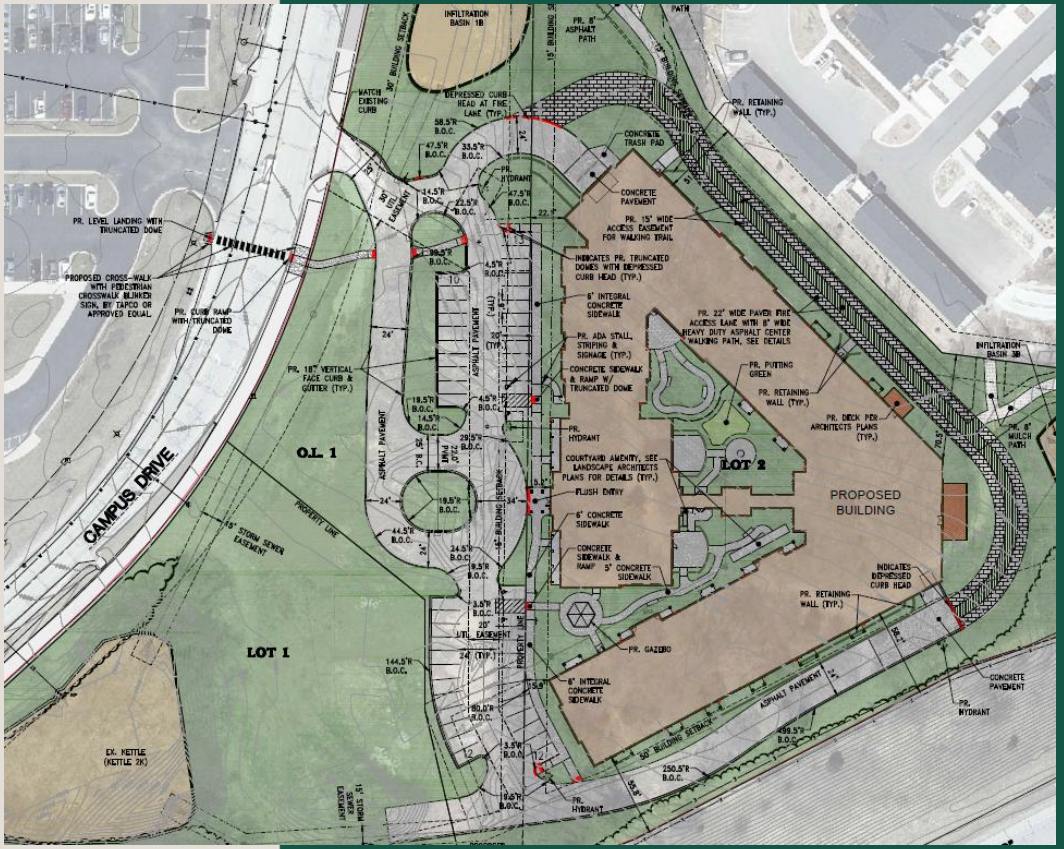
3. REVENUE: updated current market study as well as engaged additional third-party competitive set market study company to analyze market further to assure most optimal revenue structure.

4. OPERATING EXPENSES: worked with operator to gain additional operating efficiencies to provide most competitive structure to support the development.

$3MM
($25,000/unit)

Remaining Financial Gap
$800k +/-

SITE CHALLENGES



THREE LEAF PARTNERS

SITE CHALLENGES

This development site has significant challenges. Catalyst construction outlined 6 main issues that contributed to increased cost.

The total added site cost impact exceeds $540,000.

Construction Pricing - Added Site Costs from Catalyst Construction			
Issue #1	Additional Grading due to Existing Topography		65,000
Issue #2	Inefficient Parking & Road Circulation on Site due to Property Shape		30,000
Issue #3	Loop Fire Lane Behind Building		125,000
Issue #4	Retaining Walls on Site Required Due to Adjacent Site Topography		25,000
Issue #5	Additional Stormwater Infrastructure Work		75,000
Issue #6	Additional Building Façade Costs Due to Topography Requirements		190,000
Total Added Site Costs			510,000
GC Contingency		2.00%	10,200
GC Insurance		1.10%	5,722
GC Fee		3.00%	15,778
Total Added Site Cost Impact			**541,700**

CURRENT IMPACT FEES

The chart on the right outlines the impact and sewer connection fees for this development. It totals approximately $1,265,801.

The chart on the bottom indicates the impact and sewer fees that do not include the Del-Hart Sewer Connection Fees. The Del-Hart Fees are $570,203. The remaining fees are $695,599.

Impact Fees	20 Units	20 Units	84 Units	5,000 SF
	MC	AL	IL	Community
Law	16	16	24	0.008
Fire	55	55	82	0.029
DPW	944	944	944	0.427
Library	458	458	458	-
Parks	136	136	136	-
Total Per Unit	**1,609**	**1,609**	**1,644**	**0.464**
Total Impact Fees per Unit Type	32,180	32,180	138,096	2,320
Total Impact Fees				**204,776**

Sewer Connection Fee		20 Units	20 Units	84 Units	1 Unit
		MC	AL	IL	Community
		0.5 per Unit	0.5 per Unit	1.0 per Unit	1.0 per Unit
Del-Hart	5,430.50/unit	2,715	2,715	5,431	5,431
Village	2,984.50/unit	1,492	1,492	2,985	2,985
Regional	1,690.00/unit	845	845	1,690	1,690
Total Per Unit		**5,053**	**5,053**	**10,105**	**10,105**
Total Sewer Fees per Unit Type		101,050	101,050	848,820	10,105
Total Sewer Fees					**1,061,025**

Total Impact and Sewer Connection Fee	**1,265,801**

Del-Hart Fee Breakout			
MC	AL	IL	Community
0.5 per Unit	0.5 per Unit	1.0 per Unit	1.0 per Unit
54,305	54,305	456,162	5,431
		Total	**570,203**
		All Impact + Sewer Fees	1,265,801
		Remaining Fees	**695,599**

THREE LEAF PARTNERS

TAX ANALYSIS

The tax impact this senior living use brings to the village is significant.

The total estimated taxes of this building will be $250,000+ annually (or $67,000+ per acre).

Approximately 70 single family homes would need to be built to equal the tax assessment for this development.

Those homes would span across 35+ acres. The same $250,000+ tax impact in single family homes equates to $7,300 per acre, almost $60,000+ less per acre than the senior living use.

Tax Analysis		
Assessment Value	25,000,000	
Mill Rate	1.024%	
Estimated Tax	**256,000**	
Total Site Acreage	3.765	
Average Single Family Home Value (2023 Census Data)	358,000	
Average Assessment Ratio	90%	
Average Tax Assessment Per Home	322,200	
Number of Homes Needed to Match Single Family	70	
Average Lot Size in Hartland, WI	0.5	acres
Total Site Acreage for Single Family Homes	35	acres
Single Family Tax Amount Per Acre	**7,332**	**per acre**
Senior Living Tax Amount Per Acre	**67,995**	**per acre**
Difference per acre	**60,663**	

UTILITY USAGE ANALYSIS

Trio Engineering estimated the total gallons of water / sanitary usage by this development (28,317 gallons per day). Comparing to single-family homes, this development would use approximately 37% of the water a single-family home would use.

Waterflow Usage Analysis - Trio Engineering

For a Senior Living Facility - Only

Use Designation	Gallons Per Capita Per Day	People Per Unit	GPCD/Unit	Number of Users	Gallons Per Day (Peak)	Cubic Feet Per Second
Independent Living	250	1.2	300	84	25,200	0.039
Assisted Living	65	1.2	78	20	1,560	0.002
Memory Care	65	1	65	20	1,300	0.002

Use Designation	Gallons Per Day	Peak Usage Add	Shifts	GPCD/ FTE	Number of Users	Gallons Per Day (Peak)	
Employees	13	150%	3	6.5	39.6	257	0.000

Total Water Usage for this Senior Living Facility (Peak) - In Gallons	28,317	0.044

Break-Out - Substituting IL Units for Single-Family Flows

Use Designation	Gallons Per Capita Per Day	People Per Lot	GPCD/Unit	Number of Users	Gallons Per Day (Peak)	Cubic Feet Per Second
Single Family Home	250	3.5	875	84	73,500	0.114
Assisted Living	65	1.2	78	20	1,560	0.002
Memory Care	65	1	65	20	1,300	0.002

Use Designation	Gallons Per Day	Peak Usage Add	Shifts	GPCD/ FTE	Number of Users	Gallons Per Day (Peak)	
Employees	13	150%	3	6.5	39.6	257	0.000

Total Water Usage for this Senior Living Facility (Peak) - In Gallons	76,617	0.119

	Total Gallons Used Per Day
Estimated Flows - Senior Living	28,317
Estimated Flows - Single-Family Homes	76,617
Difference	48,300
% Difference	37.0%

FEE REQUEST

PROPOSAL:

Total Estimated Impact + Sewer Fees:
$1,265,801

Developer Pays:
$882,927
- Impact Fees (except Library + Park)
- Del-Hart Sewer Connection Fees
- 37% of Village + Regional Sewer Connection Fees

Village Waives:
$382,874
- Waive Library + Park Impact Fees
- 63% of Village + Regional Sewer Connection Fees

SUMMARY:

1. Hartland Comprehensive Plan - Senior Living is key to the village's housing diversity goals. Families want to live nearby loved ones. Not having options will have trickle down economic affect on community.

2. Senior Impact Fee Usage – current Impact + Sewer connection fees are imbalanced for use. The impact of senior living on library and parks is minimal.

3. Water / Utility Usage: this development uses **37%** of the utilities that 124 single-family homes use in gallons per day.

4. Tax Impact: this development brings in $60,000+ more dollars **per acre** than a single-family development. Additionally, a single-family subdivision would have added utility / road infrastructure cost, snow removal, and trash collection for homes on approximately 35 acres +/- (assuming ½ acre lots) vs. 3.765 acres for this Senior development.

5. Construction Impact: the difficulty of the site adds an additional **$540,000** +/- to the total development cost. This is primarily due to additional fire lane access, topography requirements, and stormwater infrastructure work.

To achieve a financially feasible project that is vital for the community of Hartland, Three Leaf would propose reducing only those Impact Fees that are applicable to this development. This equates to paying 37% of the village and regional sewer connection fees commensurate with utility usage by the facility. Waiving the remaining 63% is approximately 309,000. Additionally, we are asking for the library and parks portion of the impact fees be waived due to limited / no senior involvement. This equates to approximately 73,000.

THREE LEAF PARTNERS