VILLAGE BOARD AGENDA
MONDAY, AUGUST 24, 2020
6:30 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVENUE

Call to Order
Roll Call

Pledge of Allegiance – Trustee Dorau

Public Comments: Please be advised the Village Board 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 Village President's discretion.

1. Consideration of a motion to approve Village Board minutes of August 10, 2020.

2. Consideration of a motion to approve vouchers for payment.

3. Consideration of actions related to Licenses and Permits.
    a. Consideration of a motion to approve Operator's (Bartender) Licenses

4. Items related to proposed rezoning of the property at 415 W. Capitol Drive
    a. Second reading of Bill for an Ordinance No. 08-10-2020 "An Ordinance To Amend The Official Zoning Map Of The Village Of Hartland".

5. Presentation of plans for remodeling the Village Board Room and Administration Service Counter by BSI Architectural project team.
    a. Discussion and action on the administrative Services Counter.
    b. Discussion and action on the Village Board Room Remodeling Project.

<u>Items referred from the August 17, 2020 Plan Commission meeting</u>

6. Consideration of a motion to approve an Extraterritorial Certified Survey Map in the Town of Delafield.

7. Consideration of a motion to approve plans for construction of Units 35-40 and Units 43-44 in the Bristlecone Pine Condominiums and to approve Amendment #17 of the Declaration of Covenants, Conditions, and Restrictions of the Bristlecone Pines.

<u>Other items for Consideration</u>

8. Consideration of a motion to approve Resolution No. 08/24/2020 "A Resolution Pledging That The Village Board Of The Village Of Hartland Will Expend Funds Necessary For The Hartland Public Library To Exempt The Village From The Waukesha County Library Levy".

9. Discussion and consideration of conceptual site plan and building plans for Prairie Wind Townhomes on E. Imperial Drive.

10. Consideration of a motion to approve a contract with Let Kids Fly for use of the soccer field at Centennial Park.

11. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.

11. Adjournment.

Tim Rhode, Village Administrator

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 Darlene Igl, Village Clerk, at 262-367-2714. The Municipal Building is handicap accessible.

Individuals attending public meetings in person will be required to **maintain appropriate social distancing**, (i.e., maintain a 6-foot distance) and be **free of symptoms** related to COVID-19.

To participate via Zoom in the Village of Hartland Board meeting, please dial 1 (312) 626-6799. The Meeting ID is 862 0032 1488.

VILLAGE BOARD MINUTES
MONDAY, AUGUST 10, 2020
6:30 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVENUE

Call to Order
Roll Call

Present: Trustees Anson, Dorau, Meyers, Wallschlager, Ludtke, Conner, President Pfannerstill

Others Present: Administrator Rhode, Finance Director Bailey, Clerk Igl, Police Chief Misko, Utility Operations Supervisor Felkner, Operations Supervisor Gerszewski, Ken Patterson, David Van Slett.

Pledge of Allegiance – Trustee Meyers

Public Comments: Please be advised the Village Board 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 Village President's discretion. None.

1. Motion (Meyers/Anson) to approve Village Board minutes of July 13, 2020 with a correction noted. Carried (7-0).

2. Motion (Wallschlager/Conner) to approve vouchers for payment in the amount of $747,835.79. Carried (6-0). Meyers abstained.

3. Consideration of actions related to Licenses and Permits.
    a. Motion (Ludtke/Dorau) to approve Operator's (Bartender) Licenses. Carried (7-0).

4. Motion (Meyers/Ludtke) to adopt Resolution No. 08-10-2020 "A Resolution Establishing the Location for the November 2020 Election in the Village of Hartland." Carried (7-0).

<u>Items referred from the July 20, 2020 Plan Commission meeting</u>

5. Items related to proposed rezoning of the property at 415 W. Capitol Drive
    a. **Public Hearing** to receive comment on the proposed rezoning from I-1 Institutional District to RS-5 Single-Family Residential Estate District.

        President Pfannerstill opened the Public Hearing at 6:34 p.m. David Van Slett, representing Zion Lutheran Church, provided background on the request stating that progress was halted by the possible sale of the entire parcel. The Public Hearing was closed at 6:36 p.m.

    b. First reading of Bill for an Ordinance No. 08-10-2020 "An Ordinance To Amend The Official Zoning Map Of The Village Of Hartland". This item will be placed on the next Village Board agenda for a second reading.

Other items for Consideration

6. Consideration of a motion to authorize staff to complete and submit a Simplified Rate Case Water Utility Rate increase on behalf of the Hartland Water Utility.

   Finance Director Bailey stated that it has been four years since the last water rate increase. He stated that the formula confirmed that the Village is eligible for a 3% increase in December. He stated that for average users it would be an increase of $3 - $4 per quarter and would increase the utility's revenue approximately $45,000 per year. Motion (Meyers/Ludtke) to authorize staff to complete and submit a Simplified Rate Case Water Utility Rate increase on behalf of the Hartland Water Utility. Carried (7-0).

7. Consideration of a motion to approve banners for the Sidewalk Sale on August 29, 2020.

   It was stated that the BID and other groups sponsor the Sidewalk Sale event. Motion (Dorau/Anson) to approve banners for the Sidewalk Sale on August 29 as temporary signs not to exceed 30 days. Carried (7-0). Chief Misko commented on Village sign ordinances stating that the department regularly deals with signs in the right of way.

8. Consideration of a motion to approve a contract for the replacement of playground equipment with Lee Recreation LLC in the amount of $25,636.

   Operations Supervisor Gerszewski stated that the proposed replacements will bring the equipment up to the standards for safety. An annual inspection conducted last spring resulted in the recommendations for replacements. He stated that the Park and Recreation Board reviewed the proposed replacements last year at budget time. Gerszewski stated that he had checked references and did visual inspections on projects of Lee Recreation's with positive results. Trustee Ludtke confirmed with Gerszewski that DPW staff checked the items against the outdoor recreation plan. It was stated that funds are in the 2020-2021 borrowing. Motion (Ludtke/Dorau) to approve a contract for the replacement of playground equipment with Lee Recreation LLC in the amount of $25,636. Carried (7-0).

9. Consideration of a motion to approve Change Order No. 1 for an increase of $26,424.16 and Contractor's Application for Payment No. 5 in the amount of $201,989.38 to Musson Brothers, Inc. for the Sunnyslope Drive Utility Improvements.

   Utility Operations Supervisor Felkner outlined additions to work on the project recommending approval of Change Order #1 and Payment #5. Motion (Conner/Anson) to approve Change Order No. 1 for an increase of $26,424.16 and Contractor's Application for Payment No. 5 in the amount of $201,989.38 to Musson Brothers, Inc. for the Sunnyslope Drive Utility Improvements. Carried (7-0).

10. Consideration of Board, Commission and Committee appointments as presented by Village President Pfannerstill.

President Pfannerstill appointed Ken Patterson to the Police & Fire Commission. Mr. Patterson was presented and provided his background information for the Board. Motion (Meyers/Dorau) to confirm the appointment as made. Carried (7-0).

11. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.

    Trustee Meyers commented that he has received complaints about delivery vehicles and urged citizens that have issues to contact the Police Department using the non-emergency number.

    Trustee Ludtke and Trustee Anson commended the DPW for a job well done on managing the road construction project on Merton Ave.

    Trustee Ludtke stated she was made aware of political signs being removed from front lawns. She urged residents to call the non-emergency Police Department number to report these concerns and asked that residents not approach the individuals involved.

    Chief Misko stated provided updates on recent Police Department calls including sex offenders relocating out of the Village, a search warrant resulting in the arrest of an individual in possession of child pornography and an incident/accident on Hwy 83.

    Residents were reminded of the Partisan Primary Election scheduled for August 11, 2020.

12. Adjournment.

    Motion (Ludtke/Dorau) to adjourn at 7:09 p.m.

    Respectfully submitted,

    Darlene Igl
    Village Clerk

TO: Village President & Board of Trustees

FROM: Kinsey Detert, Fiscal Clerk

DATE: August 19, 2020

RE: Voucher List

Attached is the voucher list for the August 24, 2020 Village Board meeting.

August 24, 2020 Checks:	$ 187,104.07
Total amount to be approved:	**$ 187,104.07**

VILLAGE OF HARTLAND
VOUCHER LIST - AUGUST 24, 2020

Account Descr	Search Name	Comments	Amount
EXPENSE Descr			
G 620-14200 CUSTOMER ACCOUNTS RECEIVABLE	ANDERSON HOMES	DUPLICATE WATER/SEWER PAYMENT 259 FOUR WINDS	$325.06
G 204-14200 CUSTOMER ACCOUNTS RECEIVABLE	ANDERSON HOMES	DUPLICATE WATER/SEWER PAYMENT 259 FOUR WINDS	$309.94
G 101-23000 SPECIAL DEPOSITS	JORDYN MAKI	BOUNCE HOUSE DEPOSIT	$100.00
R 101-46730 RECREATION CLASSES	STACEE SOWLE	SMART SITTER	$53.00
G 101-21515 SALES TAXES PAYABLE	THOMAS LAMP	PARK SHELTER RENTAL CANCELLATION	$3.75
R 101-46720 PARK RENTALS	THOMAS LAMP	PARK SHELTER RENTAL CANCELLATION	$75.08
G 403-31890 LAKE CTRY LUTH HS DEV	VON BRIESEN & ROPER	LEGAL SERVICES	$2,931.50
G 403-31842 SENDIKS	VON BRIESEN & ROPER	LEGAL SERVICES	$779.00
G 403-31842 SENDIKS	VON BRIESEN & ROPER	LEGAL SERVICES	$1,660.50
G 403-31842 SENDIKS	VON BRIESEN & ROPER	LEGAL SERVICES	$471.50
G 403-31890 LAKE CTRY LUTH HS DEV	VON BRIESEN & ROPER	LEGAL SERVICES	$8,384.50
G 403-31890 LAKE CTRY LUTH HS DEV	VON BRIESEN & ROPER	LEGAL SERVICES	$3,157.00
G 204-34187 FWW LIFT STATION REPLACEMENT	WE ENERGIES	JULY-AUG FWW LIFT STATION	$62.30
EXPENSE Descr			$18,313.13
EXPENSE Descr AMBULANCE			
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	AIRGAS USA LLC	OXYGEN	$270.87
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	BATTERY PRODUCTS INC	BATTERIES	$131.70
E 101-52300-360 VEHICLE MAINT/EXPENSE	BIEBELS TRUE VALUE	MOTOR OIL	$25.08
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	EMERGENCY MEDICAL PRODUCTS	EMS SUPPLIES	$46.39
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	EMERGENCY MEDICAL PRODUCTS	EMS SUPPLIES	$204.86
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	EMERGENCY MEDICAL PRODUCTS	EMS SUPPLIES	$320.55
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	LAKE COUNTRY FIRE & RESCUE	NATIONAL REGISTRY TESTING FEE	$150.00
E 101-52300-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	ONSITE HOURS	$60.00
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	TELEFLEX	EZ 15MM NEEDLES	$379.50
E 101-52300-300 OPERATING SUPPLIES/EXPENSES	WCTC(BILLING)	EMS CLASSES	$1,181.89
EXPENSE Descr AMBULANCE			$2,770.84
EXPENSE Descr CABLE TELEVISION			
E 101-55370-290 OUTSIDE SERVICES/CONTRACTS	NELSON, WAYNE	HOMETOWN CELEBRATION PARADE SETUP	$212.00
EXPENSE Descr CABLE TELEVISION			$212.00
EXPENSE Descr DEBT SERVICE			
E 301-58000-305 EXPENSES-OTHER	EHLERS & ASSOCIATES	2020 CONTINUING DISCLOSURE REPORTING	$3,300.00
EXPENSE Descr DEBT SERVICE			$3,300.00
EXPENSE Descr ELECTIONS			
E 101-51440-300 OPERATING SUPPLIES/EXPENSES	BIEBELS TRUE VALUE	CLAMPS	$69.61
EXPENSE Descr ELECTIONS			$69.61

Account Descr	Search Name	Comments	Amount
EXPENSE Descr FINANCIAL ADMINISTRATION			
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	DIVERSIFIED BENEFIT SERVICES	AUG HRA DAMN SERVICES	$168.51
E 101-51500-319 COVID-19 EXPENSES	ONTECH SYSTEMS, INC	LAPTOP	$845.00
E 101-51500-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	ONSITE HOURS	$212.48
E 101-51500-319 COVID-19 EXPENSES	WAUKESHA CTY TREASURER (515)	MASKS	$135.00
EXPENSE Descr FINANCIAL ADMINISTRATION			$1,360.99
EXPENSE Descr FIRE PROTECTION			
E 101-52200-360 VEHICLE MAINT/EXPENSE	10-33 VEHICLE SERVICES	HAND HELD SIREN	$395.34
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	BATTERY PRODUCTS INC	BATTERIES	$95.60
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	BATTERY PRODUCTS INC	BATTERIES	$164.10
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	BATTERY PRODUCTS INC	BATTERIES	$36.96
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	BATTERY PRODUCTS INC	BATTERIES	$131.70
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	BIEBELS TRUE VALUE	BLADES FOR CHAINSAW	$226.93
E 101-52200-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	ONSITE HOURS	$60.00
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	WCTC(BILLING)	FIRE CLASSES	$411.08
E 101-52200-290 OUTSIDE SERVICES/CONTRACTS	WI DEPT OF JUSTICE (CHKS)	RECORD CHECKS	$385.00
E 101-52200-300 OPERATING SUPPLIES/EXPENSES	XEROX CORPORATION	JUNE-JULY COPIER	$46.11
EXPENSE Descr FIRE PROTECTION			$1,952.82
EXPENSE Descr GENERAL ADMINISTRATION			
E 101-51400-210 LEGAL SERVICES	BUELOW VETTER BUIKEMA OLSON &	LEGAL SERVCICES	$147.50
E 101-51400-210 LEGAL SERVICES	BUELOW VETTER BUIKEMA OLSON &	LEGAL SERVCICES	$2,009.00
E 101-51400-290 OUTSIDE SERVICES/CONTRACTS	ETI CORP	BUSINESS LICENSE MANAGER SUPPORT/UPDATE	$284.00
E 101-51400-300 OPERATING SUPPLIES/EXPENSES	HARTLAND SERVICE INC	CHECK CHARGING SYSTEM	$122.50
E 101-51400-300 OPERATING SUPPLIES/EXPENSES	OFFICE PRO INC	OFFICE SUPPLIES	$57.46
E 101-51400-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	ONSITE HOURS	$180.00
E 101-51400-210 LEGAL SERVICES	VON BRIESEN & ROPER	LEGAL SERVICES	$2,845.50
E 101-51400-210 LEGAL SERVICES	VON BRIESEN & ROPER	LEGAL SERVICES	$2,542.00
E 101-51400-210 LEGAL SERVICES	VON BRIESEN & ROPER	LEGAL SERVICES	$1,684.00
E 101-51400-210 LEGAL SERVICES	VON BRIESEN & ROPER	LEGAL SERVICES	$1,066.00
E 101-51400-210 LEGAL SERVICES	VON BRIESEN & ROPER	LEGAL SERVICES	$1,783.50
E 101-51400-210 LEGAL SERVICES	VON BRIESEN & ROPER	LEGAL SERVICES	$3,095.50
E 101-51400-290 OUTSIDE SERVICES/CONTRACTS	WI DEPT OF JUSTICE (CHKS)	RECORD CHECKS	$24.00
EXPENSE Descr GENERAL ADMINISTRATION			$15,840.96
EXPENSE Descr GRANARY CIRCLE			
E 401-70525-285 CONSTRUCTION COSTS	FRIESS ENVIRONMENTAL	PROJECT COORDINATION/REVIEW/MANAGEMENT	$311.78
E 401-70525-285 CONSTRUCTION COSTS	FRIESS ENVIRONMENTAL	DISPOSAL COSTS	$15,000.00
EXPENSE Descr GRANARY CIRCLE			$15,311.78
EXPENSE Descr HARTBROOK BALL FIELD RECONST			

Account Descr	Search Name	Comments	Amount
E 401-76150-285 CONSTRUCTION COSTS	REINDERS INC	TURFACE/CLAY	$1,929.26
EXPENSE Descr HARTBROOK BALL FIELD RECONST			$1,929.26
EXPENSE Descr HARVEST WAY			
E 401-70530-285 CONSTRUCTION COSTS	FRIESS ENVIRONMENTAL	PROJECT COORDINATION/REVIEW/MANAGEMENT	$311.78
E 401-70530-285 CONSTRUCTION COSTS	FRIESS ENVIRONMENTAL	DISPOSAL COSTS	$15,000.00
EXPENSE Descr HARVEST WAY			$15,311.78
EXPENSE Descr INSPECTION			
E 101-52400-290 OUTSIDE SERVICES/CONTRACTS	WISCONSIN BUILDING INSPECTIONS	JULY PERMITS	$15,424.39
EXPENSE Descr INSPECTION			$15,424.39
EXPENSE Descr LAW ENFORCEMENT			
E 101-52100-360 VEHICLE MAINT/EXPENSE	EWALDS HARTFORD FORD	WHEEL ASSEMBLY	$583.06
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	GURGUL, DILLON	REIMBURSE CLOTHING ALLOWANCE	$205.69
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	GURGUL, DILLON	REIMBURSE CLOTHING ALLOWANCE	$56.94
E 101-52100-360 VEHICLE MAINT/EXPENSE	HARTLAND SERVICE INC	SQ #8 TIRE REPAIR	$38.16
E 101-52100-360 VEHICLE MAINT/EXPENSE	HARTLAND SERVICE INC	SQ #2 TIRE SERVICE	$38.55
E 101-52100-360 VEHICLE MAINT/EXPENSE	HARTLAND SERVICE INC	MOUNT TIRE	$23.18
E 101-52100-360 VEHICLE MAINT/EXPENSE	HARTLAND SERVICE INC	SQ #5 OIL CHANGE	$67.15
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	LEXISNEXIS	JULY USER FEE	$135.00
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	MUELLER, ADAM	REIMBURSE EQUIPMENT ALLOWANCE	$26.13
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	OFFICE PRO INC	OFFICE SUPPLIES	$103.99
E 101-52100-300 OPERATING SUPPLIES/EXPENSES	OFFICE PRO INC	OFFICE SUPPLIES	$260.88
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	ONSITE HOURS	$150.00
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	PROHEALTH CARE (LAB BILLING)	LEGAL BLOOD DRAW	$35.00
E 101-52100-290 OUTSIDE SERVICES/CONTRACTS	PROSHRED SECURITY	SHREDDING SERVICES	$68.90
E 101-52100-360 VEHICLE MAINT/EXPENSE	SIGNS & LINES BY STRETCH	NEW SQUAD GRAFHICS	$1,260.90
EXPENSE Descr LAW ENFORCEMENT			$3,053.53
EXPENSE Descr LIBRARY			
E 101-55110-310 BOOKS & MATERIALS	BLACKSTONE AUDIO INC	AUDIOBOOK	$50.00
E 101-55110-310 BOOKS & MATERIALS	BLACKSTONE AUDIO INC	AUDIOBOOK	$50.00
E 101-55110-310 BOOKS & MATERIALS	BLACKSTONE AUDIO INC	AUDIOBOOK	$50.00
E 101-55110-310 BOOKS & MATERIALS	BLACKSTONE AUDIO INC	AUDIOBOOKS	$87.98
E 101-55110-310 BOOKS & MATERIALS	GALE/CENGAGE LEARNING	AUDIOBOOKS	$154.93
E 101-55110-310 BOOKS & MATERIALS	GALE/CENGAGE LEARNING	AUDIOBOOKS	$24.69
E 101-55110-310 BOOKS & MATERIALS	GALE/CENGAGE LEARNING	AUDIOBOOKS	$26.23
E 101-55110-310 BOOKS & MATERIALS	GALE/CENGAGE LEARNING	AUDIOBOOKS	$31.15
E 101-55110-255 BLDGS/GROUNDS	GROUNDS KEEPER, INC.	MOWING	$99.00
E 101-55110-255 BLDGS/GROUNDS	NATIONAL ELEVATOR	ROUTINE INSPECTION	$80.00
E 101-55110-300 OPERATING SUPPLIES/EXPENSES	OFFICE PRO INC	OFFICE SUPPLIES	$65.58
E 101-55110-355 JANITORIAL SUPPLIES	OLSEN SAFETY EQUIPMENT CORP	GLOVES	$37.99

Account Descr	Search Name	Comments	Amount
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	STORAGECRAFT SHADOW PROTECT	$197.10
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	ONSITE HOURS	$60.00
E 101-55110-310 BOOKS & MATERIALS	PENGUIN RANDOM HOUSE LLC	BOOKS	$21.75
E 101-55110-310 BOOKS & MATERIALS	PENGUIN RANDOM HOUSE LLC	AUDIOBOOK	$30.00
E 101-55110-310 BOOKS & MATERIALS	PENGUIN RANDOM HOUSE LLC	AUDIOBOOKS	$322.50
E 101-55110-310 BOOKS & MATERIALS	PENGUIN RANDOM HOUSE LLC	BOOKS	$21.75
E 101-55110-310 BOOKS & MATERIALS	PENGUIN RANDOM HOUSE LLC	BOOKS	$21.75
E 101-55110-310 BOOKS & MATERIALS	PENGUIN RANDOM HOUSE LLC	BOOKS	$23.25
E 101-55110-355 JANITORIAL SUPPLIES	PIONEER SUPPLY LLC	JANITORIAL SUPPLIES	$252.50
E 101-55110-310 BOOKS & MATERIALS	RECORDED BOOKS LLC	AUDIOBOOKS	$164.40
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	RICOH AMERICAS CORP	MAY-JULY ADDL IMAGES	$22.32
E 101-55110-290 OUTSIDE SERVICES/CONTRACTS	WI DEPT OF JUSTICE (CHKS)	RECORD CHECKS	$84.00
E 101-55110-310 BOOKS & MATERIALS	WIL-KIL	COMMERCIAL CONTRACT	$50.00
EXPENSE Descr LIBRARY			$2,028.87
EXPENSE Descr LIBRARY SPEC EXPENSE			
E 205-59100-305 EXPENSES-OTHER	DEBRA KNESER	CUSTOMER SERVICE WORKSHOP	$350.00
EXPENSE Descr LIBRARY SPEC EXPENSE			$350.00
EXPENSE Descr MARKET LANE			
E 401-70535-285 CONSTRUCTION COSTS	FRIESS ENVIRONMENTAL	DISPOSAL COSTS	$15,000.00
E 401-70535-285 CONSTRUCTION COSTS	FRIESS ENVIRONMENTAL	PROJECT COORDINATION/REVIEW/MANAGEMENT	$311.79
EXPENSE Descr MARKET LANE			$15,311.79
EXPENSE Descr MUNICIPAL BUILDING			
E 101-51600-255 BLDGS/GROUNDS	GROUNDS KEEPER, INC.	MOWING	$99.00
E 101-51600-355 JANITORIAL SUPPLIES	OLSEN SAFETY EQUIPMENT CORP	GLOVES	$37.99
E 101-51600-355 JANITORIAL SUPPLIES	PIONEER SUPPLY LLC	JANITORIAL SUPPLIES	$252.50
EXPENSE Descr MUNICIPAL BUILDING			$389.49
EXPENSE Descr NIXON PARK BALL FIELD RECONSTR			
E 401-76135-285 CONSTRUCTION COSTS	REINDERS INC	TURFACE/CLAY	$1,929.26
EXPENSE Descr NIXON PARK BALL FIELD RECONSTR			$1,929.26
EXPENSE Descr PARKS			
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	BIEBELS TRUE VALUE	BOLT/GASKET	$11.98
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	BIEBELS TRUE VALUE	WATER	$6.80
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	BIEBELS TRUE VALUE	DRILL BITS	$18.28
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	BIEBELS TRUE VALUE	BOX COVER/BUSHING	$13.30
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	BIEBELS TRUE VALUE	CREDIT	-$11.01
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	BIEBELS TRUE VALUE	HAMMER BITS	$34.64
E 101-55200-365 BLDGS/GROUNDS MAINT EXPENSE	BIEBELS TRUE VALUE	STRAW	$29.62
E 101-55200-220 UTILITY SERVICES	WE ENERGIES	JULY-AUG CENTENNIAL	$23.70

Account Descr	Search Name	Comments	Amount
EXPENSE Descr PARKS			$127.31
EXPENSE Descr PUBLIC WORKS			
E 101-53000-410 STREETS GEN MAINT	BIEBELS TRUE VALUE	STRAW	$59.24
E 101-53000-360 VEHICLE MAINT/EXPENSE	BUMPER TO BUMPER HARTLAND	ELECTRICAL TAPE/SEAL/FILTERS	$142.71
E 101-53000-360 VEHICLE MAINT/EXPENSE	BUMPER TO BUMPER HARTLAND	RING TERMINAL	$39.00
E 101-53000-420 STORM SEWER	COUNTY MATERIALS CORP	CATCH BASIN	$1,333.75
E 101-53000-360 VEHICLE MAINT/EXPENSE	E.H. WOLF	DIESEL FUEL	$350.14
E 101-53000-360 VEHICLE MAINT/EXPENSE	E.H. WOLF	UNLEADED GASOLINE	$1,083.05
E 101-53000-360 VEHICLE MAINT/EXPENSE	E.H. WOLF	UNLEADED GASOLINE	$1,646.66
E 101-53000-360 VEHICLE MAINT/EXPENSE	E.H. WOLF	DIESEL FUEL	$176.76
E 101-53000-360 VEHICLE MAINT/EXPENSE	E.H. WOLF	UNLEADED GASOLINE	$510.64
E 101-53000-360 VEHICLE MAINT/EXPENSE	E.H. WOLF	DIESEL FUEL	$288.45
E 101-53000-180 OTHER BENEFITS	ITU ABSORBTECH INC	UNIFORM	$10.00
E 101-53000-180 OTHER BENEFITS	ITU ABSORBTECH INC	UNIFORMS	$90.63
E 101-53000-180 OTHER BENEFITS	ITU ABSORBTECH INC	UNIFORMS	$117.63
E 101-53000-180 OTHER BENEFITS	ITU ABSORBTECH INC	UNIFORMS	$147.63
E 101-53000-410 STREETS GEN MAINT	LANGE ENTERPRISES INC	NO PARKING SIGN	$397.97
E 101-53000-360 VEHICLE MAINT/EXPENSE	MID-STATE EQUIPMENT	MOWER PARTS	$10.39
E 101-53000-410 STREETS GEN MAINT	OKAUCHEE REDI-MIX INC	CONCRETE	$450.00
E 101-53000-300 OPERATING SUPPLIES/EXPENSES	OLSEN SAFETY EQUIPMENT CORP	FIRST AID SUPPLIES	$43.93
E 101-53000-360 VEHICLE MAINT/EXPENSE	POMP S TIRE SERVICE INC	TIRES	$160.00
E 101-53000-410 STREETS GEN MAINT	REARDON METAL FEBRICATING	SIGN POST SLEEVES	$140.00
E 101-53000-410 STREETS GEN MAINT	SHERWIN-WILLIAMS CO.	PAINT TIPS	$56.98
E 101-53000-225 STREET LIGHTING	WE ENERGIES	JULY-AUG ST LIGHTING	$346.49
E 101-53000-225 STREET LIGHTING	WE ENERGIES	JULY-AUG RIVERWALK STREET LIGHT	$26.63
E 101-53000-225 STREET LIGHTING	WE ENERGIES	JUNE-JULY ST LIGHTING	$8,330.47
E 101-53000-290 OUTSIDE SERVICES/CONTRACTS	WI DEPT OF JUSTICE (CHKS)	RECORD CHECKS	$133.00
EXPENSE Descr PUBLIC WORKS			$16,092.15
EXPENSE Descr RECREATION PROGRAMS/EVENTS			
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	NAGAWAUKEE YACHT CLUB	YOUTH BEGINNER OPTI SAILING	$240.00
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	ONTECH SYSTEMS, INC	ONSITE HOURS	$210.00
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	SCHOLTKA, JENNIFER J	JUNE-JULY ZUMBA	$374.40
E 101-55300-290 OUTSIDE SERVICES/CONTRACTS	WI DEPT OF JUSTICE (CHKS)	RECORD CHECKS	$46.00
EXPENSE Descr RECREATION PROGRAMS/EVENTS			$870.40
EXPENSE Descr REFUSE & GARBAGE COLLECTION			
E 201-53620-200 GARBAGE COLLECTION FEES	ADVANCED DISPOSAL	JULY SERVICES	$36,962.62
EXPENSE Descr REFUSE & GARBAGE COLLECTION			$36,962.62
EXPENSE Descr SEWER SERVICE			
E 204-53610-290 OUTSIDE SERVICES/CONTRACTS	DIGGERS HOTLINE INC	FAXES	$179.45

Account Descr	Search Name	Comments	Amount
E 204-53610-290 OUTSIDE SERVICES/CONTRACTS	DIGGERS HOTLINE INC	2ND PREPAYMENT CHARGES	$647.50
E 204-53610-290 OUTSIDE SERVICES/CONTRACTS	DIVERSIFIED BENEFIT SERVICES	AUG HRA DAMN SERVICES	$25.93
E 204-53610-220 UTILITY SERVICES	WE ENERGIES	JUNE-JULY CRYSTAL	$10.24
EXPENSE Descr SEWER SERVICE			$863.12
EXPENSE Descr TENNIS COURT REPAIRS			
E 401-76045-285 CONSTRUCTION COSTS	ARMSTRONG ENTERPRISES	TENNIS COURT MAINTENANCE	$4,847.00
EXPENSE Descr TENNIS COURT REPAIRS			$4,847.00
EXPENSE Descr WATER UTILITY			
E 620-53700-631 WATER TREATMENT - CHEMICALS	BIEBELS TRUE VALUE	CHLORINE/DISTILLED WATER	$28.65
E 620-53700-651 MAINTENANCE OF MAINS	CORE & MAIN LP	PLUG/VALVES/VALVE BOX/GASKETS	$1,947.00
E 620-53700-651 MAINTENANCE OF MAINS	CORE & MAIN LP	PLUG	$70.00
E 620-53700-923 OUTSIDE SERVICES	DIGGERS HOTLINE INC	FAXES	$179.45
E 620-53700-923 OUTSIDE SERVICES	DIGGERS HOTLINE INC	2ND PREPAYMENT CHARGES	$647.50
E 620-53700-923 OUTSIDE SERVICES	DIVERSIFIED BENEFIT SERVICES	AUG HRA DAMN SERVICES	$64.81
E 620-53700-923 OUTSIDE SERVICES	HYDROCORP	JULY CROSS CONNECTION INSPECTIONS	$2,885.00
E 620-53700-631 WATER TREATMENT - CHEMICALS	MARTELLE WATER TREATMENT	CHEMICALS	$2,039.58
E 620-53700-923 OUTSIDE SERVICES	NORTHERN LAKE SERVICE INC	JULY BACTERIA SAMPLES	$57.00
E 620-53700-923 OUTSIDE SERVICES	NORTHERN LAKE SERVICE INC	JULY BACTERIA SAMPLES	$57.00
E 620-53700-923 OUTSIDE SERVICES	NORTHERN LAKE SERVICE INC	DRINKING WATER	$22.00
E 620-53700-923 OUTSIDE SERVICES	NORTHERN LAKE SERVICE INC	Q3 RAW WATER	$114.00
E 620-53700-923 OUTSIDE SERVICES	NORTHERN LAKE SERVICE INC	JULY BACTERIA SAMPLES	$76.00
E 620-53700-651 MAINTENANCE OF MAINS	STARK PAVEMENT CORPORATION	ASPHALT	$226.13
E 620-53700-635 MAINTENANCE OF TREATMENT PLANT	USA BLUE BOOK	TUBING	$147.62
E 620-53700-622 POWER FOR PUMPING	WE ENERGIES	JUNE-JULY #3 PUMPHOUSE	$1,691.20
E 620-53700-622 POWER FOR PUMPING	WE ENERGIES	JULY MICROBOOSTER	$22.62
E 620-53700-622 POWER FOR PUMPING	WE ENERGIES	JUNE-JULY BRISTLECONE	$417.72
E 620-53700-625 MAINTENANCE OF PUMPING PLANT	WE ENERGIES	JUNE-JULY BRISTLECONE	$12.69
E 620-53700-625 MAINTENANCE OF PUMPING PLANT	WERNER ELECTRIC SUPPLY	MOTOR DRIVE/BOOSTER STATION	$1,749.00
E 620-53700-923 OUTSIDE SERVICES	WI STATE LABORATORY OF HYGIENE	FLUORIDE	$26.00
EXPENSE Descr WATER UTILITY			$12,480.97
			$187,104.07

VILLAGE OF HARTLAND
LICENSES AND PERMITS
AUGUST 24, 2020

Bartender (Operator's) License

Brooke Lynn Peddie

VILLAGE OF HARTLAND

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF HARTLAND

WHEREAS, The Village of Hartland has received a request to consider the rezoning of the property located at 415 W. Capitol Drive from I-1 Institutional District to RS-5 Single Family Residential Estate District in order to use of the property as a single family home; and

WHEREAS, The Village of Hartland Plan Commission has considered the request and has recommended approval of the request and finds that it is proper and desirable to establish the zoning of this property as noted above; and

WHEREAS, The Village Board of Trustees conducted a Public Hearing regarding this proposed change on August 10, 2020.

NOW THEREFORE, THE VILLAGE BOARD OF THE VILLAGE OF HARTLAND DO ORDAIN AS FOLLOWS:

Section 1: The Village of Hartland Zoning Map is hereby amended to rezone the following property located as indicated above: Parcel HAV 0730964 at 415 W. Capitol Drive from I-1 Institutional District to RS-5 Single Family Residential Estate District as shown on the attached Exhibit 1 to this Zoning Map Ordinance.

Section 2: If any section, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of such ordinance.

Section 3: This Ordinance shall take effect and be in full force after adoption and proper publication.

Adopted this _____ day of _____, 2020.

VILLAGE OF HARTLAND ATTEST:

By: _____ _____

Jeffrey Pfannerstill, Village President Darlene Igl, MMC, WCPC, Village Clerk

Village of Hartland
Administration
210 Cottonwood Ave, Hartland, WI 53029
www.villageofhartland.com

Committee: **Village Board**	**Date**: 8-19-2020
Village Board Item Number: 5a 5b	**Date:** 8-24-2020
Submitted By: Tim Rhode, Village Administrator	

Subject: Presentation of plans for remodeling the Village Board Room and Administrative Service Counter by BSI Architectural project team. A. Discussion and action on the Administrative Services Counter.

B. Discussion and action on the Village Board Room Remodeling Project.

Details: The Village requested proposals from four different design service project teams back in January of 2020. The firms submitted scope of services along with pricing for a potential remodel of Village Hall. The Village Board selected BSI and started the process of reviewing options for the Village Board Room. During the process, COVID hit in March of 2020, and the scope increased to help with a Village Hall front counter review. The front counter work may be covered by the State of Wisconsin COVID relief funds, due to the increased personal protection between guests and employees. Over the last few months, a small team of staff has met with BSI, and its design team to refine the design.

Monday, August 24th, BSI will attend the Village Board meeting to present a 3D rendering of both a remodel for the Board Room as well as the Administrative Front Counter. The objective of the presentation is to confirm that the direction and design is something that is in line with the expectations of the Village Board.

Financial Remarks: The Village Hall Administrative Front Counter has a working budget estimate of $50k-$60k but would be publicly bid. The Village Board Room has an estimated construction budget of $375k-$425k. Approximately $85K of the Village Board remodel cost is for new video/audio technology, which may or may not be needed at the time of construction.

Options & Alternatives:

The Village Board should review the two proposed designs for the Village Board Room and Village Administrative Office area. The VB could take action on both, one or neither.

Executive Recommendation:

Review and discuss the proposed designs with BSI architect and design team. If the Village Board would like to move forward, funding plans could be proposed for one or both projects for future review and discussion at the September Board meeting.

The Greatest Value is an Extraordinary Partner

Village of Hartland Design Review

Lower Level Boardroom and Upper Level Admin. Counter

06-30-2020

WAUKESHA | 262.955.6400 | APPLETON | 920.735.3636 | MILWAUKEE | 414.852.6189 WWW.BUILDINGSERVICE.COM

Project Team

Dedicated



Brett Heikkila
Account Executive
BSI

p 262.955.6239
bheikkila@buildingservice.com

Brett will serve as your primary point of contact at BSI, while keeping your project on track by communicating all critical details to you and your team. With a Bachelor's Degree in Interior Design from the University of WI Stevens Point, Brett has both the education and over 16 years of professional experience in developing productive working environments.



Alexandra Timm
Interior Designer
BSI

p 262.955.6308
atimm@buildingservice.com

Alex is an exceptionally creative & passionate Designer recognized for building repeat client relationships through exemplary customer service and design expertise. Through six years of experience in Corporate, Government, and Healthcare environments, Alex can guide her client through the design process with her knowledge of furniture and interior finishes.



Justin Gauthier
Senior Systems Engineer
BSI

p 262.955.6287
jgauthier@buildingservice.com

As a Systems Designer, Justin is both CTS and DMC-E certified. With 16 years of industry experience, a Bachelor's Degree in Engineering and an Associate's Degree in Architectural Technology, Justin has a wide breadth of experience in designing systems and controls in both corporate and residential environments.



Chris Walgren
Director of Architecture
BSI

p 262.955.6277
cwalgren@buildingservice.com

Licensed as an Architect in both Wisconsin and Minnesota, Chris oversees the Architectural Design Studio. With 25 years of experience in corporate, healthcare, and financial projects, his primary responsibility is to ensure that our designs respond to individual customer's needs. Working closely with additional BSI team members, this process often involves an initial consultation, schematic drawings for budgeting, digital renderings, and finally construction documents for BSI craftsmen to use on site. He has degrees in Architecture from UW-Milwaukee and is a member of WHEA, Wisconsin Healthcare Engineering Association.



Justin Gelhausen
Construction Project Manager
BSI

p 262.955.6238
jgelhausen@buildingservice.com

As a Construction Project Manager with 13 years of experience, Justin is responsible for both estimating and project management. Justin helps projects stay on task and within budget throughout the full life cycle of a job. He has a Master's Degree in Project Management from the University of WI-Platteville. Justin specializes in thinking outside the box when it comes to problem solving, and has a unique attention to detail and organization that helps projects progress efficiently.

6/29 Agenda

- Introductions
- Lower Level Boardroom
- Upper Level Admin. Counter
- Next Steps

Lower Level Boardroom

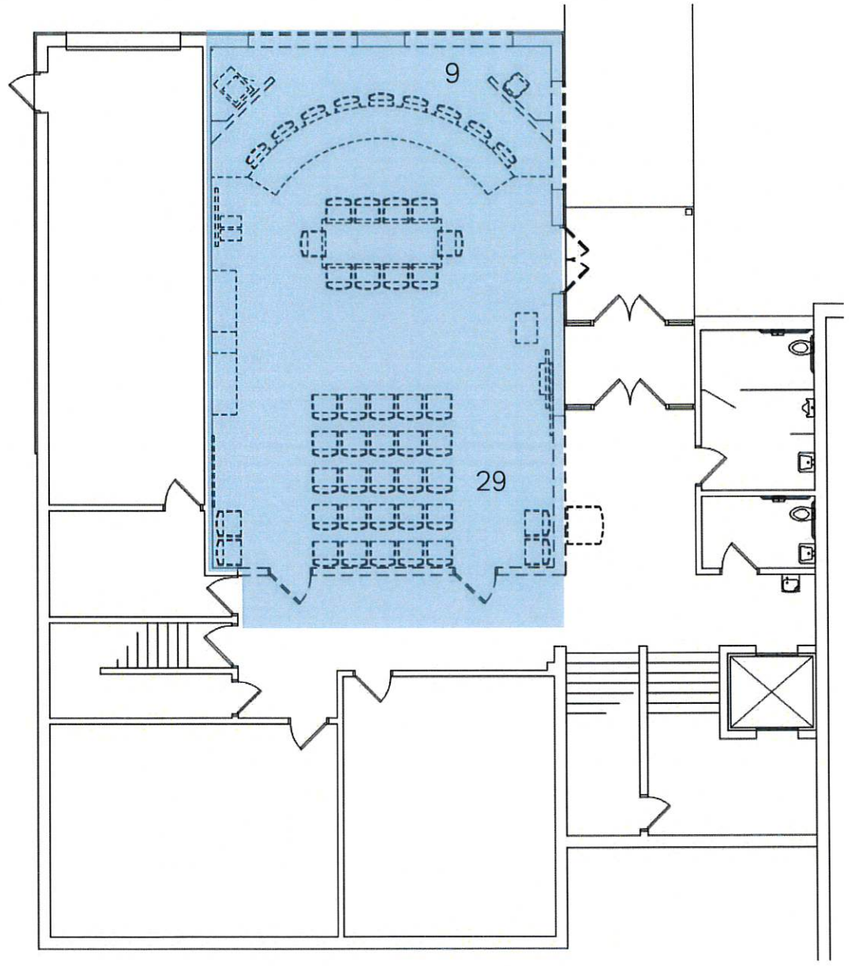
Existing Conditions





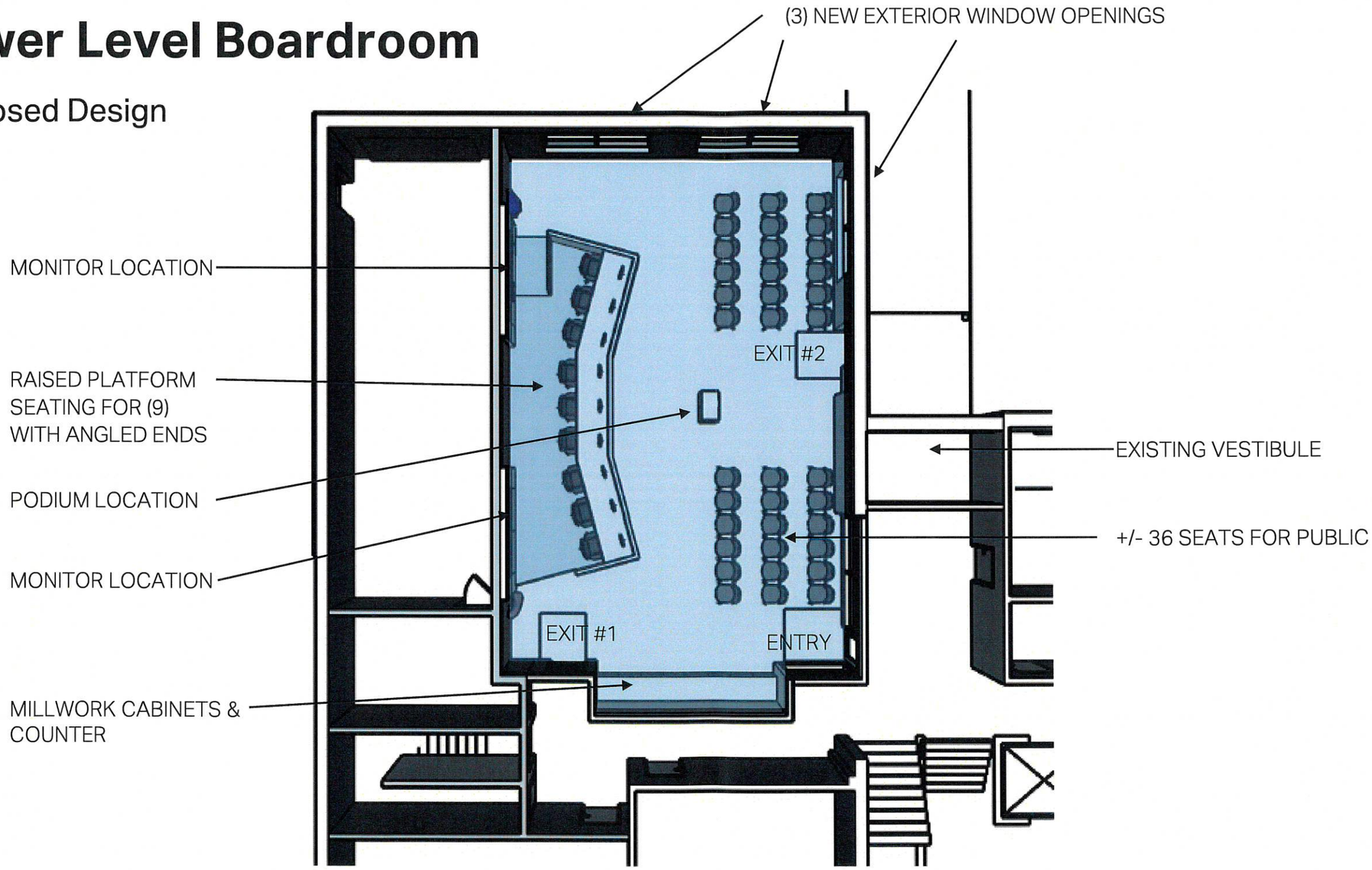






Lower Level Boardroom

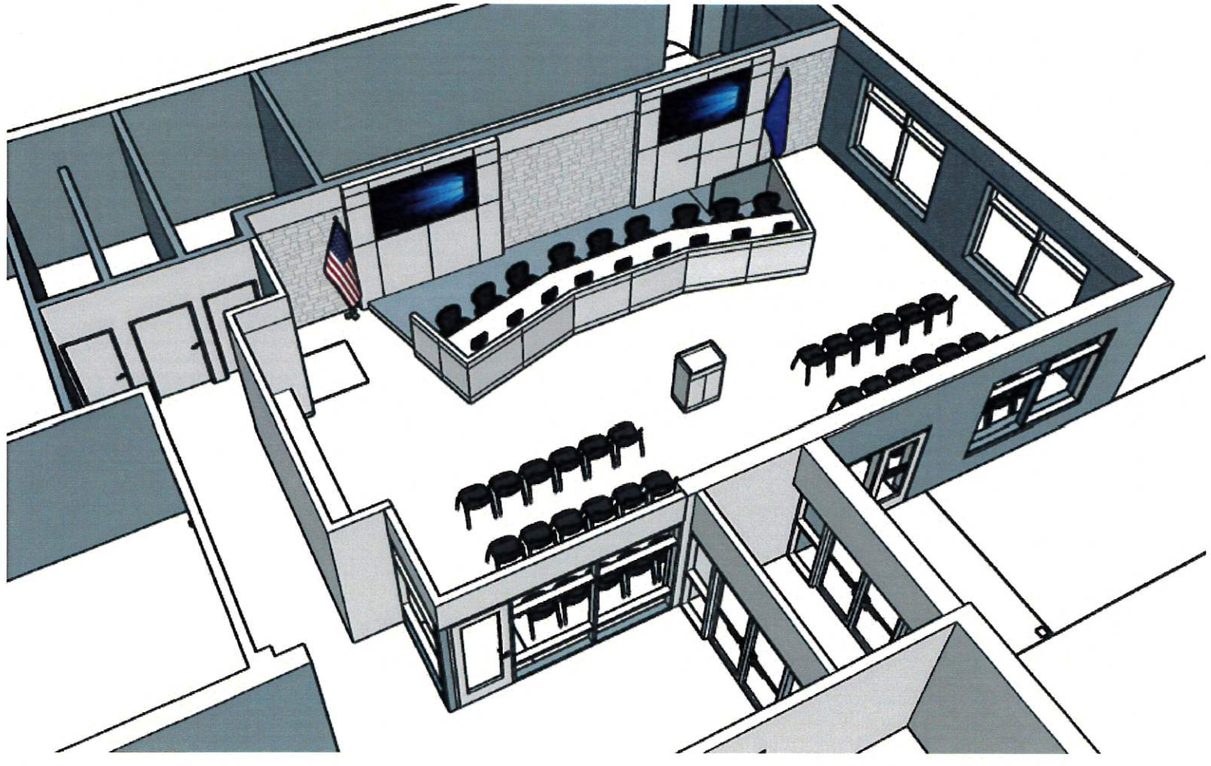
Proposed Design



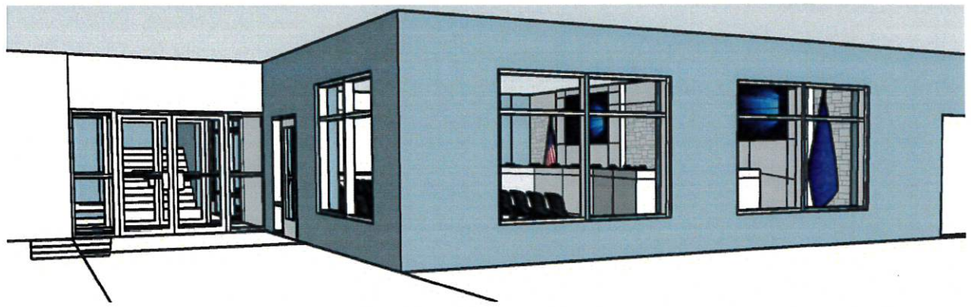
LOWER **LEVEL** NEW FLOOR PLAN

Lower Level Boardroom

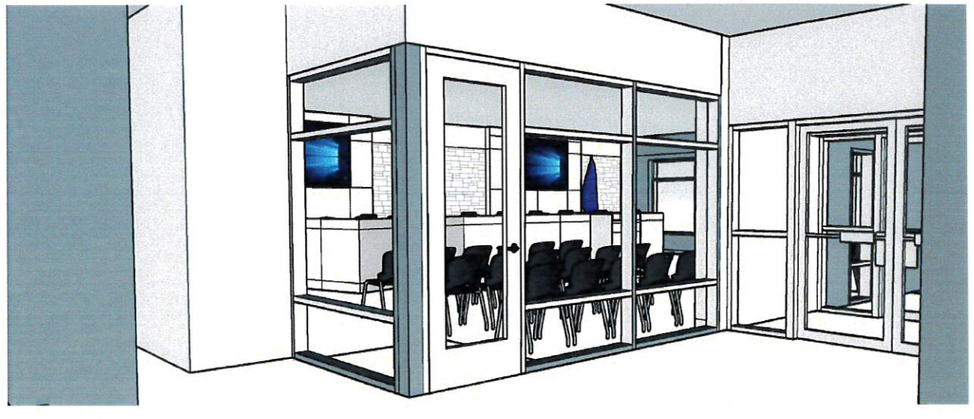
Proposed Design



LOWER **LEVEL** NEW FLOOR PLAN





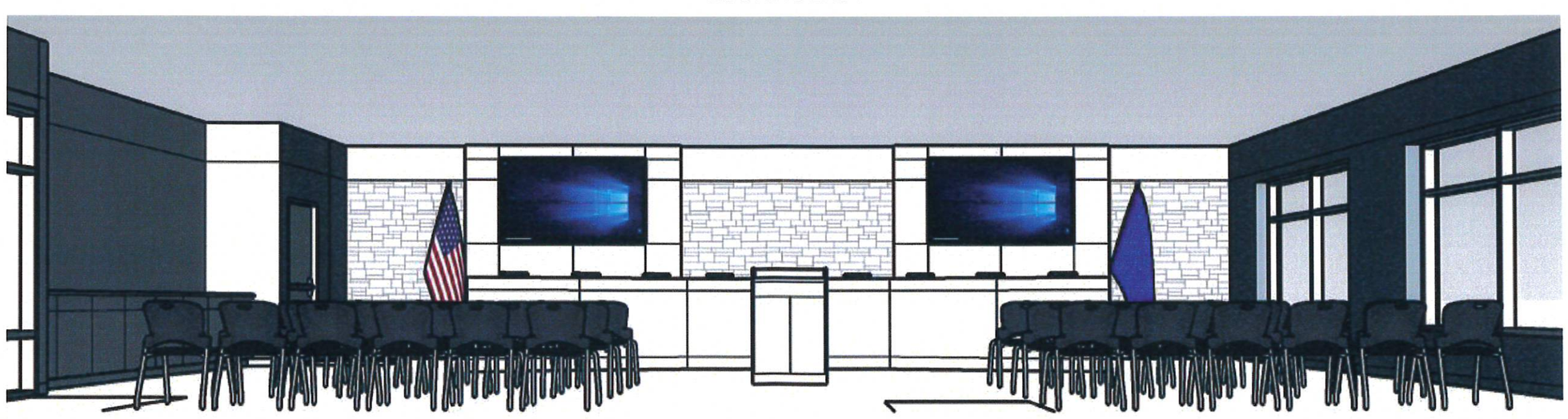


Lower Level Boardroom

Proposed Design



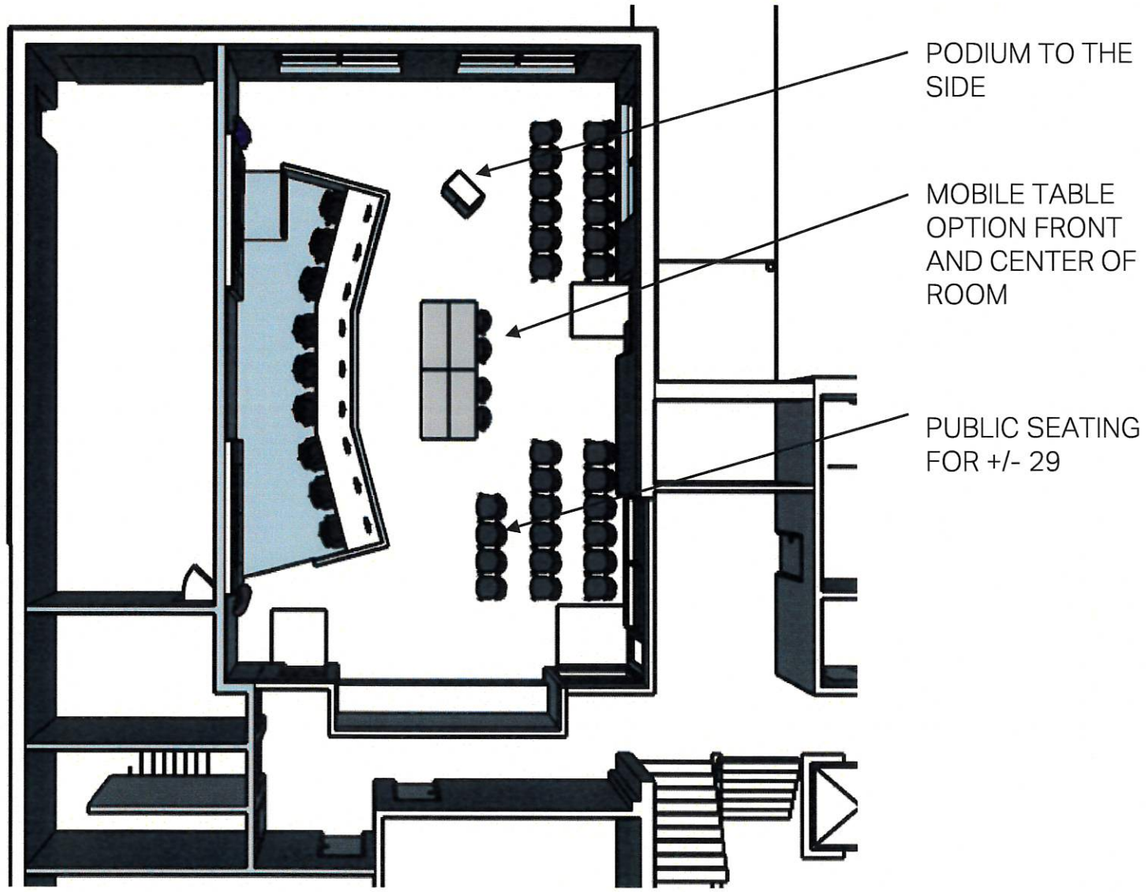
LOOKING EAST



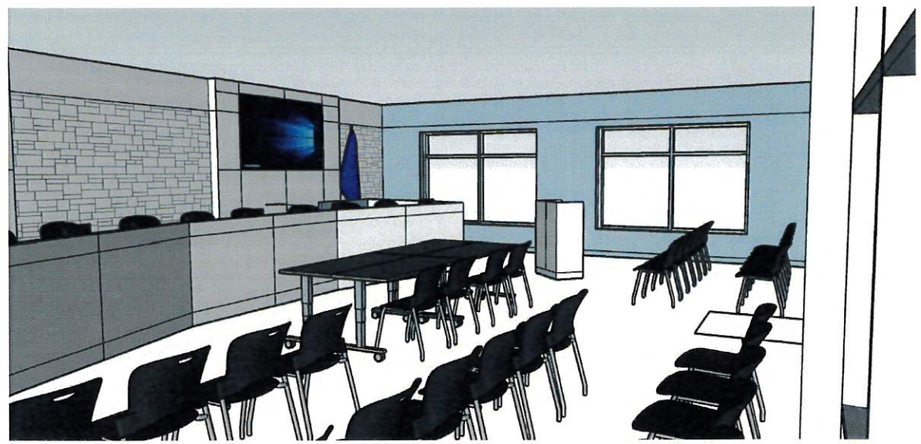
LOOKING NORTH

Lower Level Boardroom

Proposed Design – Alt Furniture Configuration







Audio Visual Solutions



The BSI AV solutions team specializes in the design, integration and installation of audio visual technologies.

We offer the leading audio visual products and integration services to improve productivity in business environments.

Solutions For Every Work Space

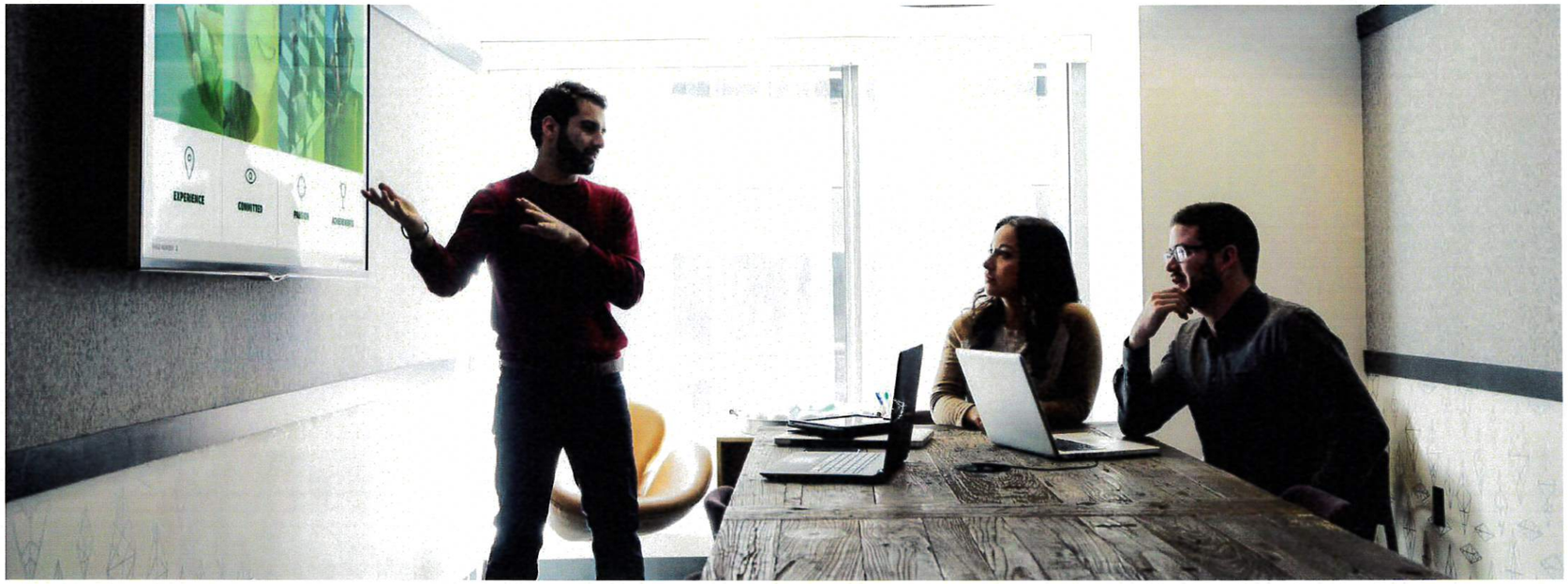
We believe technology should work the first time - every time.
It should blend seamlessly into your workspace while complementing your design and your culture. Our in-house team of audio visual specialists work alongside our workplace experts to improve the way people work and collaborate.

Peace of Mind Guarantee

We guarantee you will find our customer service, our attention to detail, and our commitment to your satisfaction to be exemplary. That's why we include a complimentary one year, all-inclusive service agreement with any AV contract.

- conference room technologies
- collaboration tools
- presentation systems
- PA & mass notification systems
- audio & video systems
- cable & energy management
- IP & analog surveillance
- systems automation & control

Audio Visual Vendors & Certifications



Crestron builds the technology that integrates technology.

Crestron engineers and manufactures industry leading control systems that automate and integrate technology for all size institutions. Leading small businesses, Fortune 500 companies, healthcare facilities and universities use Crestron to integrate Audio Visual Systems, Lighting, Shading, Building Security and Signage.

Crestron's culture of excellence, innovation and commitment to quality have earned them numerous awards and recognition making them the undisputed industry leader, providing products that work easily and intuitively every time.

The wide array of Crestron automation and control solutions for business let people control entire environments with the push of a button, integrating systems such as A/V, lighting, shading, IT, security, BMS, and HVAC to provide greater comfort, convenience, and security. Their products are designed and built to work together as a complete system, enabling you to monitor, manage, and control everything from one platform.

Crestron's premier integration and control products, paired with BSI's experience and peace of mind warranty, ensures excellent support over the life of your systems. We are more than just a vendor; we are a partner.

CTS CTS-D CTS-I

CRESTRON

Polycom Certified Partner

Lower Level Boardroom – Finishes (Neutral)

Recalling Images from 03-10-20 Presentation



Herman Miller
Cosm



National
Laudio



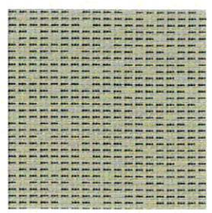
Mesh:
Graphite



Frame:
Graphite

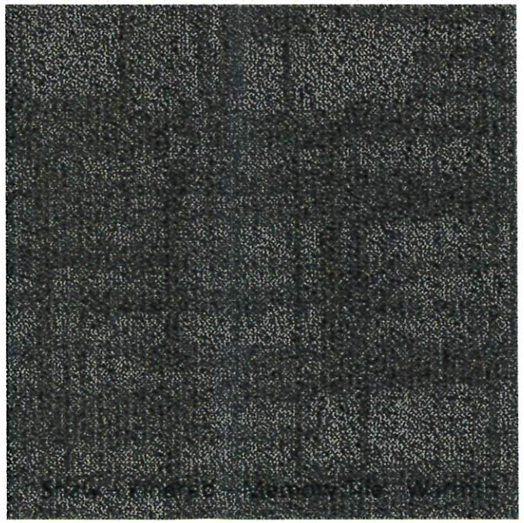


Mesh:
Graphite



Upholstery:
Input - Bisque

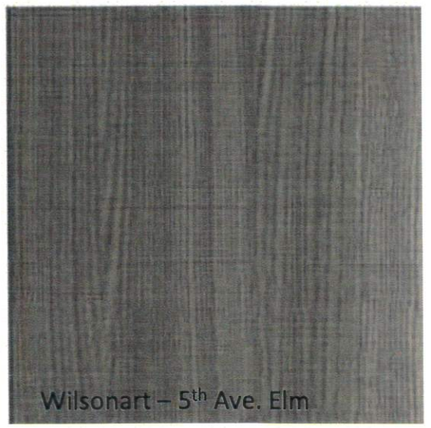




Feature Wall







Lower Level Boardroom

Recalling Images from 03-10-20 Presentation



National
Footings Table



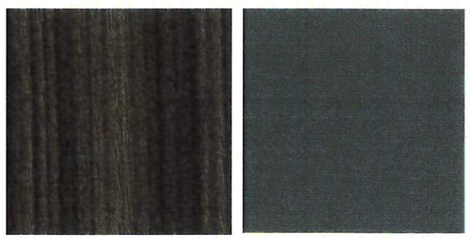
National
Universal Lectern



Enwork
Zori Nesting Table

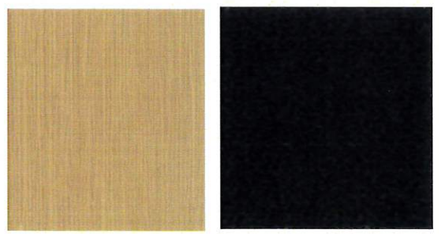


Enwork
Zori Lectern



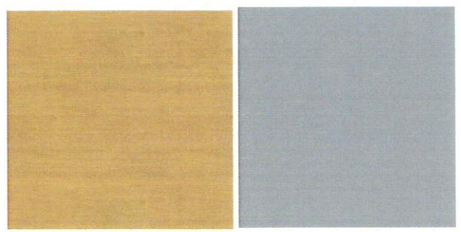
Top:
Sable

Paint:
Concrete



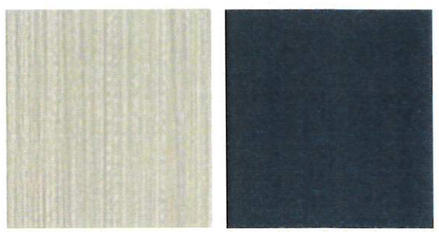
Laminate:
Sonoma

Paint:
Iron



Top:
Kensington Maple

Base:
Silver



Top:
Neutral Twill

Base:
Storm

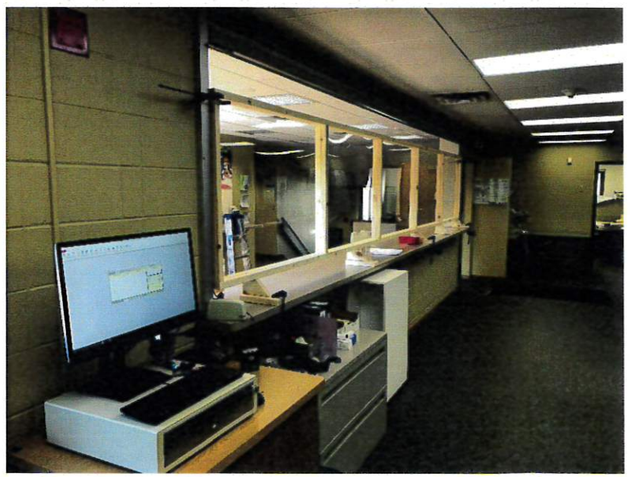
Upper Level Admin. Counter

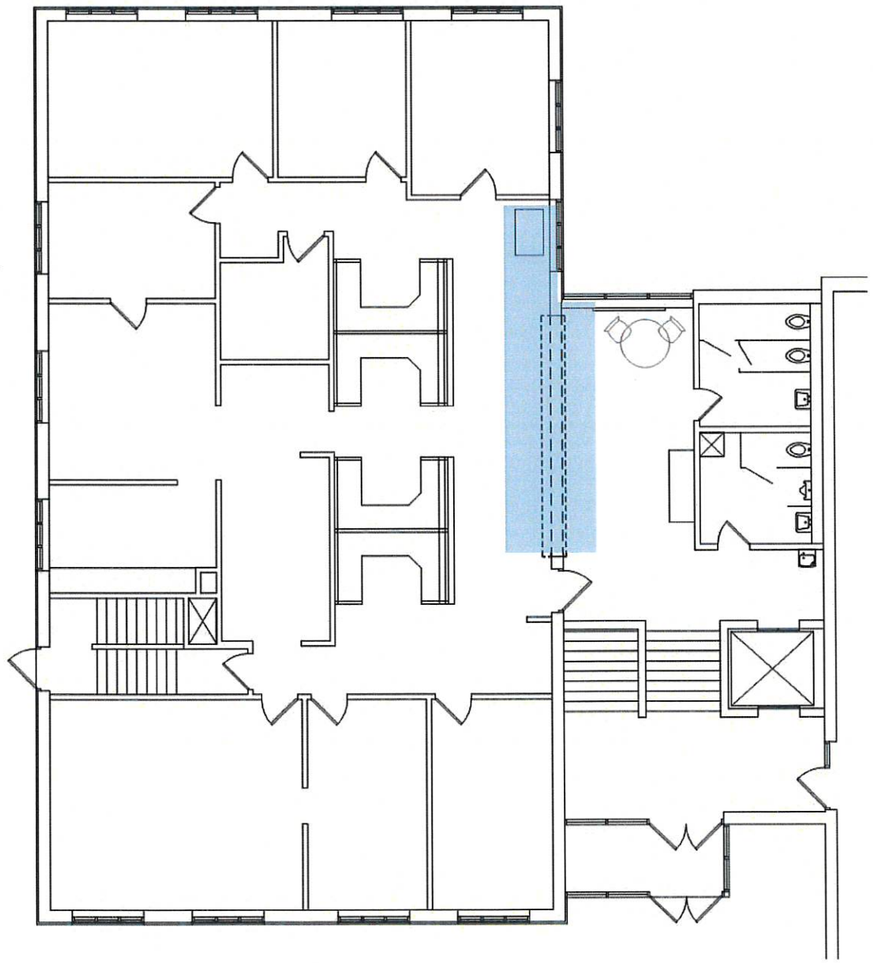
Existing Conditions





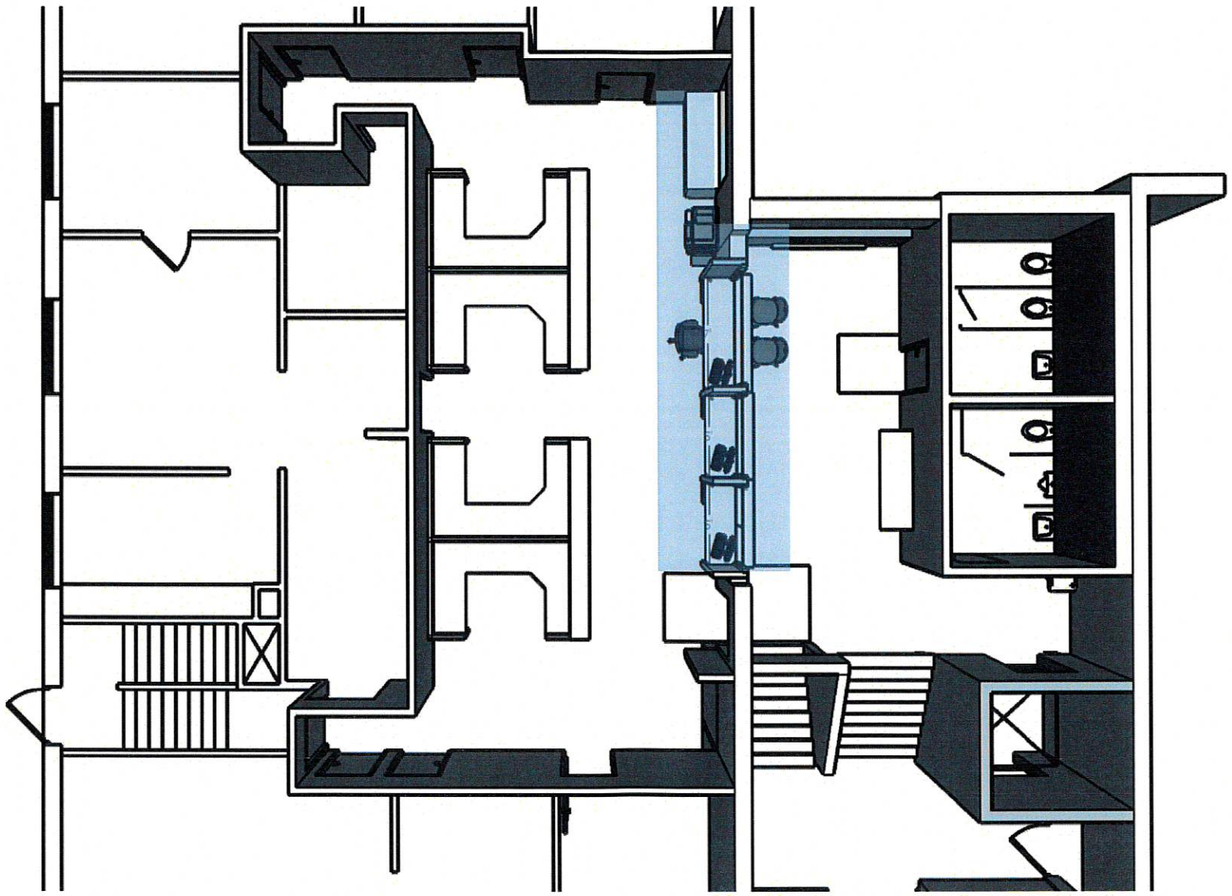






Upper Level Admin. Counter

Proposed Design

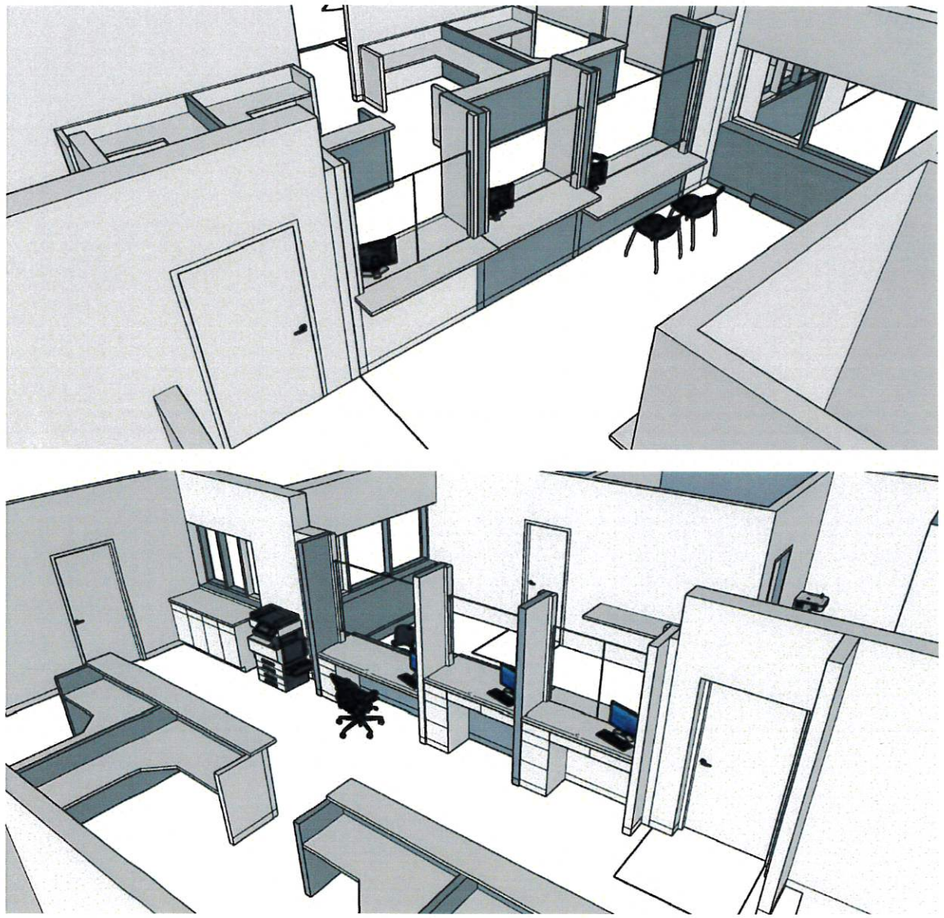


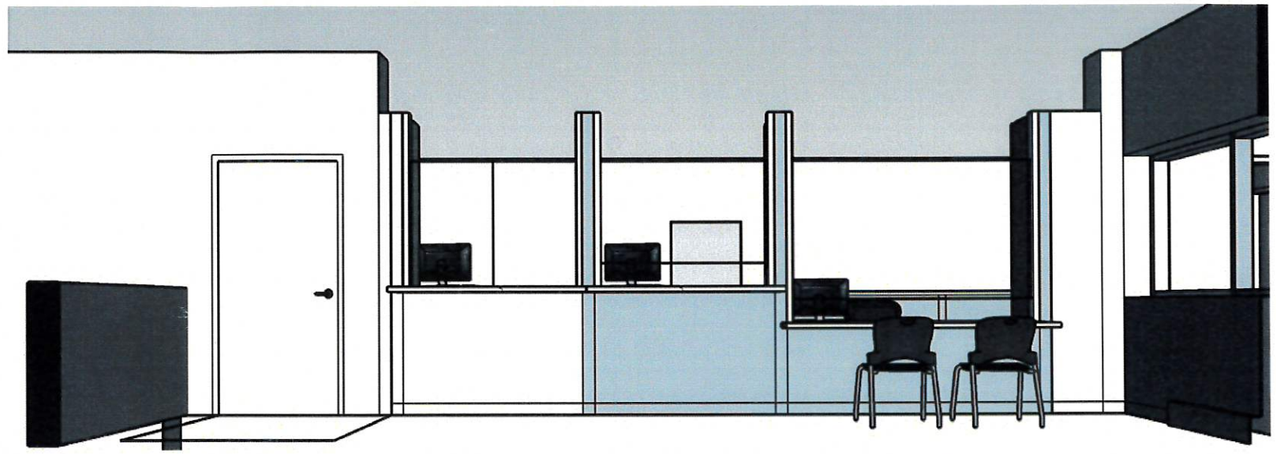
UPPER **LEVEL** NEW FLOOR PLAN

Upper Level Admin. Counter

Proposed Design

- (2) STANDING, (1) SEATED STATION
- STAFF COMPUTERS AND STORAGE AT EACH STATION
- REVIEW GLAZING OPTIONS
- REVIEW COILING GATE OPTION
- FINISHES ARE TBD







Customer Satisfaction

We have spent 70 years perfecting our process to ensure our clients are completely satisfied at the end of every project. Precise communication and quality customer service are the key to our Project Management process.

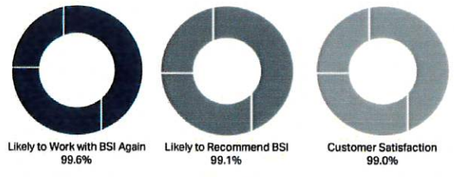
Project Communication

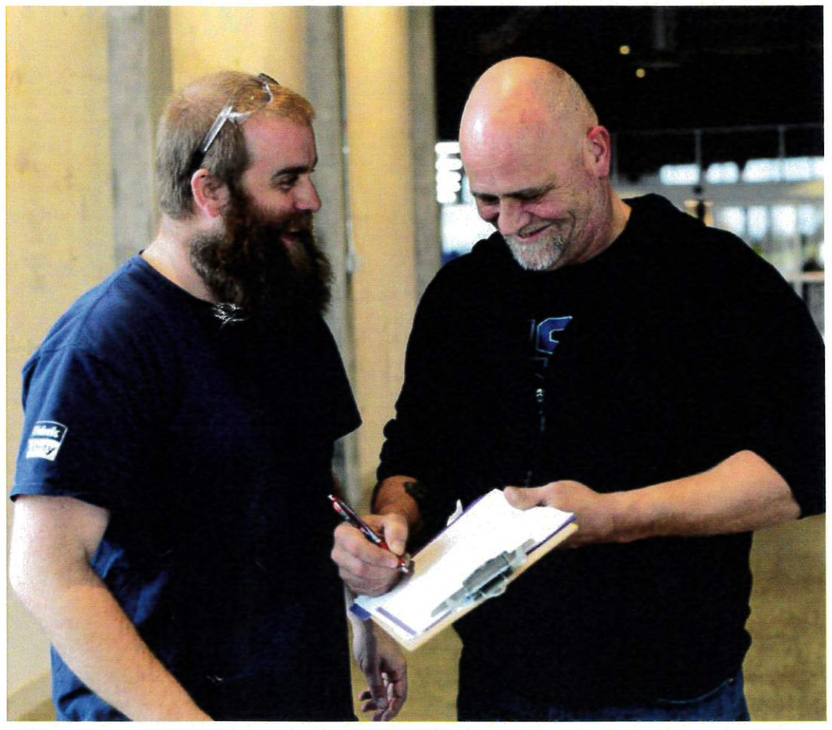
Two-way communication with our clients is crucial. Regular on-site meetings are scheduled to discuss key issues and project updates. Communication is electronic and "on demand" when needed and also available live when desired. We provide emergency contact information for your project team, assuring that answers and help is always available. This ease and level of service will allow you to concentrate on your business priorities, while we manage the project.

Satisfaction Survey

The Herman Miller Certified Network monitors BSI's quality and benchmarks us against the entire Certified Network. Before the final closeout on each project, an electronic survey is sent to our clients by Herman Miller. This quick but vitally important survey asks our clients to rate every aspect of our performance. From the sales, design and order process through delivery and installation, as well as follow up and customer service.

As part of an elite nation-wide network of Herman Miller dealers, our scores are reviewed by Herman Miller and compared to benchmarks of the entire network. Our most current Metrics are:





"BSI has proven themselves time and time again that they can provide quality service for design, furniture and construction; for routine, high profile, and tight schedule projects, as well as complicated, challenging projects."
~Aurora Health Care

Thank you for this opportunity.

VILLAGE OF HARTLAND
PETITION FOR LAND DIVISION:

☑ **EXTRATERRITORIAL PLAT REVIEW - $100**

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

or

☐ **PRELIMINARY PLAT REVIEW + *$1,000 Professional Fee Deposit***

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

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

☐ **FINAL PLAT REVIEW**

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

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

1. Name: Gina Dillig Revocable Trust u/a/d August 17, 2005

   Address of Owner/Agent: attny Kathy Gutenkunst P.O. Box 558

   Waukesha, WI 53187

   Phone Number of Owner/Agent: 262. 522. 8745

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

3. State present use of property and intended use.

   Residential & combining two lots into one

K. Gutenkunst attny for owner
Signature of Petitioner

P.O Box 558 Waukesha WI 53187
Address

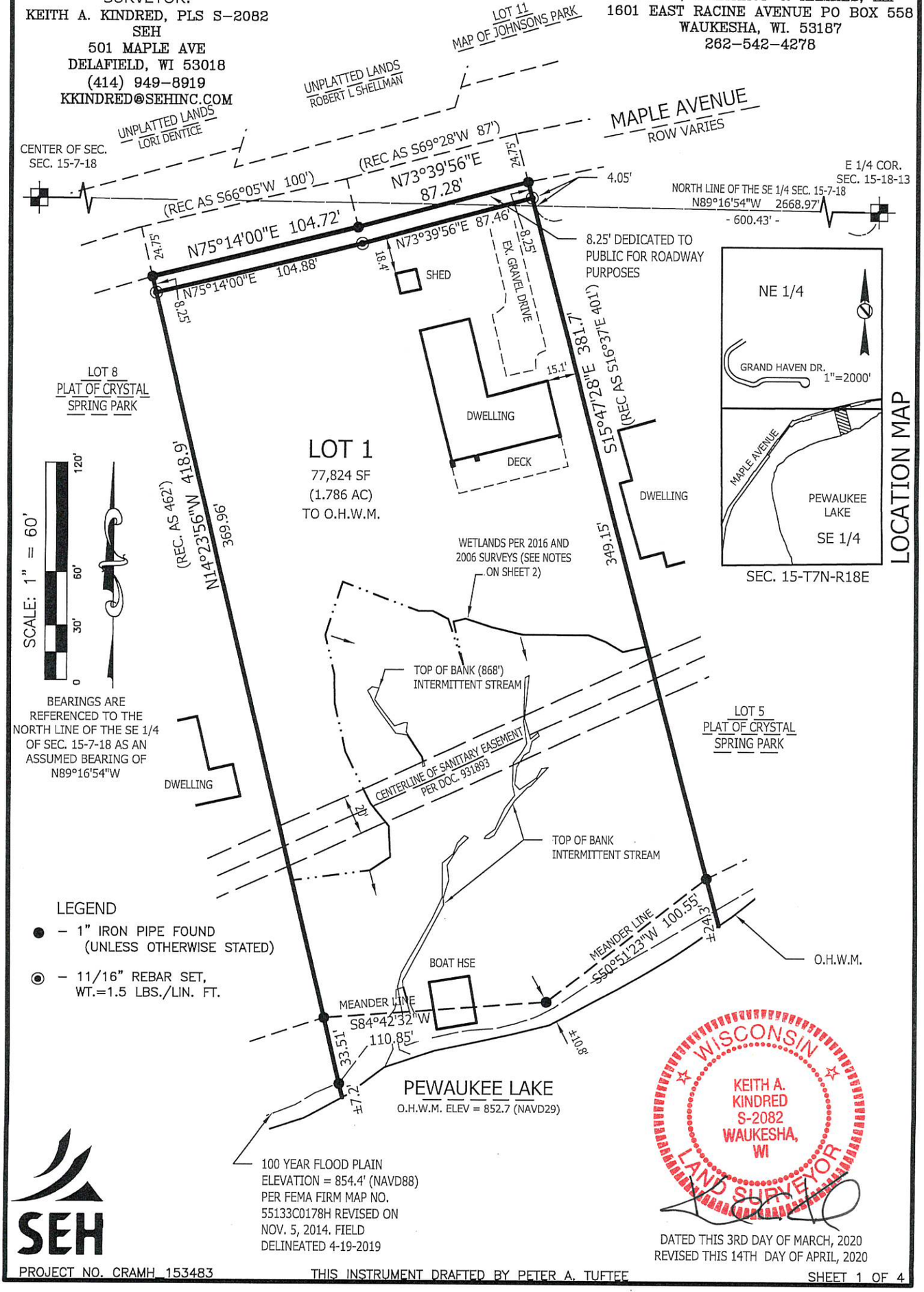
262. 522. 8745
Phone

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 6 & 7 OF PLAT OF CRYSTAL SPRING PARK
LOCATED IN THE SE 1/4 OF THE NE 1/4 AND
THE NE 1/4 OF THE SE 1/4 OF SEC. 15 T.7N., R.18E.,
IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH
501 MAPLE AVE
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
Gina Dillig Revocable Trust
U/A/D August 17, 2005
C/O KATHY SAWYER GUTENKUNST
CRAMER, MULTHAUF & HAMMES, LLP
1601 EAST RACINE AVENUE PO BOX 558
WAUKESHA, WI. 53187
262-542-4278



WISCONSIN
KEITH A.
KINDRED
S-2082
WAUKESHA,
WI
LAND SURVEYOR

DATED THIS 3RD DAY OF MARCH, 2020
REVISED THIS 14TH DAY OF APRIL, 2020

SEH

PROJECT NO. CRAMH_153483 THIS INSTRUMENT DRAFTED BY PETER A. TUFTEE SHEET 1 OF 4

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 6 & 7 OF PLAT OF CRYSTAL SPRING PARK
LOCATED IN THE SE 1/4 OF THE NE 1/4 AND
THE NE 1/4 OF THE SE 1/4 OF SEC. 15 T.7N., R.18E.,
IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, mapped and dedicated all of lot 6 and lot 7 of the Plat of Crystal Spring Park located in the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Sec.15 T.7N., R.18E., in the Town of Delafield, Waukesha County, Wisconsin, more fully described as follows;

All of lot 6 and lot 7 of the Plat of Crystal Spring Park.

Said lands contain 77,824 square feet or 1.786 acres.

That I have made such survey, land division and plat by the direction of Gina Dillig Revocable Trust U/A/D August 17, 2005, owner of said lands.

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

That I have fully complied with the provisions of Chapter 236, in the Wisconsin State Statutes and the subdivision regulations of the Town of Delafield, Village of Hartland and Waukesha County in surveying, dividing, dedicating and mapping the same.

Dated this 3rd day of March, 2020
Revised this 14th day of April, 2020.

Keith A Kindred, PLS 2082



NOTES:

- THE ENTIRE PROPERTY IS WITHIN THE JURISDICTION OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE.
- WETLANDS FOR LOT 6 SHOWN PER ERIC JOHNSON (RSV ENGINEERING, INC.) PLAT OF SURVEY DATED 12-12-2006. DELINEATED BY CEDARBURG SCIENCE NOVEMBER 6, 2006
- WETLANDS FOR LOT 7 SHOWN PER JOHN STIGLER (JAHNKE & JAHNKE ASSOCIATES INC.) PLAT OF SURVEY DATED 08-26-2016. DELINEATED BY STANTEC, SEPTEMBER 2015.
- NO WELLS WERE OBSERVED ON SAID PROPERTY OR WITHIN 50 FEET OF PROPOSED CSM
- AN ORDINARY HIGH WATER MARK ELEVATION (852.7 NAVD29) WAS ESTABLISHED FOR THIS PORTION OF PEWAUKEE LAKE, BASE ON A STAKING DONE BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ON SEPTEMBER 8, 2005, AT W289N3089 LAKESIDE DR.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK (OHWM) OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION
- NAVIGABILITY DETERMINATION FOR AN INTERMITTENT STREAM WAS COMPLETED ON JULY 11, 2002 AND THE WATERWAY WAS FOUND TO BE NON-NAVIGABLE.
- IF A FUTURE BUILDING(S), BUILDING ADDITIONS, STRUCTURES(S) OR DEVELOPMENT ARE PROPOSED WITH CLOSE PROXIMITY TO THE WETLAND BOUNDARY, A WETLAND DELINEATION MAY BE NECESSARY TO DETERMINE THE WETLAND BOUNDARY; AND ALL SETBACKS SHALL BE IN ACCORDANCE WITH WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE AT THE TIME OF DEVELOPMENT.

WETLAND/FLOODPLAIN RESTRICTIONS

THOSE AREAS IDENTIFIED AS A WETLAND PRESERVATION AREA ON SHEET 1 OF 4 OF THIS CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

- GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
- THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER, AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION, SHALL ALSO BE PERMITTED.
- GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED, UNLESS GRAZING IS CONDUCTED IN ORDER TO MANAGE INVASIVE VEGETATION AND APPROVAL IS OBTAINED BY THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION.
- THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
- PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
- THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 6 & 7 OF PLAT OF CRYSTAL SPRING PARK
LOCATED IN THE SE 1/4 OF THE NE 1/4 AND
THE NE 1/4 OF THE SE 1/4 OF SEC. 15 T.7N., R.18E.,
IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owner, Gina Dillig Revocable Trust U/A/D August 17, 2005, I hereby certify that I caused that land described on this Certified Survey Map to be surveyed, mapped and dedicated as represented on the Certified Survey Map. I also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) Village of Hartland
2) Town of Delafield
3) Waukesha County

WITNESS the hand and seal of said owner this 29th day of May 2020.

In Presence of:

_____

Matthew J. Dillig, Trustee

STATE OF WISCONSIN)
Waukesha COUNTY) SS

Personally came before me this 27 day of May, 2020, the above named Matthew J. Dillig of Gina Dillig Revocable Trust U/A/D August 17, 2005 to me known to be the same person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public

Waukesha County, Wisconsin

My Commission Expires permanent

WISCONSIN
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

DATED THIS 3RD DAY OF MARCH, 2020
REVISED THIS 14TH DAY OF APRIL, 2020

SEH

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 6 & 7 OF PLAT OF CRYSTAL SPRING PARK
LOCATED IN THE SE 1/4 OF THE NE 1/4 AND
THE NE 1/4 OF THE SE 1/4 OF SEC. 15 T.7N., R.18E.,
IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

TOWN BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Town of Delafield, Gina Dillig Revocable Trust U/A/D August 17, 2005, owner, is hereby approved by the Town Board.

Approved as of the _____ day of _____, 2020.

Signed_____ Signed_____
Ronald Troy, Chairperson Dan Green, Town Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Town of Delafield, Gina Dillig Revocable Trust U/A/D August 17, 2005, owner, is hereby approved by the Plan Commission.
Approved as of the _____ day of _____, 2020.

Signed_____ Signed_____
Kevin Fitzgerald, Chairperson Dan Green, Town Clerk

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL:

The above, which has been filed for approval as required by chapter 236, Wis. Statures, is hereby approved as of the _____ day of _____, 2020.

Date: _____ Signed_____
Dale R. Shaver, Director

VILLAGE OF HARTLAND EXTRA-TERRITORIAL PLAN COMMISSION APPROVAL:

Approved by the Village of Hartland on this _____ day of _____, 2020,

Signed _____ Signed_____
Darlene Igl, Village Clerk Jeffrey Pfannerstill – Chairman

VILLAGE OF HARTLAND EXTRA-TERRITORIAL VILLAGE BOARD APPROVAL:

Approved by the Village of Hartland on this _____ day of _____, 2020,

Signed _____ Signed_____
Darlene Igl, Village Clerk Jeffrey Pfannerstill – Village President



DATED THIS 3RD DAY OF MARCH, 2020
REVISED THIS 14TH DAY OF APRIL, 2020

SEH

PROJECT NO. CRAMH_153483 THIS INSTRUMENT DRAFTED BY PETER A. TUFTEE

227 INVESTMENTS LLC
N8W22520 JOHNSON DR STE L
WAUKESHA WI 53186-1668

ANTHONY R WAITE TRUST
N27W30113 MAPLE AVE
PEWAUKEE WI 53072

BERNARD W KOOK JR
N27W30061 MAPLE AVE
PEWAUKEE WI 53072

BETTY J PODJASKI
2071 S 105TH ST
WEST ALLIS WI 53227-1209

BIG 3 PROPERTIES LLC
38W441 HIGHLAND AVE
ELGIN IL 60123

CARL P TOMICH
N8W22520 JOHNSON DR
WAUKESHA WI 53186-1668

DONNA J YOKOSH AND MARK D TARNOW
N27W30105 MAPLE AVE
PEWAUKEE WI 53072

EDWIN WELCH AND SUSAN WELCH
N27W30080 MAPLE AVE
PEWAUKEE WI 53072

FRANK GRAD REVOCABLE TRUST
N26W30249 MAPLE AVE
PEWAUKEE WI 53072

GINA DILLIG REVOCABLE TRUST
1304 TRAPP LN
WINNETKA IL 60093-1633

GINA DILLIG REVOCABLE TRUST
1304 TRAPP LN
WINNETKA IL 60093-1633

GRANDHAVEN HOMEOWNERS ASSOCIATION INC AND LOT OWNERS OF GRANDHAVEN SUBDIVISION
PO BOX 180574
DELAFIELD WI 53018-0574

HOWARD H HOLZ AND DONNA R HOLZ
N26W30268 MAPLE AVE
PEWAUKEE WI 53072-4257

JAMES A SMERZ
N27W30020 MAPLE AVE
PEWAUKEE WI 53072

JAMES E AND SUSAN A LINDENBERG
N27W30071 MAPLE AVE
PEWAUKEE WI 53072

JAMES H FERRELL JR AND PRISCILLA R FERRELL
N27W30076 MAPLE AVE
PEWAUKEE WI 53072

JAMES R WENNINGER AND CHRISTINA L WENNINGER
N26W30165 MAPLE AVE
PEWAUKEE WI 53072-4254

JOHN GLIATIS AND CRISTINA E GLIATIS
N27W30161 MAPLE AVE
PEWAUKEE WI 53072-4254

JOHN M REMMERS AND CATHERINE A MCCAIN
W300N2815 MAPLE AVE
PEWAUKEE WI 53072-4248

JOHN M ROUTES AND BARBARA A ROUTES
N27W30090 MAPLE AVE
PEWAUKEE WI 53072

JOSEPH ESSER II AND MARY ANN ESSER
N26W30255 MAPLE AVE
PEWAUKEE WI 53072-4256

JOSEPH ESSER II AND MARY ANN ESSER
N26W30255 MAPLE AVE
PEWAUKEE WI 53072-4256

LORI DENTICE
N27W30181 GRAND HAVEN DR
PEWAUKEE WI 53072-4030

LORI DENTICE AND JOHN GLIATIS
N27W30181 GRAND HAVEN DR
PEWAUKEE WI 53072-4030

LOT OWNERS OF HAWKSNEST
Not Available
Not Available WI 00000

LUKE M HOLTAN
N27W30147 MAPLE AVE
PEWAUKEE WI 53072-4254

MICHAEL E FINNEGAN AND BROOKE D FINNEGAN
N27W30084 MAPLE AVE
PEWAUKEE WI 53072-4253

MICHAEL S STRUPP AND STEPHANIE L STRUPP
N28W30193 RED HAWK CT
PEWAUKEE WI 53072-4273

MYRON G FELDMAN AND LINDA K FELDMAN
N26W30277 MAPLE AVE
PEWAUKEE WI 53072-4256

PETER MCCORMICK AND DARCY MCCORMICK
N27W30097 MAPLE AVE
PEWAUKEE WI 53072

ROBERT & LYNELLE SUKALICH
REVOCABLE TRUST
N26W30183 MAPLE AVE
PEWAUKEE WI 53072

ROBERT K AND SUSAN R FREY
REVOCABLE TRUST
N26W30199 MAPLE AVE
PEWAUKEE WI 53072-4254

ROBERT L SHELLMAN LIFE TRUST
N27W30131 MAPLE AVE
PEWAUKEE WI 53072-4254

RYAN AND GINA MANISCALCO
N27W30203 GRANDHAVEN DR
PEWAUKEE WI 53072

STEWART C WHEALON AND MICHELLE L HEINTZE
N27W30028 MAPLE AVE
PEWAUKEE WI 53072-4253

TERRY ZARLING AND SALLY ZARLING
N28W30167 RED HAWK CT

TOWN OF DELAFIELD
W302N1254 MAPLE AVE
DELAFIELD WI 53018-7000

Village of Hartland
Administration
210 Cottonwood Ave, Hartland, WI 53029
www.villageofhartland.com

Committee: **Joint Arch Board/Plan Commission**	**Date**: 8-12-2020
Arch Board/Plan Commission Item Number: #4a	**Date:** 8-17-2020
Submitted By:Tim Rhode	

Subject: Architectural Board and Plan Commission review and consideration of plans for construction of units 35-40 and units 43-44 in the Bristlecone Pines Condominium Association.

Details:

Normal and customary review of 8 new condo units in the Bristlecone Pines Condominium Association.

The process for these new eight units has taken the Developer several months to accomplish. The specific details to include the new units into the existing association has been provided by Neumann Development for additional background. Additionally, the documents provide clarity that all three groups which make up Bristlecone Pines (HOA for single-family homes, Golf Course, and Condo Association) have all approved these buildings. Specifically, the Condo Association filed the paperwork (which I will bring to the PC meeting Monday night) with the County register of deeds office to allow these new units to be built.

The Village Building Inspector has reviewed the plans and designs which meet the Village Code. Additionally, both the HOA and the Condo Association has reviewed and signed off on the new units.

The Developer will be present to answer any question about the design/site plan.

Financial Remarks: N/A No Financial impact to the Village

Options & Alternatives:

The staff recommends a full review of the design and site layout. If favorable to the Arch Board/ Plan Commission, new units should be approved.

Executive Recommendation: The staff recommends a full review of the design and site layout. If favorable to the Arch Board/ Plan Commission, new units should be approved.

Important note: The three groups that make up the Bristlecone Pines development have all approved these additional units via the master agreement.

The original agreement called for 44 condo units. If/when the new 8 units are built, the project will be at 44 condo units.

Village of Hartland
Administration
210 Cottonwood Ave, Hartland, WI 53029
www.villageofhartland.com

Committee: **Joint Arch Board/Plan Commission**	**Date**: 8-12-2020
Arch Board/Plan Commission Item Number: #4b	**Date:** 8-17-2020
Submitted By:Tim Rhode	

Subject: Plan Commission Review and Consideration for Amendment # 17 fo the Declaration of Covenants, Conditions, and Restriction of Bristlecone Pines.

Details:

The Village of Hartland Plan Commission is required to make a recommendation to the Village Board on the proposed 17th amendment to the Declaration of Covenants, Conditions, and Restrictions of Bristlecone Pines Hartland Wisconsin. The document is the master document for the Bristlecone Pines Community Association, which is made up of the Bristlecone Pines HOA, The Bristlecone Pines Condominium Association, and the Legend at Bristlecone Pines LLC (Golf Course).

Over the years, the Village has participated in several amendments relating to the master agreement, which are requirements spelled out in the agreement, due to the PUD overlay approved back on April 5th, 1995. The 17th amendment is to change the use of out lot # 5. Initially, out lot #5 was designated at part of the golf course properties for future use associated with the management of a golf course.

The request by Neumann development along with both the Golf Course owner and the Condo association is to incorporate out lot #5 into the condo association, and its respective agreements. Attached with this memo, are the proposed legal documents for review and consideration for the Plan Commission to make a recommendation to the Village Board. This approach has been the same process followed for other amendments to the agreements which required Village Board approval. The most recent being in 2004 when the Tennis Court property changed ownership hands.

Financial Remarks: N/A No Financial impact to the Village

Options & Alternatives:

The Village Plan Commission via the Master Agreement is required to review and make a recommendation for all amendments which change ownership of land.
Currently, out lot #5 has been used for brush and wood chip storage for the golf course.
Out lot 5 provides developable space for two additional condo units.

Executive Recommendation: Staff recommends a favorable recommendation to the Village Board with a final approval contingent on the confirmation of the final master grading plan of out lot # 5.

Important note: The three groups that make up the Bristlecone Pines development have all approved this amendment.

Village of Hartland

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD

Job Address	Units 35-40 & 43-44 Bristlecone Pines Condominium Sweetbriar Lane & Pinegrove Ct.				
Lot 120	Block	Subdivision Bristlecone Pines Condos		Key No. HAV 0430120001	
Owner	Bristecone, LLC - Bryan Lindgren			Phone 262-542-9200	
Address N27W24025 Paul Ct., Suite 100		City Pewaukee		State WI	Zip 53072
Contractor Halen Homes		Phone 414-219-0740	FAX –	E-Mail Address emarty@halenhomes.com	
Address N27W24025 Paul Ct, suite 200		City Pewaukee		State WI	Zip 53072

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

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

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

One & Two Family

- [X] Four (4) bound sets of construction plans and application material and one (1) electronic copy of all submittals. One set of plans must be stamped "approved by the developer" if required.
- [X] 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.
- [X] Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.
- [X] Four (4) site plans. These site plans 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).
- [X] Three (3) plats of survey are required for new dwellings at the time of building permit application.

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

Date Applied: 6-30-20 Date of Meeting: _____ Item No. _____

Hartland Architectural Board
Application Review Policies

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

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

NEUMANN
DEVELOPMENTS, INC.

August 7, 2020

Village of Hartland
210 Cottonwood Avenue
Hartland, WI 53029

Dear Plan Commission,

Over the course of the last several months we have been in discussions with the Bristlecone Pines Condo Association and the Bristlecone Pines HOA along with the Legend at Bristlecone Pines Golf Course Owner to acquire and build out the undeveloped lands in the community off of E. Sweetbriar Lane.

Through this process it was determined that the undeveloped lands that were originally intended to be included in the condo association were never platted, and the rights to plat them had expired. We worked closely with the existing condo owners and the HOA and agreed that it would be to the greatest benefit of the current owners and future owners if the new units on the vacant lands would become part of the Bristlecone Pines Condo Association.

Since the Declarants rights had expired as well as the Expansion rights of the vacant land an amendment to the Declaration of Condominium of Bristlecone Pines Condominium per Article 11 of the document was needed. This required approval by 75% or more of the Owners and at least 51% of Mortgagees. We are happy to say that with great cooperation of the Bristlecone Condo Owners we have surpassed the number of approvals required on both numbers to record a new amendment to the Bristlecone Pines Condominium Declarations allowing the entry into the condominium of ten new condominium units. By the time of the plan commission meeting on 8/17/20 this 16th Amendment to the Declaration of Condominium of the Bristlecone Pines Condominium will be recorded with the Waukesha County Register of Deeds. A copy is included with this submittal.

The signed 16th Amendment also introduced a new ranch duplex floor plan to be built in the condominium. This was necessary due to copyright laws of using the existing floor plan and a desire to update the plans to meet current building code and consumer demands. These plans are included with this submittal for Hartland Architectural Review Board Approval. These floor plans and colors have been reviewed and approved by the Bristlecone Condo Association through the 16th Amendment and by the Bristlecone HOA ACC Board via separate approval letter.

NEUMANN
DEVELOPMENTS, INC.

A portion of the vacant lands to be reintroduced to the Condominium Association were previously platted as Outlot 5 of the plat. An additional amendment was necessary to the Bristlecone Pines Declaration of Covenants, Conditions, and Restrictions to change the use of Outlot 5. It was provided in Article 10.1 of these Declarations that a change in the use of Outlot 5 need only require the consent of the Golf Course Owner and the Village of Hartland. A copy of the 17th Amendment to the Declaration of Covenants, Conditions, and Restrictions of Bristlecone Pines is included for review with this submittal. We ask that this 17th Amendment be reviewed by the Plan Commission and recommended to the Village Board for approval.

We are excited about working within such a great neighborhood and feel that the new homes here will be an asset to the neighborhood as well as the Village of Hartland.

Thank you for your consideration of the plans and amendments included in this submittal.

Sincerely,

Bryan Lindgren
Neumann Developments Inc.

(c) Notwithstanding Article 11 of this Declaration, the easements set forth in this Article 10 may not be amended or terminated without the prior written express consent of Declarant or its successors and assigns.

ARTICLE 11. AMENDMENT OF DECLARATION

11.1 General. Except as otherwise provided herein, this Declaration may be amended only by the written consent of Owners representing at least seventy five percent (75%) or more of the total votes of the Association then entitled to vote. An Owner's written consent is not effective unless approved by its Mortgagee, if any. Amendments shall be prepared and executed by the President of the Association and shall become effective when recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin. No action to challenge the validity of an amendment shall be commenced more than one (1) year after the amendment is recorded. No amendment shall adversely affect a special right reserved to Declarant under this Declaration without Declarant's written consent.

11.2 Material Amendments. Amendments of a material nature, in addition to the requirement of Section 11.1, shall also require approval by 51% of Mortgagees. A change to any of the following is defined as "material":

(a) voting rights,

(b) assessments, assessment liens, or the priority of assessment liens;

(c) reserves for maintenance, repair, and replacement of common areas;

(d) responsibility for maintenance and repair;

(e) reallocation of Interests in the General or Limited Common Elements, or rights to their use;

(f) redefinition of any Unit boundaries;

(g) convertibility of Units into Common Elements or vice versa;

(h) expansion or contraction of the project, or the addition, annexation, or withdrawal of property to or from the project other than as contemplated in Article 10;

(i) insurance or fidelity bond;

(j) leasing of Units;

(k) imposition of any restrictions on a Unit Owner's right to sell or transfer his or her Units;

(l) a decision by the Association to establish self-management when professional management had been required previously by the project's documents or by an eligible mortgage holder;

(m) restoration or repair of the project (after a hazard damage or partial condemnation) in a manner other than that specified in the documents;

(n) any action to terminate the legal status of the project after substantial destruction or condemnation occurs; or

(o) any provisions that expressly benefit mortgage holders, insurers, or guarantors.

ARTICLE 12. RIGHTS OF MORTGAGE HOLDERS

12.1 Notice. Upon written request to the Association, identifying the name and address of the holder, insurer or guarantor of a Unit mortgage and the Unit number or address, any such mortgage holder, insurer or guarantor will be entitled to timely written notice of:

(a) Any condemnation or casualty loss that affects either a material portion of the Condominium or the Unit securing its mortgage;

(b) Any thirty (30) day delinquency in the payment of assessments owed by the Owner of the Unit on which it holds a mortgage or any breach of the provisions of any instrument or rule governing the Condominium which is not cured by such Owner within thirty (30) days of such Owner's receipt of notice of such breach;

(c) A lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association; and

(d) Any proposed action that requires the consent of a specified percentage of eligible mortgage holders as specified below or in Article 11 hereof.

12.2 Mortgagee Acquisition of Unit. A Mortgagee acquiring title to a Unit pursuant to remedies provided in its mortgage or by a deed in lieu of foreclosure following

9.5 Waiver. The Association and each Owner acting both for themselves and for their respective insurers, waive any claim it or they may have against the other for any loss insured under any policy obtained by either to the extent of insurance proceeds actually received, however the loss is caused, including such losses as may be due to the negligence of the other party, its agents or employees. All policies of insurance shall contain a provision that they are not invalidated by the foregoing waiver, but such waiver shall cease to be effective if the existence thereof precludes the Association from obtaining any policy of insurance at a reasonable and customary rate.

9.6 Acts Affecting Insurance. No Owner or Occupant shall commit or permit any violation of covenants or agreements contained in any of the Association Insurance, or do or permit anything to be done, or keep or permit anything to be kept, or permit any condition to exist, which might (i) result in termination of any such policies, (ii) adversely affect the right of recovery thereunder, (iii) result in reputable insurance companies refusing to provide such insurance, or (iv) result in an increase in the insurance rate or premium over the premium which would have been charged in the absence of such violation or condition, unless, in the case of such increase, the Owner responsible for such increase shall pay the same. If the rate of premium payable with respect to the Association Insurance or with respect to any policy of insurance carried by any Owner shall be increased over the rate charged for the lowest-rated Unit or Lot, (i) by the size, design or composition of the Unit or Lot, (ii) by reason of anything done or kept in a Unit or Lot, or (iii) the failure of any Owner or Occupant to comply with Association Insurance requirements, or (iv) the failure of any Owner or Occupant to comply with this Declaration or the Bylaws, then the particular Owner shall reimburse the Association for the resulting additional premiums. The Association reimbursement right is without prejudice to any other Association remedy, and May be enforced by special assessment against the particular Unit or Lot.

9.7 Exclusions From Coverage. Association Insurance coverage shall exclude (i) coverage on any residence or personal property located within or pertaining to the exclusive use of an Owner except to the extent included as a standard coverage in the policy of Association Insurance; and (ii) liability coverage on an Occupant or Owner, its guests, invitees, employees or tenants, arising out of any occurrences within a Unit or Lot and/or relating in any way to an Owner's personal property. It is the sole responsibility of each Owner to obtain such insurance coverages as are excluded from Association Insurance.

ARTICLE 10. AMENDMENT OF DECLARATION

10.1 General. Except as otherwise provided herein, this Declarant may be amended only by the written consent of Owners representing at least seventy-five percent (75%) or more of the total votes of the Association then entitled to vote; provided that no amendment which would affect the use of any Outlot, or the rights or liabilities of the Owner of any Outlot, shall be effective without the express written consent of such affected Owner(s). An amendment relating to the use of or any other restriction or easement on Outlots 1, 2, 4 or 5 shall require only the written consent of the Owner of the Golf Course

and the Village of Hartland, and shall not require the consent of any other Owner.. An amendment relating to the use of Outlots 3 and 11 shall require only the written consent of the Association and the Village of Hartland, and shall not require the consent of any other Owner. An Owner's written consent is not effective unless approved in writing by its Mortgagee, if any.

10.2 Procedures. Amendments shall be prepared and executed by the president of the Association (except that amendments relating to the use of Outlots 1, 2, 4 and 5 shall require only the execution by the Owner of the Golf Course) and shall become effective when recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin. No action to challenge the validity of an amendment shall be commenced more than one (1) year after the amendment is recorded. For purposes hereof, for a period of 10 years from the date hereof there shall be deemed to be 225 Lots and Units and Declarant shall be deemed to be the Owner of all of them except those conveyed of record to another person. No amendment shall adversely affect a special right or easement reserved to Declarant or the Golf Course Owner under this Declaration, or the rights of Mortgagees under Article 11, or the rights of the Village of Hartland under Article 16, without the express written consent of Declarant or Golf Course Owner, or 51% of the Mortgages, or the Village of Hartland as the case may be.

10.3 Inclusion of Other Property. This Declaration may be amended in order to submit to the provisions hereof certain other property described in Exhibit 20 to the PUD Agreement, upon the satisfaction of the conditions described in Section 11.C thereof. Such amendment shall be executed by the Association and by the owners of the properties being so submitted. Such amendment shall include a legal description of the property being so submitted. Upon such amendment, (i) such property shall be subject to all the terms and conditions hereof, except that the Architectural Control Committee shall not have power to require changes to any existing structures thereon until and unless circumstances occur which would require that such structures conform to the Village of Hartland Zoning Code under Section 17.09 of the Village of Hartland Zoning Code (as the same may be renamed or renumbered from time to time); (ii) each legal parcel in such property shall be deemed a Lot hereunder; (iii) each new Lot shall commence paying assessments to the Association as of the date of execution (with a proration for the month of admission); and (iv) each new Lot shall be entitled to vote as the Owner of any other Lot is entitled to vote in affairs of the Association.

ARTICLE 11. RIGHTS OF MORTGAGE HOLDERS

11.1 Notice. Any mortgage holder, insurer or guarantor of a mortgage on a Unit or Lot who submits a written request to the Association, identifying the name and address of such holder, insurer or guarantor and the Unit or Lot number or address, will be entitled to timely written notice of:

c/o Professional Property Consultants
PO Box 923
Menomonee Falls, WI 53052-0923
262-257-9250
lisa@ppc-wi.com

Bristlecone Pines

July 27, 2020

HALEN HOMES LLC
1207 E Sweetbriar Lane Unit 15
Hartland, WI 53029

RE: Neuman Homes - Lot 12015, 1207 E Sweetbriar Lane Unit 15 – Bristlecone Pines Subdivision)

Dear Halen Homes,

The Bristlecone Pines Architectural Control Committee has reviewed the attached Architectural Change Request, tracking #3762187, and approved the building plans per the attached rendering. Please remember *landscape plans must be submitted for approval as well.*

General Notes:

- Shingles: GAF Timberline Natural Shadow, color: Weathered Wood
- Siding: JamesHardie Fibercement, color: Khaki Brown
- Tim/Cornerboards/Frieze/Soffit/Fascia: Hardboard, color: Khaki Brown
- Gutters: Terratone Bronze
- Masonry: Halquist Natural Stone Vaneer, color: Cascade Kedge
- Front Door: SW748 Urbane Bronze
- Windows: Lindsay Earthwise, color: Clay
- Garage Door: Haas Recessed Short Panel, color: Sandstone

If you have any questions or concerns please feel free to contact me.

Sincerely,

Lisa Komppa

Lisa Komppa, CPM, AMS
Professional Property Consultants, LLC
Managing Agent of Bristlecone Pines Community Association, Inc.

Architectural Change Request

Print

Site	Bristlecone Pines
Tracking #	3762187
Submitted By	HALEN HOMES LLC HALEN HOMES LLC
Submit Date	7/21/20 2:03 PM
Status	new

Please Provide a Detailed Description of the Desired Alteration or Addition Below. If You Have a Blueprint or Documentation to be Included, Please Attach that as Well

Description	Please see the attached color sheet for approval for units 15 and 16 of the Bristlecone Condominiums, addresses 1205 and 1207 Sweetbriar Lane. These colors will also be used on all future buildings
Attachment	Bristlecone Pines Color Palette 2020 062940058.pdf

Enter Your Name, Address, and How You May Be Reached

First Name	HALEN HOMES LLC
Last Name	HALEN HOMES LLC
Street Address	1207 E Sweetbriar Lane
Day Phone	6082154934
Email	blindgren@neumanncompanies.com

Bristlecone Pines - Exterior Color Palette



Shingles



Siding



Stone



Trim



Windows



Garage Door



Front Door



Materials

Shingles: GAF Timberline Natural Shadow – Weathered Wood

Siding: JamesHardie Fibercement – Khaki Brown

Trim/Cornerboards/Frieze/Soffit/Fascia: Hardboard - Khaki Brown

Gutters: Terratone Bronze

Masonry: Halquist Natural Stone Veneer – Cascade Ledge

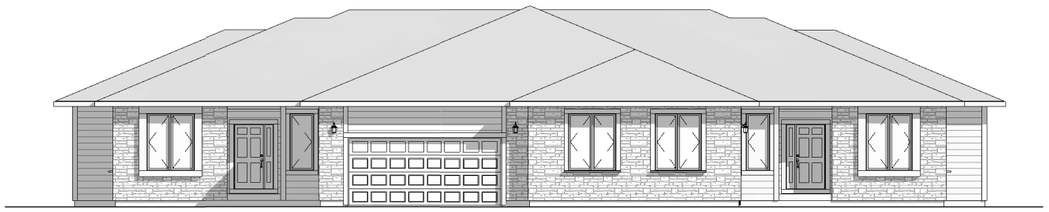
Front Door: SW7048 - Urbane Bronze

Windows: Lindsay Earthwise - Clay

Garage Door: Haas Recessed Short Panel – Sandstone

HALEN HOMES

Colors and textures are for demonstration only. See physical samples. Builder reserves the right to make product substitutions or changes without notice or obligation.



FRONT ELEVATION- FARMHOUSE

MASTER SHEET LIST

SHEET NO.	SHEET NAME
A-0.00	COVER
A-0.10	General Notes
A-1.00	FOUNDATION PLAN - FARMHOUSE - ELEVATION-1
A-2.00	FIRST FLOOR PLAN - FARMHOUSE - ELEVATION-1
A-2.10	FIRST FLOOR OPTIONS
A-3.00	ROOF PLANS - FARMHOUSE - ELEVATION-1
A-4.00	ELEVATIONS - FARMHOUSE - ELEVATION-1
E-1.00	FOUNDATION ELECTRICAL PLAN - FARMHOUSE - ELEVATION-1
E-2.00	FIRST FLOOR ELECTRICAL PLAN - FARMHOUSE - ELEVATION-1

LEFT UNIT AREAS

Livable Area	
First Floor Livable	2054 SF
	2054 SF
Non Livable Area	
Front Porch	24 SF
Garage	484 SF
Rear Porch	125 SF
Unfinished Basement	1924 SF
	2557 SF

RIGHT UNIT AREAS

Livable Area	
First Floor Livable	2054 SF
	2054 SF
Non Livable Area	
Front Porch	24 SF
Garage	528 SF
Rear Porch	125 SF
Unfinished Basement	1924 SF
	2601 SF



FIRST FLOOR PLAN

REVISION LOG

REVISION #	DATE	DESCRIPTION	BY
1	03/05/2020	MASTER CREATION	AG
2	04/17/2020	ADDED WINDOW TO LEFT GARAGE	AG

HALEN HOMES

BRISTLECONE

CLIENT NAME

PROJECT ADDRESS

SHEET NAME

COVER

DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER

Project Number

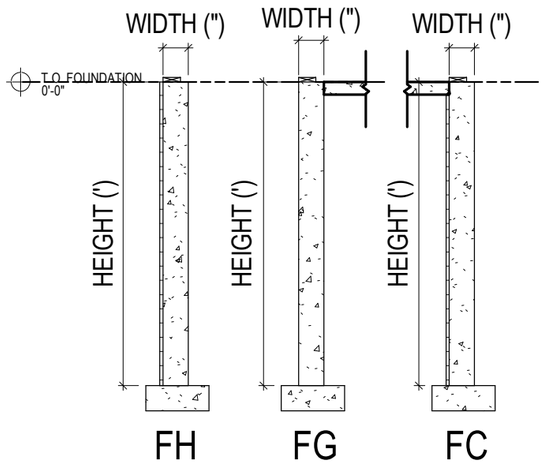
SHEET NUMBER

A-0.00

FOUNDATION PLAN NOTES
MAIN HOUSE CONCRETE WALLS: FH-8-8 UNLESS OTHERWISE NOTED
FURNACE TO BE MINIMUM 95% EFFICIENT
WATER HEATER IS POWER VENTED PER SPECIFICATION
POURED CONCRETE IS TO BE 3000 PSI
ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD OR FACE OF CONCRETE
3PC BATH ROUGH-IN TO INCLUDE WASTE & VENT TO RUN TO GENERAL VICINITY - FRAMING & FIXTURES NOT INCLUDED

FIRST FLOOR PLAN NOTES
ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2x6 STUD GRADE OR BETTER AT 24" O.C. UNLESS OTHERWISE NOTED
INTERIOR HOUSE WALLS ARE 2x4 STUD GRADE OR BETTER AT 24" O.C. UNLESS OTHERWISE NOTED
GARAGE WALLS ARE 2x4 STUD GRADE OR BETTER AT 16" O.C.
CEILING HEIGHT AT FIRST FLOOR IS 9'-0" UNLESS OTHERWISE NOTED
WINDOW HEADER HEIGHT AT FIRST FLOOR IS 6'-11 3/8" FROM TOP OF FLOOR UNLESS OTHERWISE NOTED

ROOF PLAN NOTES
ROOF TO BE COMPOSED OF PRE - ENGINEERED TRUSSES @ 24" O.C.
ALL TRUSS CLIPS AND HANGERS TO BE SUPPLIED BY TRUSS MANUFACTURER AND TO MEET OR EXCEED REQUIREDMENTS OF THE WISCONSIN UNIFORM BUILDING CODE

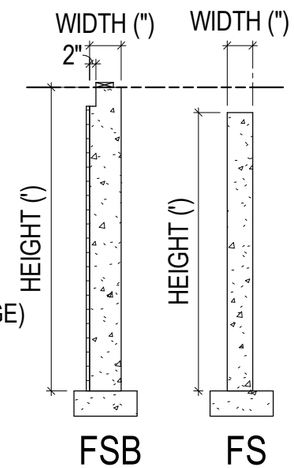


ROOM / FLOORING SCHEDULE

Room	Floor Finish	Area
GREAT ROOM	CARPET	245 SF
BEDROOM 2	CARPET	155 SF
BEDROOM 2 CLOSET	CARPET	33 SF
SUNROOM	CARPET	145 SF
GREAT ROOM	CARPET	245 SF
BEDROOM 2	CARPET	155 SF
BEDROOM 2 CLOSET	CARPET	33 SF
SUNROOM	CARPET	145 SF
OWNER'S SUITE	CARPET	228 SF
OWNER'S W.I.C.	CARPET	73 SF
DEN	CARPET	128 SF
OWNER'S W.I.C.	CARPET	73 SF
DEN	CARPET	128 SF
OWNER'S SUITE	CARPET	228 SF
CARPET		2014 SF
DINETTE	LVP	171 SF
FOYER	LVP	53 SF
KITCHEN	LVP	228 SF
FOYER CLOSET	LVP	8 SF
SECONDARY HALL	LVP	13 SF
OWNER'S HALL	LVP	8 SF
OWNER'S HALL CLOSET	LVP	5 SF
DINETTE	LVP	171 SF
FOYER	LVP	53 SF
KITCHEN	LVP	228 SF
FOYER CLOSET	LVP	8 SF
SECONDARY HALL	LVP	13 SF
OWNER'S HALL	LVP	8 SF
OWNER'S HALL CLOSET	LVP	5 SF
PANTRY	LVP	27 SF
PANTRY	LVP	27 SF
LVP		1023 SF
HALL BATH	LVT	43 SF
HALL BATH	LVT	43 SF
REAR FOYER	LVT	46 SF
OWNER'S BATH	LVT	51 SF
LAUNDRY	LVT	52 SF
OWNER'S LINEN CLOSET	LVT	12 SF
REAR FOYER	LVT	30 SF
REAR FOYER CLOSET	LVT	12 SF
REAR FOYER	LVT	46 SF
OWNER'S BATH	LVT	51 SF
LAUNDRY	LVT	52 SF
OWNER'S LINEN CLOSET	LVT	12 SF
REAR FOYER	LVT	30 SF
REAR FOYER CLOSET	LVT	12 SF
LVT		496 SF

WALL TYPE WIDTH (") HEIGHT (')

FH - 8 - 12

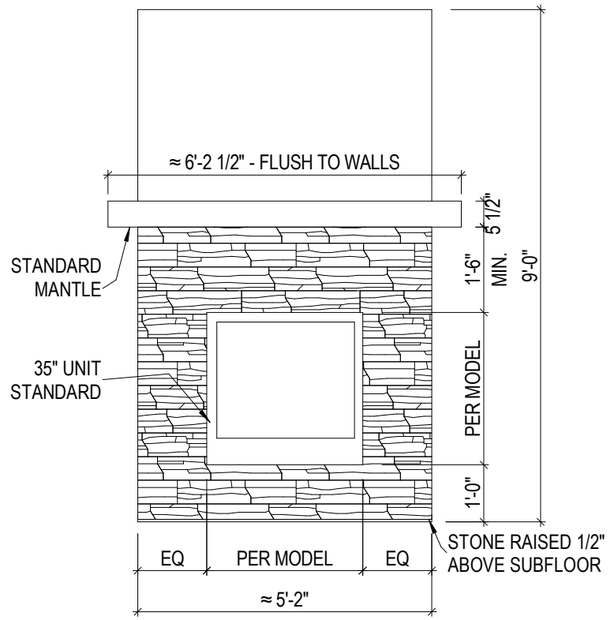


WALL TYPES

FH = HOUSE
FC = COMMON (HOUSE/GARAGE)
FSB = STOOP W/ BRICKLEDGE
FS = STOOP
FG = GARAGE

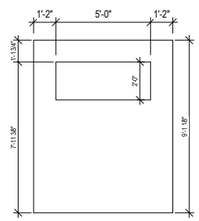
SCHEDULE S1

SIDING TYPE: HARDBOARD SIDING
SOFFIT TYPE: HARDBOARD SOFFIT
FASCIA TYPE: ALUMN. FASCIA
EXTERIOR CORNERS: 5/4"X6"
WINDOW WRAPS: 5/4"X
ATTIC INSULATION: R38
SHINGLES: DIMENSIONAL
EXTERIOR WALL INSULATION: R-19 BATT
EXTERIOR WALL SHEATTHING - SEE PLAN & DETAIL FOR MORE INFORMATION: 7/16"

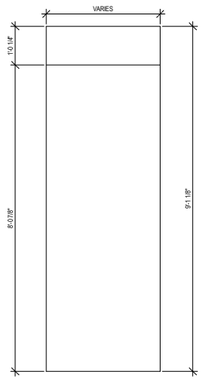


STANDARD RAISED BOX - HALF STONE

FIREPLACE DETAIL



5020 DRYWALL OPENING



DRYWALL OPENING DETAIL (TYP.)

HALEN HOMES

BRISTLECONE

CLIENT NAME

PROJECT ADDRESS

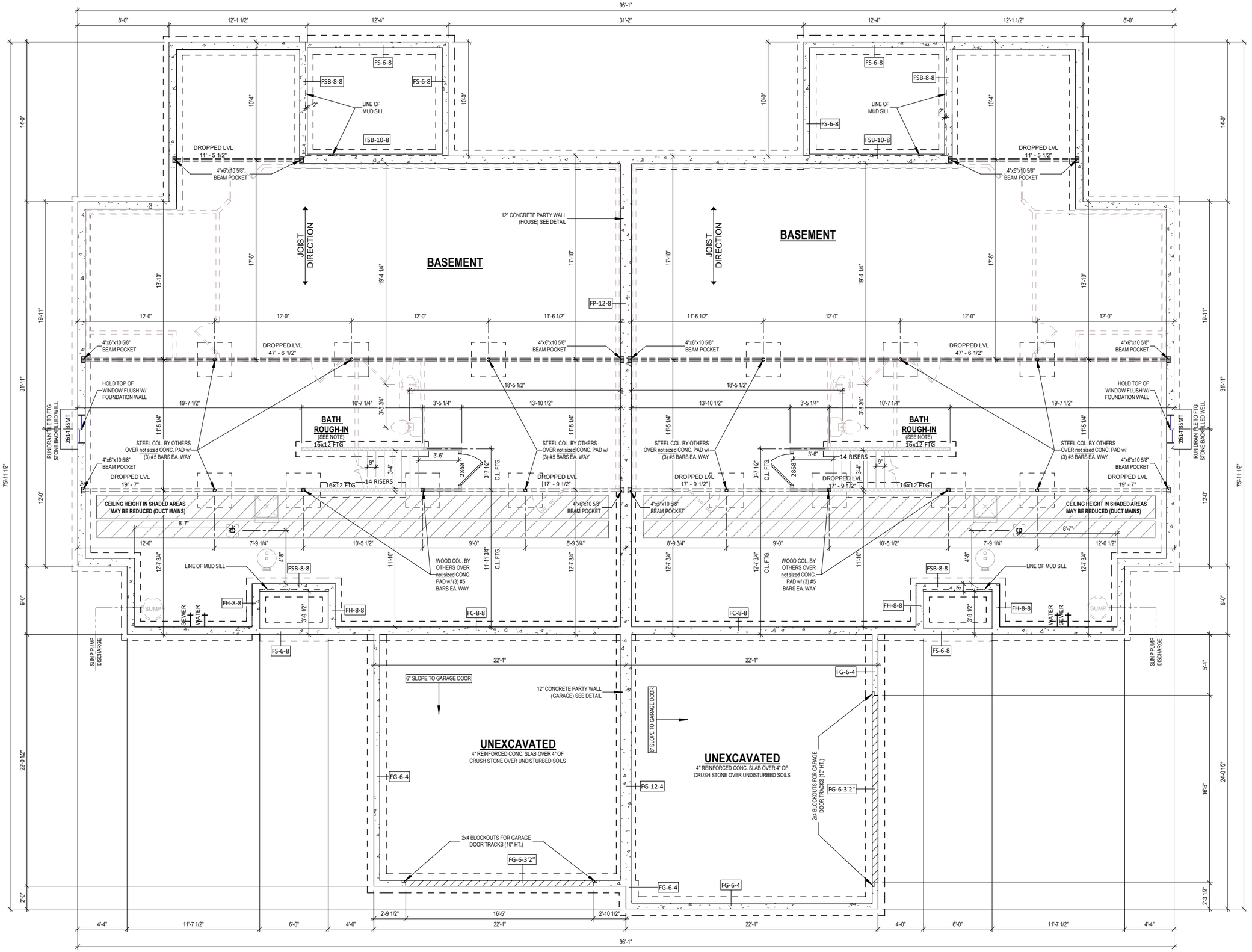
SHEET NAME

General Notes

DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
A-0.10



1 FOUNDATION PLAN

1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

HALEN HOMES

BRISTLECONE

CLIENT NAME

PROJECT ADDRESS

SHEET NAME

FOUNDATION PLAN - FARMHOUSE - ELEVATION-1

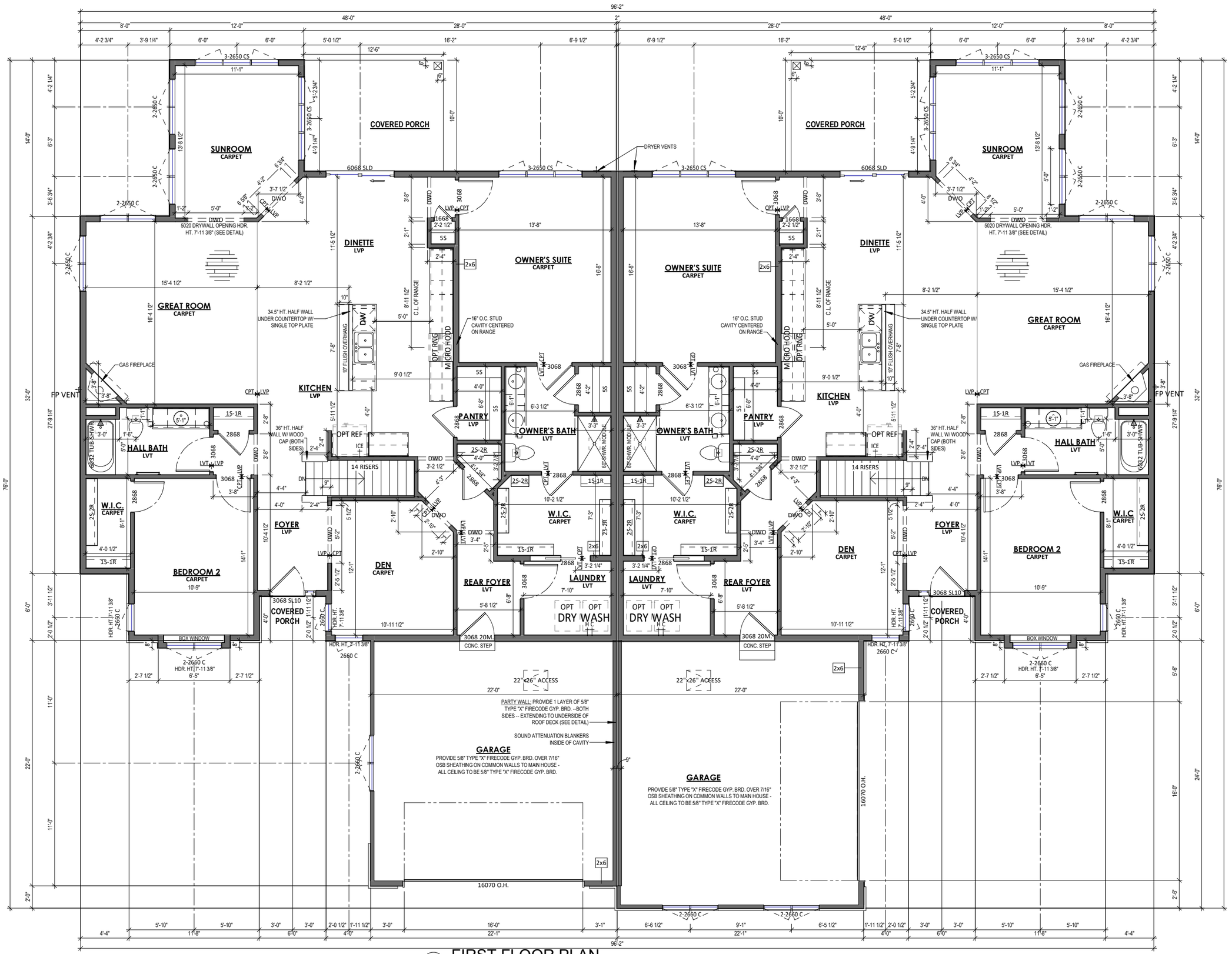
DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER

Project Number

SHEET NUMBER

A-1.00



1 FIRST FLOOR PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

HALEN HOMES

BRISTLECONE

CLIENT NAME

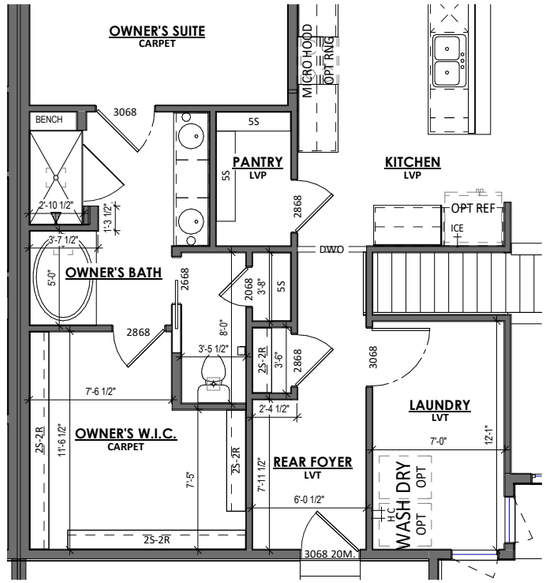
PROJECT ADDRESS

SHEET NAME
FIRST FLOOR PLAN - FARMHOUSE - ELEVATION-1

DATE	DRAWN BY
04/17/2020	Author

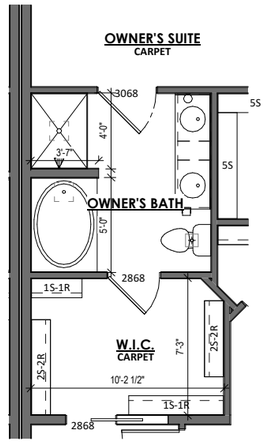
JOB NUMBER
Project Number

SHEET NUMBER
A-2.00



1 OPT. DELUXE OWNER'S SUITE

1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)



2 OPT. LUXURY OWNER"S BATH

1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

HALEN HOMES

BRISTLECONE

CLIENT NAME

PROJECT ADDRESS

SHEET NAME

FIRST FLOOR OPTIONS

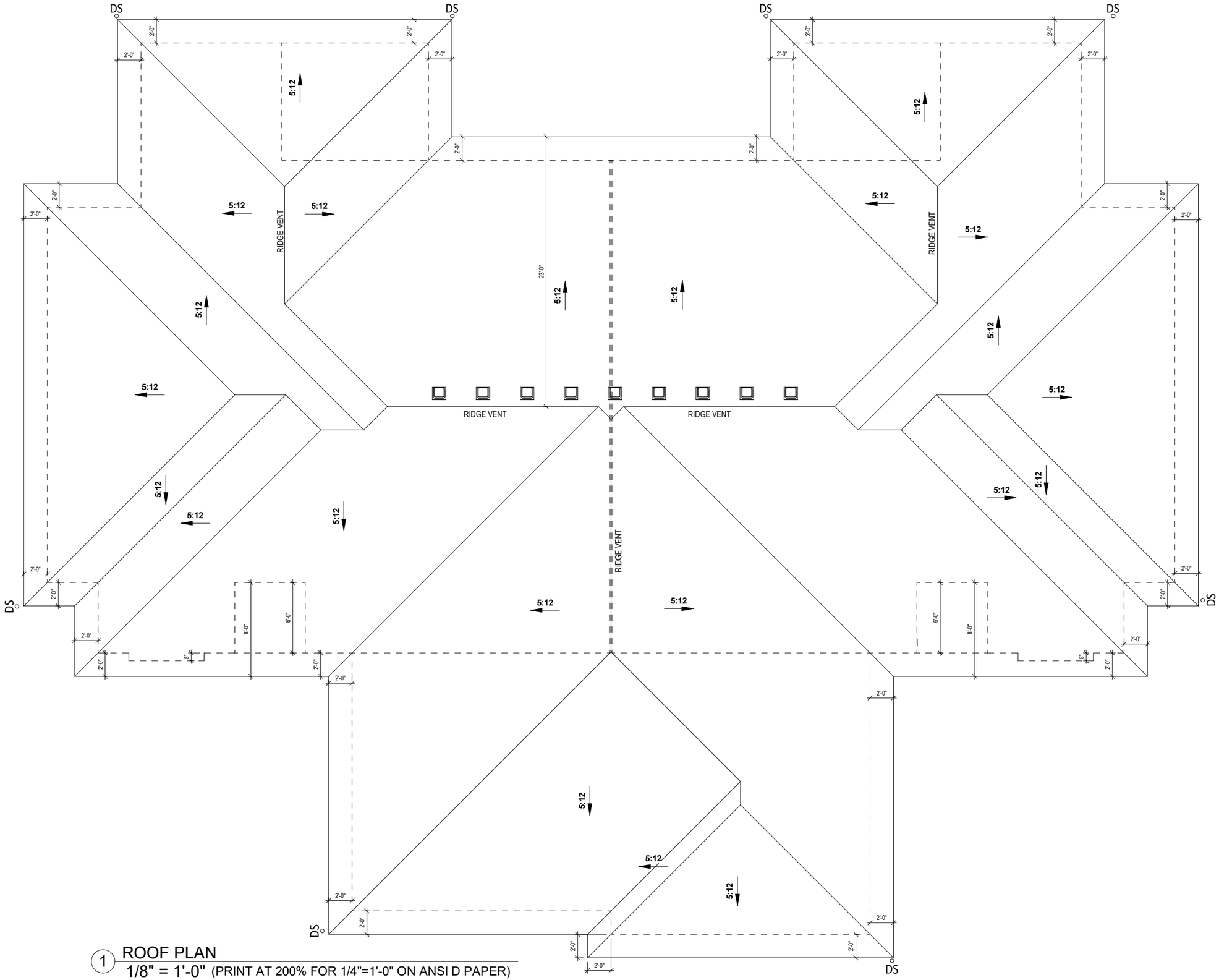
DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER

Project Number

SHEET NUMBER

A-2.10



1 ROOF PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

HALEN HOMES

BRISTLECONE

CLIENT NAME

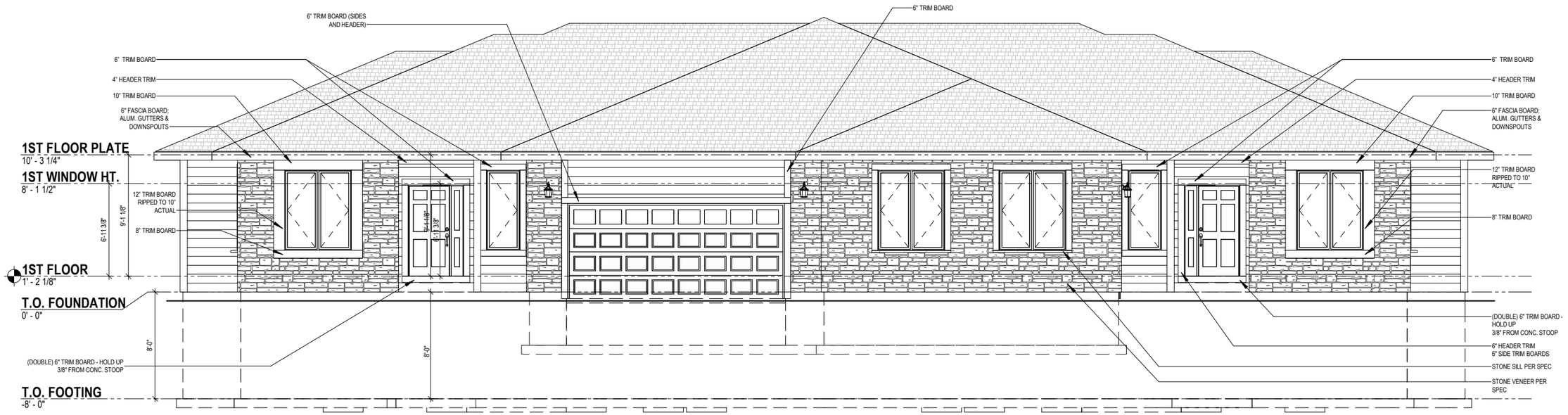
PROJECT ADDRESS

SHEET NAME
ROOF PLANS - FARMHOUSE - ELEVATION-1

DATE	DRAWN BY
04/17/2020	Author

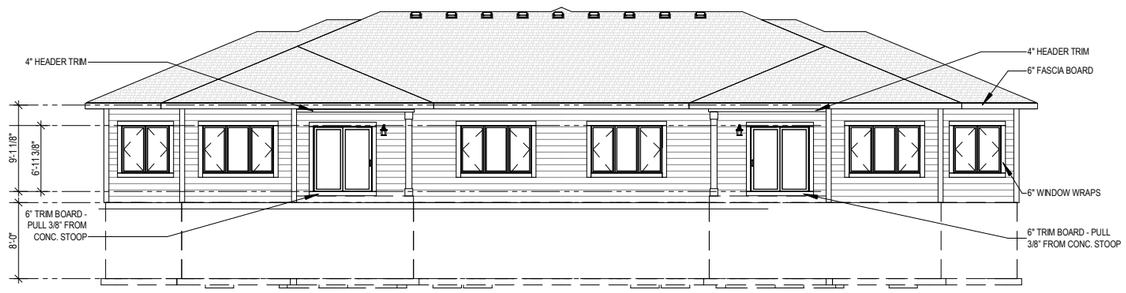
JOB NUMBER
Project Number

SHEET NUMBER
A-3.00



1 FRONT VIEW - FARMHOUSE - ELEVATION 1

1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)



3 REAR VIEW - ELEVATION 1

1/16" = 1'-0"



2 LEFT VIEW - ELEVATION 1

1/16" = 1'-0"



4 RIGHT VIEW - ELEVATION 1

1/16" = 1'-0"

HALEN HOMES

BRISTLECONE

CLIENT NAME

PROJECT ADDRESS

SHEET NAME

ELEVATIONS - FARMHOUSE - ELEVATION-1

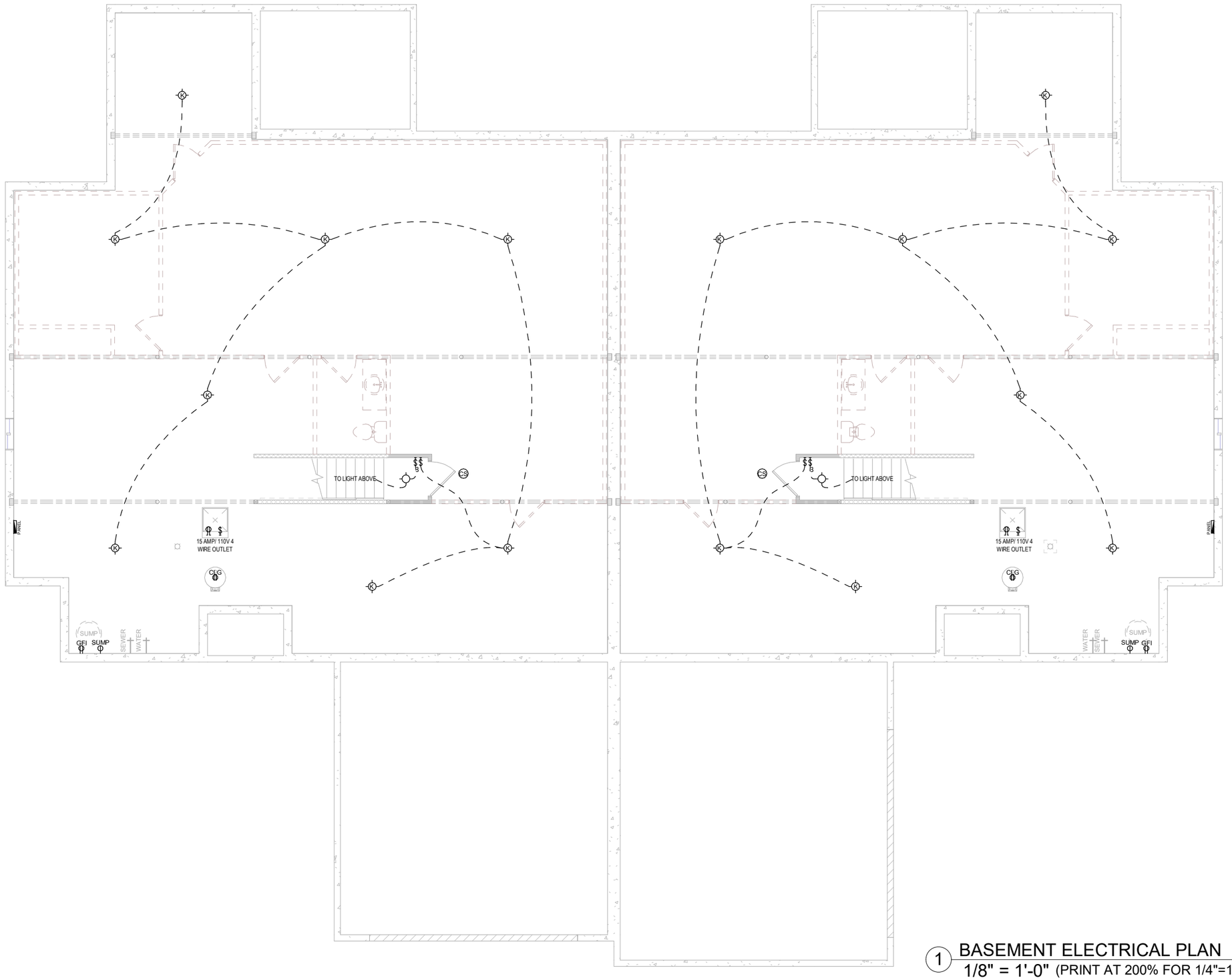
DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER

Project Number

SHEET NUMBER

A-4.00



ELECTRICAL LEGEND

S	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
4	4-WAY SWITCH	K	GARAGE KEYPAD
D	DIMMER SWITCH		GARAGE DOOR OPENER
UC	UNDERCABINET SWITCH	WP	WEATHERPROOF OUTLET
220V	220 VOLT OUTLET	CLG	CEILING OUTLET
	DUPLEX OUTLET	FLR	SWITCHED FLOOR OUTLET
GFI	GROUND FAULT OUTLET		SWITCHED DUPLEX OUTLET
SUMP	SINGLE SUMP OUTLET		QUAD OUTLET
S	SMOKE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR COMBO
T	THERMOSTAT		NETWORK OUTLET
TV	TELEVISION OUTLET		TELEPHONE OUTLET
PANEL	ELECTRICAL SERVICE PANEL	GD	GARBAGE DISPOSAL
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT	3B	VANITY LIGHT
	CLOSET CASTER LIGHT		STAIR LIGHT
110	BATH FAN & LIGHT COMBO	110	BATH FAN
PC	PULL CHAIN LIGHT	UC	UNDER CABINET LIGHT
	FLUSH MOUNT LIGHT	K	KEYLESS LIGHT
P	HANGING PENDANT LIGHT	3B	HANGING LIGHT
	RECESSED CAN LIGHT		MINIATURE PUCK LIGHT
W	WEATHERPROOF RECESSED CAN LIGHT		RECESSED EYEBALL LIGHT
CF	CEILING FAN	CF ROUGH	CEILING FAN ROUGH
LCF	LIGHTED CEILING FAN	LCF ROUGH	LIGHT & FAN ROUGH

1 BASEMENT ELECTRICAL PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

HALEN HOMES

BRISTLECONE

CLIENT NAME

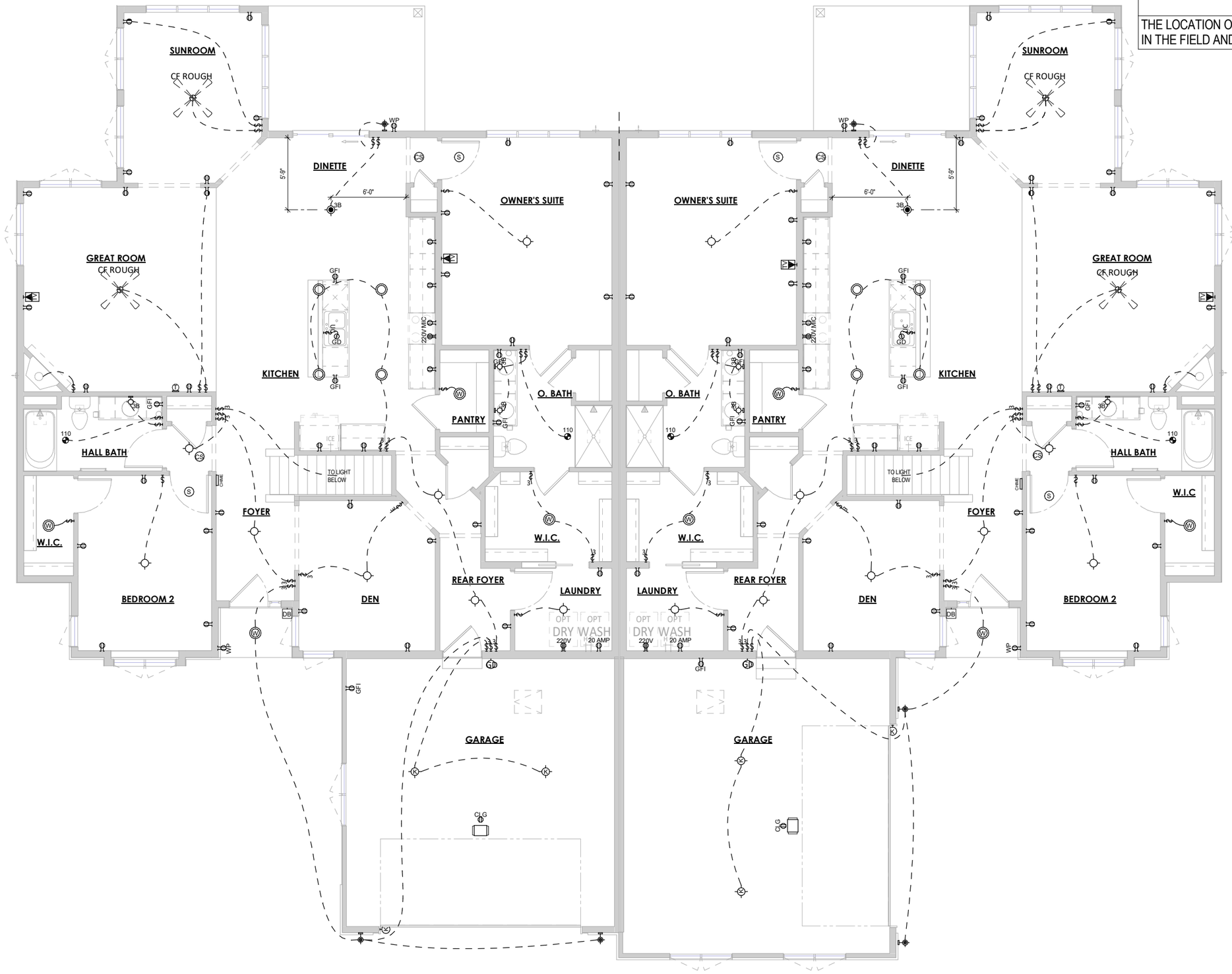
PROJECT ADDRESS

FOUNDATION ELECTRICAL PLAN - FARMHOUSE - ELEVATION-1

DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
E-1.00



1 FIRST FLOOR ELECTRICAL PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

ELECTRICAL PLAN NOTES

THE LOCATION OF THE OUTLETS SHOWN ARE TO BE VERIFIED IN THE FIELD AND TO COMPLY WITH THE ELECTRICAL CODE

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
3 $	3-WAY SWITCH	CHIME	DOOR BELL CHIME
4 $	4-WAY SWITCH	K	GARAGE KEYPAD
D $	DIMMER SWITCH		GARAGE DOOR OPENER
UC $	UNDERCABINET SWITCH	WP	WEATHERPROOF OUTLET
220V	220 VOLT OUTLET	CLG	CEILING OUTLET
	DUPLEX OUTLET	FLR	SWITCHED FLOOR OUTLET
GFI	GROUND FAULT OUTLET		SWITCHED DUPLEX OUTLET
SUMP	SINGLE SUMP OUTLET		QUAD OUTLET
S	SMOKE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR COMBO
T	THERMOSTAT		NETWORK OUTLET
TV	TELEVISION OUTLET		TELEPHONE OUTLET
PANEL	ELECTRICAL SERVICE PANEL	GD	GARBAGE DISPOSAL
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT	3B	VANITY LIGHT
	CLOSET CASTER LIGHT		STAIR LIGHT
110	BATH FAN & LIGHT COMBO	110	BATH FAN
PC	PULL CHAIN LIGHT	UC	UNDER CABINET LIGHT
	FLUSH MOUNT LIGHT	K	KEYLESS LIGHT
P	HANGING PENDANT LIGHT	DB	HANGING LIGHT
	RECESSED CAN LIGHT		MINIATURE PUCK LIGHT
W	WEATHERPROOF RECESSED CAN LIGHT		RECESSED EYEBALL LIGHT
CF	CEILING FAN	CF ROUGH	CEILING FAN ROUGH
LCF	LIGHTED CEILING FAN	LCF ROUGH	LCF ROUGH LIGHT & FAN ROUGH

HALEN HOMES

BRISTLECONE

CLIENT NAME

PROJECT ADDRESS

FIRST FLOOR ELECTRICAL PLAN - FARMHOUSE - ELEVATION-1

DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
E-2.00

SIXTEENTH AMENDMENT
TO
DECLARATION OF CONDOMINIUM

OF BRISTLECONE PINES CONDOMINUM

This Sixteenth Amendment to the Declaration of Condominium of Bristlecone Pines Condominium (this "Amendment") is made as of _____, 2020 by Bristlecone Pines Condominium Association, Inc. (the "Association") on behalf of the Owners and their Mortgagees, and by Neumann Developments, Inc., a Wisconsin corporation, or its assigns ("Neumann").

RECITALS

Reference is made to that certain Declaration of Condominium of Bristlecone Pines Condominium for the meaning of capitalized terms used in this Amendment and not otherwise defined in this Amendment. The Declaration was recorded on April 5, 1995 in the office of the Register of Deeds for Waukesha County, Wisconsin as Document No. 2031446. It was most recently amended by a Fifteenth Amendment recorded on March 25, 2005 as Document No. 3260969. As so amended, it is referred to herein as the "Declaration".

Concurrently with the original Declaration and many of the amendments thereto, a condominium plat was recorded, and addenda thereto. As so recorded, including addenda thereto, it is referred to as the "Plat".

The Condominium was intended to be an expansion condominium, with the eventual potential expansion to include up to 44 units. The time period for automatic expansion has expired, and the Condominium was expanded to presently include only thirty-four (34) Units. Of those Units, only thirty-two (32) have been constructed and physically exist.

Neumann is acquiring certain land described on Exhibit A hereto (the "2020 Expansion Land"), and desires to complete the uncompleted Building located at 1205-1207 East Sweetbriar Lane (the "Incomplete Building") and other additional buildings that will be harmonious with the existing Condominium, but only if certain issues are addressed. The Association believes that addressing these issues and completing the work proposed by Neumann is appropriate and beneficial to the Association and its members. As examples of the issues that need to be addressed:

A. The remainder of the original expansion land is still vacant and represents unintended gaps in the architectural harmony of the Association.

B. Since the Association already maintains the same infrastructure that is required in order to service the original expansion land, the inclusion of the original expansion land in the Condominium and the construction of new units thereon – which will join the Association and pay assessments – will serve to spread the costs of such

infrastructure over a greater number of Units supporting it, which would be a further benefit to the existing Condominium, its Owners, and their Mortgagees.

C. The Owner of the two Units comprising the Incomplete Building, which were declared and never constructed, has not been charged and is not paying assessments to the Association.

D. Certain water features are owned by the owner of the Golf Course but service the Condominium, and clarity over the use of these features is important.

Consequently, the Association desires to enter into this Amendment for the purpose of resolving these issues and making it possible for Neumann to assist the Condominium in expanding its operations for a more efficient future.

The Association has obtained consent from 75% of the Owners and their Mortgagees; copies of those consents are [select one: complete as attached hereto /are available from the offices of the Association].

Neumann is executing this Amendment for the purpose of making certain agreements with the Association and agreeing to the expansion of the Condominium to include the 2020 Expansion Land. The Golf Course Owner is executing this Amendment solely for the limited purposes indicated below, and not as a party to the Amendment. As a consequence, all of the Owners and Mortgagees of all of the land that is the subject of this Amendment are subscribed hereto and desire that this Amendment will have the effect on the Condominium and the 2020 Expansion Land as described below.

AGREEMENT

Now therefore, in consideration of the above and other value received, the parties agree as follows:

1. Expansion to Include the Expansion Land. The land subject to the Condominium is hereby expanded to include the 2020 Expansion Land. Concurrently with this Amendment, the Association is causing a Fifteenth Amendment to the Plat of Condominium of Bristlecone Pines to be recorded in the form attached hereto as Exhibit B.

2. Completion of Uncompleted Building. The Association accepts that Neumann will construct the Incomplete Building containing Units 15 and 16.

3. Construction of New Buildings on 2020 Expansion Land. The Association accepts that Neumann may construct buildings and associated improvements on the 2020 Expansion Land substantially as shown on the Fifteenth Amendment to the Plat of Condominium of Bristlecone Pines attached as Exhibit B (each such building, including the Incomplete Building, is known as a "New Building"). The final location of Units 29 and 30 will be reflected in a revised addendum or addenda to the

Plat that Neumann will cause to be recorded, and thereupon each new dwelling unit in such New Building will become a Unit within the Condominium, subject to the Declaration and other Condominium Instruments. As to construction matters, the following shall apply:

a. Neumann shall be under no obligation to and makes no representation that it will in fact exercise its rights to construct all or any part of the improvements shown in Exhibit B as such rights are reserved herein. Further, there shall be no expiration on the rights reserved to Neumann herein and said rights shall inure to the benefit of Neumann's successors and assigns.

b. Each of the Association and Golf Course Owner, as applicable, grants to Neumann a non-exclusive easement, across, on and over any and all access routes and roads belonging to, benefiting or inuring to the benefit of the Condominium (whether part of the Condominium or otherwise); the unpaved General Common Elements that were, prior to the date of this Amendment, part of the 2020 Expansion Land; and any portion of the General Common Elements immediately adjacent thereto (collectively, the "Easement Property") for Neumann and its agents, contractors, employees, permittees, suppliers, and vendors to use the Easement Property for the purpose of access, marshalling of equipment, and storage purposes in connection with the construction of any New Building, provided, however, that (1) the easement is subject to the limitations on use set forth in this Section, and (2) Neumann will not use any General Common Elements within 10 feet of an existing Building for the purpose of storage or marshaling.

c. Neumann shall indemnify, defend and hold harmless the Association from and against any and all claims, action, damages, liabilities, demands, losses, costs and expenses (including reasonable attorneys' fees) for (i) any injuries to any persons or damage to any property to the extent arising out of any construction activity by Neumann or its agents, contractors, employees, permittees, suppliers, and vendors, which activity constitutes recklessness or willful misconduct of any of such persons; and (ii) its failure in any material respect to comply with the terms and conditions of this Amendment.

d. No construction vehicle or construction work shall be allowed or take place on the 2020 Expansion Land prior to 7am or after 6pm on any day unless (1) it is commercially reasonable to perform before or after such times and prior notice is given to the Association, or (2) the work is a response to an emergency which may occur at any time without prior notice.

4. Style of all New Buildings. The Association acknowledges that the accepted standards and building codes may be different than from the time when the Condominium was originally built.

a. Duplex New Buildings – The final plans and specifications for New Buildings that will contain two Units each are included in this Amendment as Exhibit C. Notwithstanding such inclusion, during construction Neumann may make modifications to the exterior size, materials and location of such New Buildings so long as such modifications are not materially different from those of existing Buildings.

b. Single Family New Buildings – The two planned single-family Units 29 and 30 are located on a portion of the 2020 Expansion Land also known as Outlot 5 on the subdivision plat of Bristlecone Pines ("Outlot 5"). Prior to the commencement of construction of Units 29 and 30 on Outlot 5, Neumann will submit a written request to the Association for approval of final exterior location and plans and specification for such New Building, and the Association has the power to approve the same, but will not unreasonably withhold, condition or deny consent if a New Building is not unreasonably different in style from the existing Buildings in the Condominium. Notwithstanding such approval, during construction Neumann may make modifications to the exterior size, materials and location of such New Buildings so long as such modifications are not materially different from those of existing Buildings.

5. Association Liens Regarding Building Units 15 and 16. The Association acknowledges that Neumann would not acquire Units 15 and 16 and pursue the construction if such Units if the Association could claim liens on such Units for periods commencing from the time they were added to the Condominium on March 25, 2005; that it is beneficial for the Association to see these Units completed; and that the ability to recover assessments from parties that own these unbuilt Units is speculative. Accordingly, the Association hereby waives any and all assessments and fees in respect of these unbuilt Units from the date of addition to the Condominium to the date of issuance of the initial occupancy permit for each such Unit.

6. No Special Assessments on New Buildings. The Association shall not levy a special assessment against any Unit in a New Building for a period of five (5) years following said New Building's inclusion into the Condominium, unless the work to be paid for by such special assessment is to be incorporated into such New Building.

7. Easements over Ponds. The remaining portion of the original Expansion Real Estate, on which are located existing surface detention ponds, is not included in the 2020 Expansion Land. Such land is owned by the Golf Course Owner and is described on Exhibit D (the "Remainder Land"). The Golf Course Owner hereby grants to the Association and Neumann, and their respective agents, contractors, employees, permittees, suppliers, and vendors, non-exclusive easements to allow them to access and connect to said detention ponds. The Association hereby grants to the Golf Course Owner a non-exclusive easement over certain paved portions of the General Common Elements to access such detention ponds for the purpose of conducting any and all necessary maintenance of the detention ponds. The Golf Course Owner shall

bear all costs and responsibility for the maintenance of the detention ponds except in the case the Association causes damage to the detention ponds, in which case the Association shall bear the costs of any necessary repairs.

8. Easement over Remainder Land. The Golf Course Owner hereby grants to Neumann a non-exclusive easement, across, on and over any and all access routes and roads belonging to, benefiting or inuring to the Remainder Land for the installation of paved driveways, and the use thereof for vehicular and pedestrian access, between Outlot 5 and Sweetbriar Lane (collectively, the "Driveway Easement"). The Driveway Easement will be located so as to not materially disturb the function of the detention ponds on the Remainder Land. Such drives will initially be installed by Neumann as part of the construction of New Buildings on Outlot 5, to the standards required by the Village of Hartland for construction of new homes and consistent with other driveways located on the Condominium, and will be repaired or replaced from time to time by the Association, which is designated as Neumann's successor to the Driveway Easement rights.

9. Effect of Expansion on Existing Condominium. The 2020 Expansion Land is, with this Amendment, included as part of the General Common Elements of the Condominium, subject to the rights granted above to build the New Buildings that will contain Units. Upon commencement of construction of a Unit, the Unit will belong to Neumann or its successors and assigns. When fully built out as contemplated in this Amendment, the Condominium will consist of 44 Units with unit numbers as assigned in Exhibit B. As each Unit is issued the initial certificate of occupancy, the interests of the Units will be calculated as 1 divided by the number of Units and voting and assessments will be adjusted equitably based on such formula. The imposition and levy of assessments will commence with the issuance of the initial certificate of occupancy for each Unit in a New Building.

10. Successors and Assigns. Neumann may assign any one or more of its special rights and benefits in this Amendment to one or more persons from time to time. A person acquiring a Unit from Neumann in the absence of such a specific assignment will not be deemed to be an assignee or successor for purposes of the special rights and benefits set forth in this Agreement.

11. Severability. If any of the terms or conditions of this Agreement shall be deemed invalid, illegal, or unenforceable in any respect, the validity of the remainder of this Agreement shall in no way be affected and shall remain in full force and effect to the fullest extent permitted by law.

12. Counterparts. This Amendment may be executed in any number of counterparts with the same effect as if all parties hereto had signed the same document. All such counterparts shall be construed together and shall constitute one instrument, but in making proof hereof, it shall only be necessary to produce one such counterpart signature for each party.

13. No Implied Changes. Except as otherwise stated herein, the provisions of the Declaration shall remain unchanged and in full force and effect.

[Signatures on Following Pages]

Drafted by and return to:
Hal Karas and Keyon Brown
Husch Blackwell LLP
555 E Wells Street, Ste 1900
Milwaukee, WI 53202

Executed as of the date first set forth above.

BRISTLECONE PINES
CONDOMINIUM ASSOCIATION, INC.

By: _____

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this _____, 2020, the above named _____ of _____, to me known to be the person who executed the foregoing instrument.

_____
Name: _____
Notary Public, State of Wisconsin
My commission:
_____

NEUMANN DEVELOPMENTS, INC.

By: _____

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this _____, 2020, the above named _____ of Neumann Developments, Inc., to me known to be the person who executed the foregoing instrument.

_____
Name: _____
Notary Public, State of Wisconsin
My commission:
_____

The undersigned is executing this Amendment as the Golf Course Owner solely for the purpose of agreeing to Sections 3(b), 7 and 8 above.

GOLF COURSE OWNER

_____

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this _____, 2020, the above named _____ of _____, to me known to be the person who executed the foregoing instrument.

_____
Name: _____
Notary Public, State of Wisconsin
My commission:
_____

CONSENT TO AMENDMENT

OF DECLARATION OF CONDOMINIUM

OF BRISTLECONE PINES CONDOMINIUM

The owner(s) of Unit _____ in Bristlecone Pines Condominium in the Village of Hartland, Waukesha County, Wisconsin (the "Condominium") consent(s) to the amendment of the Condominium's declaration of Condominium substantially on the terms of the exhibits attached to this Consent (the "Amendment"). Such owner(s) further appoint(s) the President of the association of unit owners in the Condominium his/her/their agent for purposes of the execution and delivery of any and all instruments of conveyance in favor of Neumann that may be necessary or desirable to effectuate the intent of this Amendment.

Dated _____, 2020

_____

_____
(print name)

_____

_____
(print name)

APPROVAL OF MORTGAGEE

The mortgagee of the Unit described above approves the foregoing Consent and the Amendment.

Dated _____, 2020

_____

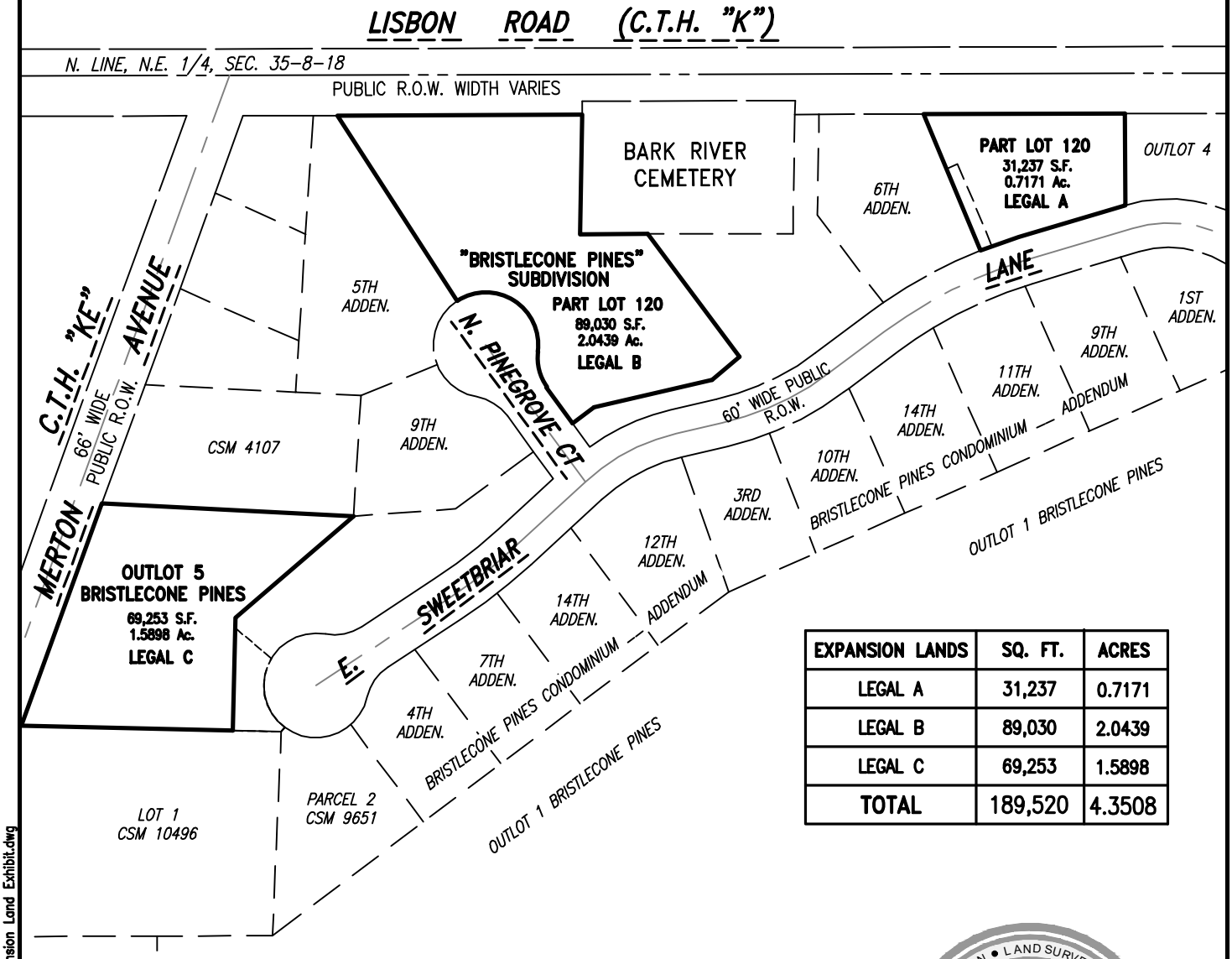
By: _____

_____
(Print name and title)

Exhibits

A – Site Plan and Legal Description of 2020 Expansion Land
B –Fifteenth Amendment to the Plat of Condominium of Bristlecone Pines
C – Plans and Specifications for Duplex New Buildings
D – Legal Description of Remainder Land

EXHIBIT "A"
2020 EXPANSION LANDS



EXPANSION LANDS	SQ. FT.	ACRES
LEGAL A	31,237	0.7171
LEGAL B	89,030	2.0439
LEGAL C	69,253	1.5898
TOTAL	189,520	4.3508

NORTH

SCALE: 1"=200'

0 100 200

WISCONSIN
DEBORAH L. JOERS
S-2132
HARTFORD, WI
LAND SURVEYOR

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

THIS EXHIBIT WAS PREPARED BY DEBORAH L. JOERS, P.L.S. (S-2132)

DATE: 4-27-20

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EXHIBIT "A" CONTINUED

2020 EXPANSION LANDS

Legal Description A:
All that part of Lot 120 of "BRISTLECONE PINES", being a subdivision of part of Parcel A of Certified Survey Map No. 2245, Lot 2 of Certified Survey Map No. 6992 and a part of Parcel 3 of Certified Survey Map No. 4182 also being a part of the Northeast 1/4, Northwest 1/4 and Southeast 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southeast 1/4 of Section 35, the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4, and the Northeast 1/4, Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 36, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northwest corner of said Northeast 1/4 Section; Thence North 89°51'42" East along the North line of said Northeast 1/4 Section, 1731.28 feet to a point; Thence South 00°08'18" East, 50.00 feet to a point on the South Right-of-Way line of "Lisbon Road" (C.T.H. "K") and the place of beginning of lands hereinafter described;

Thence continuing South 00°08'18" East, 113.86 feet to a point on the North Right-of-Way line of "East Sweetbriar Lane"; Thence South 73°20'00" West along said North Right-of-Way line, 138.10 feet to a point; Thence Southwesterly 50.00 feet along said North Right-of-Way line and the arc of a curve, whose center lies to the Southeast, whose radius is 590.00 feet, whose central angle is 04°51'21" and whose chord bears South 70°54'19.5" West, 49.99 feet to a point; Thence North 22°41'17" West, 183.40 feet to a point known as Point (A) on the South Right-of-Way line of said "Lisbon Road" (C.T.H. "K"); Thence North 89°51'42" East along said South Right-of-Way line, 250.00 feet to the point of beginning of this description.

Said Parcel contains 31,237 square feet or 0.7171 acres of land, more or less.

Legal Description B:
All that part of Lot 120 of "BRISTLECONE PINES", being a subdivision of part of Parcel A of Certified Survey Map No. 2245, Lot 2 of Certified Survey Map No. 6992 and a part of Parcel 3 of Certified Survey Map No. 4182 also being a part of the Northeast 1/4, Northwest 1/4 and Southeast 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southeast 1/4 of Section 35, the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4, and the Northeast 1/4, Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 36, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at said Point (A); Thence South 89°51'42" West along a tie line and the said South Right-of-Way line of "Lisbon Road" (C.T.H. "K"), 159.99 feet to a point; Thence South 00°55'18" West along the East line of Bark River Cemetery, 148.02 feet to a point; Thence South 89°51'42" West along the South line of said Bark River Cemetery, 180.00 feet to the point of beginning of this description;

Thence South 36°50'00" East, 190.00 feet to a point; Thence South 50°07'24" West, 44.85 feet; Thence South 76°50'00" West, 150.10 feet to a point; Thence South 53°50'00" West, 33.39 feet to a point on the East Right-of-Way line of "North Pinegrove Court" known as Point (B); Thence North 36°10'00" West along said East Right-of-Way line, 55.00 feet to a point; Thence Northwesterly 46.31 feet along said East Right-of-Way line and the arc of a curve, whose center lies to the Northeast, whose radius is 60.50 feet, whose central angle is 43°51'12" and whose chord bears North 14°14'24" West, 45.18 feet to a point of reverse curve; Thence Northwesterly 148.03 feet along said East Right-of-Way line and the arc of a curve, whose center lies to the Southwest, whose radius is 65.00 feet, whose central angle is 130°29'12" and whose chord bears North 57°33'24" West, 118.05 feet to a point; Thence North 32°48'00" West along "Bristlecone Pines Condominium 5th Amendment", 273.94 feet to a point on the South Right-of-Way line of "Lisbon Road" (C.T.H. "K"); Thence North 89°51'42" East along said South Right-of-Way line, 303.56 feet to a point on the West line of the Bark River Cemetery; Thence South 00°55'18" West along said West line, 148.02 feet to a point; Thence North 89°51'42" East along the South line of said Bark River Cemetery, 84.04 feet to the point of beginning of this description.

Said Parcel contains 89,030 square feet or 2.0439 acres of land, more or less.

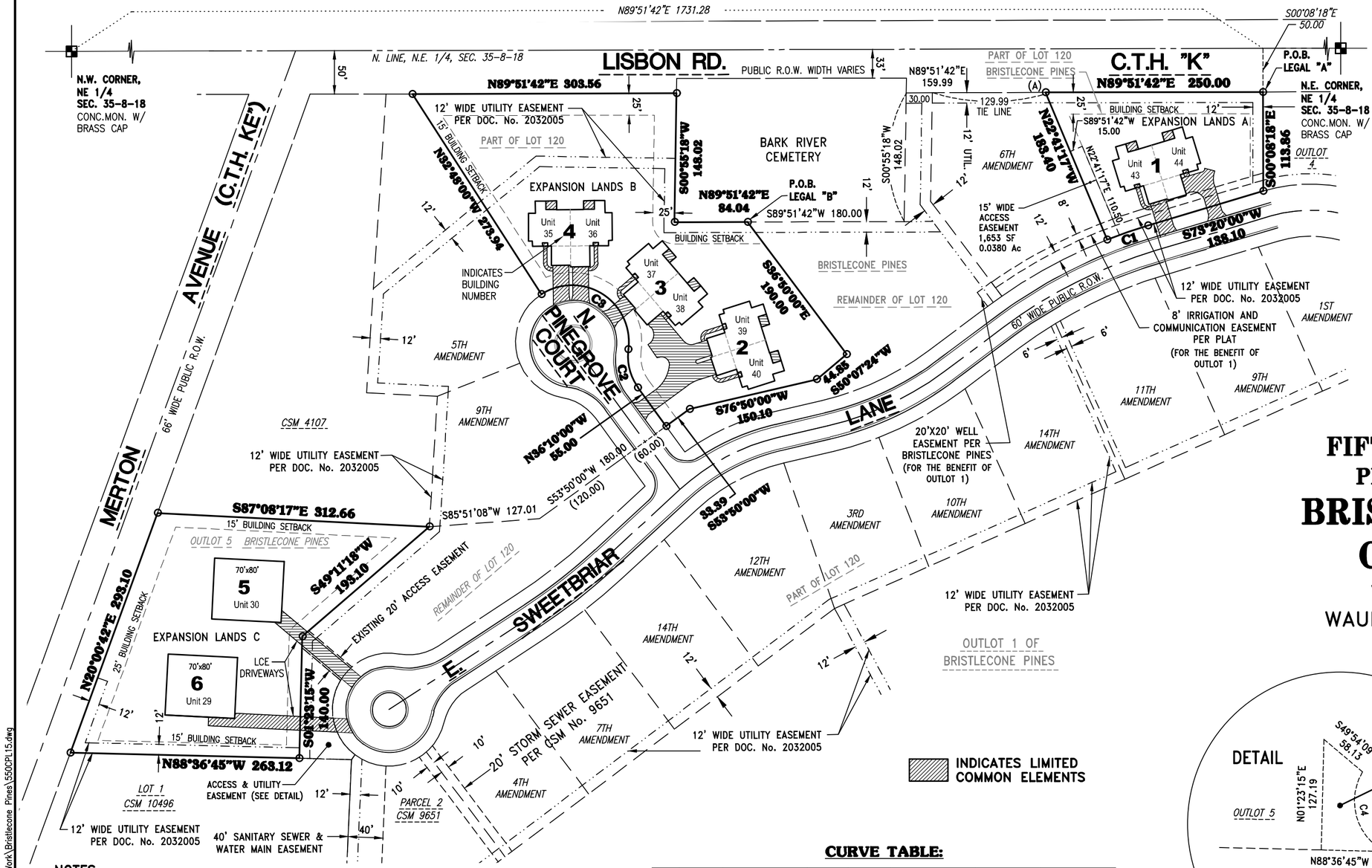
Legal Description C:
All of Outlot 5 of "BRISTLECONE PINES", being a subdivision of part of Parcel A of Certified Survey Map No. 2245, Lot 2 of Certified Survey Map No. 6992 and a part of Parcel 3 of Certified Survey Map No. 4182 also being a part of the Northeast 1/4, Northwest 1/4 and Southeast 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southeast 1/4 of Section 35, the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4, and the Northeast 1/4, Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 36, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at said Point (B); Thence South 53°50'00" West, 180.00 feet to a point; Thence South 85°51'08" West, 127.01 feet to the point of beginning of this description;

Thence South 49°11'18" West, 193.10 feet to a point; Thence South 01°23'15" West, 140.00 feet to a point on the North line of Lot 1 of Certified Survey Map No. 10496; Thence North 88°36'45" West along said North line, 263.12 feet to the Easterly Right-of-Way line of "Merton Avenue" (C.T.H. "KE"); Thence North 20°00'42" East along said Easterly line, 293.10 feet to the Northwest corner of Outlot 5 of "Bristlecone Pines" subdivision; Thence South 87°08'17" East along the North line of said Outlot 5, 312.66 feet to the point of beginning of this description.

Said Parcel contains 69,253 square feet or 1.5898 acres of land, more or less.

Exhibit B

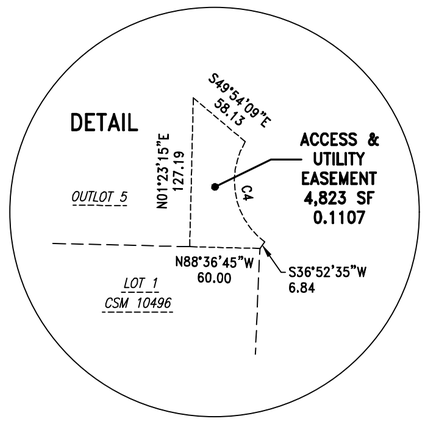


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Phone: (262) 790-1480
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NORTH
SCALE: 1"=100'
0 100 200

FIFTEENTH AMENDMENT PLAT OF CONDOMINIUM
BRISTLECONE PINES CONDOMINIUM

VILLAGE OF HARTLAND
WAUKESHA COUNTY, WISCONSIN



NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE NORTH LINE OF THE N.E. 1/4 OF SECTION 35, TOWN 8 NORTH, RANGE 18 EAST, BEARS N89°51'42"E.
- ALL PORTIONS OF THE PROPERTY THAT ARE NOT SPECIFIED AS LIMITED COMMON ELEMENTS OR AS A UNIT SHALL BE CONSIDERED A COMMON ELEMENT.

CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	590.00	4°51'21"	50.00	49.99	S70°54'19.5"W	S73°20'00"W	S68°28'39"W
C2	60.50	43°51'12"	46.31	45.18	N14°14'24"W	S07°41'12"W	S36°10'00"E
C3	65.00	130°29'12"	148.03	118.05	N57°33'24"W	N07°41'12"E	S57°12'00"W
C4	65.00	84°20'16"	95.68	87.27	S10°55'17"E	S31°14'51"W	S53°05'25"E

FIFTEENTH AMENDMENT
PLAT OF CONDOMINIUM
BRISTLECONE PINES CONDOMINIUM

VILLAGE OF HARTLAND
WAUKESHA COUNTY, WISCONSIN

LEGAL DESCRIPTION A: (EXPANSION LANDS)

All that part of Lot 120 of "BRISTLECONE PINES", being a subdivision of part of Parcel A of Certified Survey Map No. 2245, Lot 2 of Certified Survey Map No. 6992 and a part of Parcel 3 of Certified Survey Map No. 4182 also being a part of the Northeast 1/4, Northwest 1/4 and Southeast 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southeast 1/4 of Section 35, the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4, and the Northeast 1/4, Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 36, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northwest corner of said Northeast 1/4 Section; Thence North 89°51'42" East along the North line of said Northeast 1/4 Section, 1731.28 feet to a point; Thence South 00°08'18" East, 50.00 feet to a point on the South Right-of-Way line of "Lisbon Road" (C.T.H. "K") and the place of beginning of lands hereinafter described;

Thence continuing South 00°08'18" East, 113.86 feet to a point on the North Right-of-Way line of "East Sweetbriar Lane"; Thence South 73°20'00" West along said North Right-of-Way line, 138.10 feet to a point; Thence Southwesterly 50.00 feet along said North Right-of-Way line and the arc of a curve, whose center lies to the Southeast, whose radius is 590.00 feet, whose central angle is 04°51'21" and whose chord bears South 70°54'19.5" West, 49.99 feet to a point; Thence North 22°41'17" West, 183.40 feet to a point known as Point (A) on the South Right-of-Way line of said "Lisbon Road" (C.T.H. "K"); Thence North 89°51'42" East along said South Right-of-Way line, 250.00 feet to the point of beginning of this description.

Said Parcel contains 31,237 square feet or 0.7171 acres of land, more or less.

LEGAL DESCRIPTION B: (EXPANSION LANDS)

All that part of Lot 120 of "BRISTLECONE PINES", being a subdivision of part of Parcel A of Certified Survey Map No. 2245, Lot 2 of Certified Survey Map No. 6992 and a part of Parcel 3 of Certified Survey Map No. 4182 also being a part of the Northeast 1/4, Northwest 1/4 and Southeast 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southeast 1/4 of Section 35, the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4, and the Northeast 1/4, Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 36, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at said Point (A); Thence South 89°51'42" West along a tie line and the said South Right-of-Way line of "Lisbon Road" (C.T.H. "K"), 159.99 feet to a point; Thence South 00°55'18" West along the East line of Bark River Cemetery, 148.02 feet to a point; Thence South 89°51'42" West along the South line of said Bark River Cemetery, 180.00 feet to the point of beginning of this description;

Thence South 36°50'00" East, 190.00 feet to a point; Thence South 50°07'24" West, 44.85 feet; Thence South 76°50'00" West, 150.10 feet to a point; Thence South 53°50'00" West, 33.39 feet to a point on the East Right-of-Way line of "North Pinegrove Court"; Thence North 36°10'00" West along said East Right-of-Way line, 55.00 feet to a point; Thence Northwesterly 46.31 feet along said East Right-of-Way line and the arc of a curve, whose center lies to the Northeast, whose radius is 60.50 feet, whose central angle is 43°51'12" and whose chord bears North 14°14'24" West, 45.18 feet to a point of reverse curve; Thence Northwesterly 148.03 feet along said East Right-of-Way line and the arc of a curve, whose center lies to the Southwest, whose radius is 65.00 feet, whose central angle is 130°29'12" and whose chord bears North 57°33'24" West, 118.05 feet to a point; Thence North 32°48'00" West along "Bristlecone Pines Condominium 5th Amendment", 273.94 feet to a point on the South Right-of-Way line of "Lisbon Road" (C.T.H. "K"); Thence North 89°51'42" East along said South Right-of-Way line, 303.56 feet to a point on the West line of the Bark River Cemetery; Thence South 00°55'18" West along said West line, 148.02 feet to a point; Thence North 89°51'42" East along the South line of said Bark River Cemetery, 84.04 feet to the point of beginning of this description.

Said Parcel contains 89,030 square feet or 2.0439 acres of land, more or less.

LEGAL DESCRIPTION C: (EXPANSION LANDS)

All of Outlot 5 of "BRISTLECONE PINES", being a subdivision of part of Parcel A of Certified Survey Map No. 2245, Lot 2 of Certified Survey Map No. 6992 and a part of Parcel 3 of Certified Survey Map No. 4182 also being a part of the Northeast 1/4, Northwest 1/4 and Southeast 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southeast 1/4 of Section 35, the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4, and the Northeast 1/4, Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 36, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

Said Parcel contains 69,253 square feet or 1.5898 acres of land, more or less.

NOTES:

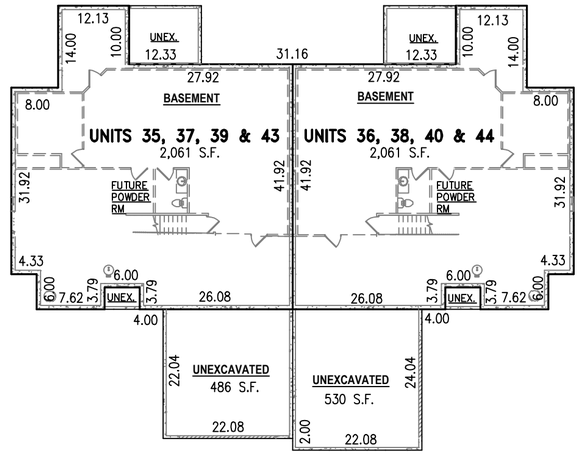
- ALL AREAS NOT SPECIFIED AS LIMITED COMMON ELEMENTS OR AS A UNIT SHALL BE CONSIDERED A COMMON ELEMENT.
- LENGTH OF LIMITED COMMON ELEMENT FROM GARAGE TO CURB VARIES AND IS INTENDED TO COVER THAT ENTIRE PORTION OF THE DRIVEWAY BETWEEN THE CURB AND THE GARAGE.
- BUILDINGS AND IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION. SQUARE FOOT AREAS ARE APPROXIMATE, TAKEN FROM ARCHITECTURAL PLANS OF RECORD AND NOT MEASURED AS-BUILT, AND DO NOT INCLUDE POSSIBLE CHANGES REQUESTED BY PURCHASER.

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

BUILDINGS 1, 2, 3 & 4
FOUNDATION PLAN

SCALE: 1" = 20'



SURVEYOR'S CERTIFICATE:

I, DEBORAH L. JOERS, do hereby certify that I have surveyed the above described property and this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements constructed or to be constructed upon the property.

This Condominium Plat is a correct representation of "FIFTEENTH AMENDMENT of BRISTLECONE PINES CONDOMINIUM" Condominium, and the identification and location of each unit and the common elements of the Condominium can be determined from this Plat. The common elements are defined to be all of the condominium property except the individual units described in the Plat and the Declaration.

The survey makes no certification as to the accuracy of the interior line dimensions set forth on the diagrammatic floor plans of condominium buildings and units contained herein.

Dated this 27th day of APRIL, 2020.

WISCONSIN
DEBORAH L JOERS
S-2132
HARTFORD, WI
LAND SURVEYOR

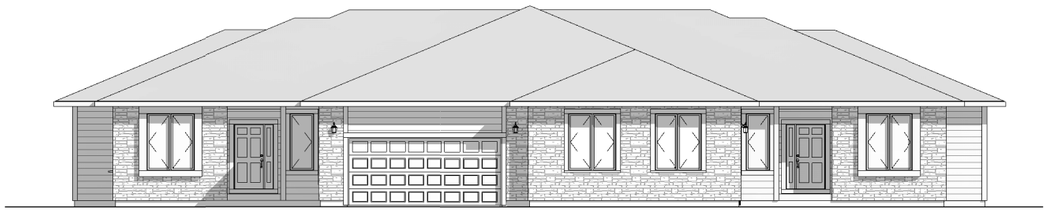
Deborah L. Joers, P.L.S.
Professional Land Surveyor S-2132

C:\Users\field computer\Documents\Debs Work\Bristlecone Pines\5500PL15.dwg

THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, P.L.S. (S-2132) (TRIO ENGINEERING, LLC, BROOKFIELD, WISCONSIN)

DATE: 4/30/20

EXHIBIT C



FRONT ELEVATION- FARMHOUSE

MASTER SHEET LIST

SHEET NO.	SHEET NAME
A-0.00	COVER
A-0.10	General Notes
A-1.00	FOUNDATION PLAN - FARMHOUSE - ELEVATION-1
A-2.00	FIRST FLOOR PLAN - FARMHOUSE - ELEVATION-1
A-2.10	FIRST FLOOR OPTIONS
A-3.00	ROOF PLANS - FARMHOUSE - ELEVATION-1
A-4.00	ELEVATIONS - FARMHOUSE - ELEVATION-1
E-1.00	FOUNDATION ELECTRICAL PLAN - FARMHOUSE - ELEVATION-1
E-2.00	FIRST FLOOR ELECTRICAL PLAN - FARMHOUSE - ELEVATION-1

LEFT UNIT AREAS

Livable Area	
First Floor Livable	2054 SF
	2054 SF
Non Livable Area	
Front Porch	24 SF
Garage	484 SF
Rear Porch	125 SF
Unfinished Basement	1924 SF
	2557 SF

RIGHT UNIT AREAS

Livable Area	
First Floor Livable	2054 SF
	2054 SF
Non Livable Area	
Front Porch	24 SF
Garage	528 SF
Rear Porch	125 SF
Unfinished Basement	1924 SF
	2601 SF



FIRST FLOOR PLAN

REVISION LOG

REVISION #	DATE	DESCRIPTION	BY
1	03/05/2020	MASTER CREATION	AG
2	04/17/2020	ADDED WINDOW TO LEFT GARAGE	AG

HALEN HOMES

BRISTLECONE

CLIENT NAME

PROJECT ADDRESS

SHEET NAME

COVER

DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER

Project Number

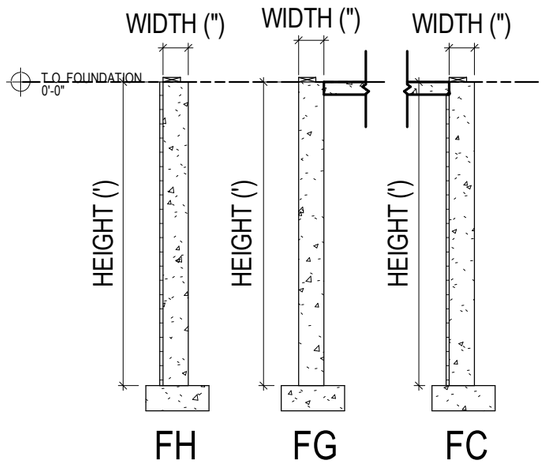
SHEET NUMBER

A-0.00

FOUNDATION PLAN NOTES
MAIN HOUSE CONCRETE WALLS: FH-8-8 UNLESS OTHERWISE NOTED
FURNACE TO BE MINIMUM 95% EFFICIENT
WATER HEATER IS POWER VENTED PER SPECIFICATION
POURED CONCRETE IS TO BE 3000 PSI
ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD OR FACE OF CONCRETE
3PC BATH ROUGH-IN TO INCLUDE WASTE & VENT TO RUN TO GENERAL VICINITY - FRAMING & FIXTURES NOT INCLUDED

FIRST FLOOR PLAN NOTES
ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2x6 STUD GRADE OR BETTER AT 24" O.C. UNLESS OTHERWISE NOTED
INTERIOR HOUSE WALLS ARE 2x4 STUD GRADE OR BETTER AT 24" O.C. UNLESS OTHERWISE NOTED
GARAGE WALLS ARE 2x4 STUD GRADE OR BETTER AT 16" O.C.
CEILING HEIGHT AT FIRST FLOOR IS 9'-0" UNLESS OTHERWISE NOTED
WINDOW HEADER HEIGHT AT FIRST FLOOR IS 6'-11 3/8" FROM TOP OF FLOOR UNLESS OTHERWISE NOTED

ROOF PLAN NOTES
ROOF TO BE COMPOSED OF PRE - ENGINEERED TRUSSES @ 24" O.C.
ALL TRUSS CLIPS AND HANGERS TO BE SUPPLIED BY TRUSS MANUFACTURER AND TO MEET OR EXCEED REQUIREDMENTS OF THE WISCONSIN UNIFORM BUILDING CODE

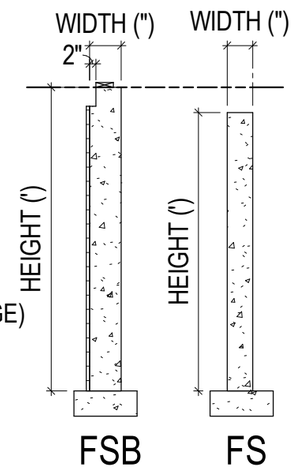


ROOM / FLOORING SCHEDULE

Room	Floor Finish	Area
GREAT ROOM	CARPET	245 SF
BEDROOM 2	CARPET	155 SF
BEDROOM 2 CLOSET	CARPET	33 SF
SUNROOM	CARPET	145 SF
GREAT ROOM	CARPET	245 SF
BEDROOM 2	CARPET	155 SF
BEDROOM 2 CLOSET	CARPET	33 SF
SUNROOM	CARPET	145 SF
OWNER'S SUITE	CARPET	228 SF
OWNER'S W.I.C.	CARPET	73 SF
DEN	CARPET	128 SF
OWNER'S W.I.C.	CARPET	73 SF
DEN	CARPET	128 SF
OWNER'S SUITE	CARPET	228 SF
CARPET		2014 SF
DINETTE	LVP	171 SF
FOYER	LVP	53 SF
KITCHEN	LVP	228 SF
FOYER CLOSET	LVP	8 SF
SECONDARY HALL	LVP	13 SF
OWNER'S HALL	LVP	8 SF
OWNER'S HALL CLOSET	LVP	5 SF
DINETTE	LVP	171 SF
FOYER	LVP	53 SF
KITCHEN	LVP	228 SF
FOYER CLOSET	LVP	8 SF
SECONDARY HALL	LVP	13 SF
OWNER'S HALL	LVP	8 SF
OWNER'S HALL CLOSET	LVP	5 SF
PANTRY	LVP	27 SF
PANTRY	LVP	27 SF
LVP		1023 SF
HALL BATH	LVT	43 SF
HALL BATH	LVT	43 SF
REAR FOYER	LVT	46 SF
OWNER'S BATH	LVT	51 SF
LAUNDRY	LVT	52 SF
OWNER'S LINEN CLOSET	LVT	12 SF
REAR FOYER	LVT	30 SF
REAR FOYER CLOSET	LVT	12 SF
REAR FOYER	LVT	46 SF
OWNER'S BATH	LVT	51 SF
LAUNDRY	LVT	52 SF
OWNER'S LINEN CLOSET	LVT	12 SF
REAR FOYER	LVT	30 SF
REAR FOYER CLOSET	LVT	12 SF
LVT		496 SF

WALL TYPE WIDTH (") HEIGHT (')

FH - 8 - 12

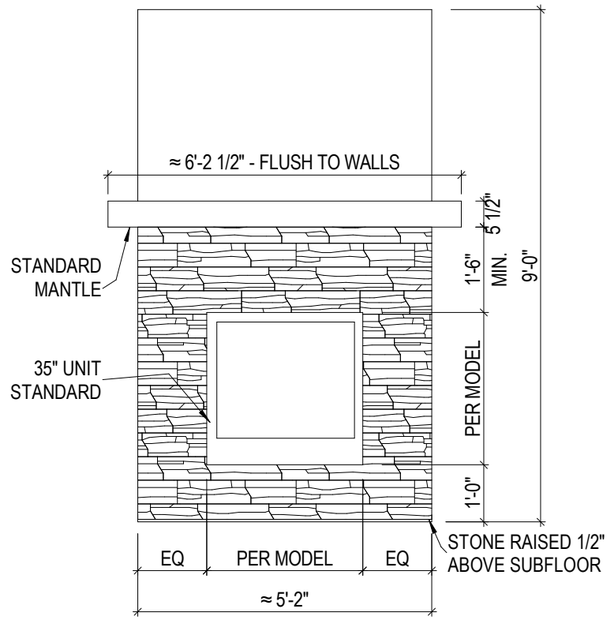


WALL TYPES

FH = HOUSE
FC = COMMON (HOUSE/GARAGE)
FSB = STOOP W/ BRICKLEDGE
FS = STOOP
FG = GARAGE

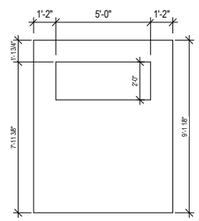
SCHEDULE S1

SIDING TYPE: HARDBOARD SIDING
SOFFIT TYPE: HARDBOARD SOFFIT
FASCIA TYPE: ALUMN. FASCIA
EXTERIOR CORNERS: 5/4"X6"
WINDOW WRAPS: 5/4"X
ATTIC INSULATION: R38
SHINGLES: DIMENSIONAL
EXTERIOR WALL INSULATION: R-19 BATT
EXTERIOR WALL SHEATTHING - SEE PLAN & DETAIL FOR MORE INFORMATION: 7/16"

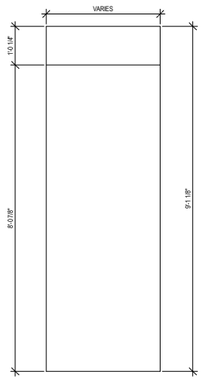


STANDARD RAISED BOX - HALF STONE

FIREPLACE DETAIL



5020 DRYWALL OPENING



DRYWALL OPENING DETAIL (TYP.)

HALEN HOMES

BRISTLECONE

CLIENT NAME

PROJECT ADDRESS

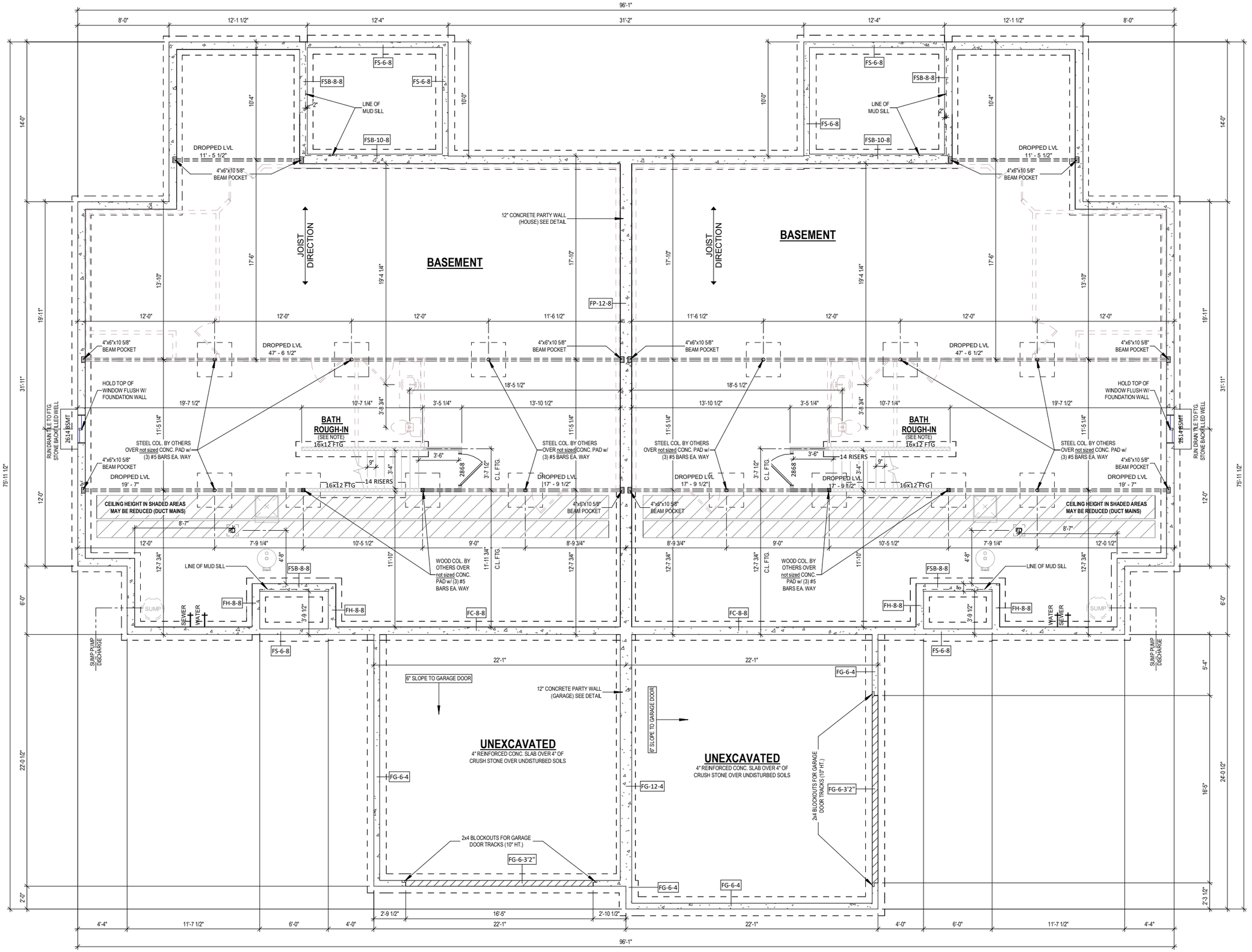
SHEET NAME

General Notes

DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
A-0.10



1 FOUNDATION PLAN

1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

HALEN HOMES

BRISTLECONE

CLIENT NAME

PROJECT ADDRESS

SHEET NAME

FOUNDATION PLAN - FARMHOUSE - ELEVATION-1

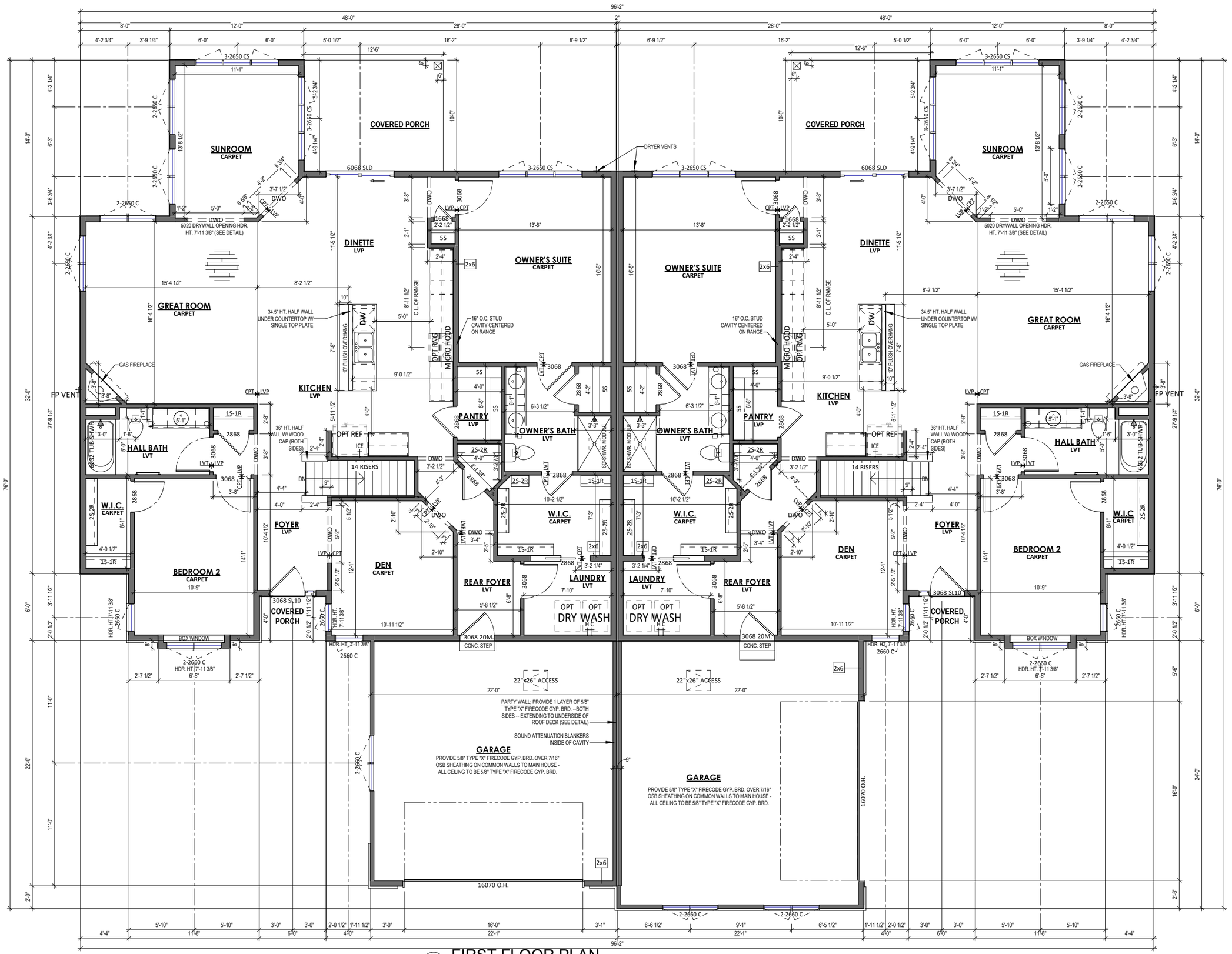
DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER

Project Number

SHEET NUMBER

A-1.00



1 FIRST FLOOR PLAN

1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

HALEN HOMES

BRISTLECONE

CLIENT NAME

PROJECT ADDRESS

SHEET NAME

FIRST FLOOR PLAN - FARMHOUSE - ELEVATION-1

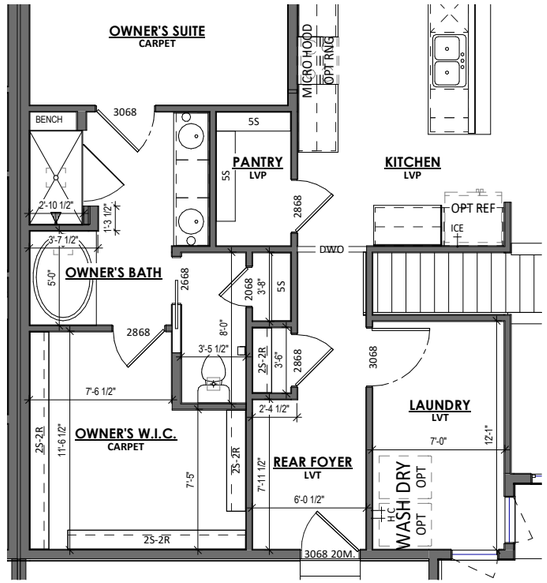
DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER

Project Number

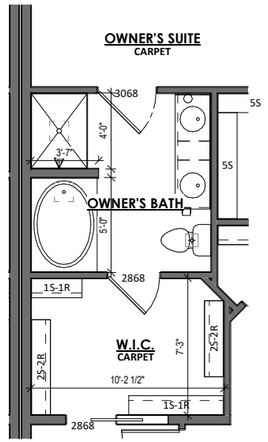
SHEET NUMBER

A-2.00



1 OPT. DELUXE OWNER'S SUITE

1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)



2 OPT. LUXURY OWNER"S BATH

1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

HALEN HOMES

BRISTLECONE

CLIENT NAME

PROJECT ADDRESS

SHEET NAME

FIRST FLOOR OPTIONS

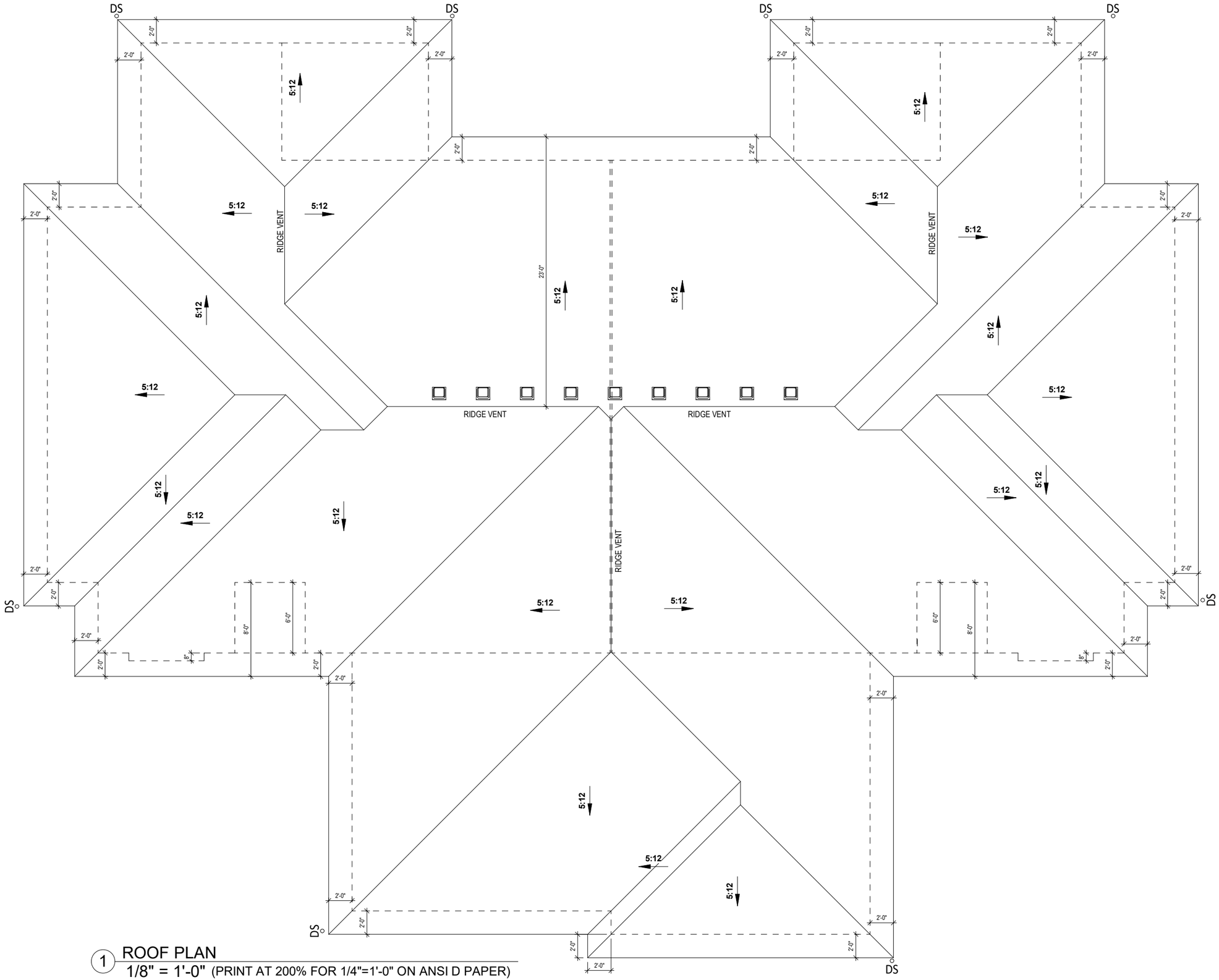
DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER

Project Number

SHEET NUMBER

A-2.10



1 ROOF PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

HALEN HOMES

BRISTLECONE

CLIENT NAME

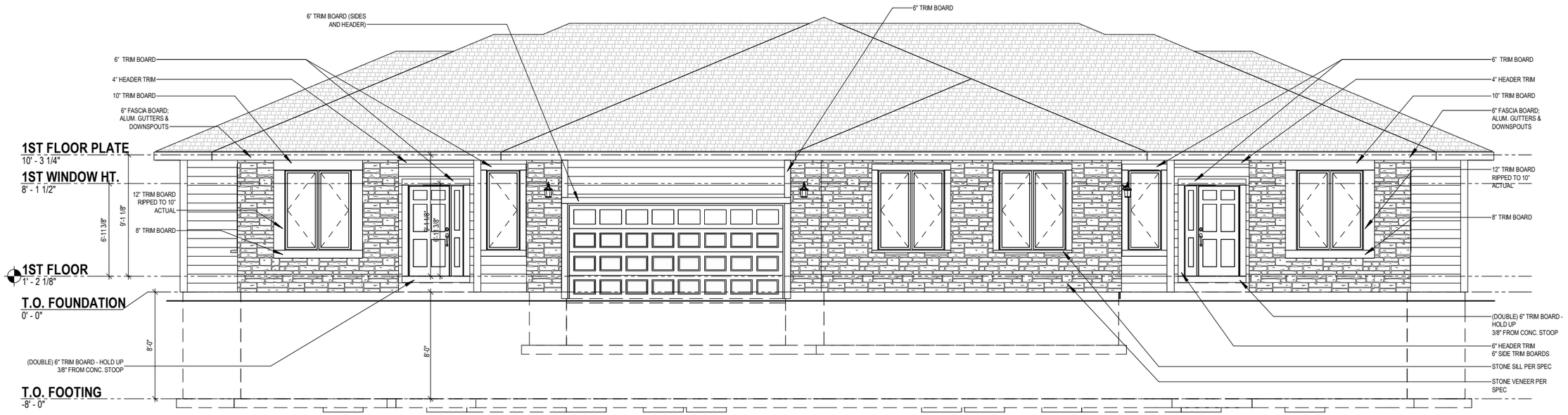
PROJECT ADDRESS

SHEET NAME
ROOF PLANS - FARMHOUSE - ELEVATION-1

DATE	DRAWN BY
04/17/2020	Author

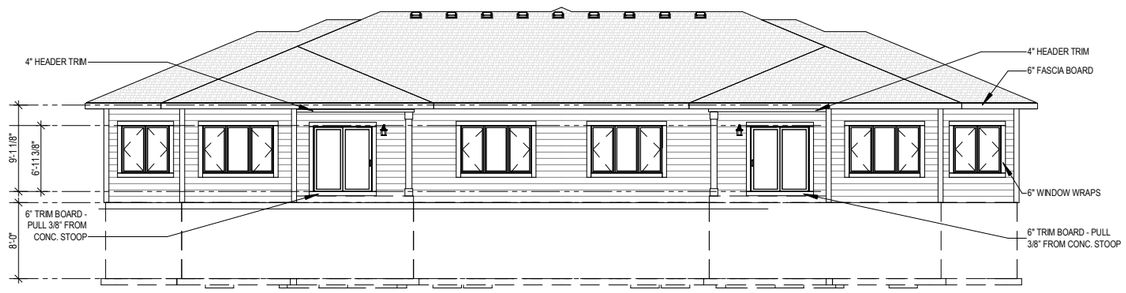
JOB NUMBER
Project Number

SHEET NUMBER
A-3.00



1 FRONT VIEW - FARMHOUSE - ELEVATION 1

1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)



3 REAR VIEW - ELEVATION 1

1/16" = 1'-0"



2 LEFT VIEW - ELEVATION 1

1/16" = 1'-0"



4 RIGHT VIEW - ELEVATION 1

1/16" = 1'-0"

HALEN HOMES

BRISTLECONE

CLIENT NAME

PROJECT ADDRESS

SHEET NAME

ELEVATIONS - FARMHOUSE - ELEVATION-1

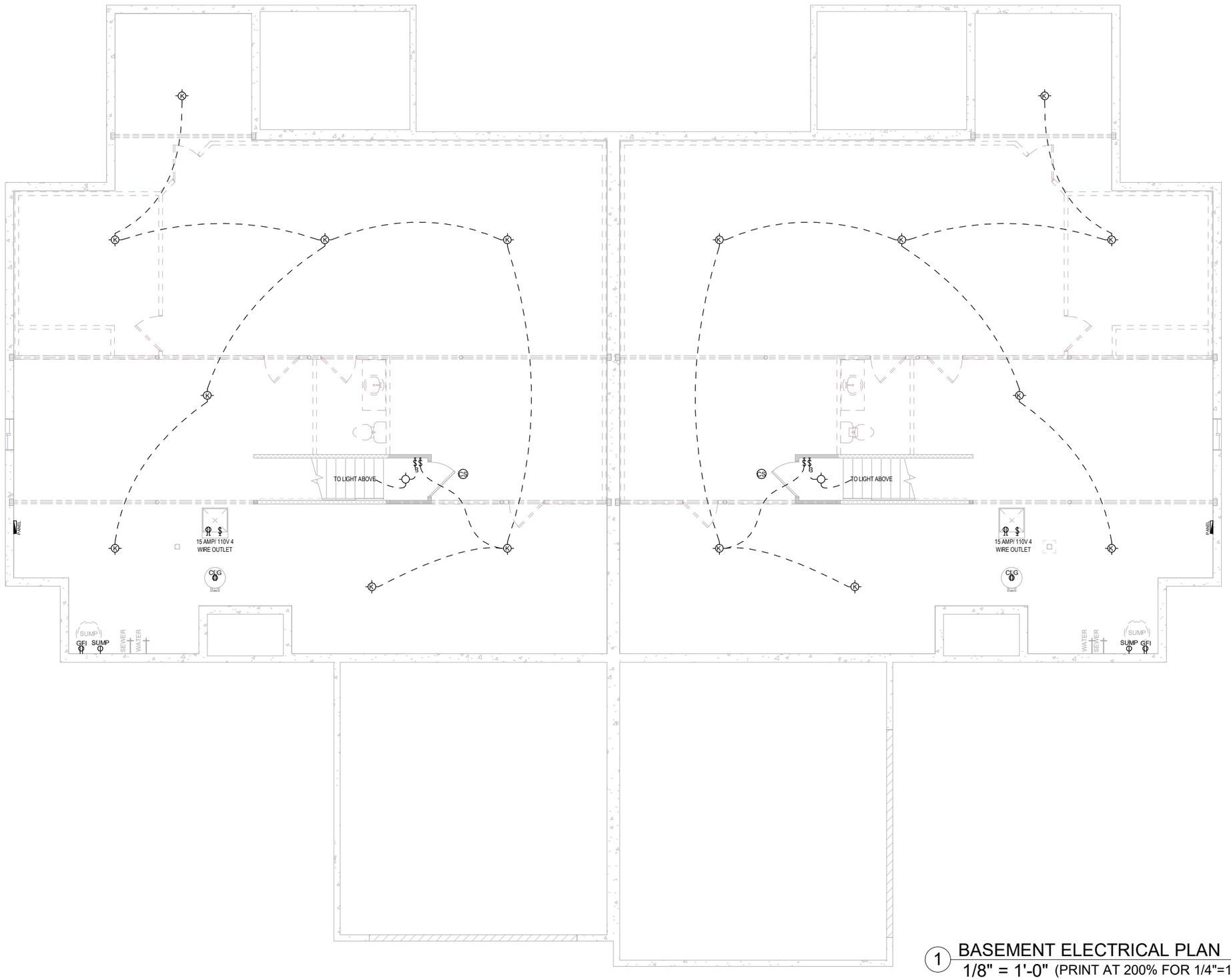
DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER

Project Number

SHEET NUMBER

A-4.00



ELECTRICAL LEGEND

	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
4	4-WAY SWITCH	K	GARAGE KEYPAD
D	DIMMER SWITCH		GARAGE DOOR OPENER
UC	UNDERCABINET SWITCH	WP	WEATHERPROOF OUTLET
220V	220 VOLT OUTLET	CLG	CEILING OUTLET
	DUPLEX OUTLET	FLR	SWITCHED FLOOR OUTLET
GFI	GROUND FAULT OUTLET		SWITCHED DUPLEX OUTLET
SUMP	SINGLE SUMP OUTLET		QUAD OUTLET
S	SMOKE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR COMBO
T	THERMOSTAT		NETWORK OUTLET
TV	TELEVISION OUTLET		TELEPHONE OUTLET
PANEL	ELECTRICAL SERVICE PANEL	GD	GARBAGE DISPOSAL
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT	3B	VANITY LIGHT
	CLOSET CASTER LIGHT		STAIR LIGHT
110	BATH FAN & LIGHT COMBO	110	BATH FAN
PC	PULL CHAIN LIGHT	UC	UNDER CABINET LIGHT
	FLUSH MOUNT LIGHT	K	KEYLESS LIGHT
P	HANGING PENDANT LIGHT	3B	HANGING LIGHT
	RECESSED CAN LIGHT		MINIATURE PUCK LIGHT
W	WEATHERPROOF RECESSED CAN LIGHT		RECESSED EYEBALL LIGHT
CF	CEILING FAN	CF ROUGH	CEILING FAN ROUGH
LCF	LIGHTED CEILING FAN	LCF ROUGH	LIGHT & FAN ROUGH

1 BASEMENT ELECTRICAL PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

HALEN HOMES

BRISTLECONE

CLIENT NAME

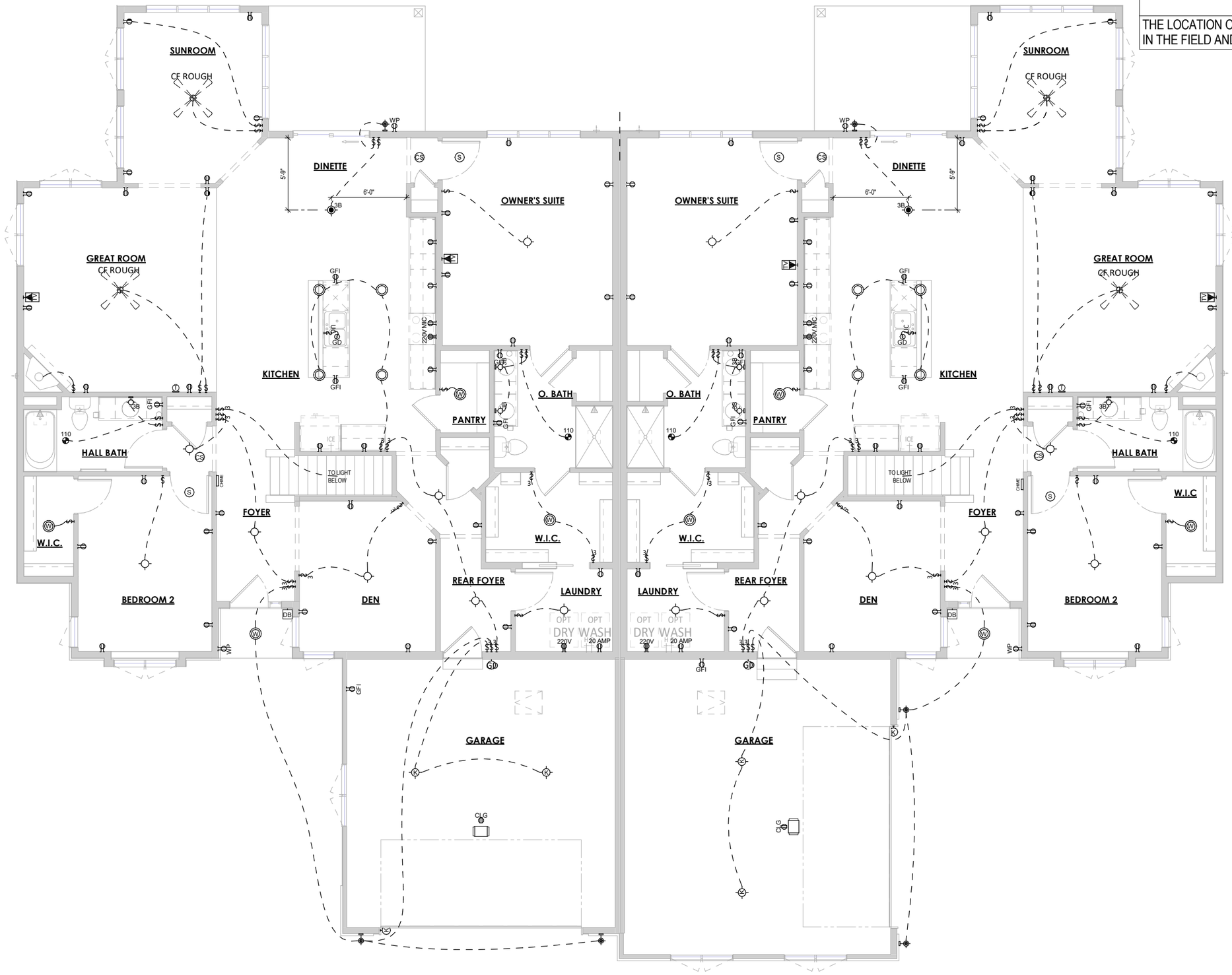
PROJECT ADDRESS

FOUNDATION ELECTRICAL PLAN - FARMHOUSE - ELEVATION-1

DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
E-1.00



1 FIRST FLOOR ELECTRICAL PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

ELECTRICAL PLAN NOTES

THE LOCATION OF THE OUTLETS SHOWN ARE TO BE VERIFIED IN THE FIELD AND TO COMPLY WITH THE ELECTRICAL CODE

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
3 $	3-WAY SWITCH	CHIME	DOOR BELL CHIME
4 $	4-WAY SWITCH	K	GARAGE KEYPAD
D $	DIMMER SWITCH		GARAGE DOOR OPENER
UC $	UNDERCABINET SWITCH	WP	WEATHERPROOF OUTLET
220V	220 VOLT OUTLET	CLG	CEILING OUTLET
	DUPLEX OUTLET	FLR	SWITCHED FLOOR OUTLET
GFI	GROUND FAULT OUTLET		SWITCHED DUPLEX OUTLET
SUMP	SINGLE SUMP OUTLET		QUAD OUTLET
S	SMOKE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR COMBO
T	THERMOSTAT		NETWORK OUTLET
TV	TELEVISION OUTLET		TELEPHONE OUTLET
PANEL	ELECTRICAL SERVICE PANEL	GD	GARBAGE DISPOSAL
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT	3B	VANITY LIGHT
	CLOSET CASTER LIGHT		STAIR LIGHT
110	BATH FAN & LIGHT COMBO	110	BATH FAN
PC	PULL CHAIN LIGHT	UC	UNDER CABINET LIGHT
	FLUSH MOUNT LIGHT	K	KEYLESS LIGHT
P	HANGING PENDANT LIGHT	DB	HANGING LIGHT
	RECESSED CAN LIGHT		MINIATURE PUCK LIGHT
W	WEATHERPROOF RECESSED CAN LIGHT		RECESSED EYEBALL LIGHT
CF	CEILING FAN	CF ROUGH	CEILING FAN ROUGH
LCF	LIGHTED CEILING FAN	LCF ROUGH	LCF ROUGH LIGHT & FAN ROUGH

HALEN HOMES

BRISTLECONE

CLIENT NAME

PROJECT ADDRESS

FIRST FLOOR ELECTRICAL PLAN - FARMHOUSE - ELEVATION-1

DATE	DRAWN BY
04/17/2020	Author

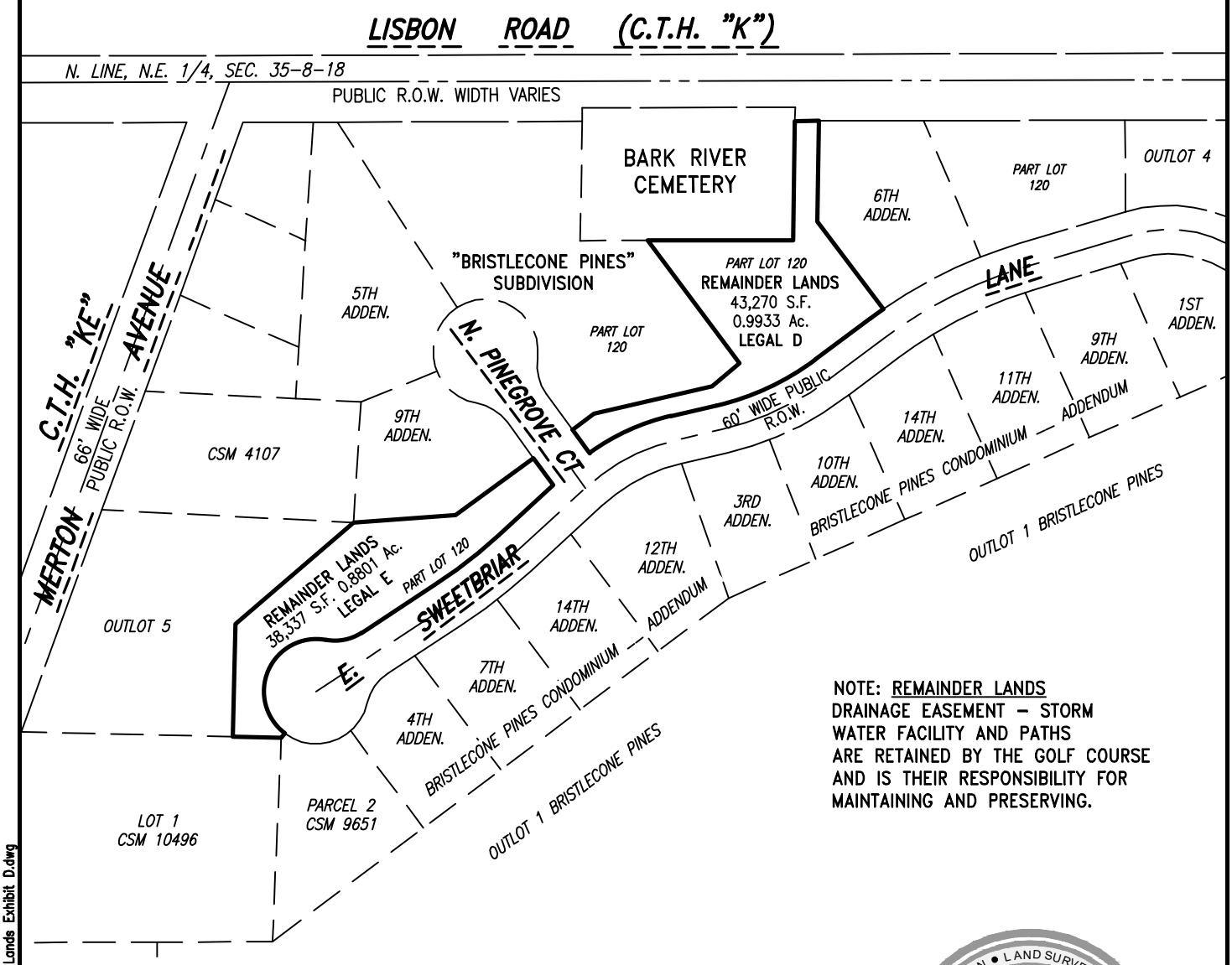
JOB NUMBER
Project Number

SHEET NUMBER
E-2.00

EXHIBIT "D"

REMAINDER LANDS

(TO BE RETAINED BY GOLF COURSE)



NOTE: REMAINDER LANDS
DRAINAGE EASEMENT – STORM WATER FACILITY AND PATHS ARE RETAINED BY THE GOLF COURSE AND IS THEIR RESPONSIBILITY FOR MAINTAINING AND PRESERVING.

NORTH

SCALE: 1"=200'

0 100 200

WISCONSIN
DEBORAH L. JOERS
S-2132
HARTFORD, WI
LAND SURVEYOR

DESIGN • LAND SURVEYING
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Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

THIS EXHIBIT WAS PREPARED BY DEBORAH L. JOERS, P.L.S. (S-2132)

DATE: 4-27-20

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EXHIBIT “D” CONTINUED

REMAINDER LANDS

Legal Description D:

All that part of Lot 120 of "BRISTLECONE PINES", being a subdivision of part of Parcel A of Certified Survey Map No. 2245, Lot 2 of Certified Survey Map No. 6992 and a part of Parcel 3 of Certified Survey Map No. 4182 also being a part of the Northeast 1/4, Northwest 1/4 and Southeast 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southeast 1/4 of Section 35, the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4, and the Northeast 1/4, Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 36, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at said Point (A); Thence South 89°51'42" West along a tie line and the said South Right-of-Way line of "Lisbon Road" (C.T.H. "K"), 129.99 feet to the place of beginning of lands hereinafter described;

Thence South 00°55'18" West along the West line of "Bristlecone Pines Condominium 6th Amendment", 124.76 feet to a point; Thence South 36°50'00" East continuing along said West line, 136.28 feet to a point on the North Right-of-Way line of "East Sweetbriar Lane"; Thence Southwesterly 20.00 feet along said North Right-of-Way line and the arc of a curve, whose center lies to the Southeast, whose radius is 590.00 feet, whose central angle is 01°56'33" and whose chord bears South 54°08'17" West, 20.00 feet to a point; Thence South 53°10'00" West along said North Right-of-Way line, 84.99 feet to a point; Thence Southwesterly 136.31 feet along said North Right-of-Way line and the arc of a curve, whose center lies to the Northwest, whose radius is 330.00 feet, whose central angle is 23°40'00" and whose chord bears South 65°00'00" West, 135.34 feet to a point; Thence South 76°50'00" West along said North Right-of-Way line, 58.75 feet to a point; Thence Southwesterly 110.70 feet along said North Right-of-Way line and the arc of a curve, whose center lies to the Southeast, whose radius is 280.00 feet, whose central angle is 22°39'08" and whose chord bears South 65°30'26" West, 109.98 feet to a point on the East Right-of-Way line of "North Pinegrove Court"; Thence North 36°10'00" West along said East Right-of-Way line, 36.45 feet to a point known as Point (B); Thence North 53°50'00" East, 33.39 feet to a point; Thence North 76°50'00" East, 150.10 feet to a point; Thence North 50°07'24" East, 44.85 feet to a point; Thence North 36°50'00" West, 190.00 feet to a point on the South line of Park River Cemetery; Thence North 89°51'42" East along said South line, 180.00 feet to the Southeast corner of Park River Cemetery; Thence North 00°55'18" East along the East line of Park River Cemetery, 148.02 feet to the South Right-of-Way line of "Lisbon Road" (C.T.H. "K"); Thence North 89°51'42" East along said South Right-of-Way line, 30.00 feet to the point of beginning of this description.

Said Parcel contains 43,270 square feet or 0.9933 acres of land, more or less.

Legal Description E:
All that part of Lot 120 of "BRISTLECONE PINES", being a subdivision of part of Parcel A of Certified Survey Map No. 2245, Lot 2 of Certified Survey Map No. 6992 and a part of Parcel 3 of Certified Survey Map No. 4182 also being a part of the Northeast 1/4, Northwest 1/4 and Southeast 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southeast 1/4 of Section 35, the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4, and the Northeast 1/4, Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 36, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at said Point (B); Thence South 53°50'00" West along a tie line, 60.00 feet to the West Right-of-Way line of "North Pinegrove Court" and the point of beginning of this description;

Thence South 36°10'00" East, 41.28 feet to a point on the North Right-of-Way line of "East Sweetbriar Lane"; Thence South 47°20'00" West along said North Right-of-Way line, 92.60 feet to a point; Thence Southwesterly 100.08 feet along said North Right-of-Way line and the arc of a curve, whose center lies to the Northwest, whose radius is 610.00 feet, whose central angle is 09°24'00" and whose chord bears South 52°02'00" West, 99.96 feet to a point; Thence South 56°44'00" West along said North Right-of-Way line, 109.05 feet to a point; Thence Southwesterly 46.31 feet along said North Right-of-Way line and the arc of a curve, whose center lies to the Northeast, whose radius is 60.50 feet, whose central angle is 43°51'12" and whose chord bears South 78°39'36" West, 45.18 feet to a point of reverse curve; Thence Southwesterly 174.34 feet along said North Right-of-Way line and the arc of a curve, whose center lies to the Southeast, whose radius is 65.00 feet, whose central angle is 153°40'37" and whose chord bears South 23°44'53.5" West, 126.59 feet to the Northwesterly corner of Parcel 2 of Certified Survey Map No. 9651; Thence South 36°54'35" West along the Northwesterly line of said Parcel 2, 6.84 feet to the Northeast corner of Lot 1 of Certified Survey Map No. 10496; Thence North 88°36'45" West along the North line of said Lot 1, 60.00 feet to the Southeast corner of Outlot 5 of "Bristlecone Pines" subdivision; Thence North 01°23'15" East along the East line of said Outlot 5, 140.00 feet to a point; Thence North 49°11'18" East continuing along said East line, 193.10 feet to a point; Thence North 85°51'08" East along the South line of "Bristlecone Pines Condominium 9th Amendment", 127.01 feet to a point; Thence North 53°50'00" East continuing along said South line, 120.00 feet to the point of beginning of this description.

Said Parcel contains 38,337 square feet or 0.8801 acres of land, more or less.

Document Number	**SEVENTEENTH AMENDMENT** **TO THE** **DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF BRISTLECONE PINES** Document Title

This Seventeenth Amendment to the Declaration of Covenants, Conditions, and Restrictions of Bristlecone Pines Hartland, WIsconsin (the "Seventeenth Amendment") is made this 30th day of July, 2020, by The Legend at Bristlecone Pines, LLC ("Golf Course Owner"), a Wisconsin limited liability company.

Recording Area

Name and Return Address:
BRISTLECONE, LLC
c/o Neumann Developments
N27 W24025 Paul Court,
Suite 100,
Pewaukee, WI 53072

PIN:

RECITALS

A. Bristlecone Pines Community Association, Inc. (the "Association") recorded a Declaration of Covenants, Conditions, and Restrictions of Bristlecone Pines in the Office of the Register of Deeds for Waukesha County, Wisconsin, on April 5, 1995, as Document No. 203144 (the "Declaration"), which subjected certain property in the Village of Hartland, Wisconsin, legally described on Exhibit A (the "Property") to certain easements, rights, restrictions, and obligations with respect to the ownership, use and maintenance of such property. Terms not otherwise defined herein shall have the meanings ascribed thereto in the Declaration.

B. Article 10.1 of the Declaration provides, in pertinent part, that an amendment to the Declaration relating to the use of Outlot 5 "shall require only the written consent of the Golf Course Owner and the Village of Hartland, and shall not require the consent of any other Owner."

C. In connection with the conveyance of Outlot 5 by the Golf Course Owner to Bristlecone, LLC (the "Outlot Owner"), the Golf Course Owner and The Village wish to amend the Declaration concerning the use of Outlot 5.

Amendments

NOW THEREFORE, in consideration of the foregoing Recitals, the Golf Course Owner, pursuant to Article 10.2 of the Declaration hereby amends the Declaration as follows:

1. Section 5.1.e of the Declaration shall be striken in its entirety.

2. Section 8.7 of the Declaration is hereby restated to read as follows:

   Ownership of Golf Course. The Ownership of the Golf Course and Outlot 4 shall not be different.

3. Section 14.1 of the Declaration shall remove Outlot 5 from the exception from Right of Entry. Outlot 5 shall be subject to the same rights of entry reserved to the Association and the Village of Hartland as each other Unit, Lot or Outlot as described in Section 14.1 of the Declaration.

4. Section 14.7 of the Declaration shall be striken in its entirety.

Except as expressly modified by this Seventeenth Amendment, all other terms of the Declarations shall remain in full force and effect and binding upon the parties hereto. In the event of any conflict or inconsistency between the terms and conditions of this Seventeenth Amendment and the Declarations, the terms and conditions of this Seventeenth Amendment shall control and govern. In all other respects, the terms and conditions of the Declarations are hereby ratified in their entirety and shall remain in full force and effect according to its terms.

Dated as of the date first written above.

Golf Course Owner:

Legend at Bristlecone Pines, LLC

By: _____

Name/Title: Jack Gaudion, President of Legend at Bristlecone Pines, LLC

Village of Hartland:

By: _____ Attest: _____

Jeffrey Pfannerstill, Village President Darlene Igl, Village Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN,)
) ss.
WAUKESHA COUNTY)

Personally came before me this ____ day of _____, 2020, the above named Jack Gaudion, President of Legend at Bristlecone Pines, LLC. to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____
Name: _____
Notary Public, State of Wisconsin
My commission Expires:_____

STATE OF WISCONSIN,)
) ss.
WAUKESHA COUNTY)

Personally came before me this ____ day of _____, 2020, the above named Jeffrey Pfannerstill, President of the Village of Hartland to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____
Name: _____
Notary Public, State of Wisconsin
My commission Expires:_____

STATE OF WISCONSIN,)
) ss.
WAUKESHA COUNTY)

Personally came before me this ____ day of _____, 2020, the above named Darlene Igl, Clerk of the Village of Hartland to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____
Name: _____
Notary Public, State of Wisconsin
My commission Expires:_____

Drafted by:
Bryan Lindgren
Neumann Developments, LLC
N27 W24025 Paul Court, Suite 100
Pewaukee, WI 53072

EXHIBIT A

"Bristlecone Pines" being a subdivision part of Parcel A of Certified Survey Map No. 2245, Lot 2 of Certified Survey Map No. 6992 and a part of Parcel 3 of Certified Survey Map No. 4182 also being a part of the Northeast ¼, Northwest ¼ and Southeast ¼ of Section 35, the Northeast ¼, Northwest ¼, Southwest ¼ and Southeast ¼ of the Northwest ¼ and the Northeast ¼, Northwest ¼ and Southwest ¼ of the Southwest ¼ of Section 36, Town 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin being more particularly bounded and described as follows:

Commencing at the Northeast corner of the Northwest ¼ of Section 36, said point also being the place of beginning of lands hereinafter described:

Continuing thence South 00°42'05" West along the East line of the said Northwest ¼ Section, 1651.69 feet to a point in the Southeast corner of the said Northwest ¼ Section; thence South 00°42'05" West along the East line of the Southeast ¼ of Section 36, 1325.69 feet to a point in the North Line of "Stepford Heights Subdivision"; thence South 89°24'57" West along the North line of the said subdivision, 1314.24 feet to a point in the Northwest corner of the said subdivision; thence South 00°42'42" West along the West line of the said subdivision, 350.59 feet to a point in the Northerly right-of-way line of S.T.H. "16" and the arc of a curve; thence Northwesterly along the Northerly right-of-way line of S.T.H. "16", 672.24 feet along the arc of said curve, whose center lies to the Southwest, whose radius is 5,909.58 feet and whose chord bears North 63°24'55" West 671.88 feet to a point; thence North 72°50'31" West along the Northerly right-of-way line of S.T.H. "16", 412.53 feet to a point in a curve; thence Northwesterly along the Northerly right-of-way line of S.T.H. "16", 1,679.49 feet along the arc of said curve, whose center lies to the Southwest, whose radius is 5,879.58 feet and whose chord bears North 78°51'26.5" West, 1,673.79 feet to a point in the East line of "Davis Heights Subdivision Add'n. No. 1"; thence North 00°47'32" East along the East lines of "Davis Heights Subdivision Add'n No. 1" and "Davis Heights Subdivision", 907.05 feet to a point in the Northwest corner of the Northeast ¼ of the Southeast ¼ of Section 35, thence North 00°55'18" East along the East line of "Hilger Farms" 1,273.24 feet to the Northeast corner of "Hilger Farms"; thence South 89°50'07" West, 769.47 feet to a point in the Southwest corner of Lot 2 of Certified Survey Map No. 6992; thence North 00°09'53" West along the West line of said Lot 2, 305.88 feet to a point in the Northwest corner of said Lot; thence North

89°47'42" East along the North line of said Lot 2, 143.00 feet to a point in the West line of Parcel A of Certified Survey Map No. 2245; thence continuing along the Westerly and Northerly courses of said Parcel A, North 02°30'31" East, 253.23 feet to a point; thence North 88°36'45" West, 357.94 feet to a point; thence North 20°00'42" East, 294.04 feet to a point; thence South 87°08'17" East, 347.20 feet to a point; thence North 03°32'52" East, 150.01 feet to a point; thence North 87°08'17" West, 81.42 feet to a point; thence North 03°32'52" East, 63.96 feet to a point; thence North 03°45'56" East 330.23 feet to a point in the North line of the Northeast ¼ of Section 35, thence North 89°51'42" East along the said North line, 331.16 feet to a point; thence South 00°55'18" West, 198.03 feet to a point; thence North 89°51'42" East, 264.04 feet to a point in the Northeast corner of Parcel A of Certified Survey Map No. 2245; thence North 00°55'18" East, 198.03 feet to a point in the North line of the Northeast ¼ of Section 35; thence North 89°51'42" East along the said North line 1,322.21 feet to a point in the Northwest corner of the Northwest ¼ of Section 36 and the Northwest corner of Certified Survey Map No. 4181; thence South 00°43'34" West along the West line of the said Certified Survey Map, 724.57 feet to a point in the Southwest corner of the said Certified Survey Map; thence North 89°09'28" East along the South lines of Certified Survey Map No. 4181, 396.83 feet to a point in the southwest corner of Certified Survey Map No. 4182; thence North 00°50'32" West along the West line of Certified Survey Map No. 4182, 340.80 feet to a point in the Southwest corner of Lot 1 of Certified Survey Map No. 6200; thence North 89°09'28" East along the South line of said Lot 1, 392.00 feet to a point in the Southeast corner of Lot 1; thence North 00°50'32" West along the East line of said Lot 1, 383.50 feet to a point in the North line of the said Northwest ¼ Section; thence North 89°09'28" East along the said North line, 1858.43 feet to the place of beginning.

Containing 363.18 Acres more or less.

Excepting therefrom those parts heretofore dedicated for public street purposes.

Lisbon Road (CTH K)

Merton Avenue (CTH KC)

N Pinegrove Ct

E Sweetbriar Lane

PART OF LOT 120
HAV0430120001
3.04 acres

BARK RIVER CEMETERY

PART OF LOT 120
HAV0430120001
0.72 acres

15' WIDE PROPOSED ACCESS EASEMENT

Unit 35 **4** Unit 36

Unit 37 **3** Unit 38

Unit 39 **2** Unit 40

Unit 43 **1** Unit 44

CONDOMINIUM AREA
2.00 acres

PROPOSED STORM WATER DRAINAGE AREA
1.04 acres

Unit 15

Unit 16

HAV0430120027/28
0.53 acres

BRISTLECONE PINES CONDOMINIUM

OUTLOT 5
HAV043188
1.59 acres

PART OF LOT 120
HAV0430120001
0.88 acres

STORM WATER
0.88 acres

70'x80'
Single Family
Condominium
Unit 30

70'x80'
Single Family
Condominium
Unit 29

Rain Garden

EXISTING ACCESS EASEMENT

PROPOSED ACCESS & UTILITY EASEMENT

The Legend at Bristlecone Pines

D:\PROJECTS\2020-0

Bristlecone Pines Condominium II

Conceptual Site Plan

Sweetbriar Lane, Village of Hartland Wisconsin

□r□□□□□d S□□□□□□□	
- Lisbon Road & Merton Ave =	25'
- Side Yard Setback =	15'
- Sweetbriar Lane =	20'
- Pinegrove Court =	15'

□□□□□E□□□□□□□□L□d□

Description	Condo Area	Stormwater Area
- Part of Lot 120 HAV0430120001	0.717 ac	
	2.00 ac	1.037 ac
		0.880 ac
- Outlot 5 HAV043188	1.590 ac	
- TOTAL AREA =	4.307 ac	1.917 ac

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- Part of Lot 120 (HAV0430120001)	2.717 ac
- 4 Duplex Buildings = 8 units	
- Outlot 5 (HAV043188)	1.590 ac
- 2 Single Family Buildings = 2 units	
- TOTAL CONDOMINIUM AREA =	4.307 ac
- 10 Condominium Units	
- Net Density = 2.32 un/ac	
- TOTAL EXPANSION LANDS =	6.224 ac
- (Condo = 4.307 ac + Stormwater = 1.917 ac)	
- Gross Density = 1.607 un/ac	

D□□□□□□□d□□□

NEUMANN DEVELOPMENTS, INC.

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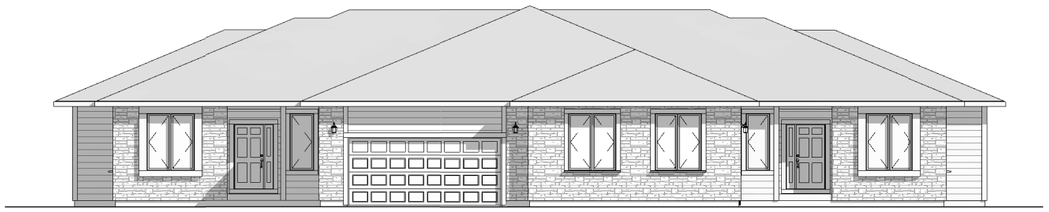
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0 25 50 100

S□□□□□□□"□□□□□□ (22"X34")

S□□□□□□□"□□□□□□□ (11"X17")

DA□E□□□□□□□□□□□□



FRONT ELEVATION- FARMHOUSE

MASTER SHEET LIST

SHEET NO.	SHEET NAME
A-0.00	COVER
A-0.10	General Notes
A-1.00	FOUNDATION PLAN - FARMHOUSE - ELEVATION-1
A-2.00	FIRST FLOOR PLAN - FARMHOUSE - ELEVATION-1
A-2.10	FIRST FLOOR OPTIONS
A-3.00	ROOF PLANS - FARMHOUSE - ELEVATION-1
A-4.00	ELEVATIONS - FARMHOUSE - ELEVATION-1
E-1.00	FOUNDATION ELECTRICAL PLAN - FARMHOUSE - ELEVATION-1
E-2.00	FIRST FLOOR ELECTRICAL PLAN - FARMHOUSE - ELEVATION-1

LEFT UNIT AREAS

Livable Area	
First Floor Livable	2054 SF
	2054 SF
Non Livable Area	
Front Porch	24 SF
Garage	484 SF
Rear Porch	125 SF
Unfinished Basement	1924 SF
	2557 SF

RIGHT UNIT AREAS

Livable Area	
First Floor Livable	2054 SF
	2054 SF
Non Livable Area	
Front Porch	24 SF
Garage	528 SF
Rear Porch	125 SF
Unfinished Basement	1924 SF
	2601 SF



FIRST FLOOR PLAN

REVISION LOG

REVISION #	DATE	DESCRIPTION	BY
1	03/05/2020	MASTER CREATION	AG
2	04/17/2020	ADDED WINDOW TO LEFT GARAGE	AG

HALEN HOMES

BRISTLECONE

CLIENT NAME

PROJECT ADDRESS

SHEET NAME

COVER

DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER

Project Number

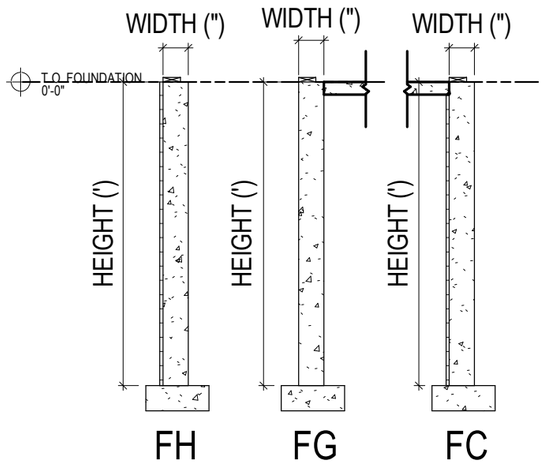
SHEET NUMBER

A-0.00

FOUNDATION PLAN NOTES
MAIN HOUSE CONCRETE WALLS: FH-8-8 UNLESS OTHERWISE NOTED
FURNACE TO BE MINIMUM 95% EFFICIENT
WATER HEATER IS POWER VENTED PER SPECIFICATION
POURED CONCRETE IS TO BE 3000 PSI
ALL DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD OR FACE OF CONCRETE
3PC BATH ROUGH-IN TO INCLUDE WASTE & VENT TO RUN TO GENERAL VICINITY - FRAMING & FIXTURES NOT INCLUDED

FIRST FLOOR PLAN NOTES
ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
EXTERIOR HOUSE WALLS ARE 2x6 STUD GRADE OR BETTER AT 24" O.C. UNLESS OTHERWISE NOTED
INTERIOR HOUSE WALLS ARE 2x4 STUD GRADE OR BETTER AT 24" O.C. UNLESS OTHERWISE NOTED
GARAGE WALLS ARE 2x4 STUD GRADE OR BETTER AT 16" O.C.
CEILING HEIGHT AT FIRST FLOOR IS 9'-0" UNLESS OTHERWISE NOTED
WINDOW HEADER HEIGHT AT FIRST FLOOR IS 6'-11 3/8" FROM TOP OF FLOOR UNLESS OTHERWISE NOTED

ROOF PLAN NOTES
ROOF TO BE COMPOSED OF PRE - ENGINEERED TRUSSES @ 24" O.C.
ALL TRUSS CLIPS AND HANGERS TO BE SUPPLIED BY TRUSS MANUFACTURER AND TO MEET OR EXCEED REQUIREDMENTS OF THE WISCONSIN UNIFORM BUILDING CODE

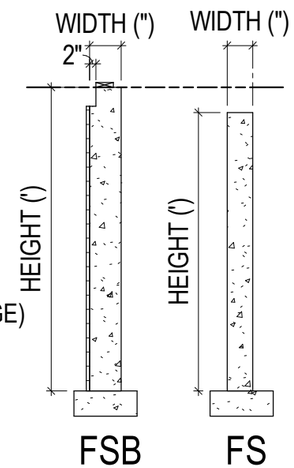


ROOM / FLOORING SCHEDULE

Room	Floor Finish	Area
GREAT ROOM	CARPET	245 SF
BEDROOM 2	CARPET	155 SF
BEDROOM 2 CLOSET	CARPET	33 SF
SUNROOM	CARPET	145 SF
GREAT ROOM	CARPET	245 SF
BEDROOM 2	CARPET	155 SF
BEDROOM 2 CLOSET	CARPET	33 SF
SUNROOM	CARPET	145 SF
OWNER'S SUITE	CARPET	228 SF
OWNER'S W.I.C.	CARPET	73 SF
DEN	CARPET	128 SF
OWNER'S W.I.C.	CARPET	73 SF
DEN	CARPET	128 SF
OWNER'S SUITE	CARPET	228 SF
CARPET		2014 SF
DINETTE	LVP	171 SF
FOYER	LVP	53 SF
KITCHEN	LVP	228 SF
FOYER CLOSET	LVP	8 SF
SECONDARY HALL	LVP	13 SF
OWNER'S HALL	LVP	8 SF
OWNER'S HALL CLOSET	LVP	5 SF
DINETTE	LVP	171 SF
FOYER	LVP	53 SF
KITCHEN	LVP	228 SF
FOYER CLOSET	LVP	8 SF
SECONDARY HALL	LVP	13 SF
OWNER'S HALL	LVP	8 SF
OWNER'S HALL CLOSET	LVP	5 SF
PANTRY	LVP	27 SF
PANTRY	LVP	27 SF
LVP		1023 SF
HALL BATH	LVT	43 SF
HALL BATH	LVT	43 SF
REAR FOYER	LVT	46 SF
OWNER'S BATH	LVT	51 SF
LAUNDRY	LVT	52 SF
OWNER'S LINEN CLOSET	LVT	12 SF
REAR FOYER	LVT	30 SF
REAR FOYER CLOSET	LVT	12 SF
REAR FOYER	LVT	46 SF
OWNER'S BATH	LVT	51 SF
LAUNDRY	LVT	52 SF
OWNER'S LINEN CLOSET	LVT	12 SF
REAR FOYER	LVT	30 SF
REAR FOYER CLOSET	LVT	12 SF
LVT		496 SF

WALL TYPE WIDTH (") HEIGHT (')

FH - 8 - 12

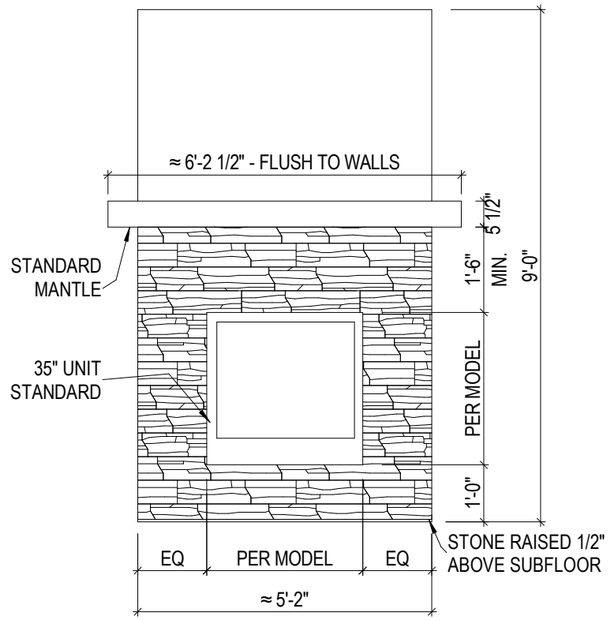


WALL TYPES

FH = HOUSE
FC = COMMON (HOUSE/GARAGE)
FSB = STOOP W/ BRICKLEDGE
FS = STOOP
FG = GARAGE

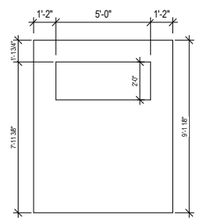
SCHEDULE S1

SIDING TYPE: HARDBOARD SIDING
SOFFIT TYPE: HARDBOARD SOFFIT
FASCIA TYPE: ALUMN. FASCIA
EXTERIOR CORNERS: 5/4"X6"
WINDOW WRAPS: 5/4"X
ATTIC INSULATION: R38
SHINGLES: DIMENSIONAL
EXTERIOR WALL INSULATION: R-19 BATT
EXTERIOR WALL SHEATTHING - SEE PLAN & DETAIL FOR MORE INFORMATION: 7/16"

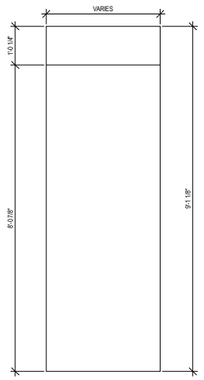


STANDARD RAISED BOX - HALF STONE

FIREPLACE DETAIL



5020 DRYWALL OPENING



DRYWALL OPENING DETAIL (TYP.)

HALEN HOMES

BRISTLECONE

CLIENT NAME

PROJECT ADDRESS

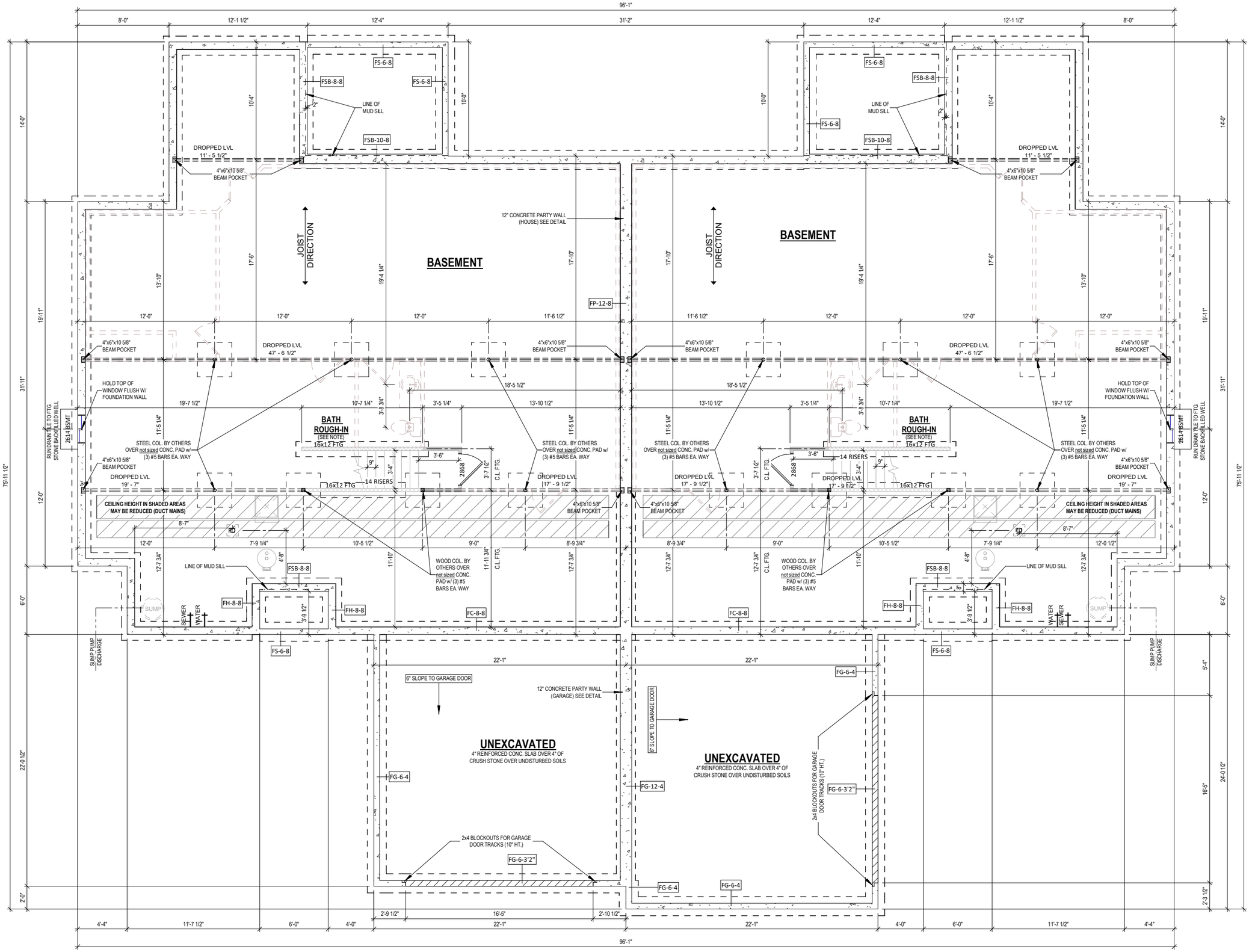
SHEET NAME

General Notes

DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
A-0.10



1 FOUNDATION PLAN

1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

HALEN HOMES

BRISTLECONE

CLIENT NAME

PROJECT ADDRESS

SHEET NAME

FOUNDATION PLAN - FARMHOUSE - ELEVATION-1

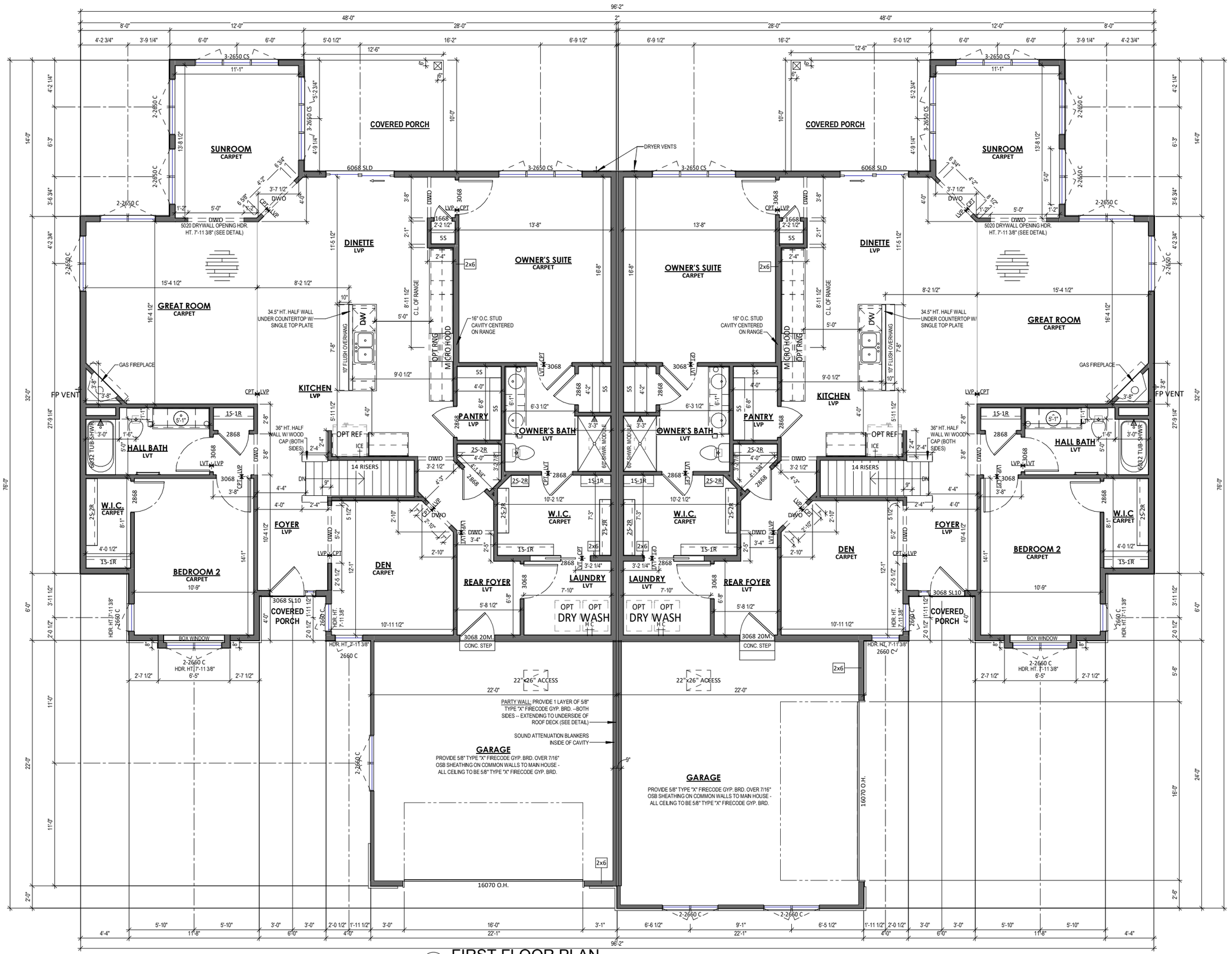
DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER

Project Number

SHEET NUMBER

A-1.00



1 FIRST FLOOR PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

HALEN HOMES

BRISTLECONE

CLIENT NAME

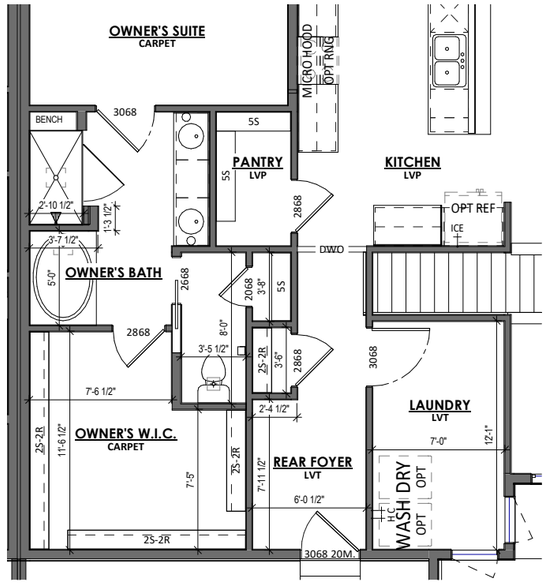
PROJECT ADDRESS

SHEET NAME
FIRST FLOOR PLAN - FARMHOUSE - ELEVATION-1

DATE	DRAWN BY
04/17/2020	Author

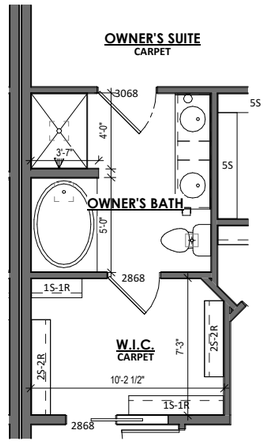
JOB NUMBER
Project Number

SHEET NUMBER
A-2.00



1 OPT. DELUXE OWNER'S SUITE

1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)



2 OPT. LUXURY OWNER"S BATH

1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

HALEN HOMES

BRISTLECONE

CLIENT NAME

PROJECT ADDRESS

SHEET NAME

FIRST FLOOR OPTIONS

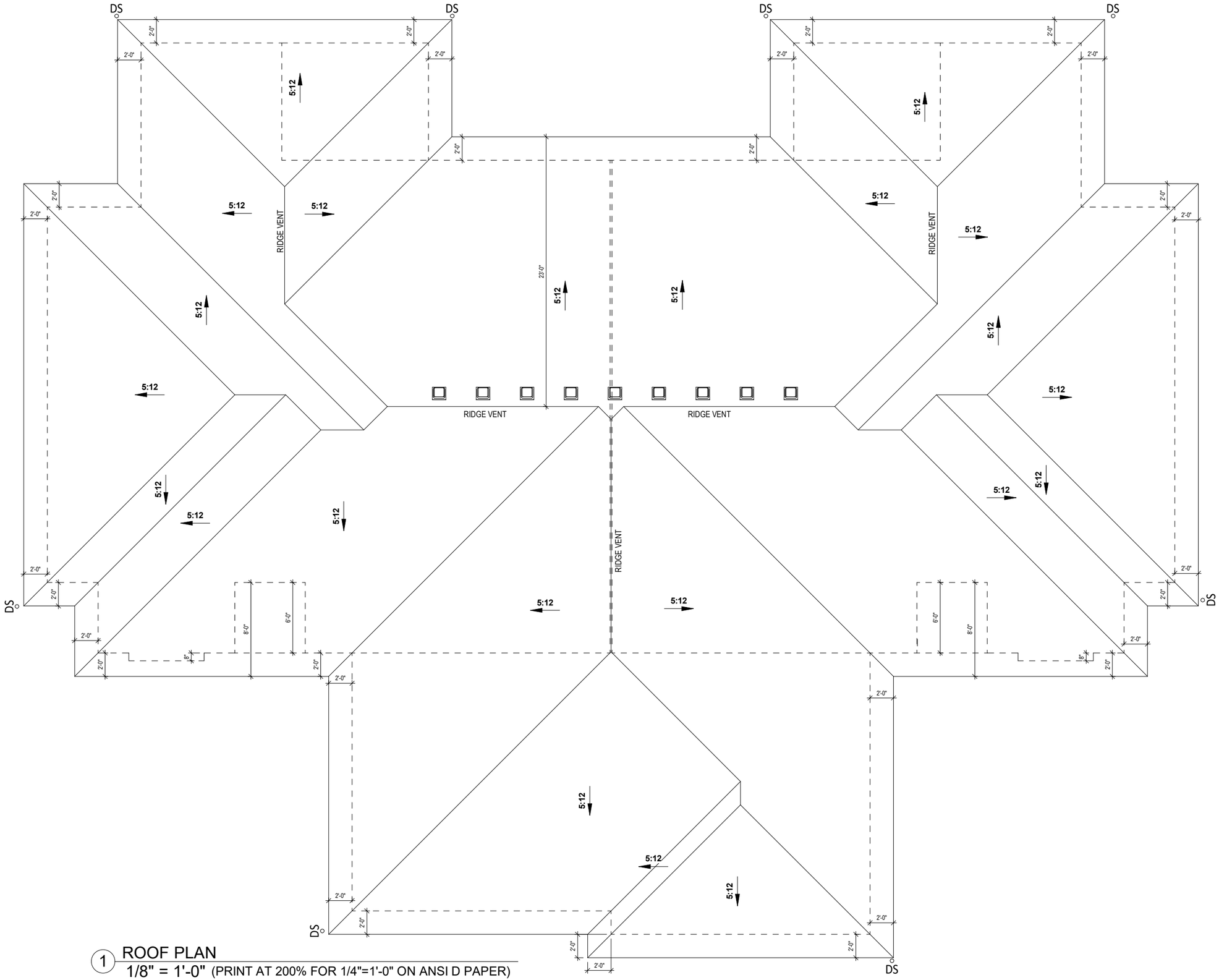
DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER

Project Number

SHEET NUMBER

A-2.10



1 ROOF PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

HALEN HOMES

BRISTLECONE

CLIENT NAME

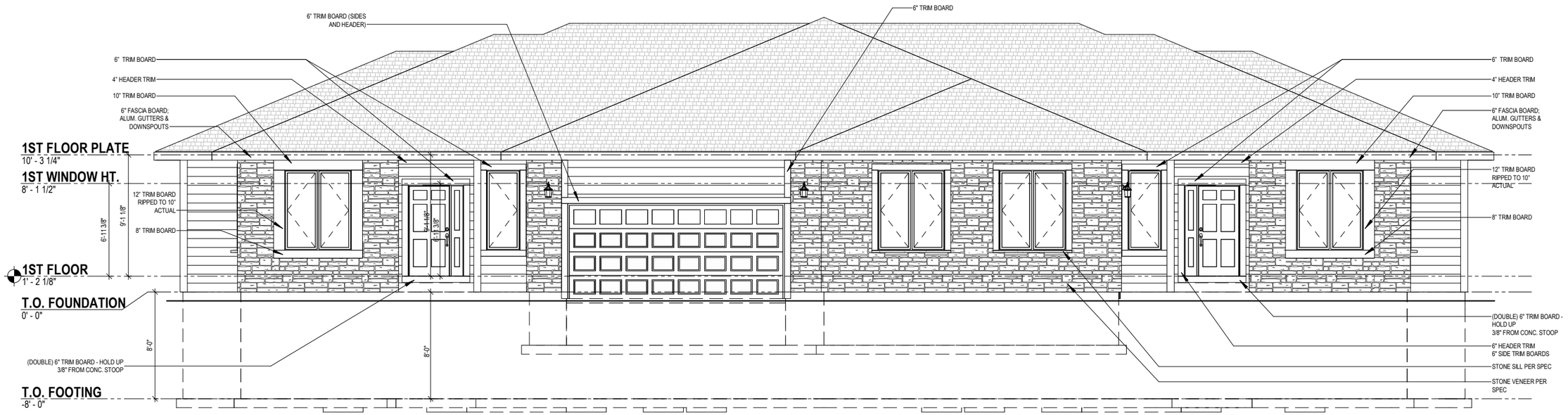
PROJECT ADDRESS

SHEET NAME
ROOF PLANS - FARMHOUSE - ELEVATION-1

DATE	DRAWN BY
04/17/2020	Author

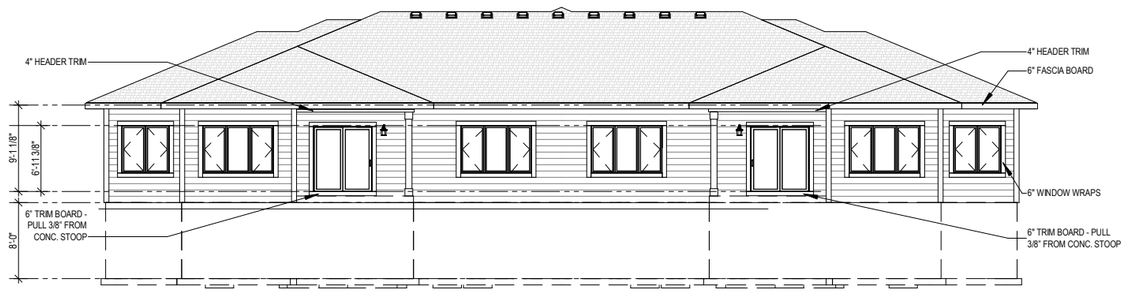
JOB NUMBER
Project Number

SHEET NUMBER
A-3.00



1 FRONT VIEW - FARMHOUSE - ELEVATION 1

1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)



3 REAR VIEW - ELEVATION 1

1/16" = 1'-0"



2 LEFT VIEW - ELEVATION 1

1/16" = 1'-0"



4 RIGHT VIEW - ELEVATION 1

1/16" = 1'-0"

HALEN HOMES

BRISTLECONE

CLIENT NAME

PROJECT ADDRESS

SHEET NAME

ELEVATIONS - FARMHOUSE - ELEVATION-1

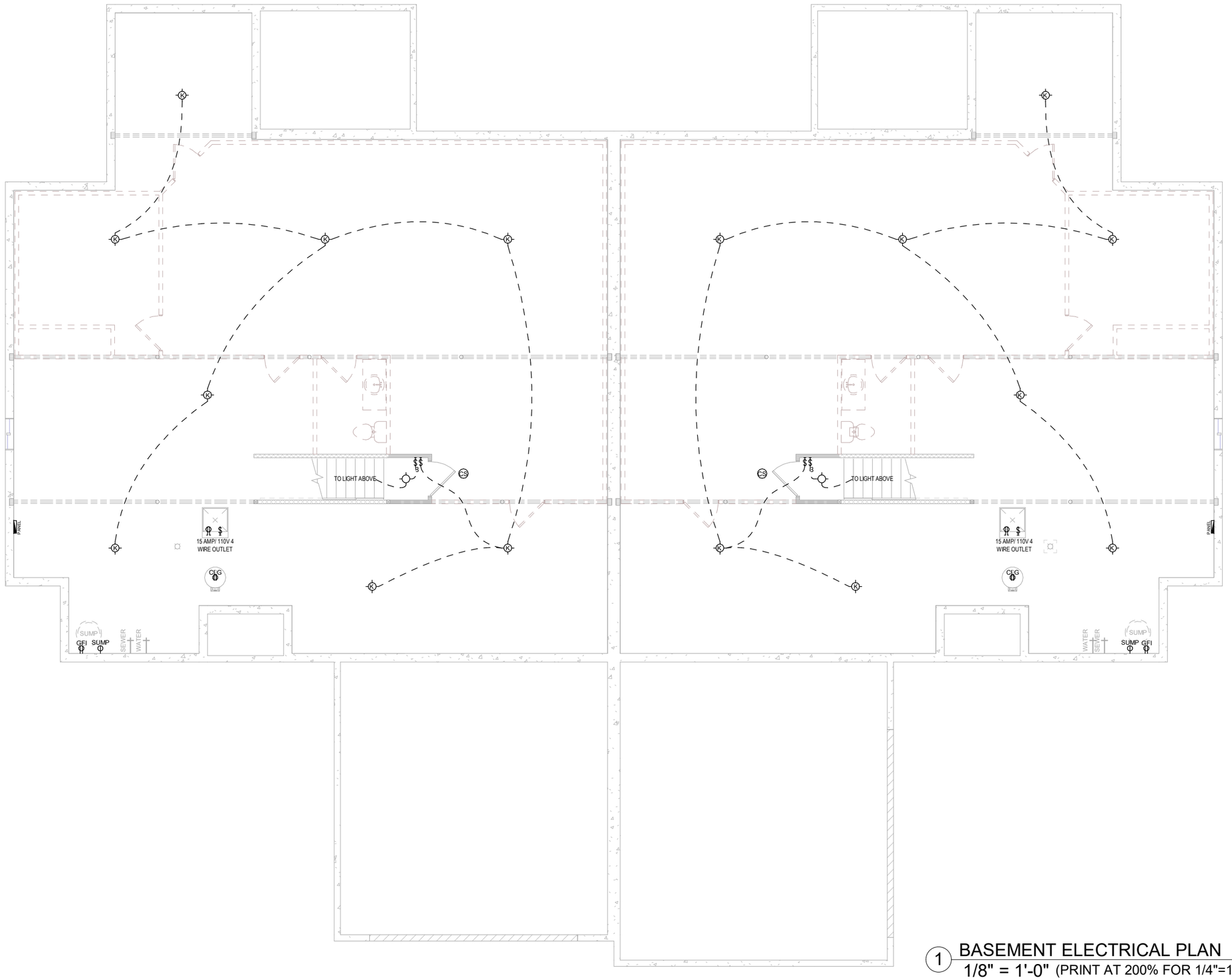
DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER

Project Number

SHEET NUMBER

A-4.00



ELECTRICAL LEGEND

S	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
4	4-WAY SWITCH	K	GARAGE KEYPAD
D	DIMMER SWITCH		GARAGE DOOR OPENER
UC	UNDERCABINET SWITCH	WP	WEATHERPROOF OUTLET
220V	220 VOLT OUTLET	CLG	CEILING OUTLET
	DUPLEX OUTLET	FLR	SWITCHED FLOOR OUTLET
GFI	GROUND FAULT OUTLET		SWITCHED DUPLEX OUTLET
SUMP	SINGLE SUMP OUTLET		QUAD OUTLET
S	SMOKE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR COMBO
T	THERMOSTAT		NETWORK OUTLET
TV	TELEVISION OUTLET		TELEPHONE OUTLET
PANEL	ELECTRICAL SERVICE PANEL	GD	GARBAGE DISPOSAL
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT	3B	VANITY LIGHT
	CLOSET CASTER LIGHT		STAIR LIGHT
110	BATH FAN & LIGHT COMBO	110	BATH FAN
PC	PULL CHAIN LIGHT	UC	UNDER CABINET LIGHT
	FLUSH MOUNT LIGHT	K	KEYLESS LIGHT
P	HANGING PENDANT LIGHT	3B	HANGING LIGHT
	RECESSED CAN LIGHT		MINIATURE PUCK LIGHT
W	WEATHERPROOF RECESSED CAN LIGHT		RECESSED EYEBALL LIGHT
CF	CEILING FAN	CF ROUGH	CEILING FAN ROUGH
LCF	LIGHTED CEILING FAN	LCF ROUGH	LIGHT & FAN ROUGH

1 BASEMENT ELECTRICAL PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

HALEN HOMES

BRISTLECONE

CLIENT NAME

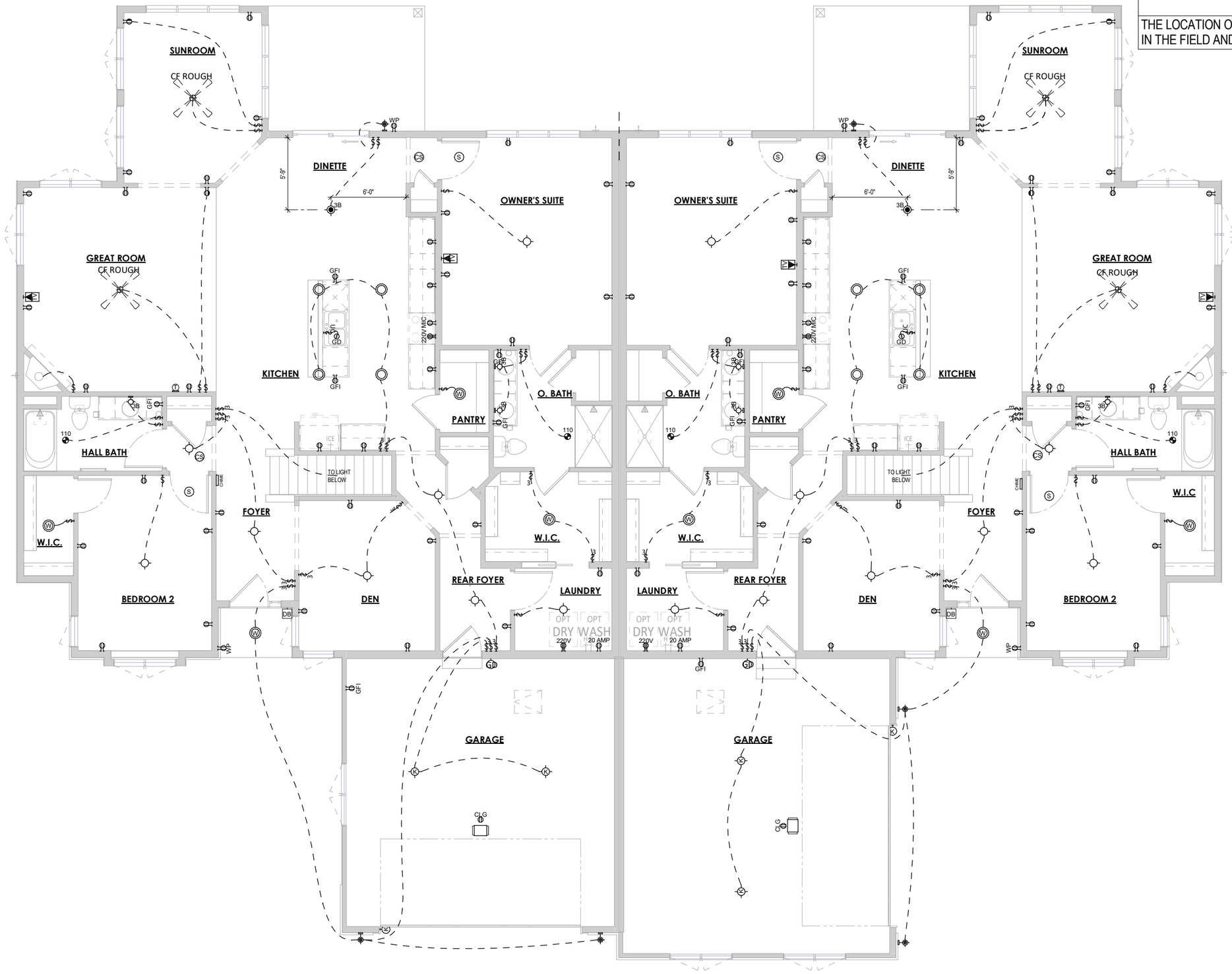
PROJECT ADDRESS

FOUNDATION ELECTRICAL PLAN - FARMHOUSE - ELEVATION-1

DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
E-1.00



1 FIRST FLOOR ELECTRICAL PLAN
1/8" = 1'-0" (PRINT AT 200% FOR 1/4"=1'-0" ON ANSI D PAPER)

ELECTRICAL PLAN NOTES

THE LOCATION OF THE OUTLETS SHOWN ARE TO BE VERIFIED IN THE FIELD AND TO COMPLY WITH THE ELECTRICAL CODE

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
3 $	3-WAY SWITCH	CHIME	DOOR BELL CHIME
4 $	4-WAY SWITCH	K	GARAGE KEYPAD
D $	DIMMER SWITCH		GARAGE DOOR OPENER
UC $	UNDERCABINET SWITCH	WP	WEATHERPROOF OUTLET
220V	220 VOLT OUTLET	CLG	CEILING OUTLET
	DUPLEX OUTLET	FLR	SWITCHED FLOOR OUTLET
GFI	GROUND FAULT OUTLET		SWITCHED DUPLEX OUTLET
SUMP	SINGLE SUMP OUTLET		QUAD OUTLET
S	SMOKE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR COMBO
T	THERMOSTAT		NETWORK OUTLET
TV	TELEVISION OUTLET		TELEPHONE OUTLET
PANEL	ELECTRICAL SERVICE PANEL	GD	GARBAGE DISPOSAL
	WALL MOUNT LIGHT		SINGLE SCONCE
	FLOOD LIGHT	3B	VANITY LIGHT
	CLOSET CASTER LIGHT		STAIR LIGHT
110	BATH FAN & LIGHT COMBO	110	BATH FAN
PC	PULL CHAIN LIGHT	UC	UNDER CABINET LIGHT
	FLUSH MOUNT LIGHT	K	KEYLESS LIGHT
P	HANGING PENDANT LIGHT	DB	HANGING LIGHT
	RECESSED CAN LIGHT		MINIATURE PUCK LIGHT
W	WEATHERPROOF RECESSED CAN LIGHT		RECESSED EYEBALL LIGHT
CF	CEILING FAN	CF ROUGH	CEILING FAN ROUGH
LCF	LIGHTED CEILING FAN	LCF ROUGH	LCF ROUGH LIGHT & FAN ROUGH

HALEN HOMES

BRISTLECONE

CLIENT NAME

PROJECT ADDRESS

FIRST FLOOR ELECTRICAL PLAN - FARMHOUSE - ELEVATION-1

DATE	DRAWN BY
04/17/2020	Author

JOB NUMBER
Project Number

SHEET NUMBER
E-2.00



Bristlecone Pines - Exterior Color Palette



Shingles



Siding



Stone



Trim



Windows



Garage Door



Front Door



Materials

Shingles: GAF Timberline Natural Shadow – Weathered Wood

Siding: JamesHardie Fibercement – Khaki Brown

Trim/Cornerboards/Frieze/Soffit/Fascia: Hardboard - Khaki Brown

Gutters: Terratone Bronze

Masonry: Halquist Natural Stone Veneer – Cascade Ledge

Front Door: SW7048 - Urbane Bronze

Windows: Lindsay Earthwise - Clay

Garage Door: Haas Recessed Short Panel – Sandstone

HALEN HOMES

Colors and textures are for demonstration only. See physical samples. Builder reserves the right to make product substitutions or changes without notice or obligation.

AKA PAMELA E HALL & DANIEL D HALL
W292N5719 DORN RD
HARTLAND WI 53029-9203

ANGELO & GLORIA PORCHETTA
REVOCABLE LIVING TRUST
1107 E SWEETBRIAR LN
HARTLAND WI 53029

ANN E FREDRICKSON-LORENZ 2009
LIVING TRUST
N56W29156 COUNTY ROAD K
HARTLAND WI 53029-9108

BARK RIVER CEMETERY
PO BOX 128
NORTH LAKE WI 53064

B-P GOLF INVESTMENTS LLC
1 LEGEND WAY
WALES WI 53183

B-P GOLF INVESTMENTS LLC
1 LEGEND WAY
WALES WI 53183

BRANDON HILL
W293N5564 MERTON AVE
HARTLAND WI 53029-1250

BRUCE NICHOLS AND SUSAN NICHOLS
N56W29328 WESTVIEW RD
HARTLAND WI 53029

CHAD WEITNER & CANDACE WEITNER
W293N5588 MERTON AVE
HARTLAND WI 53029

CICATELLO REVOCABLE TRUST
1219 E SWEETBRIAR LN
HARTLAND WI 53029-8635

DANIEL D SCHWARZ
W292N5649 DORN RD
HARTLAND WI 53029

DAVID K & KATHY J GODGLUCK
REVOCABLE LIVING TRUST
W294N5553 MERTON AVE
HARTLAND WI 53029-1249

DAVID M ROELKE & KARYN A ROELKE
907 N EVERGREEN CIR
HARTLAND WI 53029-8636

DAVID S JUNG AND MARY J JUNG
1208 E SWEETBRIAR LN
HARTLAND WI 53029-8631

DEBORAH L LANCOUR AND DAVID J
LANCOUR
N56W29400 WESTVIEW RD
HARTLAND WI 53029-9202

DONALD TUSHAUS & GWEN TUSHAUS
1209 E SWEETBRIAR LN
HARTLAND WI 53029

DUSTEN HATFIELD
W294N5505 MERTON AVE
HARTLAND WI 53029-1249

EDWARD J LUMP AND SUSAN A LUMP
1105 E SWEETBRIAR LN
HARTLAND WI 53029

ERIC MATUSHINEC
N56W29320 CTH K
HARTLAND WI 53029-1102

ERLING C ANTONY JR AND PATRICIA W
ANTONY
1113 E SWEETBRIAR LN
HARTLAND WI 53029-8633

ERNESTO VILLARREAL
916 S CESAR E CHAVEZ DR
MILWAUKEE WI 53204-2129

GARRETT R HERNING AND LAURA A
HERNING
N56W29128 COUNTY ROAD K
HARTLAND WI 53029-9108

GARY PEPPEL AND JULIE PEPPEL
1121 COLONIAL DR
HARTLAND WI 53029

GEORGE ZAFEROS & CARRIE ZAFEROS
1506 DAKOTA ST
WATERTOWN WI 53094

GRAFTON MANOR LLC
PO BOX 512
HARTLAND WI 53029

HALEN HOMES LLC
N27W24025 PAUL CT STE 200
PEWAUKEE WI 53072-6239

HALEN HOMES LLC
N27W24025 PAUL CT STE 200
PEWAUKEE WI 53072-6239

JAMES E HEGGE AND CRYSTAL D HEGGE
1211 E SWEETBRIAR LN
HARTLAND WI 53029

JAMES V DEPPOLETO
911 N EVERGREEN CIR
HARTLAND WI 53029-8636

JASON D JANUSZ
N56W29336 COUNTY ROAD K
HARTLAND WI 53029-1102

JASON VAUGHAN AND JERRICA VAUGHAN
1115 COLONIAL DR
HARTLAND WI 53029-8017

JEAN L BERG
N56W29318 WESTVIEW RD
HARTLAND WI 53029-9202

JEAN M SCHNEIDER AND JUDITH L CARR
PO BOX 101
HARTLAND WI 53029

JEFFREY ERBACH & YNONNE ERBACH
N56W29364 COUNTY ROAD K
HARTLAND WI 53029

JEFFREY MINOR AND SUSAN MINOR
1030 ANTON RD
HARTLAND WI 53029-1206

JESSICA N GOLDSCHMIDT
W294N5493 MERTON AVE
HARTLAND WI 53029-1247

JOHN DANIEL WALLEN AND DESTINY MARIE WALLEN
1106 ANTON RD
HARTLAND WI 53029-1208

JOHN DIBB AND PATTI DIBB
W293N5538 MERTON AVE
HARTLAND WI 53029

JOHN M STAHL
1235 MARY HILL CIR
HARTLAND WI 53029

JOYCE M DIBB
W294N5429 MERTON AVE
HARTLAND WI 53029-1247

JUDITH KOPPELMAN SURVIVOR'S TRUST
1203 E SWEETBRIAR LN
HARTLAND WI 53029-8635

KENNETH SCHNEIDER AND KATHRYN SCHNEIDER
W294N5471 MERTON AVE
HARTLAND WI 53029

KENNETH SCHNEIDER AND KATHRYN SCHNEIDER
W294N5471 MERTON AVE
HARTLAND WI 53029

KYLE BANKS AND KRISTIN BANKS
N56W29446 COUNTY ROAD K
HARTLAND WI 53029-1104

LARRY K AND AMY J WEISS JOINT REVOCABLE TRUST
10035 E REFLECTING MOUNTAIN WAY
SCOTTSDALE AZ 85262

WINKELMAN REVOCABLE TRUST
N56W29216 COUNTY ROAD K
HARTLAND WI 53029-9108

MANDR INVESTMENTS LLC
N56W29422 WESTVIEW RD
HARTLAND WI 53029-9202

MARGARET M LAYO REVOCABLE TRUST
1123 E SWEETBRIAR LN
HARTLAND WI 53029

MARGUERITE M BROWN
N56W29316 COUNTY ROAD K
HARTLAND WI 53029-1102

MARK ADAMS AND MARY ADAMS
N56W29327 WESTVIEW RD
HARTLAND WI 53029

MARK MANTHEY AND JEAN MANTHEY
1000 ANTON RD
HARTLAND WI 53029

MARK MORENO & GABRIELA MORENO
1109 E SWEETBRIAR LN
HARTLAND WI 53029-8633

MARK SIZER AND LAURIE SIZER
W294N5443 MERTON AVE
HARTLAND WI 53029

MARY A TURNER
N67W30587 RED FOX RUN
HARTLAND WI 53029-9187

MATTHEW B CHOJNACKI AND LYNN M HUST
W294N5472 MERTON AVE
HARTLAND WI 53029

MATTHEW SCHNEIDER
W296N7113 TAMRON CT
HARTLAND WI 53029

MAYNARD REAL ESTATE LLC
W1250 FILMORE RD
RUBICON WI 53078-9717

MAYNARD REAL ESTATE LLC
W1250 FILMORE RD
RUBICON WI 53078

MICHAEL D RASMUSSEN AND BRIANNA M RASMUSSEN
W294N5519 MERTON AVE
HARTLAND WI 53029-1249

MICHAEL J FISCHER AND KAREN A FISCHER
W294N5448 MERTON AVE
HARTLAND WI 53029

MICHAEL SCHRANK & DIANE SCHRANK
W294N5457 MERTON AVE
HARTLAND WI 53029

MID-CITY PROPERTIES LLC
N68W34240 COUNTY ROAD K
OCONOMOWOC WI 53066-1314

NANCY MASSART
1121 E SWEETBRIAR LN
HARTLAND WI 53029-8633

NORMAN M MERZ AND MARY J MERZ
1001 N PINEGROVE CT
HARTLAND WI 53029-8634

P KENNETH SERVI AND JOYCE SERVI
1007 N PINEGROVE CT VILLA 34
HARTLAND WI 53029

PATRICK ENDTER AND JACLYN ENDTER
N56W29416 COUNTY ROAD K
HARTLAND WI 53029-1104

PETER KACHERIS & SYLVIA KACHERIS
W292N5624 DORN RD
HARTLAND WI 53029

REUTEMAN-JENTGES PROPERTIES LLC AND RUTH GEHRING
N68W34240 COUNTY ROAD K
OCONOMOWOC WI 53066-1314

RICHARD A MANUEL & KAREN M GEIS
1119 E SWEETBRIAR LN UNIT 21
HARTLAND WI 53029-8633

RICHARD F WINKELMAN
N56W29422 WESTVIEW RD
HARTLAND WI 53029

RICHARD N BAUCH TRUST
1215 SWEETBRIAR LN
HARTLAND WI 53029

RICHARD WINKELMAN
N56W29422 WESTVIEW RD
HARTLAND WI 53029

ROBERT M KARIUS AND KATHLEEN M KARIUS
915 N EVERGREEN CIR
HARTLAND WI 53029-8636

ROBERT ROWE AND DIANE ROWE
1024 ANTON RD
HARTLAND WI 53029

ROBERT T JOHNSON AND CECILIA A JOHNSON
909 N EVERGREEN CIR
HARTLAND WI 53029

ROSS M ROSOLEK AND MARLEEN G ROSOLEK
N56W29357 WESTVIEW RD
HARTLAND WI 53029-9202

RYAN KLOTH AND PAMELA KLOTH
1114 ANTON RD
HARTLAND WI 53029

SCOTT M BUSCHICK
17675 W SADDLE CT
GURNEE IL 60031-4221

SCOTT R CHRISTMAN & CHELLY C GEER
N56W29364 WESTVIEW RD
HARTLAND WI 53029

STEVE GEHRING AND NICOLE GEHRING
N56W29426 COUNTY ROAD K
HARTLAND WI 53029-1104

STEVEN B LESCH AND JILL C LESCH
1010 ANTON RD
HARTLAND WI 53029

STEVEN F MAYER AND SUSAN S MAYER
1201 E SWEETBRIAR LN
HARTLAND WI 53029-8635

TERRELL S SCHLUNDT AND JEAN K SCHLUNDT
1005 N PINEGROVE CT
HARTLAND WI 53029-8634

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

YVONNE STANSBERRY
1213 E SWEETBRIAR LN
HARTLAND WI 53029

THOMAS A DETLING AND JULIE DETLING
1210 E SWEETBRIAR LN
HARTLAND WI 53029-8631

THOMAS CANNON AND MARY CANNON
913 ANTON RD
HARTLAND WI 53029-1204

THOMAS J PIPP
W294N5533 MERTON AVE
HARTLAND WI 53029

THOMAS P LYONS & CATHERINE M LYONS
1111 E SWEETBRIAR LN
HARTLAND WI 53029-8633

TODD WILDRICK AND BRENDA WILDRICK
N56W29321 WESTVIEW RD
HARTLAND WI 53029

TOM GABLER AND CAROL GABLER
W294N5543 MERTON AVE
HARTLAND WI 53029

VICKI L AYRES AND VALERIE J HENSE
N56W29184 COUNTY ROAD K
HARTLAND WI 53029-9108

VICTOR E HERRADA AND CYNTHIA HERRADA
4360 DEODAR DR
YORBA LINDA CA 92886-3155

WILLIAM REICHARD & LORI REICHARD
W355N4971 LAKEVIEW CT
OCONOMOWOC WI 53066

WALLSCHLAGER TRUST DATED JANUARY 21 2002
W292N5672 DORN RD
HARTLAND WI 53029

WARREN J SEIB JR AND KIMBERLY D SEIB
W292N5613 DORN RD
HARTLAND WI 53029-9201

WILLIAM J STRUBE
W293N5574 MERTON AVE
HARTLAND WI 53029-1250

WILLIAM LUTERBACH AND LISA LUTERBACH
1101 SWEETBRIAR LN
HARTLAND WI 53029-8633

WILLIAM REICHARD & LORI REICHARD
W355N4971 LAKEVIEW CT
OCONOMOWOC WI 53066

CHAD WEITNER AND CANDACE WEITNER
W293N5588 MERTON AVE
HARTLAND WI 53029

ANDREW T WARE AND KATHLEEN K WARE
958 GREENWAY TER
HARTLAND WI 53029

DAVID K & KATHY J GODGLUCK REVOCABLE LIVING TRUST
W294N5553 MERTON AVE
HARTLAND WI 53029-1249

IAN S LINDNER AND BRIDGET L CALDWELL
W294N5407 MERTON AVE
HARTLAND WI 53029-1247

JASON D JANUSZ
N56W29336 COUNTY ROAD K
HARTLAND WI 53029-1102

LSA IN GOD WE TRUST
N46W29096 CAPITOL DR
HARTLAND WI 53029-2243

LUCA DELLOMODARME AND JULIE DELLOMODARME
952 GREENWAY TER
HARTLAND WI 53029-1170

REUTEMAN-JENTGES PROPERTIES LLC AND RUTH GEHRING
N68W34240 COUNTY ROAD K
OCONOMOWOC WI 53066-1314

RAYMOND MOHR AND LOIS MO
910 MERTON AVE
HARTLAND WI 53029

RICHARD A MANUEL AND KAREN M GEIS
1119 E SWEETBRIAR LN UNIT 21
HARTLAND WI 53029-8633

RICHARD & CHRISTINE DIFRANCES
946 GREENWAY TER
HARTLAND WI 53029

NANCY MASSART
1121 E SWEETBRIAR LN
HARTLAND WI 53029-8633

P KENNETH SERVI AND JOYCE SERVI
1007 N PINEGROVE CT VILLA 34
HARTLAND WI 53029

Village of Hartland
Administration
210 Cottonwood Ave, Hartland, WI 53029
www.villageofhartland.com

Committee: **Village Board**	**Date**: August 24
Village Board Item Number: 8	**Date:**
Submitted By:	

Subject:
Waukesha County Library Tax Exemption Notice

Details:

Annually Waukesha County sets a special levy for library services. The funds are distributed to the county's public libraries to compensate them for use by non-residents. State las (ss. 43.64(2) Wisc. Statutes) procides that municipalities with libraries may avoid double taxation and exempt themselves from this special levy if they meet certain conditions.

Financial Remarks:
The minimum library appropriation for 2021 to qualify for exemption from the county library tax is $348,681.

Options & Alternatives:

Executive Recommendation:

VILLAGE OF HARTLAND
RESOLUTION NO. 08/24/2020

A RESOLUTION PLEDGING THAT THE VILLAGE BOARD OF THE VILLAGE OF HARTLAND WILL EXPEND FUNDS NECESSARY FOR THE HARTLAND PUBLIC LIBRARY TO EXEMPT THE VILLAGE FROM THE WAUKESHA COUNTY LIBRARY LEVY

WHEREAS, the Village Board of the Village of Hartland recognizes that pursuant to Wisconsin State Statute 43.64(2), in order to obtain an exemption from the 2020 county library levy for 2021 purposes, the Village of Hartland must certify that it will expend no less than the county rate from the prior year of $0.245221 per $1,000 Equalized Value; and

WHEREAS, the Village Board of the Village of Hartland further recognizes that pursuant to state law, listed funding for the Hartland Public Library must come only from municipal sources and must exclude fines, fees and other revenues and capital expenditures as well;

NOW, THEREFORE BE IT RESOLVED, by the Village Board of the Village of Hartland that it hereby pledges to appropriate and allow the Hartland Public Library to expend no less than a rate of $0.245221 per $1,000 of the actual state Equalized Value that is published by the state on or about August 15. The Village of Hartland is therefore eligible for exemption from the county library levy.

Adopted this 24th day of August, 2020.

_____
Jeffrey Pfannerstill, Village President

ATTEST:

_____
Darlene Igl, MMC/WCPC, Village Clerk

741 N. Grand Ave., #210
Waukesha, WI 53186

P 262.896.8080
W bridgeslibrarysystem.org

To: Waukesha County Library Directors
From: Karol Kennedy, Bridges Library System Director
Re: Your Minimum Municipal Appropriation to Exempt from County Library Tax
Date: August 14, 2019

Please see the chart below for your municipality's necessary minimum library appropriation for 2021 to qualify for exemption from the county library tax. The calculation for each municipality's minimum amount is based on the county library tax rate from the previous year and the equalized assessed value for each municipality in the current year. The county library tax rate decreased from $0.000258675 to $0.000245221 from the previous year. However, all Waukesha County municipalities with libraries had increases in their equalized assessed value. Please contact me if you have any questions.

Library	2020 Equalized Value (less TID) in Municipalities with Libraries	% Change in Equalized Value from Prior Year	County Library Tax Rate (for 2020 levy)	2021 Minimum Municipal Library Appropriation*	% Change in Minimum Appropriation from Prior Year
Big Bend	$198,679,200	6.3%	$0.000245221	$48,720	0.73%
Brookfield	$7,533,760,300	1.4%	$0.000245221	$1,847,437	-3.92%
Butler	$254,259,700	2.9%	$0.000245221	$62,350	-2.48%
Delafield	$1,655,822,400	7.2%	$0.000245221	$406,043	1.58%
Eagle Village*	$214,502,900	9.5%	$0.000245221	$52,601	3.78%
Eagle Town*	$568,316,000	6.4%	$0.000245221	$139,363	0.88%
Elm Grove	$1,244,717,100	2.5%	$0.000245221	$305,231	-2.82%
Hartland	$1,421,905,900	2.9%	$0.000245221	$348,681	-2.47%
Menomonee Falls	$5,367,307,000	4.9%	$0.000245221	$1,316,177	-0.59%
Mukwonago	$874,434,100	4.9%	$0.000245221	$214,430	-0.60%
Muskego	$3,349,261,000	5.2%	$0.000245221	$821,309	-0.24%
New Berlin	$5,825,073,900	2.2%	$0.000245221	$1,428,431	-3.14%
North Lake	$1,838,790,000	6.5%	$0.000245221	$450,910	0.94%
Oconomowoc	$2,553,867,600	7.2%	$0.000245221	$626,262	1.59%
Pewaukee Village*	$1,111,351,700	5.1%	$0.000245221	$272,527	-0.32%
Pewaukee City*	$3,526,148,000	5.8%	$0.000245221	$864,686	0.28%
Sussex	$1,486,970,000	7.0%	$0.000245221	$364,636	1.45%
Waukesha	$6,775,852,100	5.1%	$0.000245221	$1,661,582	-0.40%

*Joint libraries **may** use an alternative calculation described in Wis. Stats. 43.64 (2) (c).

741 N. Grand Ave., #210
Waukesha, WI 53186

P 262.896.8080
W bridgeslibrarysystem.org

To: Chief Elected Officials/Administrators in Municipalities with Libraries, Library Directors
From: Karol Kennedy, Bridges Library System Director
Re: Waukesha County Library Tax Exemption Notice
Date: August 17, 2020

Annually Waukesha County sets a special levy for library services. The funds are distributed to the county's public libraries to compensate them for use by non-residents. State law (ss. 43.64(2) Wisc. Statutes) provides that municipalities with libraries may avoid double taxation and exempt themselves from this special levy if they meet certain conditions:

- Exempting library municipalities must levy and expend an amount equal to or greater than the mill rate set by Waukesha County in the preceding year with the exception of joint libraries whose participating municipalities have an alternate option for exempting which is to levy and expend an amount not less than the average of the previous 3 years (ss.43.64 (2)(c)).
- Exempting library communities are required to provide written notification to the county annually.
- The County Code requires that the notification be from the **local governing body** rather than from the clerk alone.
- The County Code also requires a deadline of September 30 so that the County Executive Budget available to supervisors and the general public can properly reflect the county library taxation levels in the Adopted Budget in November.
- Exempting communities must also have a library that meets or exceeds minimum service levels and quality assurance standards (**as revised by the new county library plan and formally adopted by the Waukesha County Board of Supervisors in 2017**) which are certified by the library board. (The libraries have already received their standards certification letters.)

If you would like to exempt your municipality from the Waukesha County library tax, the form (on page 2), ***Request for Exemption from Waukesha County Library Levy 2020 Tax for 2021 Purposes*** must be completed, approved by the Municipality's governing body, signed, and returned to Bridges Library System no later than September 30, 2020. A copy of your adopted municipal ordinance or resolution certifying that your library appropriation meets or exceeds the requirements is also required. Email submission is acceptable as long as the form includes the actual signature.

Thank you for providing library services to our citizens. Strong libraries build strong communities and your commitment to support your library is vital and valued!

Request for Exemption from Waukesha County Library Levy
2020 Tax for 2021 Purposes

Name of Community:

Name of library:

We recognize that, pursuant to 43.64 of Wisconsin Statutes, to obtain an exemption from the 2020 county library levy for 2021 purposes, the municipality must certify that during budget year 2021, its library will be provided and be allowed to expend no less than the county library tax rate in the prior year, $0.245221 per $1,000 Equalized Value.

In the case of a joint library, an alternate exemption option exists pursuant to ss 43.64 (2) (c). Under this language, each participating municipality in the joint library has the option to certify that during its budget year 2021, the library will be provided and allowed to expend no less than the average of the funding levels of the previous 3 years.

We further recognize that, pursuant to state law, listed funding must be only from municipal sources, not the entire library budget. Reported amounts must exclude fines, fees, and other revenues. Capital expenditures are excluded as well.

I am authorized to certify that the governing body of the municipality has enacted an ordinance or resolution pledging that it will appropriate and allow the library to expend no less than a rate of **$0.245221** per $1,000 of the actual state Equalized Value amount for the community that was published by the state on August 14, 2020 or, in the case of a joint library whose municipality may choose this option, that the participating municipality will appropriate and allow the library to expend no less than the average of the funding levels of the previous 3 years.

The community meets its requirement stated above and is therefore eligible for exemption from the 2020 Waukesha County library levy.

Name and Title of Person filling out this form:

_____ _____

Signature **Date**

This form, along with a copy of the municipal resolution/ordinance, must be filed no later than September 30, 2020.

Send to:
Bridges Library System
741 N. Grand Avenue, Suite 210
Waukesha, WI 53186
Or email to **kkennedy@bridgeslibrarysystem.org**

Darlene Igl

From: Rebecca Sprague <rebecca@shorewest.com>
Sent: Wednesday, August 19, 2020 8:31 AM
To: Randy Hettwer; dale maas
Cc: Scott Hussinger; Darlene Igl
Subject: Re: FW: Prairie Wind Townhomes

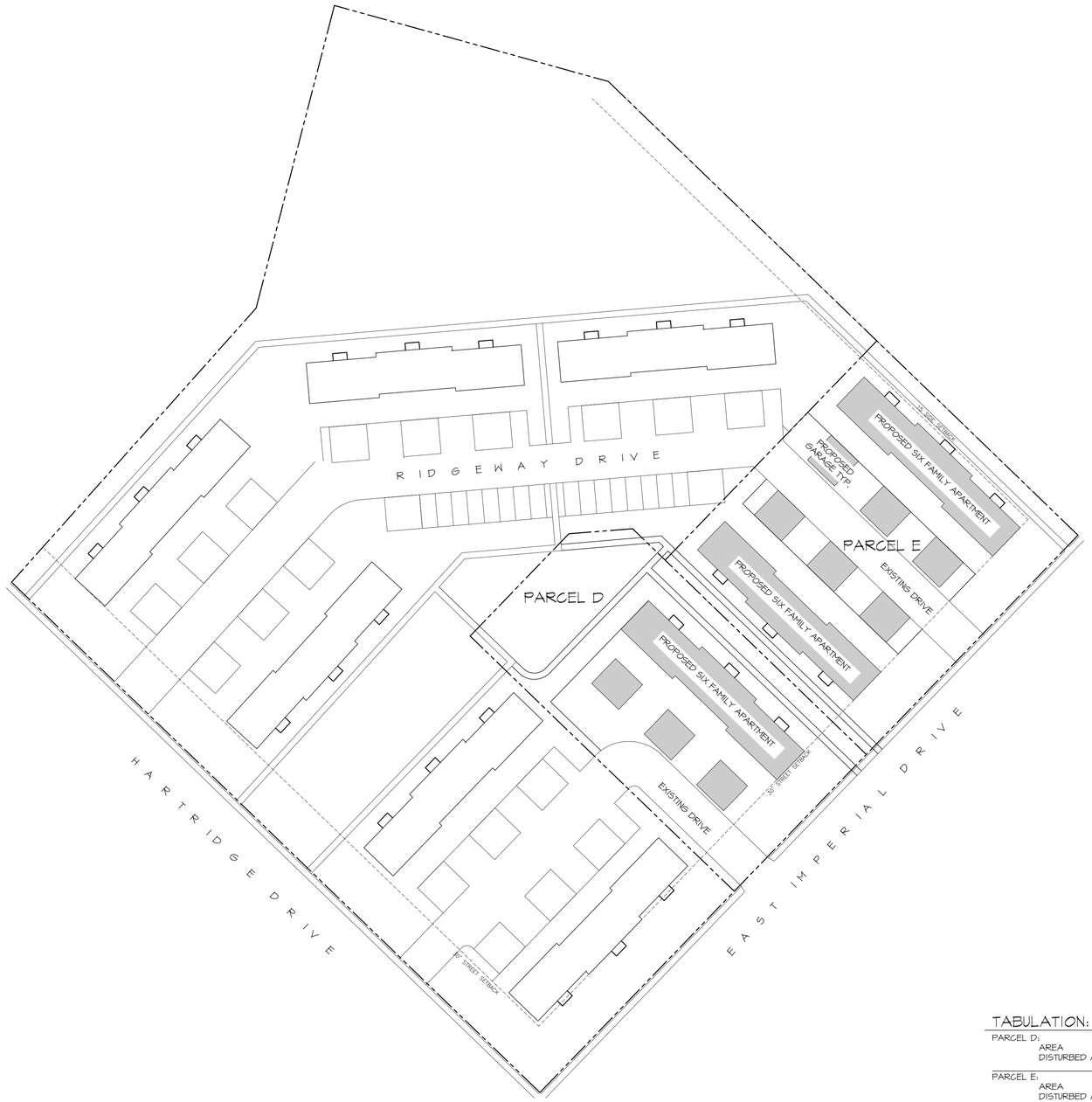
We are requesting to build three 6-unit buildings with garages per an existing plan from 1978. The original proposal included 9 6-unit buildings with detached garages. There are six 6-unit buildings with detached garages currently at the Ridgeway dr site in Hartland. Our plan is to build out the remaining project to completion. There will be a total of 54 townhome apartments with 54 detached garages after the build out.

Our plan is to keep with the same design style and original plan for uniformity.

Associate Vice President
414-699-7322
Rebecca@shorewest.com
1296 Summit Ave.
Oconomowoc WI 53066

On 2020-08-19 08:14 am, Randy Hettwer wrote:

> Rebecca,
>
> I was out of the office yesterday and received the email below from Scott Hussinger. He just left me a message and is requesting that we get this to him before 9:30 am this morning in order to be on the next board meeting. I am just about to walk into a meeting. Are you able to quickly write something up for him?
>
> **Randy J. Hettwer**
>
> **TDI Associates, Inc**
>
> N8 W22350 Johnson Drive Suite B-4
>
> Waukesha, WI. 53186
>
> Ph: 262-409-2538
>
> Fax: 262-409-2531
>
> Email: randy.h@tdiae.com



TABULATION:

PARCEL D:		
	AREA	- 28,175 SQ. FT.
	DISTURBED AREA	- 17,000 SQ. FT.
PARCEL E:		
	AREA	- 34,905 SQ. FT.
	DISTURBED AREA	- 30,428 SQ. FT.
	TOTAL SITE AREA	- 63,080 SQ. FT.
	TOTAL SITE DISTURBED AREA	- 47,428 SQ. FT. (1.1 ACRES)

N

SCALE IN FEET

40' 0 40'

REVISIONS:	
NOTE	DATE

TDI ASSOCIATES, INC
All Rights Reserved
N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530
FAX 262-409-2531

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS

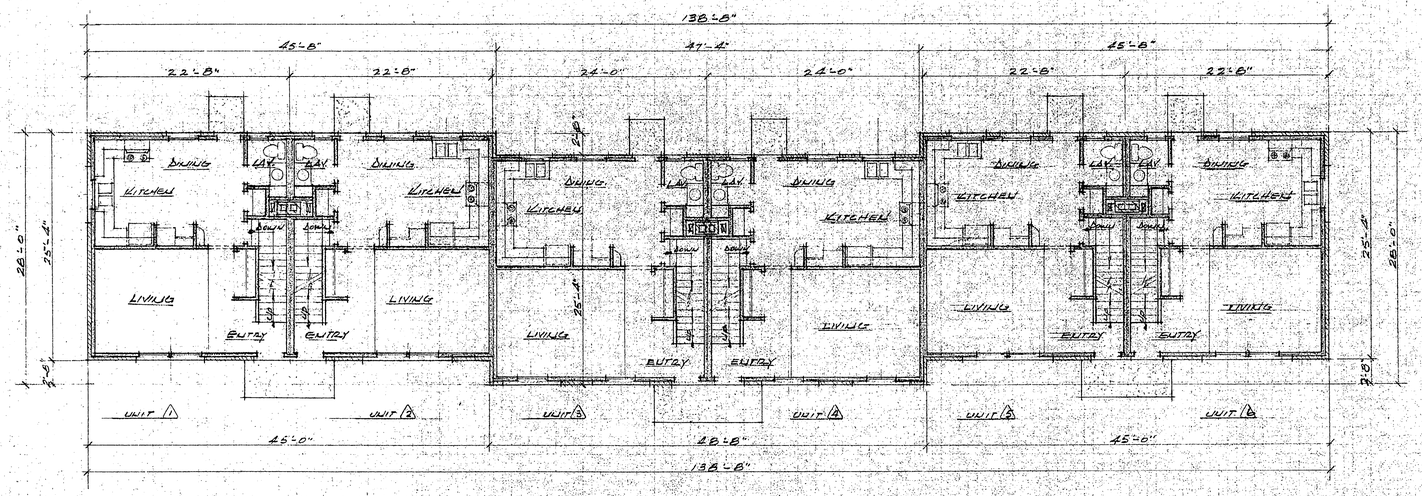
OWNERSHIP OF DOCUMENTS
This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.

Village of Hartland, WI

PRAIRIE WIND TOWNHOMES

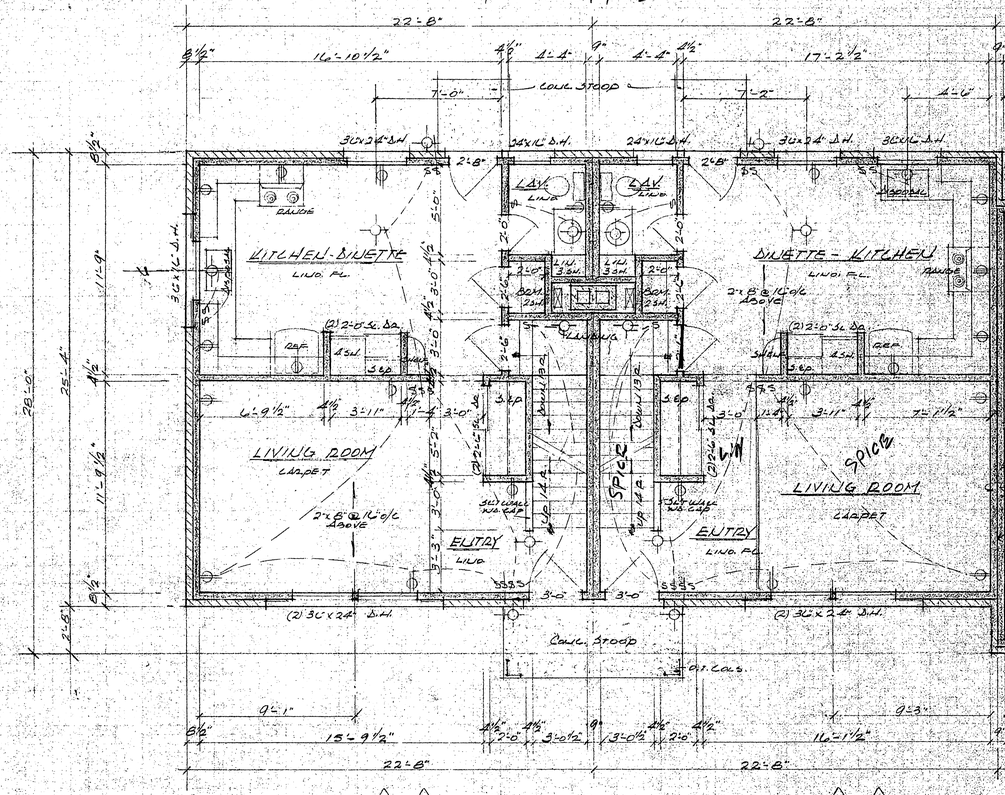
SITE DEVELOPMENT PLAN

SCALE: 1"= 40'-0"	JOB NO: 15-141.000	DATE: 4-24-2020
DESIGNED BY: REW	DRAWN BY: RJH	CHECKED BY:
APPROVED BY:		
ENGINEER DATE	SHEET	C-2.0

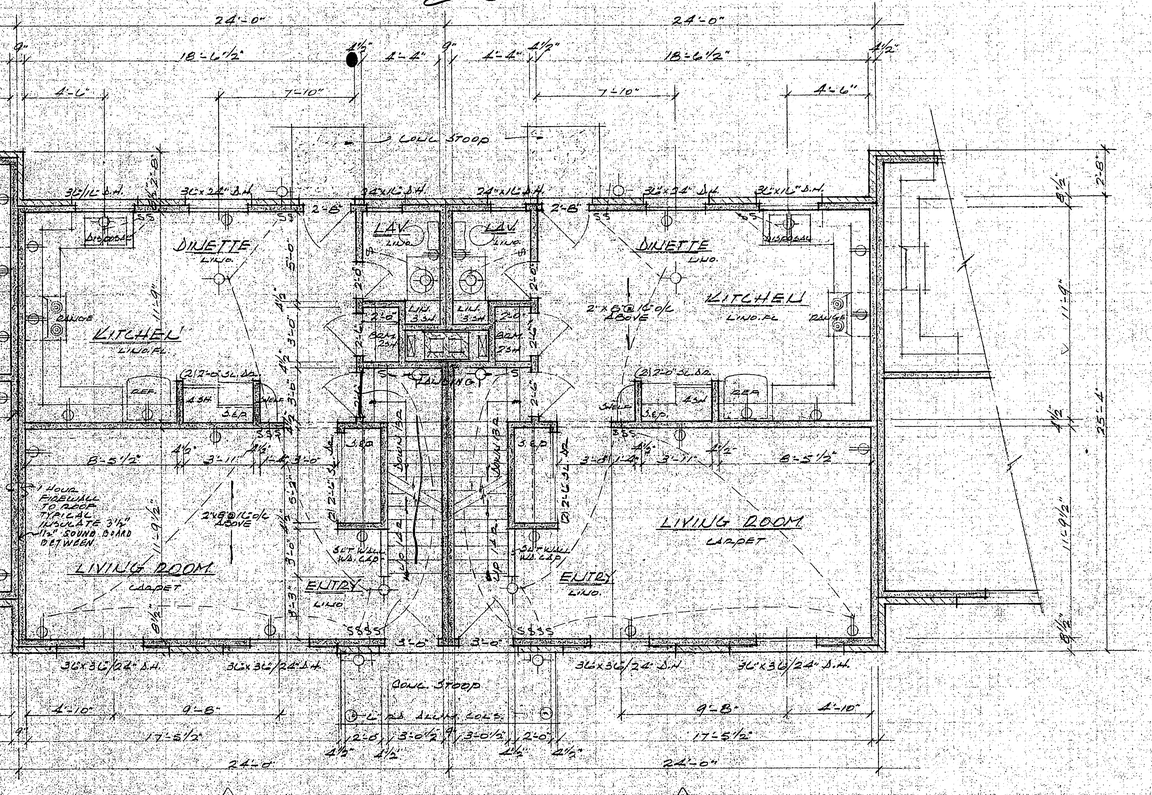


FIRST FLOOR PLAN - SCALE 1/8" = 1'-0"

4 UNITS



2 UNITS

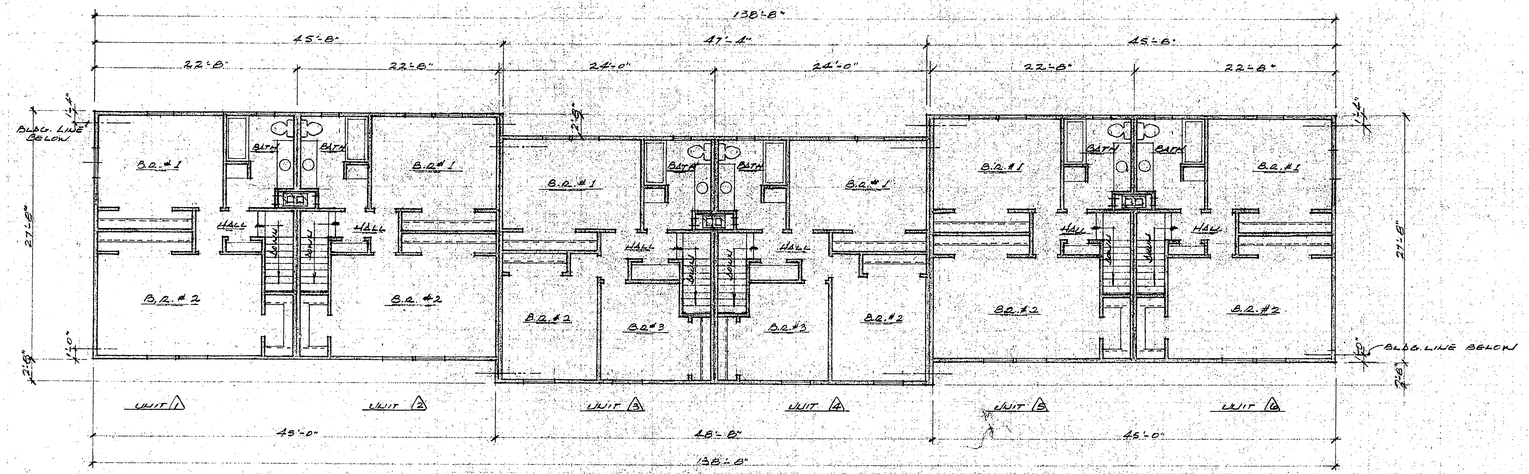


FIRST FLOOR PLAN - SCALE 1/4" = 1'-0"

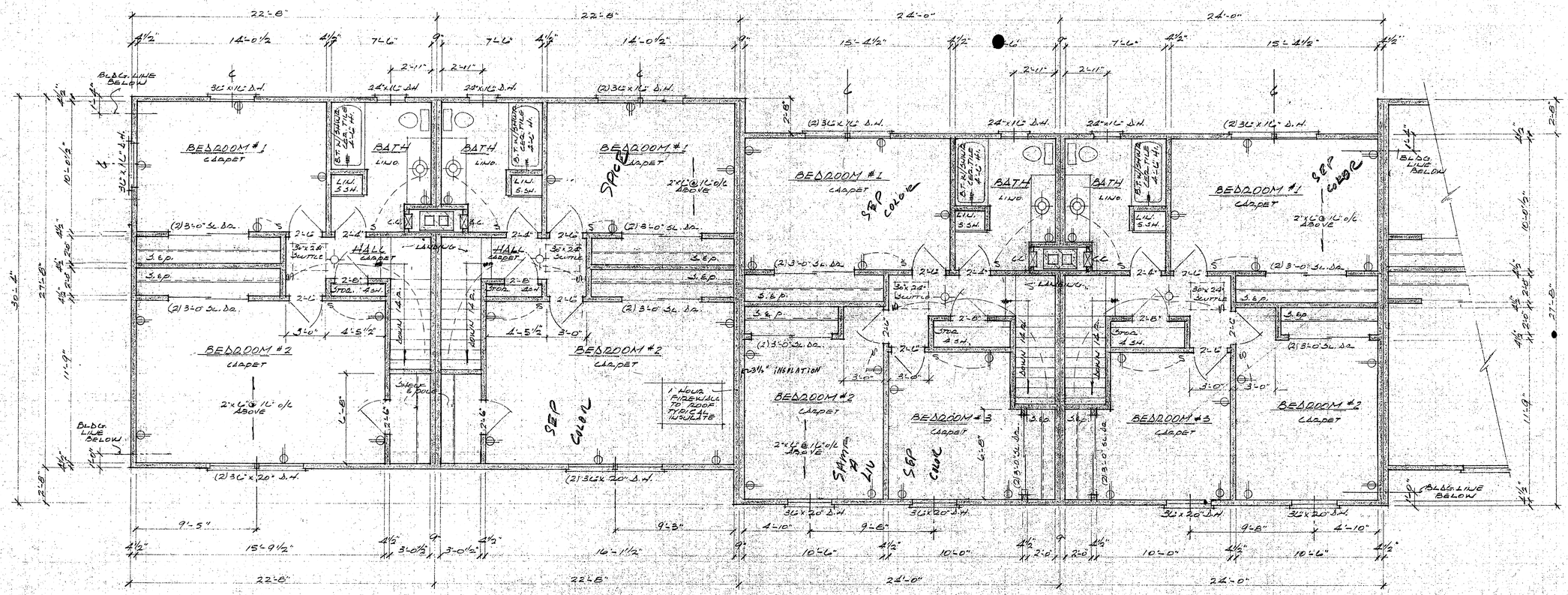
WISCONSIN
GARY W. BLATTNER
E-13588
MILWAUKEE
WISCONSIN
REGISTERED PROFESSIONAL ENGINEER

TYPICAL SIX FAMILY TOWNHOUSE
RIDGEWAY MANOR
LOT 40 BLOCK 4 HARTRIDGE ADDITION #2
HARTLAND WISCONSIN

PLAN # 7605
SHEET 3 OF 6



SECOND FLOOR PLAN - SCALE 1/8" = 1'-0"

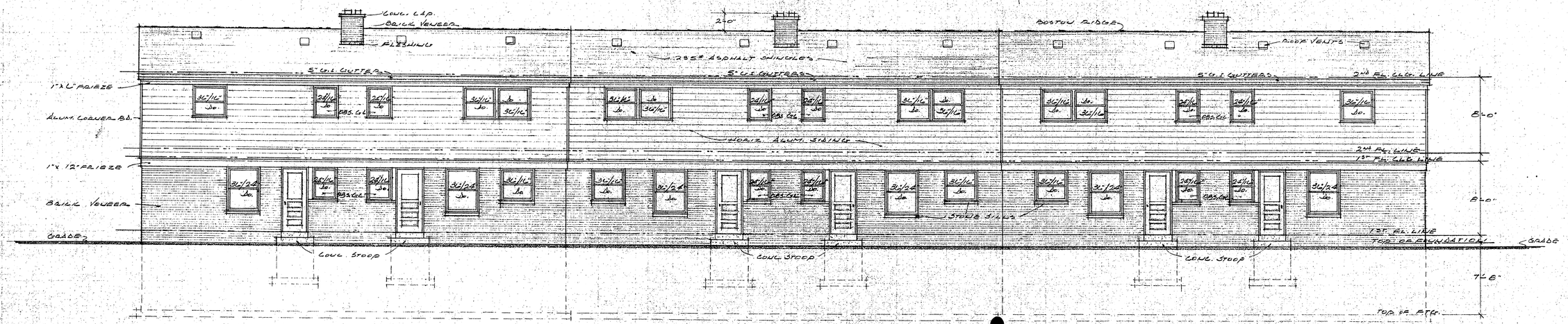


SECOND FLOOR PLAN - SCALE 1/4" = 1'-0"

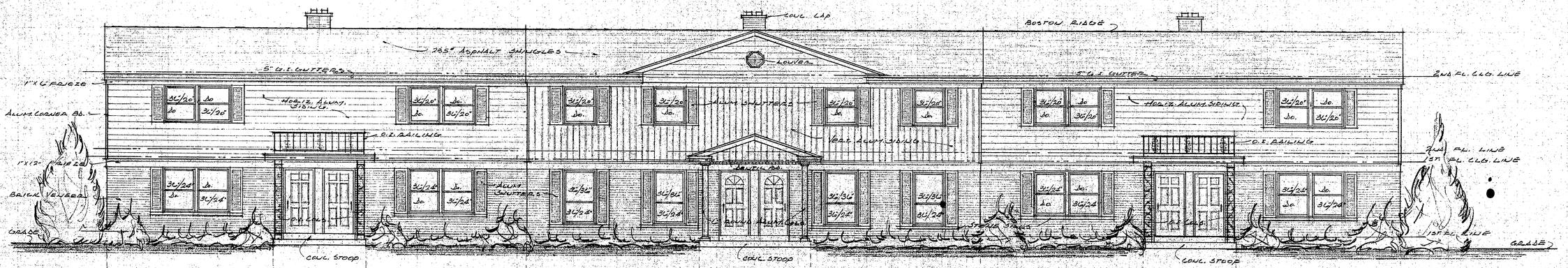
WISCONSIN
GARY W. BLATTNER
E-13588
MILWAUKEE
WISCONSIN
REGISTERED PROFESSIONAL ENGINEER

TYPICAL SIX FAMILY TOWNHOUSE
RIDGEWAY MANOR
LOT 40 BLOCK 4 HARTRIDGE ADDITION #2
HARTLAND — WISCONSIN

PLAN # 7605
SHEET 4 OF 6



REAR ELEVATION - SCALE 3/16" = 1'-0"



FRONT ELEVATION - SCALE 3/16"=1'-0"

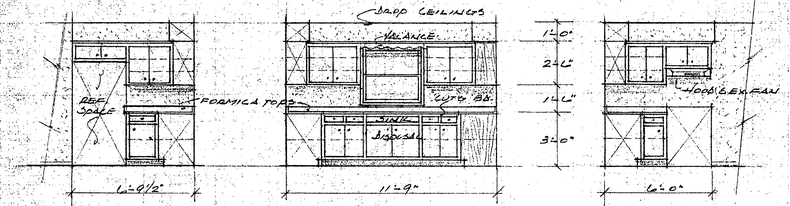
WISCONSIN
GARY W. BLATTNER
E-13588
MILWAUKEE
WISCONSIN
REGISTERED PROFESSIONAL ENGINEER

TYPICAL SIX FAMILY TOWNHOUSE
DAISY WAY MANOR
LOT 40 BLOCK 4 HARTRIDGE ADDITION #2
HARTLAND WISCONSIN

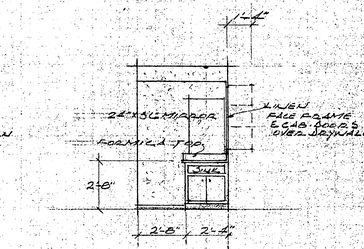
PLAN # 7605

SHEET 5 OF 6

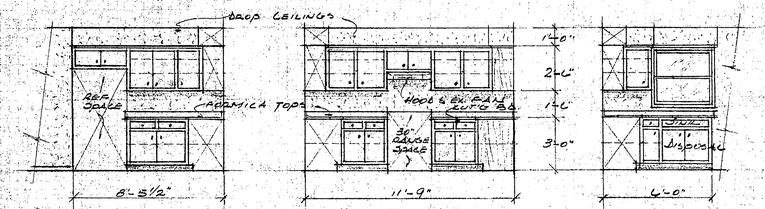
INTERIOR WALL ELEVATIONS — SCALE 1/2" = 1'-0"



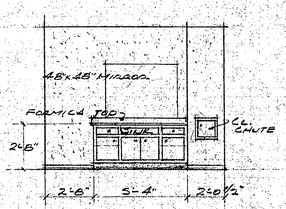
KITCHEN CABINETS UNIT #1 & #6



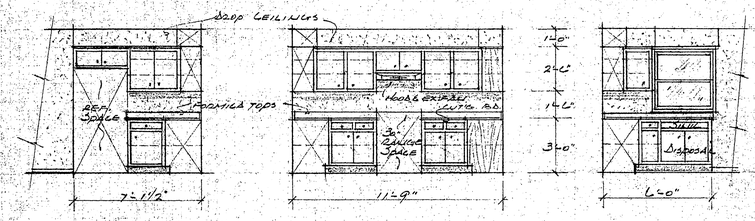
TYP. LAV VANITY



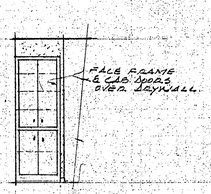
KITCHEN CABINETS UNIT # 3 & #4



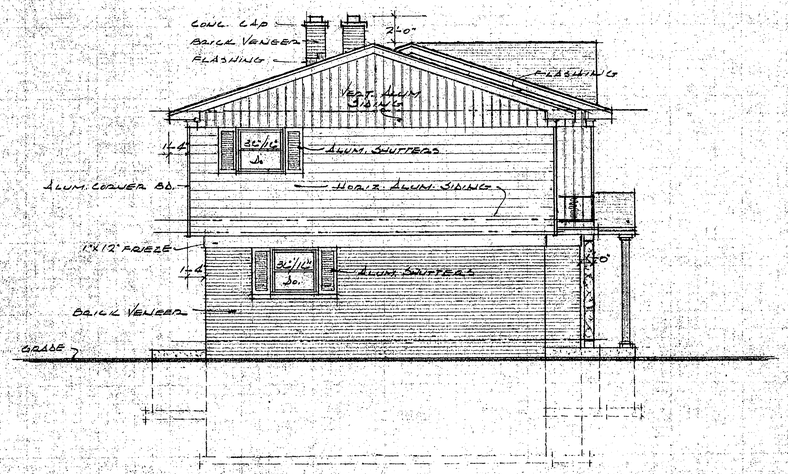
TYP. BATH VANITY



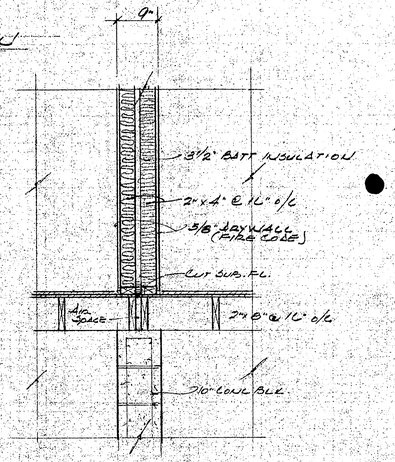
KITCHEN CABINETS UNIT # 2 & # 5



TYP. LINEN

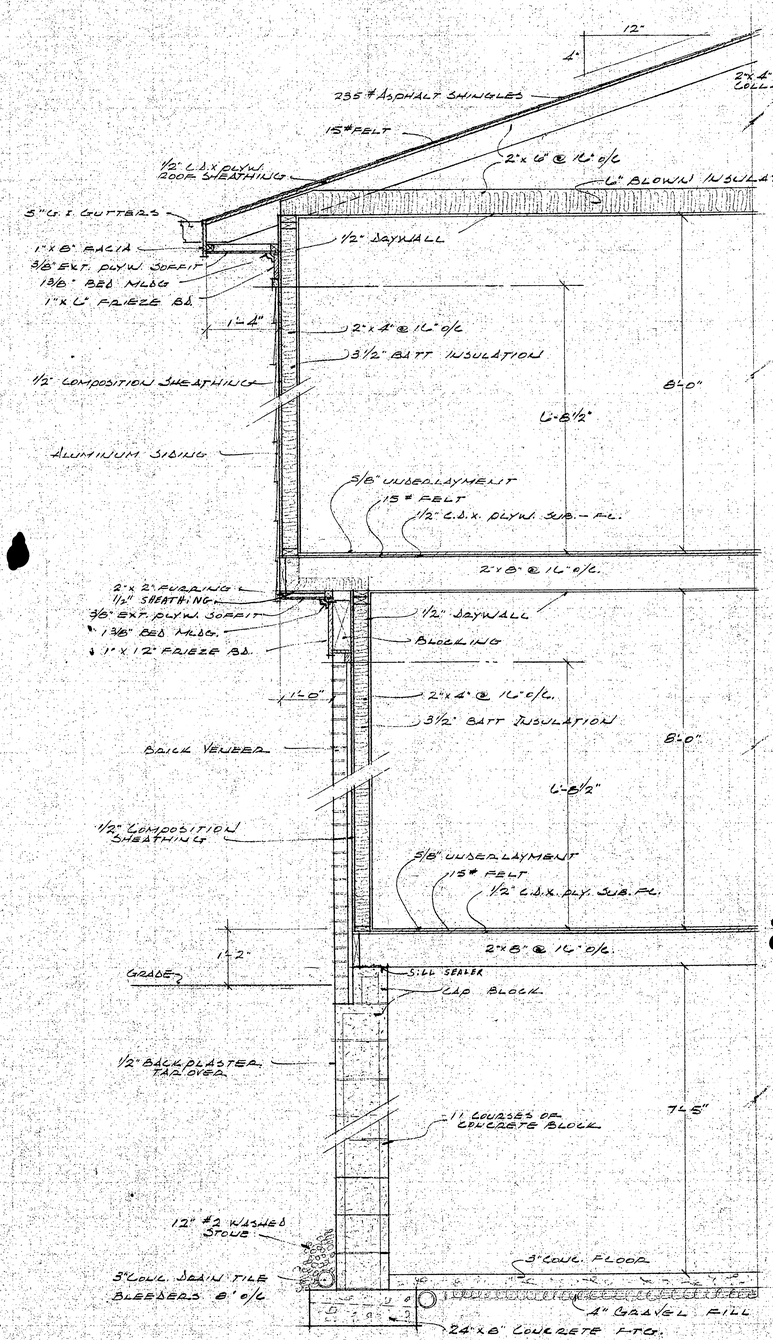


TYP. SIDE ELEVATION — SCALE 3/16" = 1'-0"



TYPICAL PARTY WALL
SCALE 3/4" = 1'-0"

WALL SECTION — SCALE 3/4" = 1'-0"



WISCONSIN
GARY W. BLATTNER
E-13588
MILWAUKEE
WISCONSIN
REGISTERED PROFESSIONAL ENGINEER

TYPICAL SIX FAMILY TOWNHOUSE
RIDGEWAY MANOR
LOT 20 BLOCK 4 HARTRIDGE ADDITION #2
HARTLAND — WISCONSIN

PLAN # 7605
SHEET 6 OF 6

Village of Hartland/Let Kids Fly
Centennial Park Use Agreement

WHEREAS, the Village of Hartland (hereinafter "Village") owns and maintains a public park and soccer field in Centennial Park in the Village; and

WHEREAS, Let Kids Fly (hereinafter "LET KIDS FLY") desires to use said field for certain games for the LET KIDS FLY teams,

NOW THEREFORE, THE VILLAGE AND LET KIDS FLY HEREBY AGREE AS FOLLOWS:

1. LET KIDS FLY will apply for the use of the soccer field for their use by way of a Village provided Athletic Facility Reservation Form.
2. LET KIDS FLY is intending the use of the soccer field for games of their grade school aged teams located at the Southwest open space of the park.
3. The Village will provide standard field maintenance as necessary including watering, weed/pest control, and cutting.
4. Village agrees to a cut length of 2½ - 3½ inches during the season. Standard cutting frequency is weekly.
5. Village will provide refuse/recycling collection.
6. Village will provide restroom maintenance and cleaning.
7. LET KIDS FLY will adhere to the Village Field Use Guidelines.
8. LET KIDS FLY will perform any and all required or desired field marking/painting.
9. LET KIDS FLY will provide field equipment including, but not limited to, goals and other equipment necessary for practice or games.
10. LET KIDS FLY will clean area after each use and deposit trash/recyclable items into collection containers.
11. LET KIDS FLY will repair any damage done to the field as a result of practice or game play including, but not limited to repair or maintenance of the area around the goals or elsewhere, as necessary during the season. Explicitly, LET KIDS FLY will repair any damage done to the field as a result of practice or game play at the end of the season with a proper sod installation and maintenance of sod (watering, etc.) until it is established.
12. LET KIDS FLY and Village will coordinate and agree on field use and cancellations due to weather or field conditions.
13. The fee to use the soccer field is $50.00 per use. This includes games and practices. LET KIDS FLY will pay the full amount for the intended use of the soccer field prior to any use.
14. Neither LET KIDS FLY nor any other agency may place any advertising, names or logos on the Village property without prior written approval from the Village Park and Recreation Board and Village Board.
15. LET KIDS FLY will be allowed to store hand tools and goals at the Park provided they are secured in an agreeable location. The paint and field painter items will need to be brought in for each use.

Village of Hartland/Let Kids Fly
Centennial Park Use Agreement

16. This Agreement is just for the current proposed use and will not be automatically renewed. Any field restoration will need to be completed within two weeks of the end of use.
17. If the agreement is terminated, LET KIDS FLY, at their sole expense, shall remove all of their equipment and restore all Village property to its condition prior to installation of these items (see Paragraph 11).
18. In connection with the use and areas and facilities to be used pursuant to this Agreement, each of the parties shall be responsible for the acts and omissions of their respective officers, employees and agents giving rise to any liability, claims, demands, legal actions or suits, fines, costs and related expenses of any kind in connection with any damage, injury or death to person or damage or injury to property.
19. Nothing in this Agreement shall be construed to make the agent(s) of one party the agent(s) of the other.
20. Nothing contained within this agreement is intended to be a waiver or estoppels of the Village or LET KIDS FLY or their respective insurers to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including those contained within Wisconsin Statues 893.80, 895.475 through 895.62 and 345.05
21. LET KIDS FLY will be required to maintain, throughout the period of recreational activities, insurance with coverage as provided below. The policy shall include the Village and its agents, officers and employees as "additional insured".

A. Comprehensive General Liability Insurance in an amount of at least $1,000,000. The policy must include the Village and its agents, officers and employees as "additional insured" along with the appropriate endorsement pages.

B. Comprehensive Professional Liability Insurance in an amount of a least $500,000 for coverage to insure the activities of the coaches, manager, administrators and officers of the organizations engaging in recreational activities on Village park land.

22. The Village will bill LET KIDS FLY if clean-up is required after a use or if the field restoration is not completed by July 1 of each year. The Village would charge the current labor rate plus 50% for fringe benefits and any material costs or contractor costs in addition to a 3% administrative charge for billing purposes.
23. Neither LET KIDS FLY nor any other agency shall make any modifications/alterations to the facility without prior written approval of the Village.
24. LET KIDS FLY shall indemnify, defend and hold harmless the Village of Hartland and its elected officials, board members and employees from and against any and all claims, costs, expenses, losses, damages, demands, actions or causes of action which may be asserted against or incurred by Village as a result of LET KIDS FLY use of the property or LET KIDS FLY items used on property. A certificate of insurance shall be provided to the Village at the beginning of each year.

Dated this _____ day of _____ 2019.

Village of Hartland

Village of Hartland/Let Kids Fly
Centennial Park Use Agreement

By: _____
Tim Rhode, Village Administrator

ATTEST

_____
Darlene Igl, Village Clerk

Let Kids Fly

By: _____

Printed Name: _____
Title: _____

ATTEST

_____
Printed Name: _____
Title: _____

Village of Hartland/Let Kids Fly
Centennial Park Use Agreement

Village of Hartland

By: _____
Jeff Pfannerstill, Village President

ATTEST

_____
Darlene Igl, Village Clerk

Let Kids Fly

By: _____

Printed Name: _____
Title: _____

ATTEST

_____
Printed Name: _____
Title: _____