

EXHIBIT 4

Architectural Plans & Specifications



JLA
ARCHITECTS

Hartland Quarry Apartments - Design Data

May 31, 2023

Project Description:

The redevelopment of the former Palmer Sand & Gravel property for multi-family residential development presented some unique challenges and opportunities for the design team. Several site features have been designed to mitigate existing conditions and create a traditional residential community with a unique sense of place and usable open spaces. To help promote an open and walkable community the development is organized around a tree lined central boulevard and further linked with a network of sidewalks, walking paths, and open spaces that connect the community and its amenities. The tree lined boulevard is further enhanced by providing a service side to the development. Garage doors, trash, mail, and utility metering will all happen along the backsides of the development leaving the central boulevard a welcoming front door to the community.

The density of the masterplan also relates to the surrounding community, with lower density townhomes and clubhouse along capitol drive and two-story stack flat buildings anchoring the northern end of the development.

Whether the simplest of forms and commonest of materials a home should tell the story of place and where it was crafted. The proposed development embraces the story of place and time with traditional single family building forms used in a contemporary way. Chimneys, gable roofs, bay windows, balconies, and porches are just a few of the familiar forms that grace this development and help provide a relatable sense of human scale and place. The building palette consists of timeless materials familiar to this area, stone cladding, board & batten siding, and simulated wood.

Building Statistics

- **Two Story Townhomes**

○ 78% 2BR's	21 units at 1,573 average s.f. net
○ <u>22% 3BR's</u>	<u>6 units at 1,692 average s.f. net</u>
Total	27 units at 1,599 sf average per unit (not including garages)

Townhome parking

114 Stalls
60 Total Bedrooms (1.90 stalls per bedroom)
27 Units (4.22 stalls per unit)

Townhome material palette

○ Manufactured Stone	10% +/-
○ Board and Batten siding	49% +/-
○ Window and door openings	26% +/-
○ Simulated wood siding	15% +/-

- **One Story Clubhouse**

○ Fitness area	
○ Clubroom	
○ Leasing offices	
○ <u>Facility and manger offices</u>	
Total	5,590 SF +/-

Clubhouse parking

○ <u>Surface Stalls</u>	<u>17 stalls + 2 HC stalls</u>
Total	19 stalls (294 sf per stall)

Townhome material palette

○ Manufactured Stone	17% +/-
○ Board and Batten siding	53% +/-
○ Window and door openings	22% +/-
○ Simulated wood siding	8% +/-

- **Two Story Stacked Flat**

○ 42%	1BR's	100 units at 769 average s.f. net
○ 42%	2BR's	100 units at 1,153 average s.f. net
○ 16%	3BR's	40 units at 1,583 average s.f. net
Total		240 units at 1,065 sf average per unit (not including garages)

Stacked Flat parking

528 Stalls

420 Total Bedrooms (1.26 stalls per bedroom)

240 Units (2.20 stalls per unit)

Stack Flat material palette

○ Manufactured Stone	7% +/-
○ Board and Batten siding	56% +/-
○ Window and door openings	25% +/-
○ Simulated wood siding	12% +/-

JLA Disclaimer:

The project data above has been determined mathematically using the desired unit mix, assumed unit sizes, and the general size & layout of the buildings illustrated in the Conceptual Masterplan dated May 31, 2023. All data is subject to change slightly as the actual building is designed.

HARTLAND QUARRY DEVELOPMENT

700 W CAPITOL DRIVE
HARTLAND, WISCONSIN

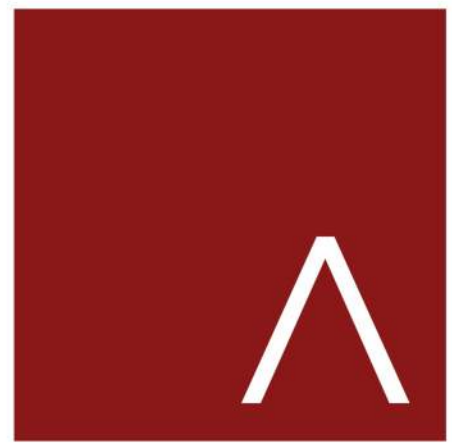


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May 30, 2023



THREE LEAF
PARTNERS



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1 RENDERED ARCHITECTURAL SITE PLAN
1" = 100'-0"



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PROGRESS DOCUMENTS

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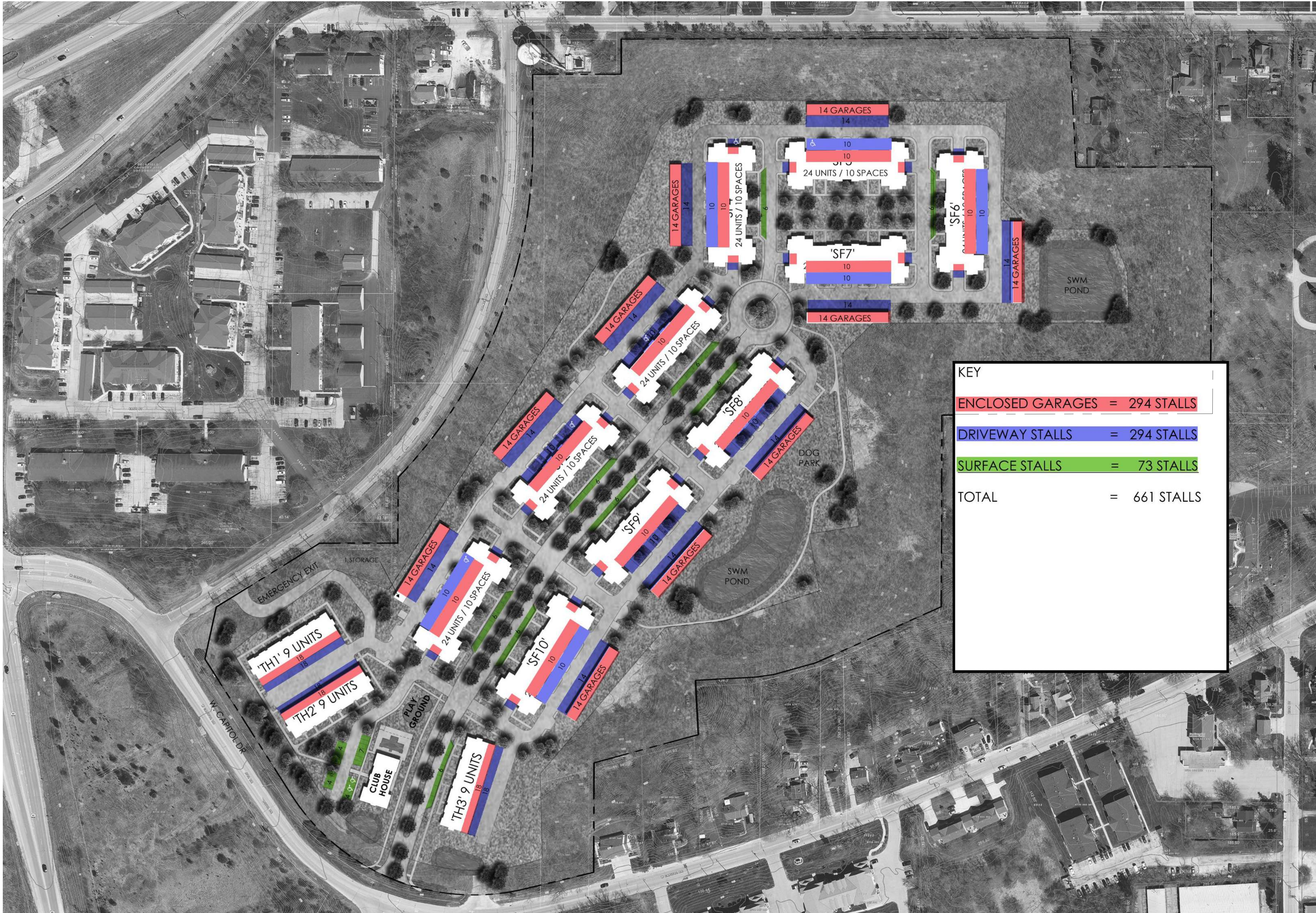
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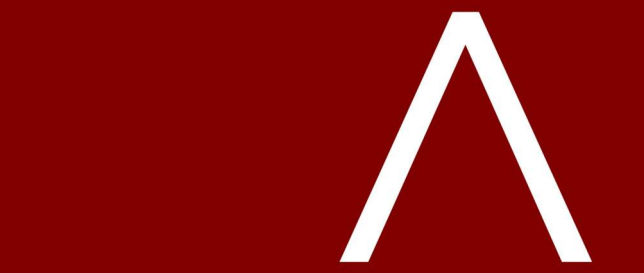
**ARCHITECTURAL SITE
LAYOUT PLAN**

SHEET NUMBER

ASP-100



1 PARKING DIAGRAM
1" = 100'-0"



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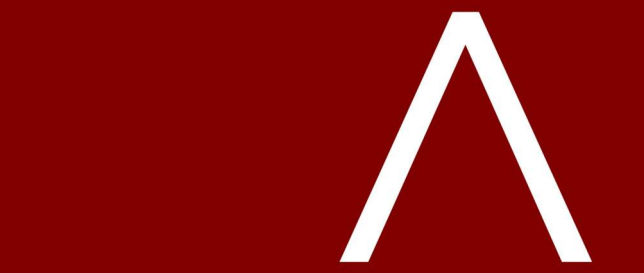
PARKING DIAGRAM

SHEET NUMBER

ASP-101



1 SERVICE DIAGRAM
1" = 100'-0"



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SHEET TITLE

SERVICE DIAGRAM

SHEET NUMBER

ASP-102



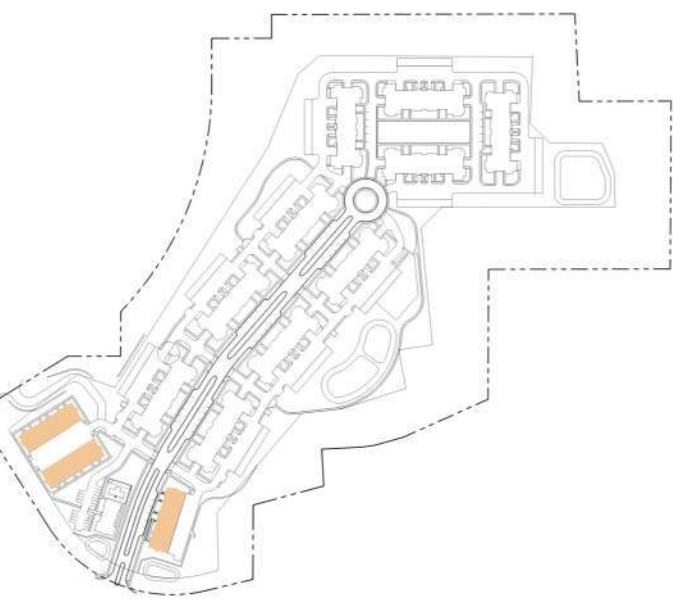
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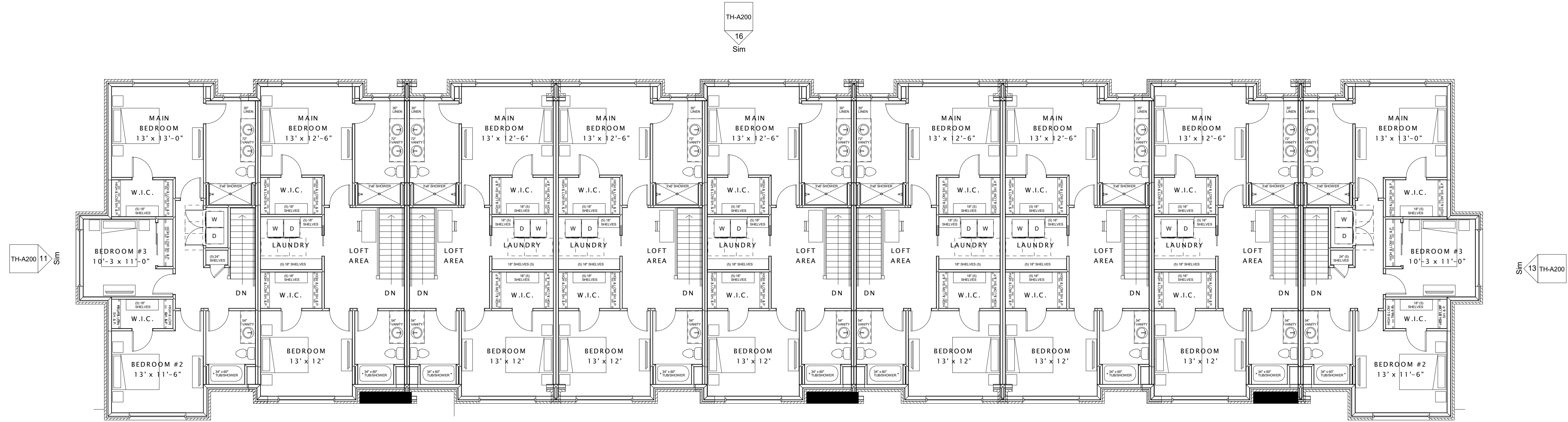
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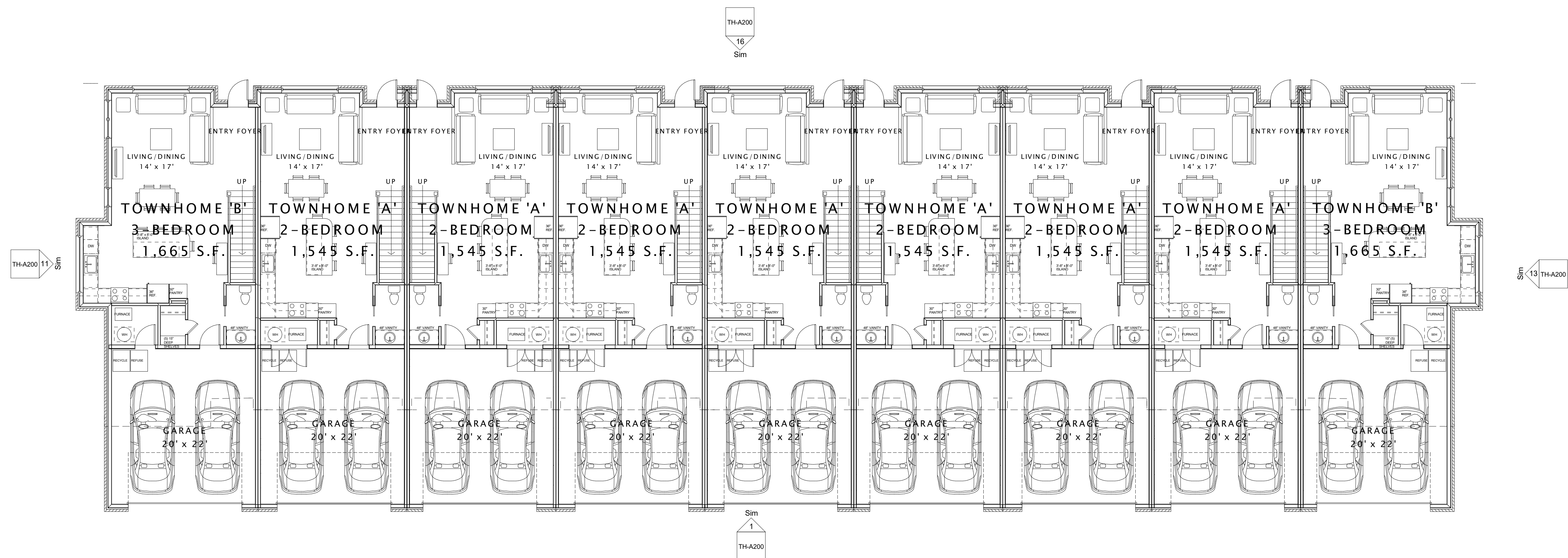
FIRST AND SECOND
FLOOR PLAN

SHEET NUMBER

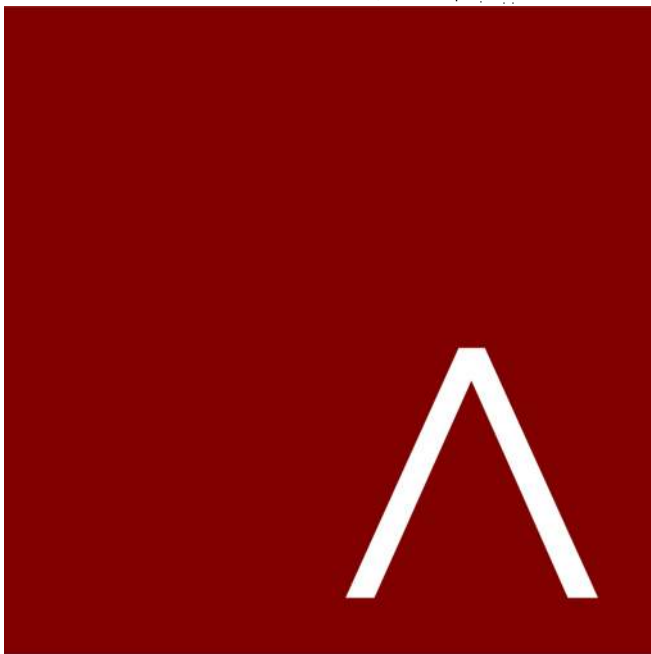
TH-A101



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



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



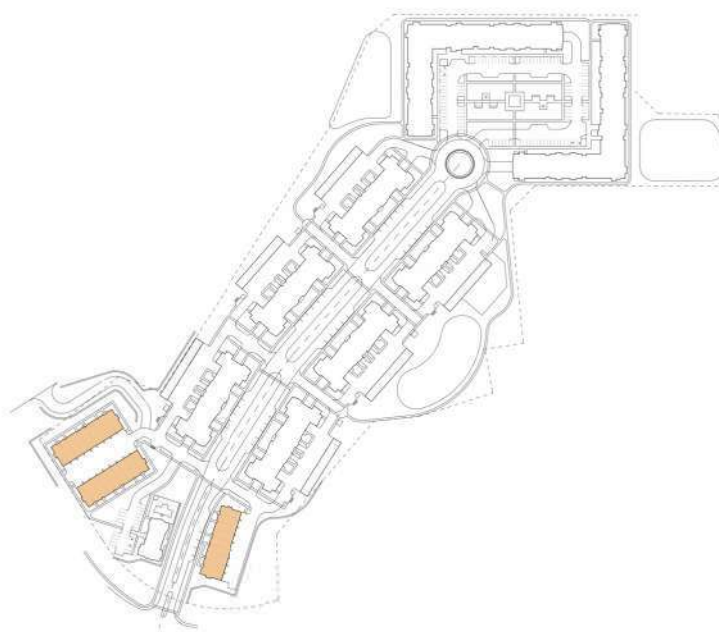
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

TH-A200



1 SOUTH ELEVATION
1/8" = 1'-0"



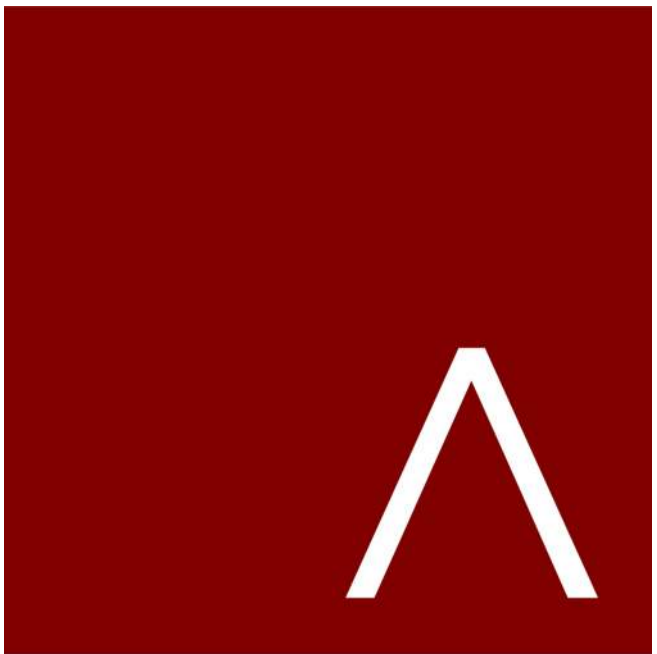
11 EAST ELEVATION
1/8" = 1'-0"



13 WEST ELEVATION
1/8" = 1'-0"



16 NORTH ELEVATION
1/8" = 1'-0"



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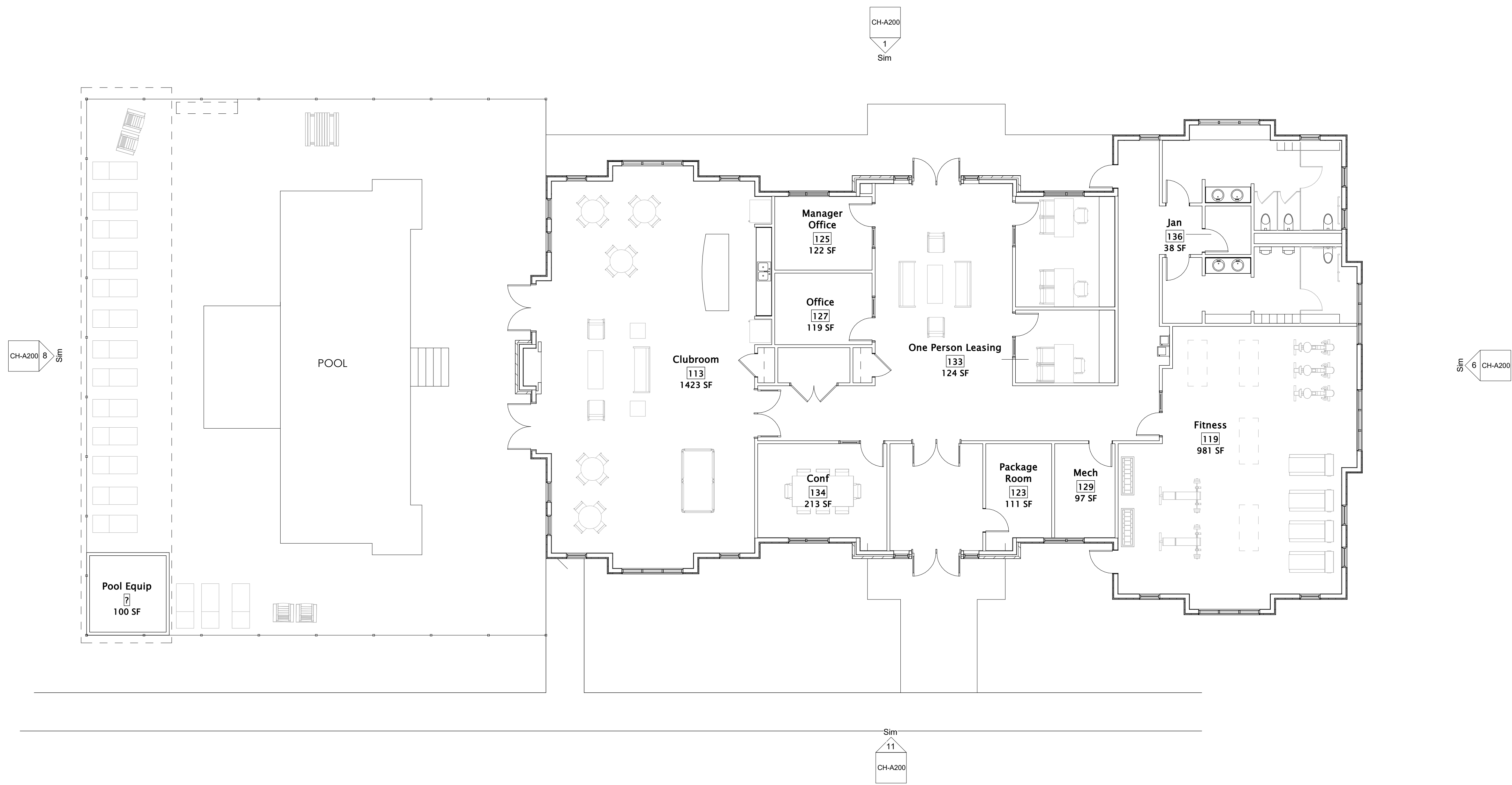
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

CH-A101



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





1 WEST ELEVATION
1/8" = 1'-0"



6 NORTH ELEVATION
1/8" = 1'-0"



8 SOUTH ELEVATION
1/8" = 1'-0"



11 EAST ELEVATION
1/8" = 1'-0"



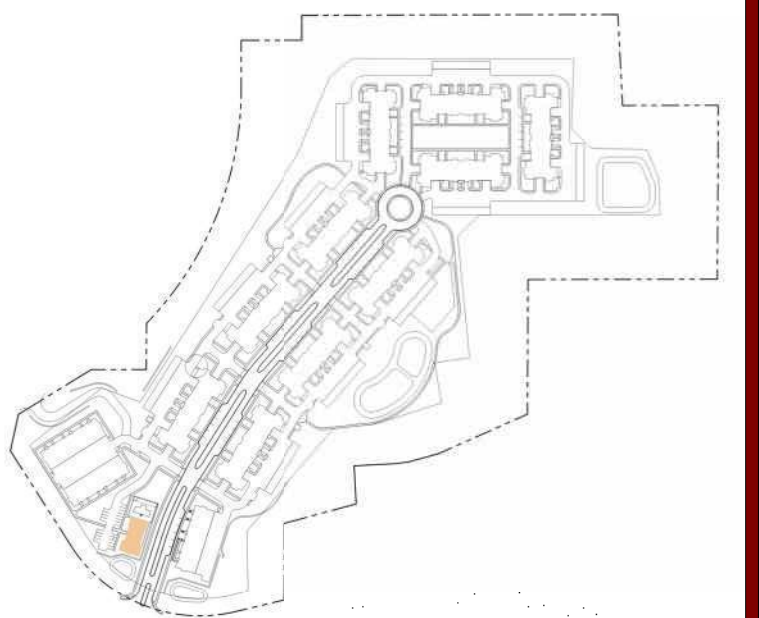
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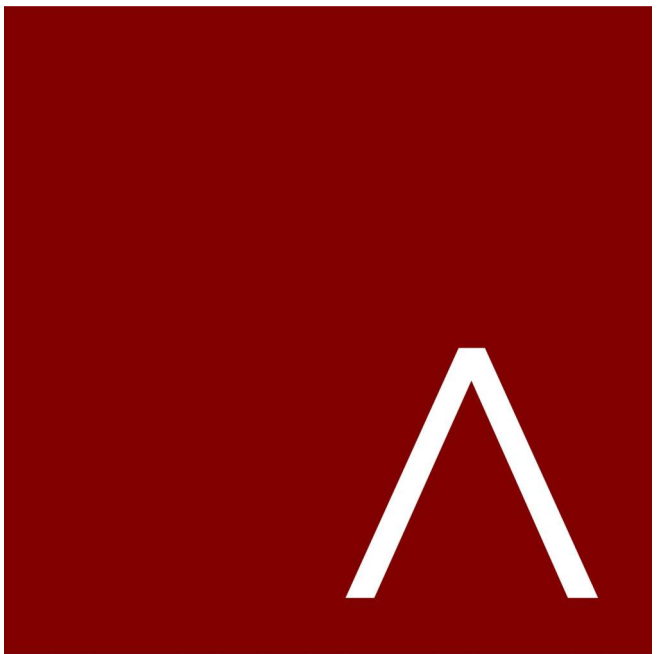
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SHEET NUMBER

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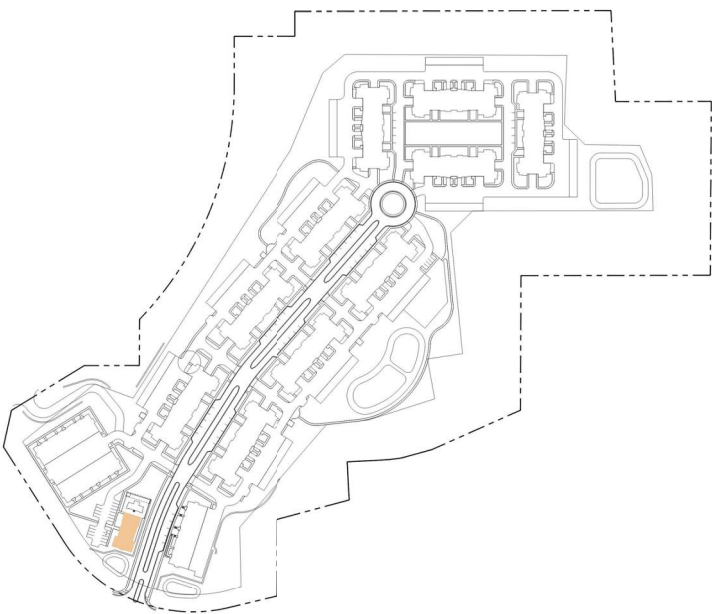
CLUBHOUSE PERSPECTIVE



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PERSPECTIVES

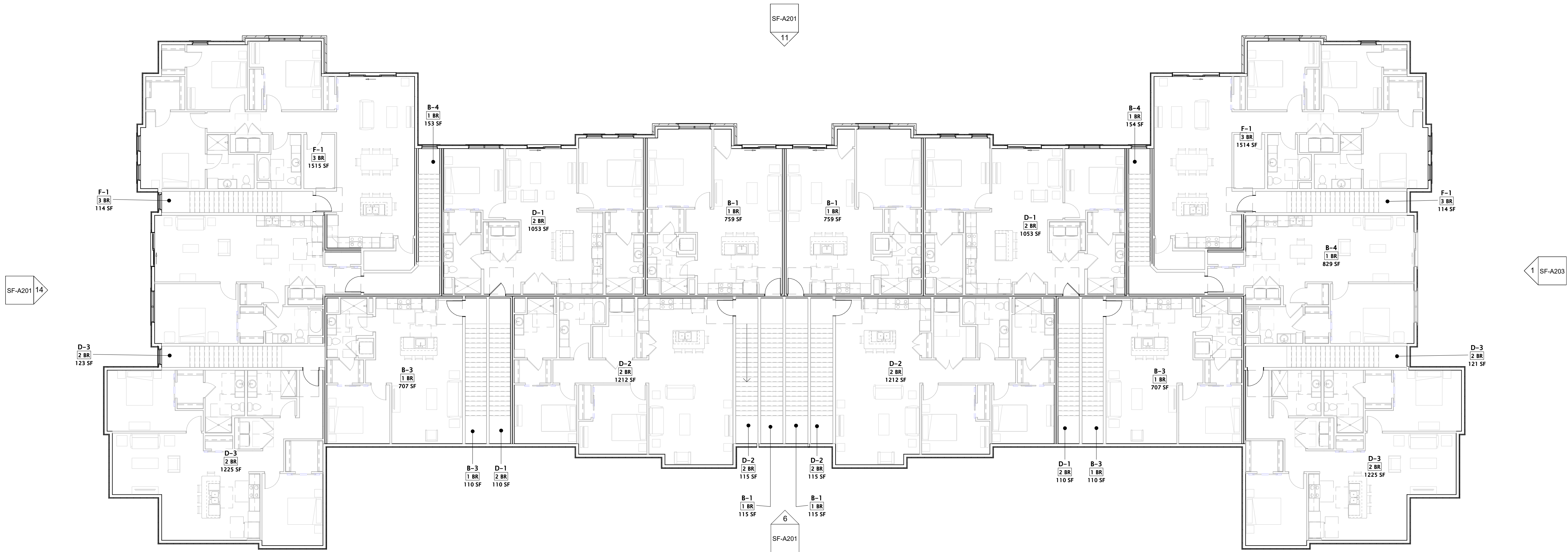
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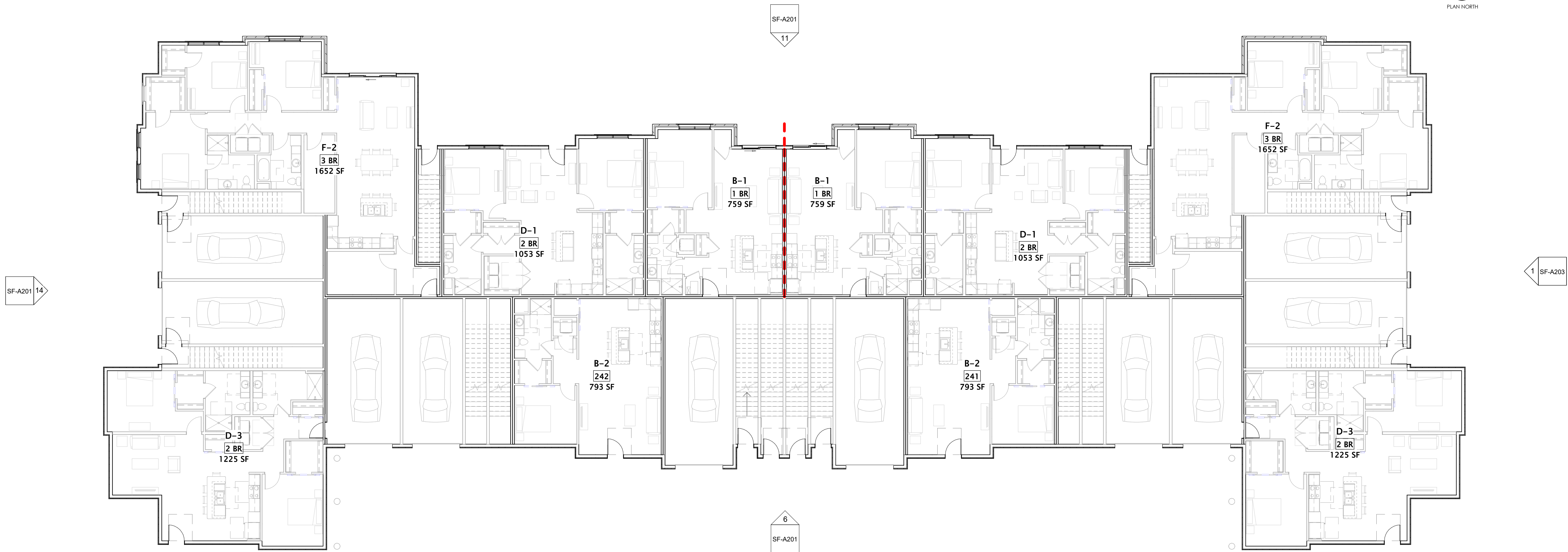
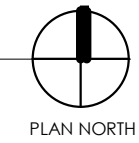


AERIAL RENDERING LOOKING WEST

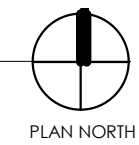
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1 SECOND FLOOR PLAN
3/32" = 1'-0"



16 FIRST FLOOR PLAN
3/32" = 1'-0"



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SHEET TITLE

FIRST & SECOND
FLOOR PLANS

SHEET NUMBER

SF-A101



① SOUTH ELEVATION
1" = 10'-0"



② EAST ELEVATION
1" = 10'-0"



④ WEST ELEVATION
1" = 10'-0"



③ NORTH ELEVATION
1" = 10'-0"

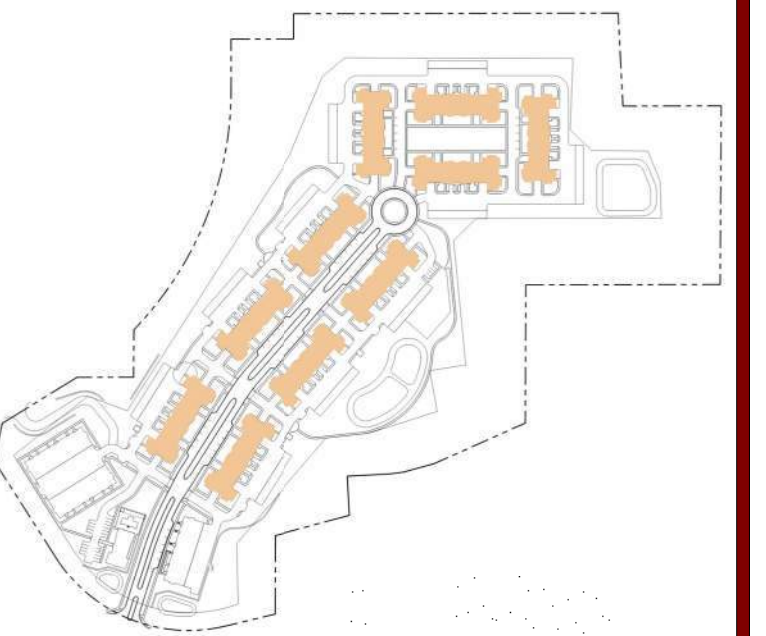


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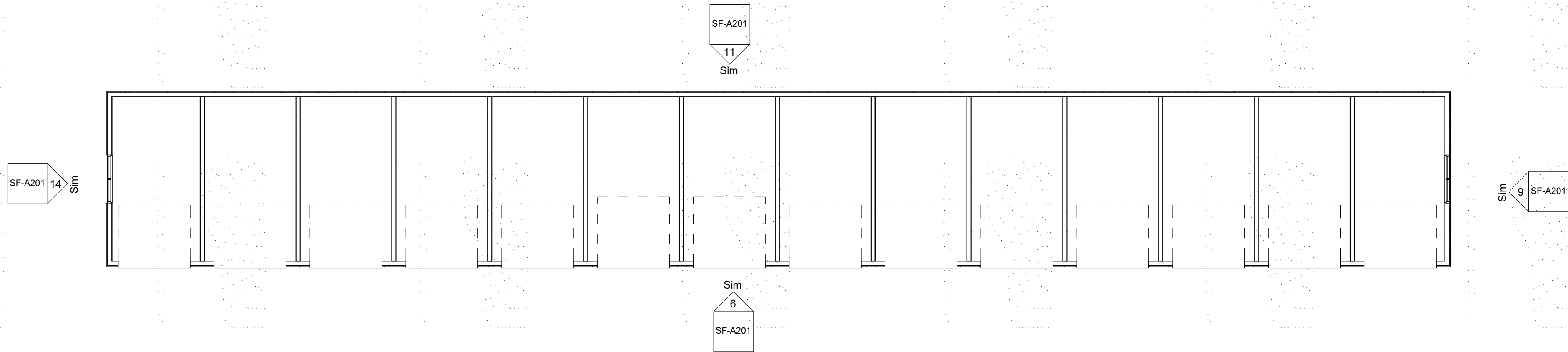
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

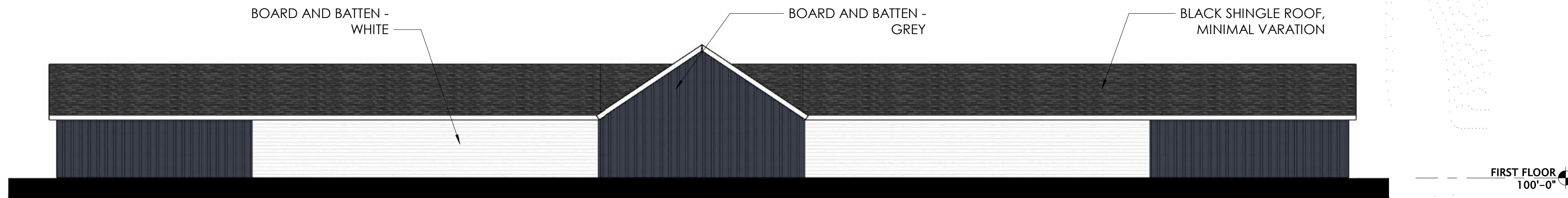
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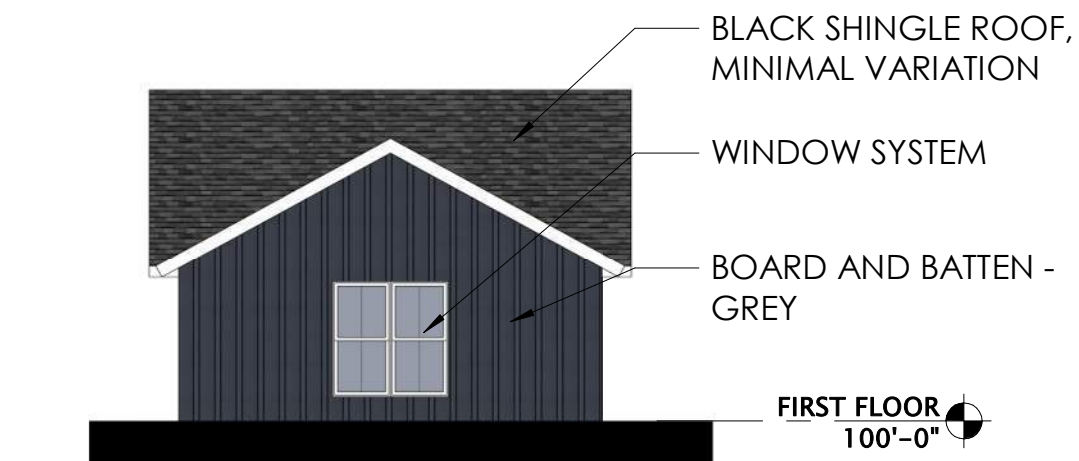
1 GARAGE PLAN
1" = 10'-0"



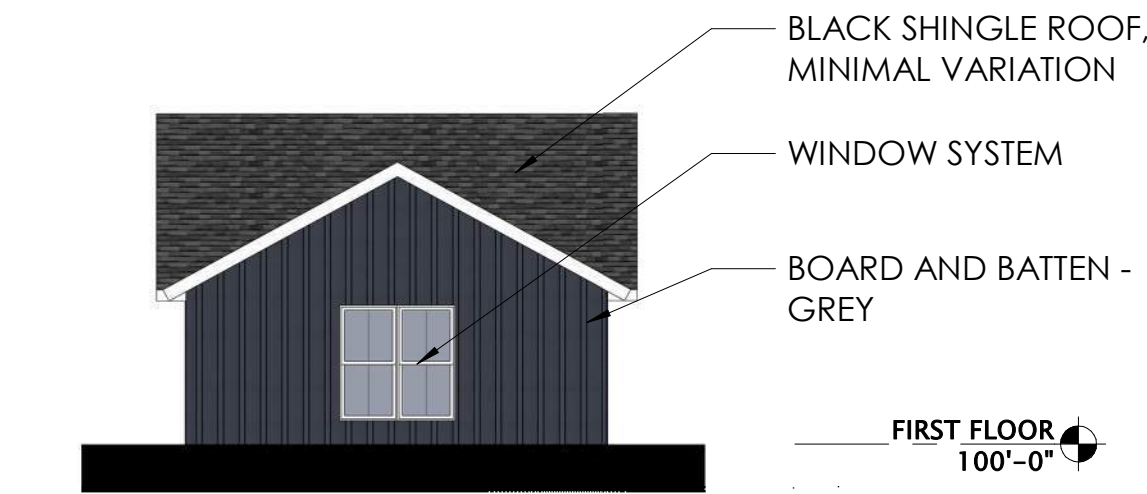
6 SOUTH GARAGE ELEVATION
1" = 10'-0"



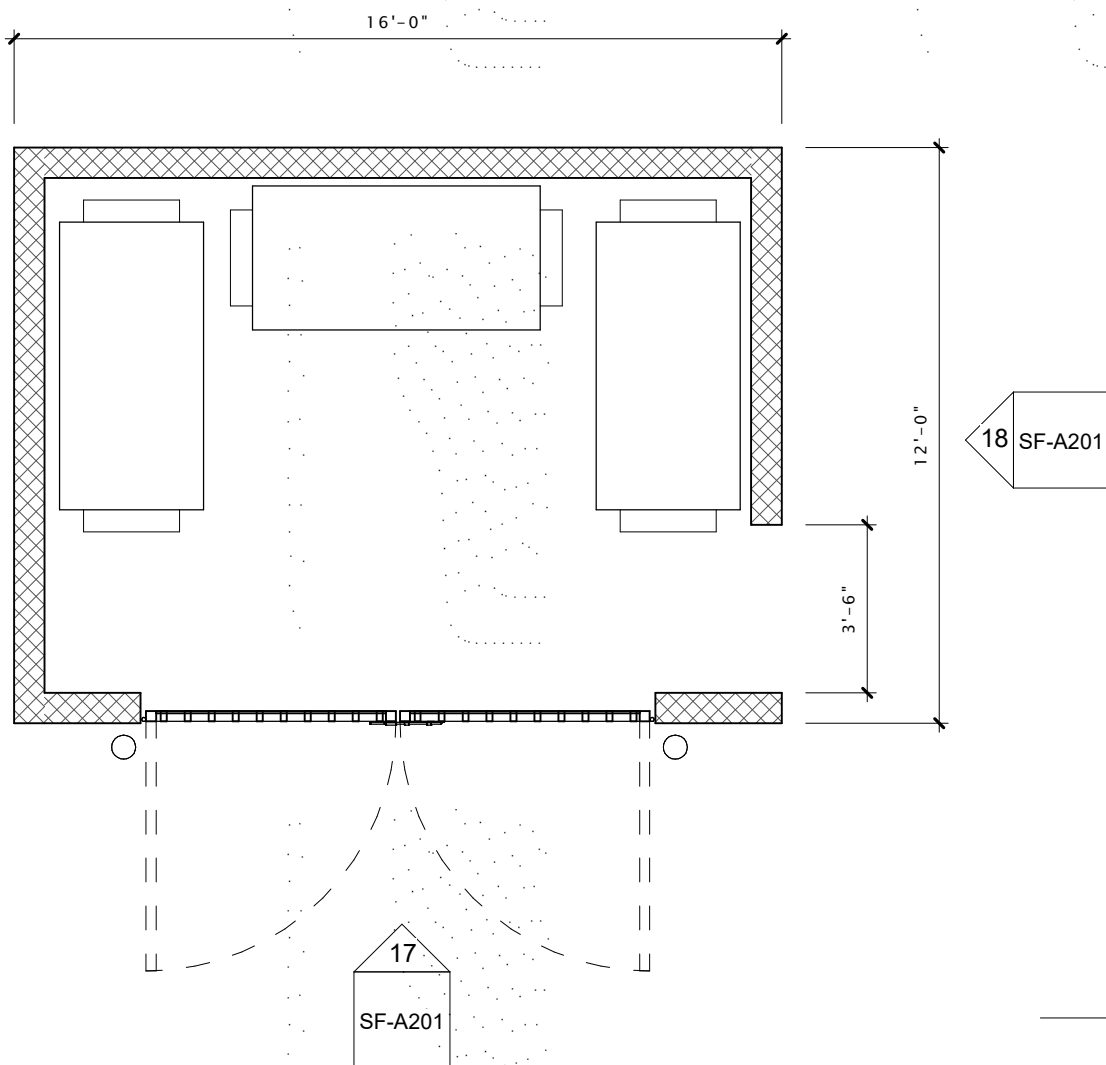
11 NORTH GARAGE ELEVATION
1" = 10'-0"



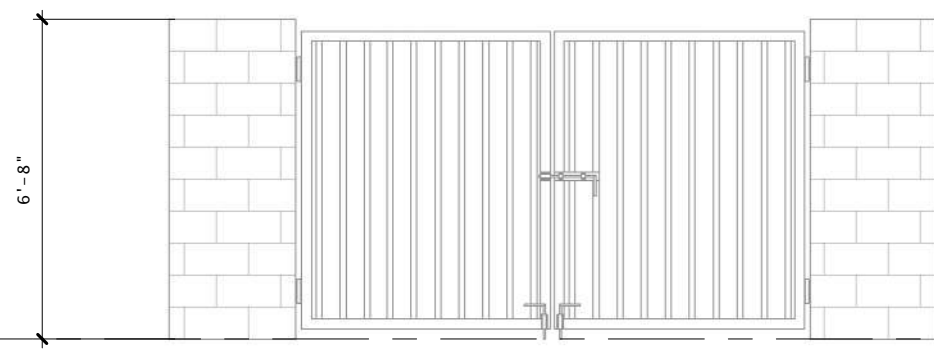
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1" = 10'-0"



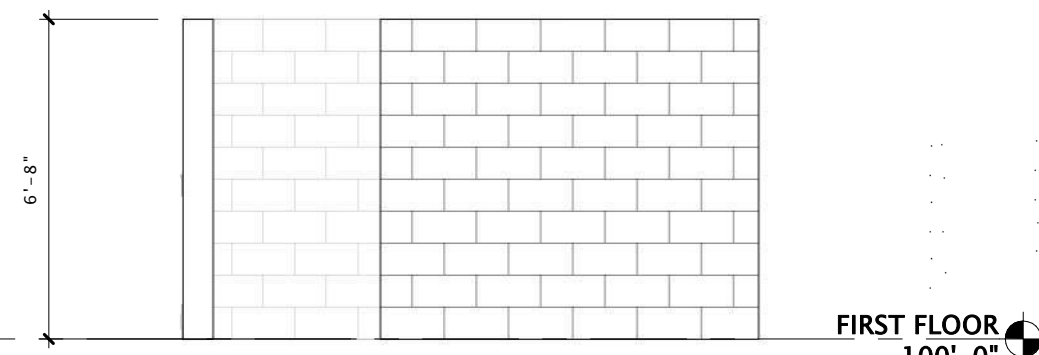
14 WEST GARAGE ELEVATION
1" = 10'-0"



16 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



17 TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



18 TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"

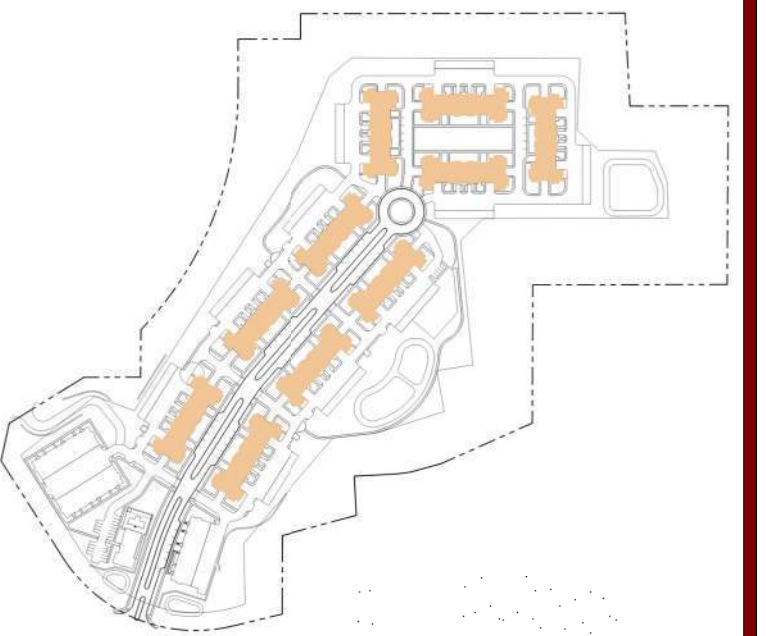


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SHEET TITLE

**GARAGE AND TRASH
PLANS AND
ELEVATIONS**

SHEET NUMBER

SF-A201



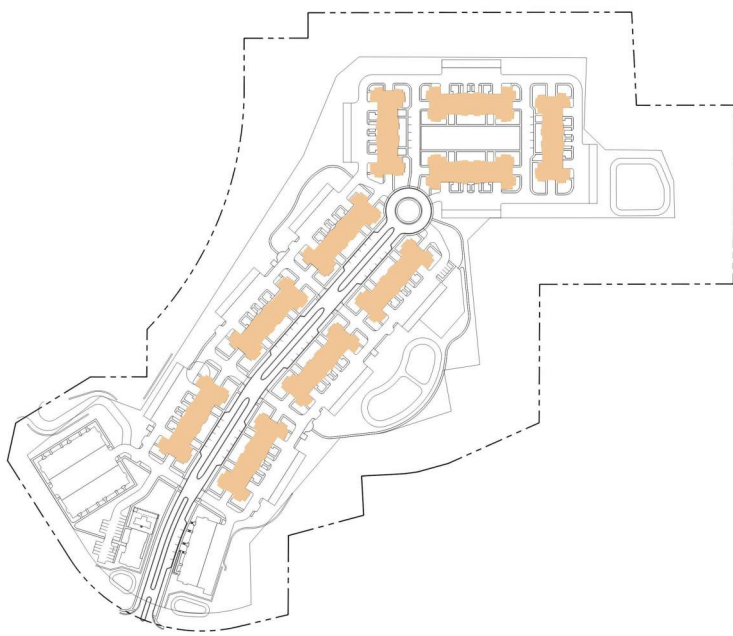
AERIAL RENDERING LOOKING WEST



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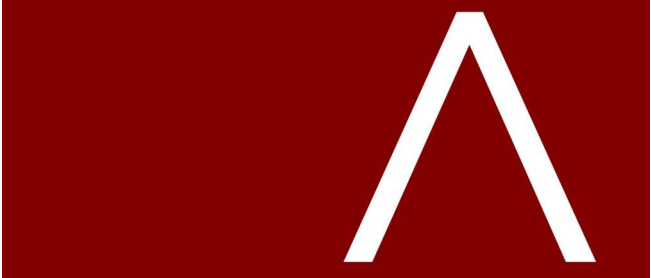
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Mark	Description	Date

SHEET TITLE

PERSPECTIVES

SHEET NUMBER

SF-A203

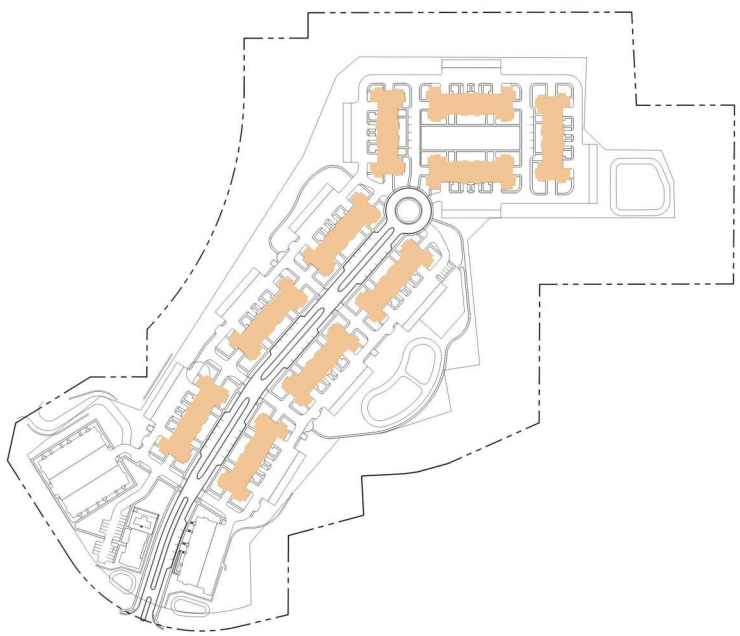


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PERSPECTIVES

SHEET NUMBER

SF-A204

AERIAL RENDERING LOOKING NORTH

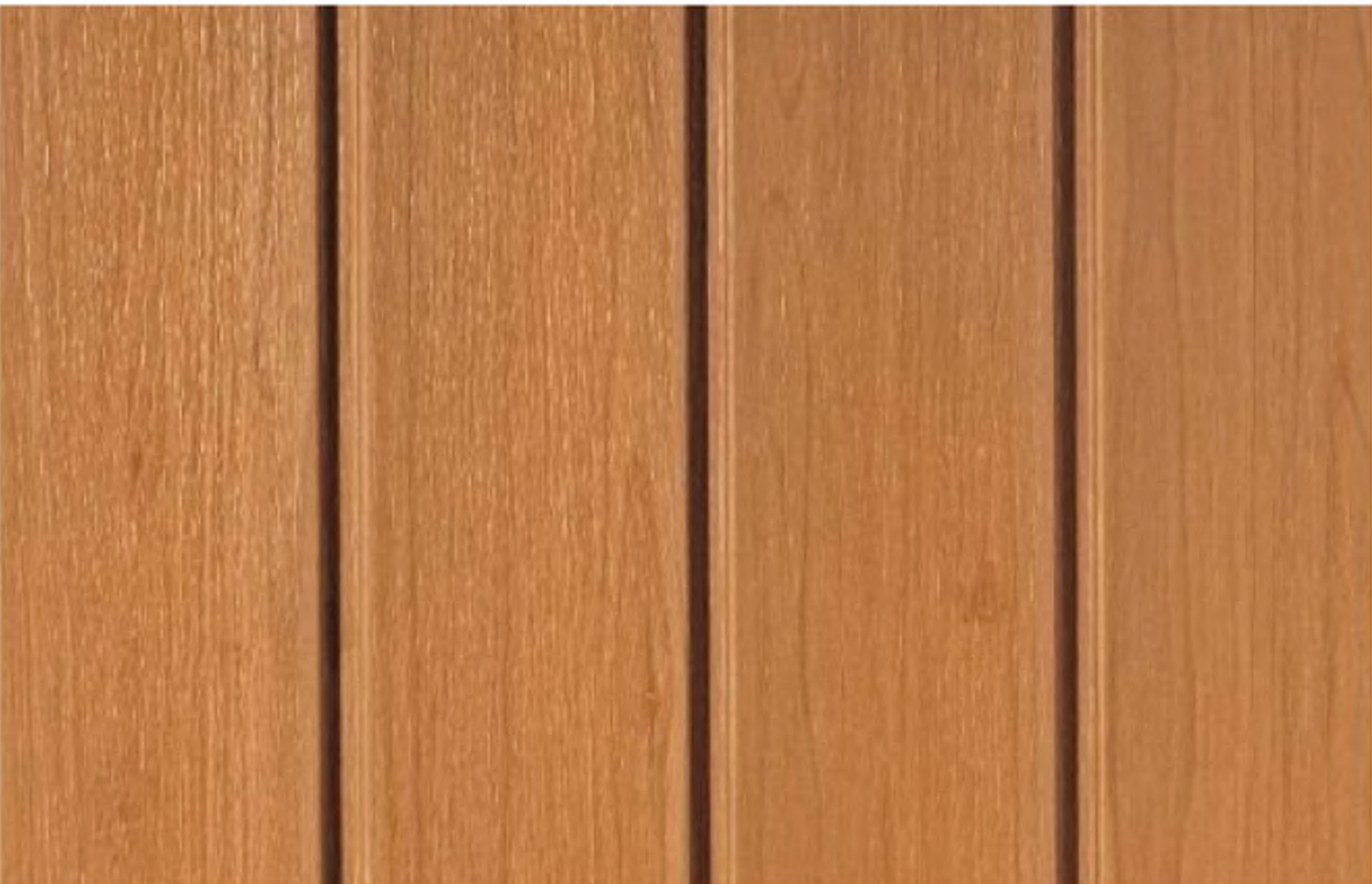


WINDOW SYSTEM:
BLACK EXTERIOR FRAME, WHITE INTERIOR
WHITE EXTERIOR FRAME, WHITE INTERIOR

SIDING:
FIBER CEMENT - BOARD AND BATTEN
-WHITE
-GREY

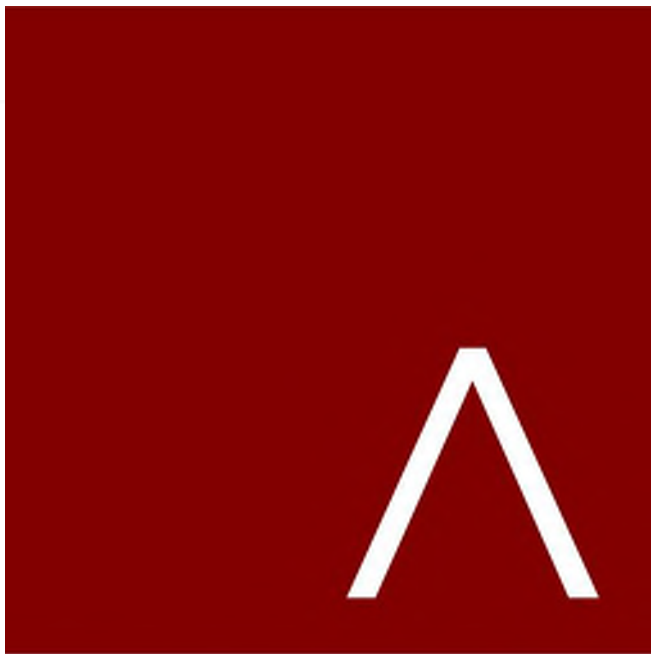
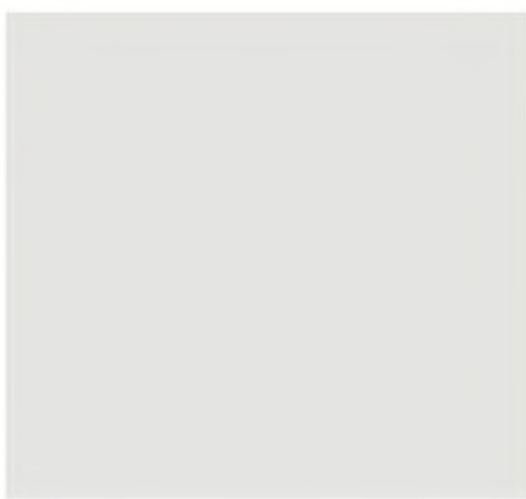


ROOFING:
BLACK SHINGLES
-MINIMAL VARIATION



MASONRY UNITS - STONE VENEER
-MINIMAL VARIATION

SIMULATED WOOD ACCENTS
-VERTICAL SIDING



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MATERIAL BOARD

SHEET NUMBER

A920