

pd 7-12-21
 Receipt 2560427

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

| | | | |
|---|---------------------------|---------------------------|----------------------------------|
| Project Description and Narrative: (attach additional sheet if necessary) | | | |
| Proposed Use Agriculture / Business | | | |
| Project Location Gideon Farms LLC | | | |
| Project Name NS6 W30020 County Road K | | | |
| Owner Andy Gehl | | Phone 262-227-2441 | |
| Address 6196 State Rd 83 | | City Hartland | State WI Zip 53029 |
| Engineer/Architect Joe Galbreith | | Phone 414-291-0772 | FAX |
| Address 6404 N North Ave. | | City Wauwatosa | State WI Zip 53213 |
| Contact Person Joe Galbreith | Phone 414 291-0772 | FAX | E-mail jrg@galbreith.com |

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

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

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

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

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

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

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

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

Pd 7-12-24
Receipt # 256427



PETITION FOR
 REZONING ZONING CODE AMENDMENT
\$400 REVIEW FEE DUE AT TIME OF APPLICATION
PLUS \$200 PROFESSIONAL FEE DEPOSIT

| | | | |
|------------------|------------------------------|-------|----------------------|
| Property Owner | Andy Gehl - Gideon Farms LLC | | |
| Property Address | NS6 W30020 County - Rd K | | |
| Contact Person | Andy Gehl | Phone | 262-227-2441 |
| Key No. HAV | | Email | andy@comestibles.com |

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

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

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

State zoning change desired:

State present use of property and intended use:

Agriculture

Agriculture / Business

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

| | | |
|----------------------|-----------|----------------|
| Petitioner Signature | | |
| Print Name | Andy Gehl | Date 7/12/2024 |

OFFICE USE ONLY:

| | | |
|-----------------------|-------------------------|---------------|
| Date Applied: 7-12-24 | Fee Paid: \$400 + \$200 | Meeting Date: |
|-----------------------|-------------------------|---------------|

pd 7-12-24



VILLAGE OF HARTLAND PETITION FOR:

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

OR

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

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

| | |
|----------------------------|---------------------------------|
| Date: <u>7/12/2024</u> | Fee Paid: <u>\$150 + \$1000</u> |
| Date Filed: <u>7-12-24</u> | Receipt No. <u>256427</u> |

1. Name: Gideon Farms LLC
 Address of Owner/Agent: 6196 State Road 83
Hartland, WI 53029
 Phone Number of Owner/Agent: 262-227-2441
 FAX No. _____ E-mail andy@comestibles.com

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.

Agriculture
Agriculture / Business

Signature of Petitioner

6196 State Rd 83
Address

262-227-2441
Phone

GIDEON FARMS, LLC

6196 State Road 83 • Hartland, WI 53029

May 30, 2024

Via Email (sandeep@villageofhartland.wi.gov)

Ms. Sandee Policello
Village Clerk
Village of Hartland
210 Cottonwood Avenue
Hartland, WI 53029

Re: Petition for Planned Unit Development Overlay Zoning: Gideon Farms

Dear Ms. Policello:

Gideon Farms, LLC (“**Gideon**”) hereby submits this letter as its Petition for Planned Unit Development Overlay Zoning at N56 W30020 County Road K, Hartland, Wisconsin (“**Petition**”), pursuant to the procedures and requirements of Sections 46-801 through 46-809 of the Municipal Code. Pursuant to the Code, Gideon met with Village staff in a Pre-Petition Conference on May 8, 2024. It is our understanding this Petition will be considered along with, and is contingent on, Gideon’s Petition for Annexation, filed April 10, 2024.

Attached are the materials and information called for in Sections 46-801 through 46-809 of the Municipal Code.

We look forward to working with the Village through the approval process. Accordingly, we respectfully request the Petition be placed on the June 17, 2024 Plan Commission agenda.

Should you require any additional information or have any questions regarding the Petition, please contact us. Thank you.

Very truly yours,

Gideon Farms, LLC



Jill C. Gehl
Managing Member

cc: Mr. Ryan Bailey, Village Manager

**Petition for Planned Unit Development Overlay Zoning Pursuant to Sections 46-801
through 46-809 of the Municipal Code**

Index of Submittal Information

1. Names and addresses of the owner, architect, engineer, and attorney that assisted in preparing the proposed development.
2. Project narrative and statement setting forth the relationship of the proposed PUD to the Village's Comprehensive Plan and any adopted component thereof, and the general character of and the uses to be included in the proposed PUD.
3. Total area to be included in the PUD, area of open space, residential density computations, proposed number of dwelling units, and municipal services related information.
4. Summary of financial factors and considerations.
5. Proposed departures from the standards of development set forth in the Hartland Code of Ordinances, and other Village regulations and administrative rules.
6. Expected date of commencement of development and an outline of the anticipated rate of development.
7. Legal description.
8. Location of public and private roads, driveways, sidewalks, and parking facilities.
9. Size, arrangement, and location of any building sites.
10. Location of institutional, recreational and open space areas, and areas reserved or dedicated for public uses.
11. Information as to the type, size, and location of all structures.
12. Landscape treatment.
13. Architectural plans, elevations, and perspective drawings and sketches.
14. Existing and proposed location of public sanitary sewer, water supply facilities, and stormwater drainage facilities.
15. Existing and proposed location of all private utilities or other easements.
16. Characteristics of soils related to contemplated uses.
17. Existing topography on the site with contours at no greater than two-foot intervals.
18. Anticipated uses of adjoining lands in regard to roads, surface water drainage, and compatibility with existing adjacent land uses.
19. Staging plan.
20. Exhibit Table.

1. Names and addresses of the owner, architect, engineer, and attorney that assisted in preparing the proposed development.

- a. Owner: **Gideon Farms, LLC**
6196 State Road 83
Hartland, WI 53029

- b. Architect: **Galbraith Carnahan Architects LLC**
6404 West North Avenue
Wauwatosa, WI 53213

- c. Engineer: **Short Elliot Hendrickson Inc.**
501 Maple Avenue
Delafield, WI 53018

- d. Attorney: **Christoper J. Jaekels**
Amundsen Davis, LLC
111 East Kilbourn Avenue, Suite 1400
Milwaukee, WI 53202

2. Project narrative and statement setting forth the relationship of the proposed PUD to the Village's Comprehensive Plan and any adopted component thereof, and the general character of and the uses to be included in the proposed PUD.

Project Narrative

Gideon is pleased to present this proposed retail, educational, and recreational project with a “farm to fork” focus. The development is proposed in four phases. The first phase will include the construction of a coffee shop and an ice cream shop. In addition, parking facilities and a maintained lawn space with in-ground fire pits will be included. The second phase will see the conversion of an existing barn into a restaurant with a “farm to fork” emphasis. Furthermore, the second phase will see additional parking facilities constructed, as well as outdoor market and event space.

The third and fourth phases are conceptual, but a USDA dairy facility and retail space, respectively, are tentatively planned. The USDA dairy facility will be a “micro dairy” where raw milk from local farmers is converted into dairy products to be sold on site. It will also be open for educational tours to show the food manufacturing process. The retail space will support the sale of products manufactured locally and on site.

Although a small portion of the site will be developed, approximately 35 acres, or 80 percent of the site, will remain agricultural, with grazing cows and sheep present on the site. Because no crops are being or will be grown on the site, fertilizer is not necessary and odor concerns are minimal.

As described in Gideon's Petition for Annexation, temporary B-2 zoning is requested for the Corner Parcel. Temporary A-1 zoning is requested for the Farmland Parcel. The Planned Unit Development Zoning Overlay is requested for the entire site.

Comprehensive Plan

The proposed development is not inconsistent, and does not conflict, with the Chapter 9 Land Use provisions of the December 2019 Village of Hartland Comprehensive Plan, including but not limited to the 2045 Land Use Plan. Open space agricultural use remains unchanged and the proposed development of the Corner Parcel will not increase density or impact future land use consumption in any way that is not accounted for in the 2045 Land Use Plan.

3. Total area to be included in the PUD, area of open space, residential density computations, proposed number of dwelling units, and municipal services related information.

Proposed PUD Area: 1,742,397 square feet (+/-) (40 acres), more or less.

Hard Surfaces: 134,698 square feet (3.1 acres).

Open / Grass / Pasture: 1,607,699 square feet (36.9 acres).

Residential Density and Dwelling Units: 2 units / 40 acres (0.05 units per acres).

See Exhibit B for additional information and context related to the total area to be included in the PUD, area of open space, residential density computations, and proposed number of dwelling units.

See Exhibit C and Exhibit D for municipal services related information.

4. Summary of financial factors and considerations.

The proposed development is intended to be financed by the members of Gideon without encumbrance. The cost of the proposed development is budgeted at \$13,213,000 for Phases 1 and 2. This does not include the underlying real estate, which is already owned/controlled by Gideon.

5. Proposed departures from the standards of development set forth in the Hartland Code of Ordinances, and other Village regulations and administrative rules.

The proposed development departs from the standards set forth in Section 46-826 of the Municipal Code, with respect to building setbacks. The east end of the barn currently located at the site does not meet the setback requirements provided in the Municipal Code.

See also Exhibit B.

6. Expected date of commencement of development and an outline of the anticipated rate of development.

Phase 1 of the proposed development has a targeted construction start of September, 2024, and will include the proposed ice cream shop, coffee shop, parking stalls, and landscaping, which includes maintained lawn space with in-ground fire pits.

Phase 2 of the proposed development has a targeted construction start of May, 2026, and will include the proposed barn restaurant, market/restaurant/event space, parking stalls, and landscaping.

Phases 3 and 4 remain conceptual at this time, and are tentatively planned to include future dairy and retail space, as well as additional parking stalls and landscaping.

7. Legal description.

The following legal description encompasses the entirety of Planned Unit Development site:

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE N89°45'33"E, 273.90 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 27 TO THE POINT OF BEGINNING OF LANDS HEREINAFTER DESCRIBED;

THENCE N00°44'19"E, 784.30 FEET ALONG THE EASTERLY LINE OF LANDS AS DESCRIBED IN VOLUME 110 OF DEEDS ON PAGE 261 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN, TO THE SOUTHERLY LINE OF FOUR WINDS SUBDIVISION WEST DESCRIBED IN DOCUMENT NO 4230732 RECORDED IN SAID REGISTRY; THENCE N89°45'34"E, 2373.64 FEET ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF SAID SOUTHEAST 1/4 OF SECTION 27; THENCE S00°48'59"W, 784.31 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE S.89°45'33"W, 2372.58 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM DEDICATION FOR PUBLIC ROADWAY PURPOSES CONTAINED ON CERTIFIED SURVEY MAP NO. 7611, RECORDED IN SAID REGISTRY ON FEBRUARY 21, 1995, IN VOLUME 65 OF CERTIFIED SURVEY MAPS, PAGES 80 TO 82, AS DOCUMENT NO. 2024307; AND RESERVATION OF UP TO 50 FEET FROM SECTION LINES ADJOINING THE UNPLATTED LANDS DESCRIBED HEREIN, FOR PUBLIC ROADWAY PURPOSES.

See also Exhibit B.

8. Location of public and private roads, driveways, sidewalks, and parking facilities.

See Exhibit B and Exhibit L.

9. Size, arrangement, and location of any building sites.

See Exhibit F and Exhibit G.

10. Location of institutional, recreational and open space areas, and areas reserved or dedicated for public uses.

See Exhibit B.

11. Information as to the type, size, and location of all structures.

See Exhibit B and Exhibit F.

12. Landscape treatment.

See Exhibit B, Exhibit G, Exhibit H, and Exhibit I.

13. Architectural plans, elevations, and perspective drawings and sketches.

See Exhibit G, Exhibit J, and Exhibit K.

14. Existing and proposed location of public sanitary sewer, water supply facilities, and stormwater drainage facilities.

See Exhibit B, Exhibit C, Exhibit D, and Exhibit E.

15. Existing and proposed location of all private utilities or other easements.

There are no known existing or proposed private utilities or easements.

16. Characteristics of soils related to contemplated uses.

See Exhibit A.

17. Existing topography on the site with contours at no greater than two-foot intervals.

See Exhibit A.

18. Anticipated uses of adjoining lands in regard to roads, surface water drainage, and compatibility with existing adjacent land uses.

No changes to existing uses on adjoining lands are anticipated.

19. Staging plan.

Phase 1 of the proposed development has a targeted construction start of September, 2024, and will include the proposed ice cream shop, coffee shop, parking stalls, and landscaping, which includes maintained lawn space with in-ground fire pits.

Phase 2 of the proposed development has a targeted construction start of May, 2026, and will include the proposed barn restaurant, market/restaurant/event space, parking stalls, and landscaping.

Phases 3 and 4 remain conceptual at this time, and are tentatively planned to include future dairy and retail space, as well as additional parking stalls and landscaping.

20. Exhibit Table.

Exhibit A: Existing Site and Proposed PUD Limits; Plats of Survey

Exhibit B: Proposed Site Conditions

Exhibit C: Utilities; Proposed Sanitary and Water Services

Exhibit D: Proposed Sanitary Sewer “Public” Location

Exhibit E: Storm Water Management; Proposed Site Conditions

Exhibit F: Phases Site Plan

Exhibit G: Site Plan

Exhibit H: Site Plan Blow Up A

Exhibit I: Site Plan Blow Up B

Exhibit J: 3D Overview

Exhibit K: 3D Views

Exhibit L: Intersection Design

Exhibit A

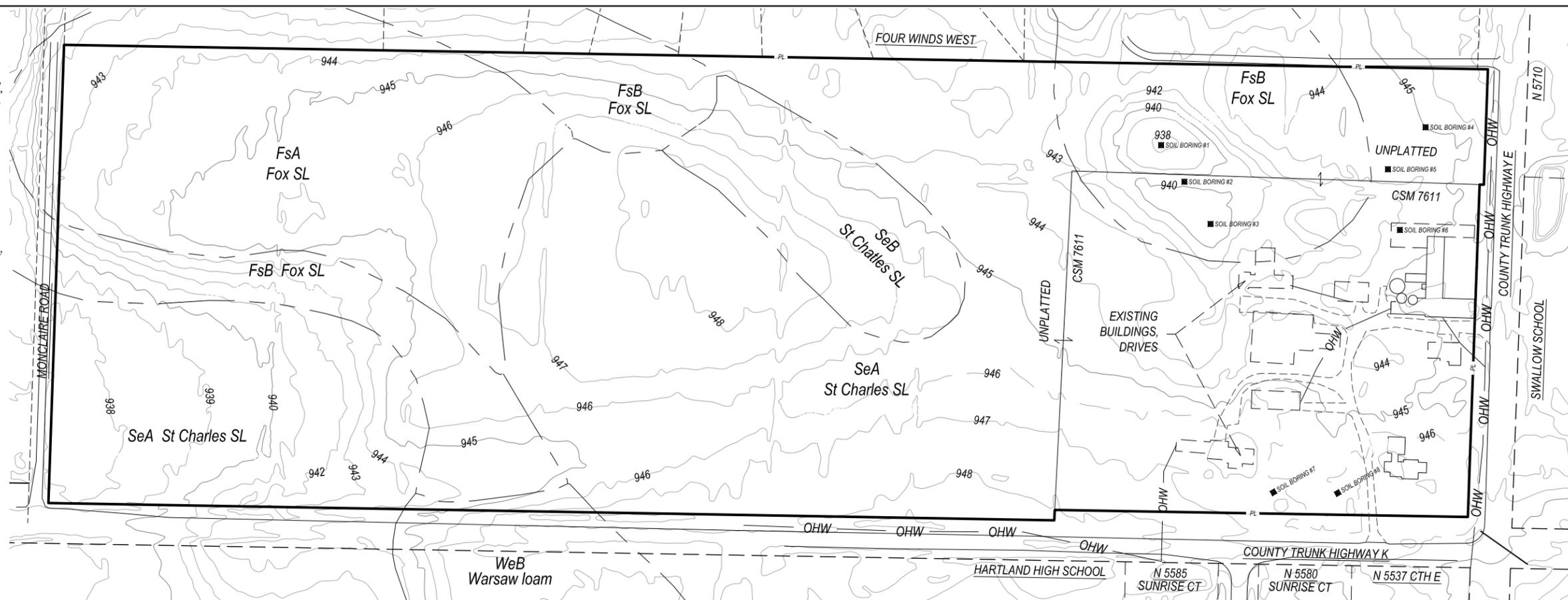
Existing Site and Proposed PUD Limits; Plats of Survey

Soils

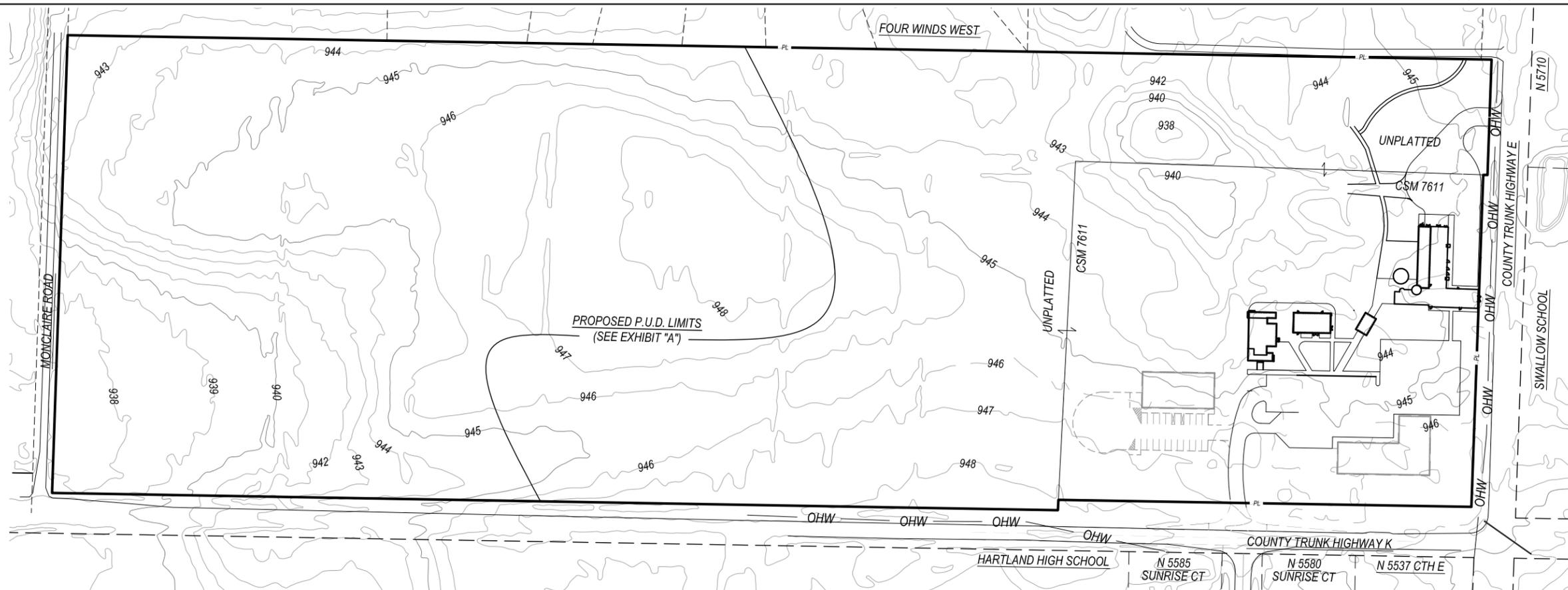
Fox silt loam, St Charles silt loam, and Warsaw loam. According to the USDA Soil Conservation Service, "Soil Survey for Milwaukee and Waukesha Counties", these soils types are sand a gravel below depths of 33-inches to 58-inches.

Soil borings performed by Giles Engineering Associates down to a depth of 20+ feet deep show fine sands and gravels at depths ranging from 24-inches to 60-inches below existing grades. These borings showed no signs of a water table down to the limits of the borings. Infiltration rates as reported by Giles are at 3.6 inches / hour for the sand / gravel stratum.

EXISTING SITE CONDITIONS
 TOTAL: 1,742,397 SF (40 AC)
 IMPERVIOUS: 66,845 SF (3.8 %)
 PERVIOUS: 1,675552 SF (96.2 %)



PROPOSED P.U.D. AREA
 (SEE EXHIBIT "A")
 1,742,397 (+/-) [40 AC]



This document is NOT a survey



Contractor to contact Digger Hotline prior to any excavation or earthwork - This document is not a Survey

EXISTING SITE & PROPOSED P.U.D. LIMITS

| | |
|--|--|
| REVISIONS | |
| Hayes Engineering Co. S.C. 316 N. MILWAUKEE ST. SUITE 210-F MILWAUKEE, WI 53202 (414) 272-3200 | |
| GIDEON FARMS N56 W30020 CTY K Merton, WI May 30, 2024 - Village of Hartland P.U.D. Submittal (Not for Construction) | |
| DSGN BY: TAH/JKD DRFT BY: JKD CHCK BY: TAH DATE 5-23-2024 Gideon Farms 2024-A.dwg | |
| 1.1 | |

EXHIBIT A

**Gideon Farms
Planned Unit Development
Legal Description**

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS;

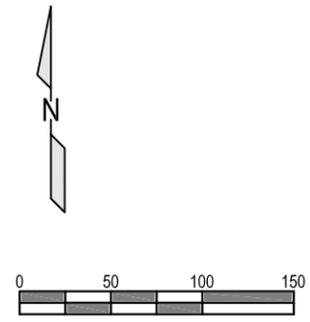
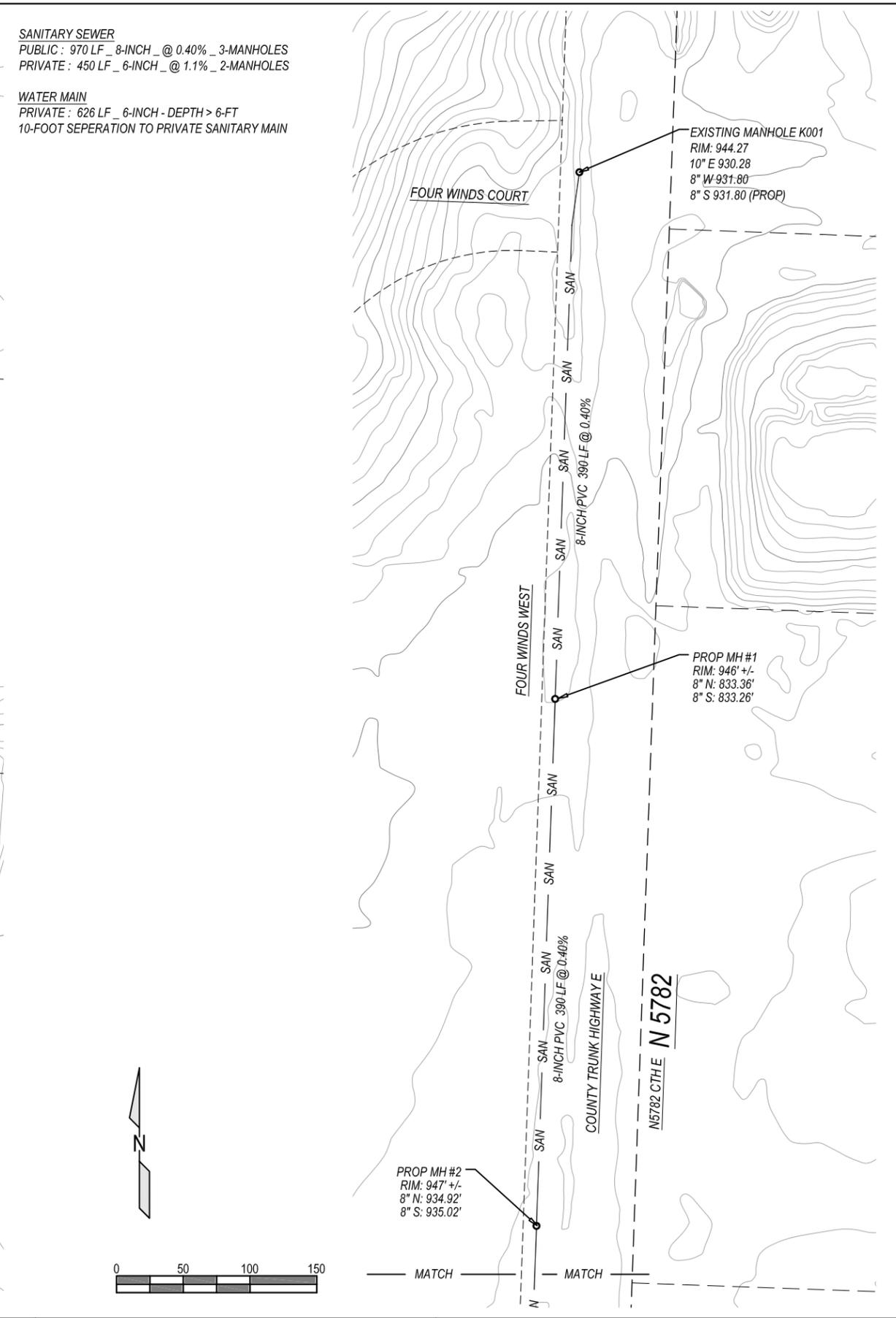
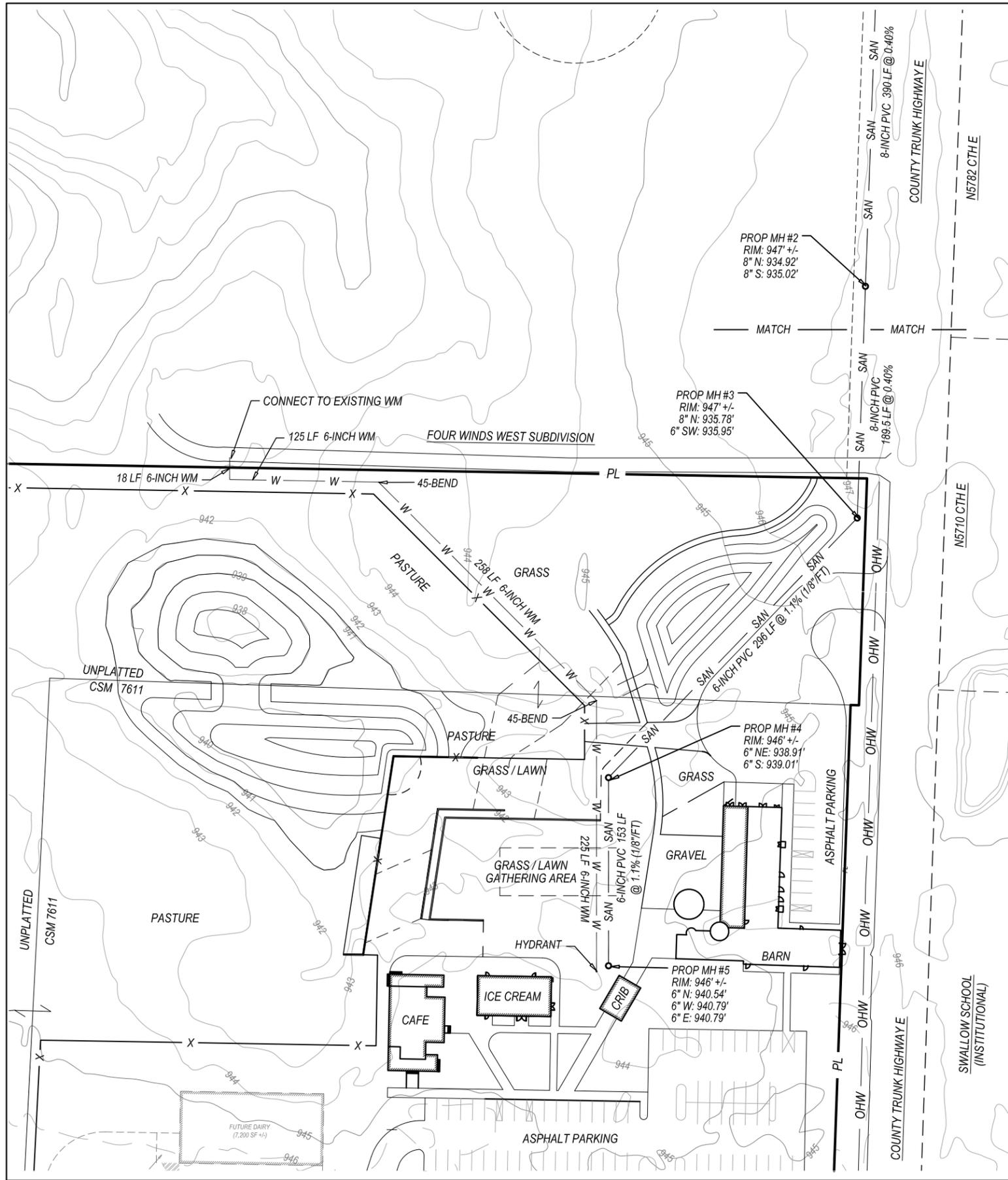
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE N89°45'33"E, 273.90 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 27 TO THE POINT OF BEGINNING OF LANDS HEREINAFTER DESCRIBED;
THENCE N00°44'19"E, 784.30 FEET ALONG THE EASTERLY LINE OF LANDS AS DESCRIBED IN VOLUME 110 OF DEEDS ON PAGE 261 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN, TO THE SOUTHERLY LINE OF FOUR WINDS SUBDIVISION WEST DESCRIBED IN DOCUMENT NO 4230732 RECORDED IN SAID REGISTRY; THENCE N89°45'34"E, 2373.64 FEET ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF SAID SOUTHEAST 1/4 OF SECTION 27; THENCE S00°48'59"W, 784.31 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE S.89°45'33"W, 2372.58 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM DEDICATION FOR PUBLIC ROADWAY PURPOSES CONTAINED ON CERTIFIED SURVEY MAP NO. 7611, RECORDED IN SAID REGISTRY ON FEBRUARY 21, 1995, IN VOLUME 65 OF CERTIFIED SURVEY MAPS, PAGES 80 TO 82, AS DOCUMENT NO. 2024307; AND RESERVATION OF UP TO 50 FEET FROM SECTION LINES ADJOINING THE UNPLATTED LANDS DESCRIBED HEREIN, FOR PUBLIC ROADWAY PURPOSES.

Exhibit B

Proposed Site Conditions

Exhibit C

Utilities; Proposed Sanitary and Water Services



Contractor to contact Digger Hotline prior to any excavation or earthwork - This document is not a Survey

UTILITIES

SANITARY & WATER SERVICES (PROPOSED)

| | |
|---|--|
| <p>REVISIONS</p> | |
| <p>Hayes Engineering Co. S.C. 316 N. MILWAUKEE ST. SUITE 210-F MILWAUKEE, WI 53202 (414) 272-3200</p> | |
| <p>GIDEON FARMS N56 W30020 CTY K Merton, WI</p> | |
| <p>May 30, 2024 - Village of Harland P.U.D. Submittal (Not for Construction)</p> | |
| <p>DSGN BY: TAH/JKD DRFT BY: JKD CHCK BY: TAH DATE 5-23-2024 Gideon Farms 2024-A.dwg</p> | |
| <p>1.4</p> | |

Exhibit D

Proposed Sanitary Sewer “Public” Location

Exhibit E

Storm Water Management; Proposed Site Conditions

Exhibit F

Phases Site Plan

PARKING RULES

7 STALLS PER 1,000 SF PRIMARY FLOOR AREA

2 STALLS PER DWELLING UNIT

1 STALL PER EMPLOYEE



PHASE 1

2 DWELLING UNITS STALLS: 4

ICE CREAM SHOP (1,303 SF) STALLS: 9

COFFEE SHOP (2,082 SF) STALLS: 14

TOTAL STALLS REQUIRED ON SITE: 27

TOTAL STALLS PROVIDED ON SITE: 34



PHASE 2

BARN RESTAURANT (4,437 SF) REQUIRED STALLS: 31

MARKET/RESTAURANT EVENT (6,630 SF) REQUIRED STALLS: 46

TOTAL STALLS REQUIRED ON SITE: 27 + 31 + 46 = 104

TOTAL STALLS PROVIDED ON SITE: 49 (NEW) + 35 (NEW EVENT) + 34 (EXISTING) = 118



PHASE 3

DAIRY REQUIRED STALLS: 5

TOTAL REQUIRED STALLS ON SITE: 104 + 5 = 109

TOTAL STALLS PROVIDED ON SITE: 22 (NEW) + 118 (EXISTING) = 140



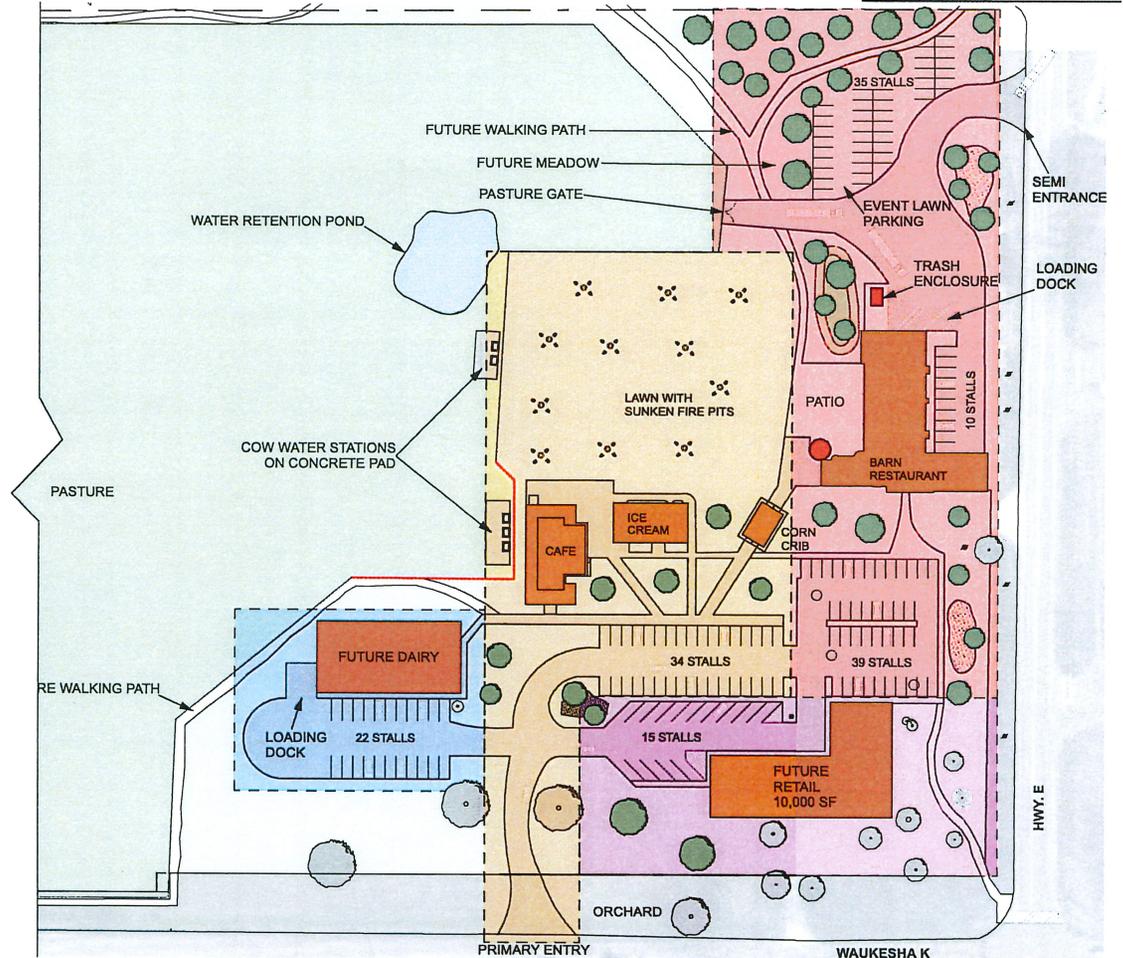
PHASE 4

RETAIL (8,000 SF) REQUIRED STALLS: 56

TOTAL STALLS REQUIRED ON SITE: 109 + 56 = 165

TOTAL STALLS PROVIDED ON SITE: 15 (NEW) + 140 = 155

PHASES SITE PLAN



SITE PLAN PHASES

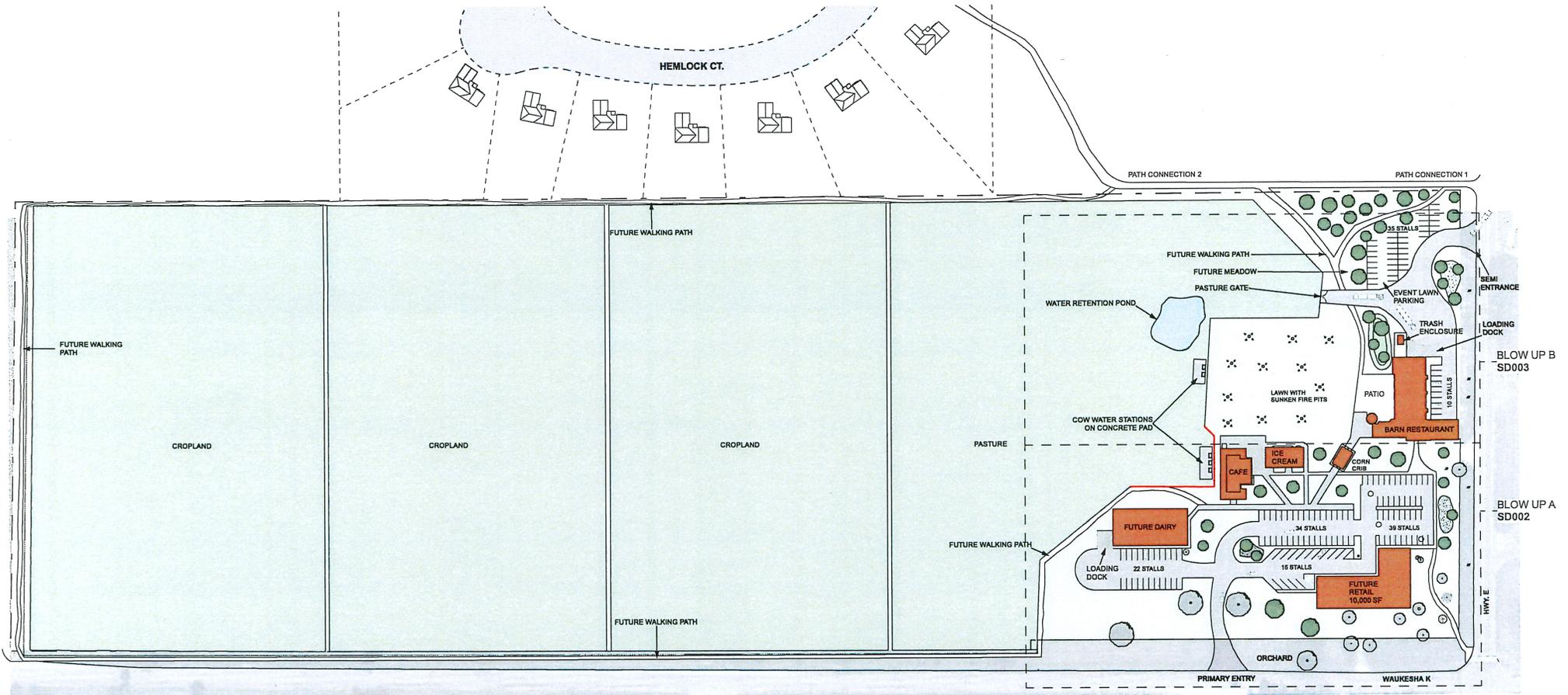


Exhibit G

Site Plan

SD001

SITE PLAN



NORTH



SCHEMATIC SITE PLAN



EXISTING TREE



NEW TREE TO BE PLANTED

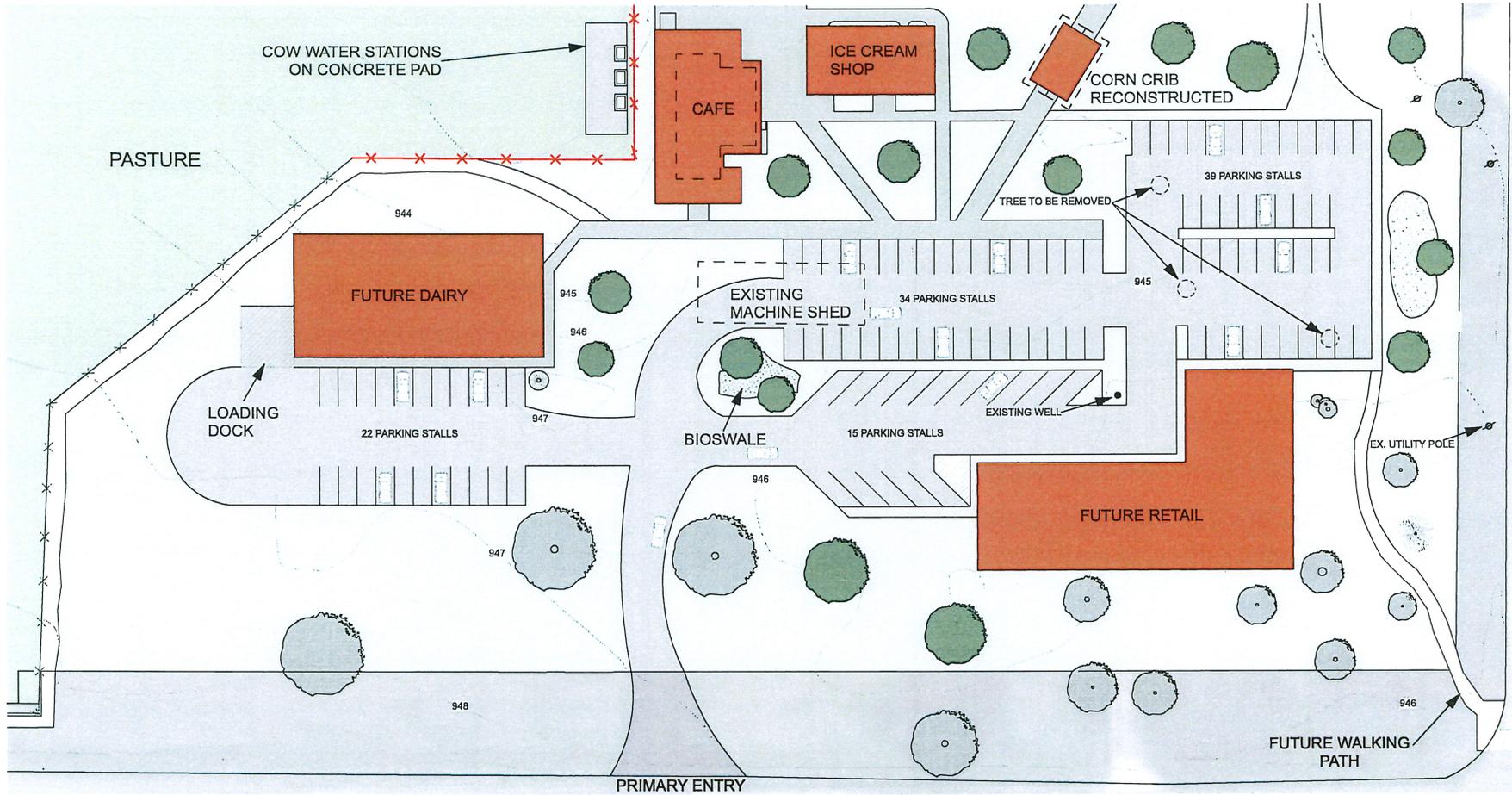


G I D E O N F A R M S

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

Exhibit H

Site Plan Blow Up A



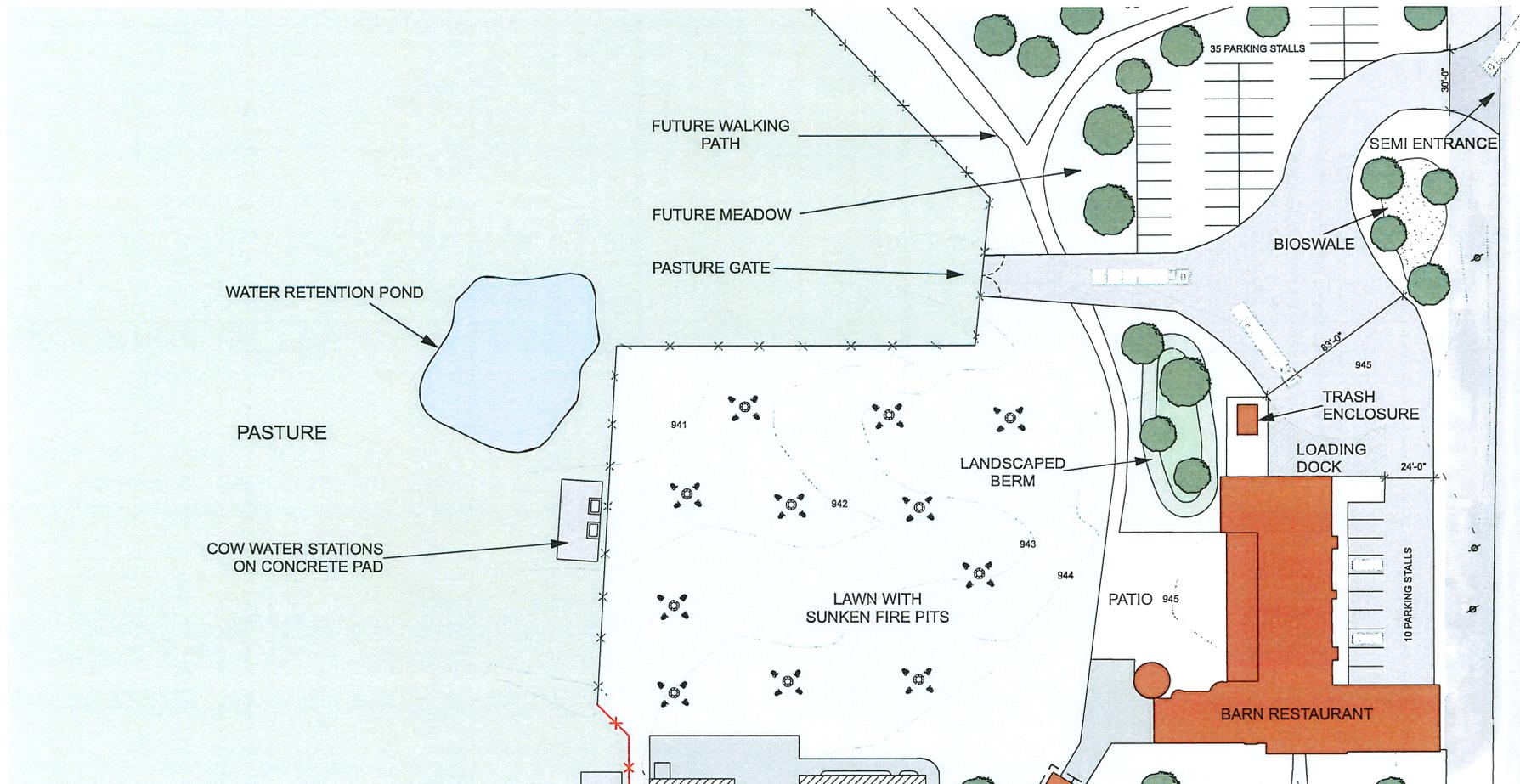
 NORTH
 SITE PLAN BLOW UP A
 SCALE: 1" = 50'

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



Exhibit I

Site Plan Blow Up B



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

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

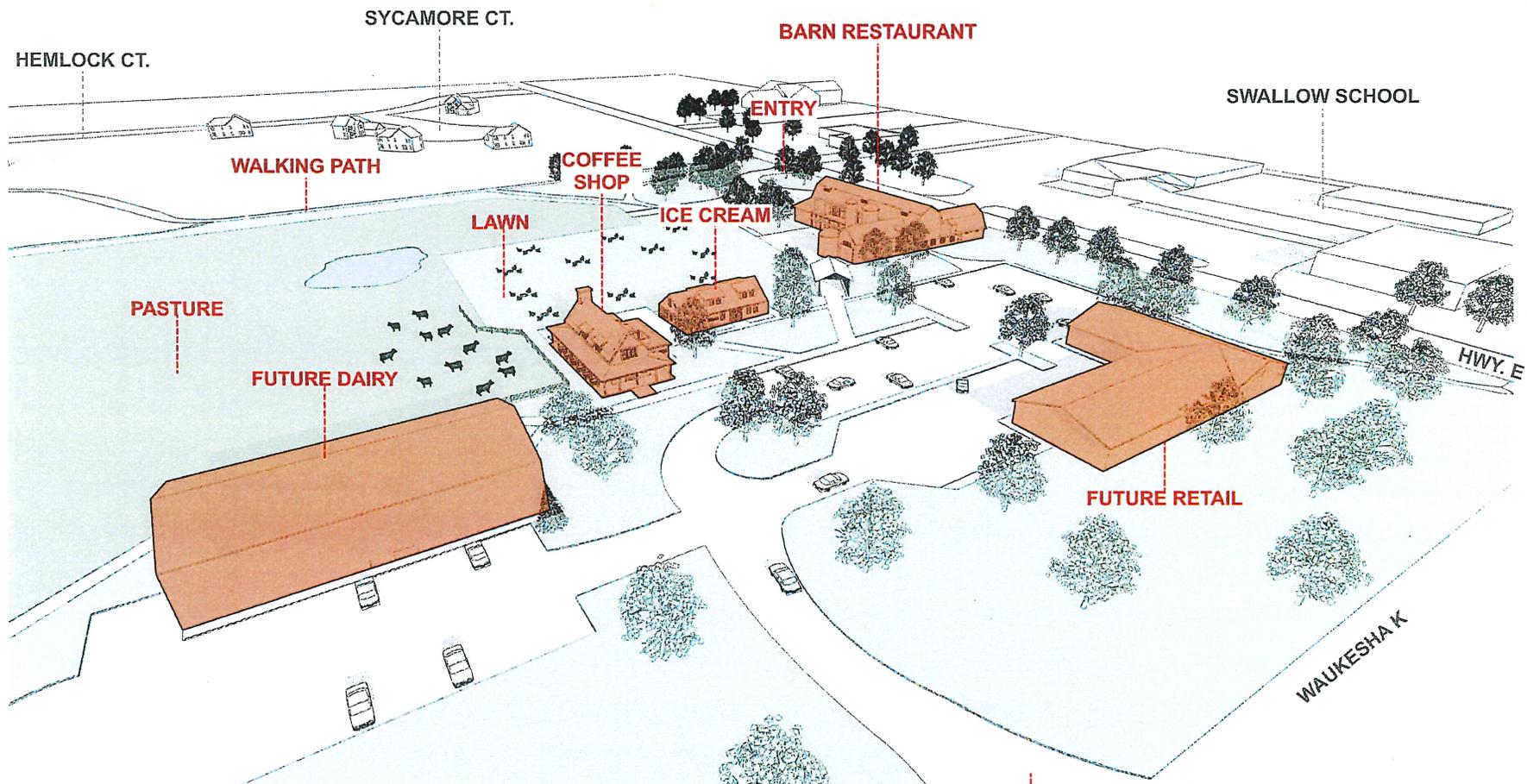


Exhibit J

3D Overview

SD700

3D OVERVIEW



1 OVERVIEW LOOKING NE
SD700

PRIMARY ENTRY

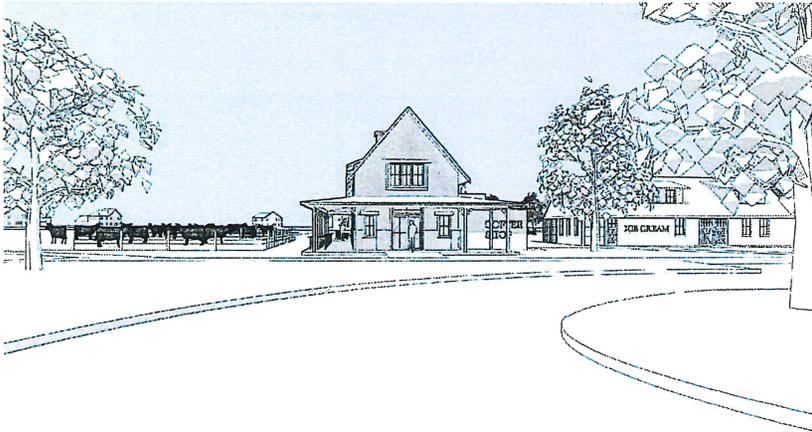


Exhibit K

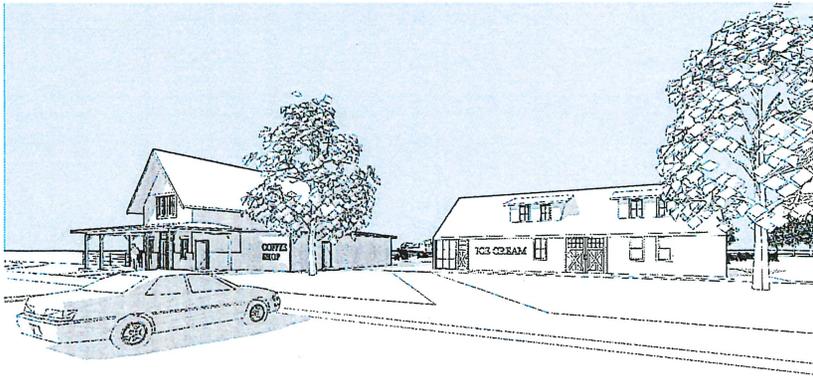
3D Views

SD701

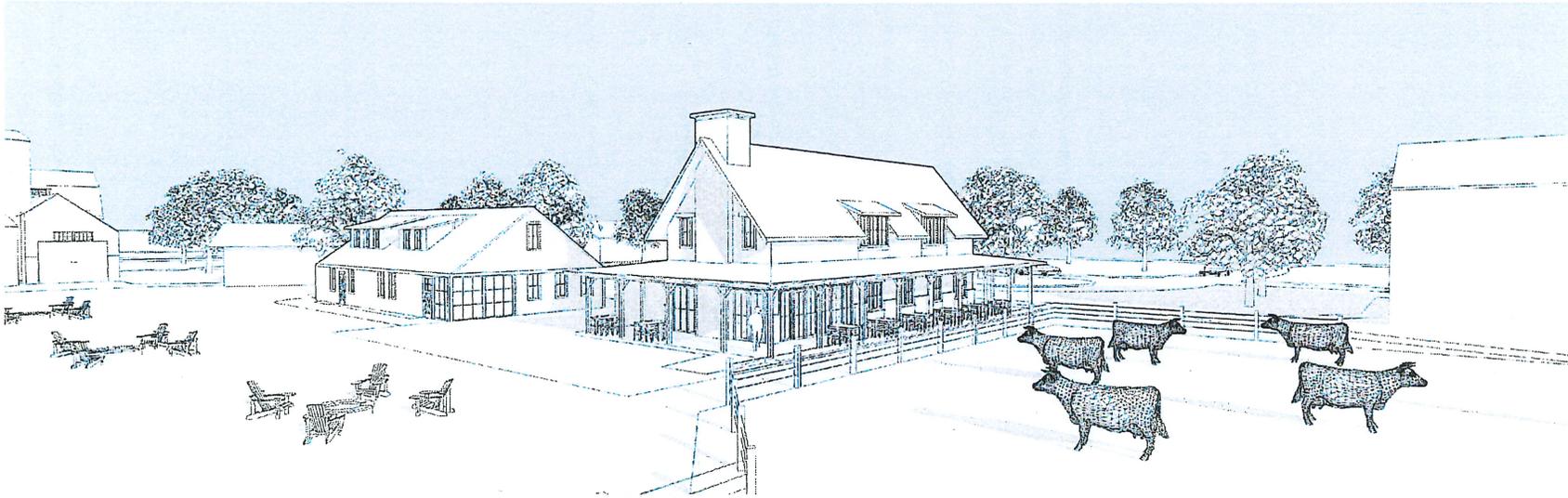
3D VIEWS



1 DRIVeway APPROACH LOOKING AT CAFE ENTRANCE
SD701



2 PARKING LOT LOOKING AT ICE CREAM SHOP ENTRANCE
SD701



3 PASTURE LOOKING OVER PATIO
SD701

GIDEON FARMS



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

Exhibit L

Intersection Design

MEMO

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

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

Background

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

Agenda Item for July 15, 2024

X. The Plan Commission will conduct a second review for proposed annexation and PUD development ("Project") whose approval is being sought by Gideon Farms LLC on property tax keys MRTT0396999006 and MRTT039699902 located at N56W30020 County Road K, Town of Merton. The Plan Commission will review:

- a. Proposed petition for direct annexation
- b. Proposed temporary rezoning to A-1 for the farmland parcel and B-3 for the corner parcel, in conjunction with petition for Planned Unit Development Overlay Zoning
- c. Proposed Comprehensive Land Use Map amendment and Resolution

Project Review Status

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

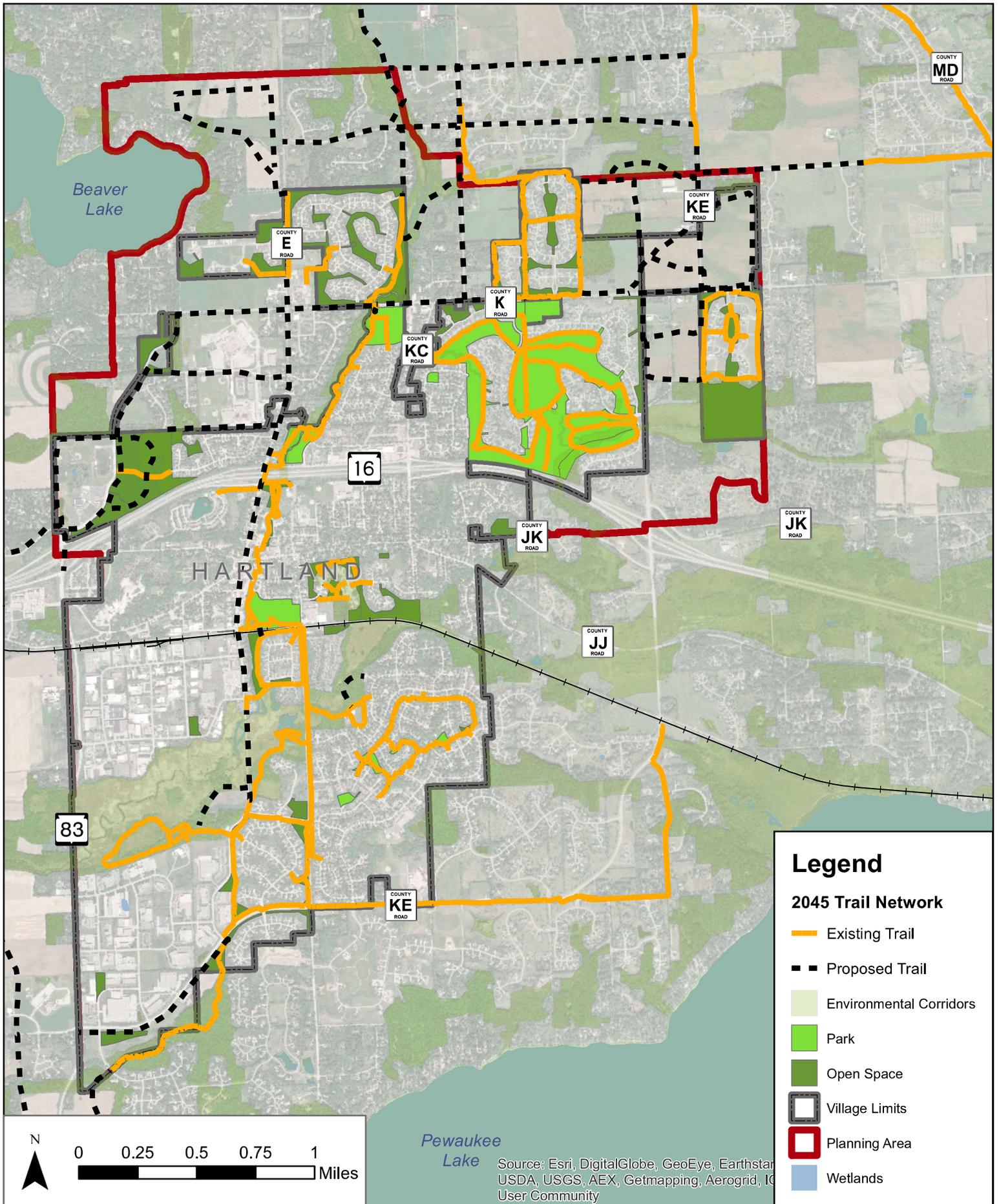
The Petition for PUD and the GDP includes the key elements required.

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

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

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

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



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

Figure 20