

**Notice and Agenda**  
Hartford City Plan Commission

Date: February 10, 2020

Time: 5:30 p.m.

Common Council Chambers  
Lower Level City Hall - 109 North Main Street

- 
1. Call to Order
  2. Minutes of January 13, 2020
  3. Appearances
  4. Discussion and Consideration of Proposed Wall and Ground Signs in the Business Improvement District – Rincón Building, 225 N. Main Street
  5. Discussion and Consideration of a Concept Plan Review of a Condominium Proposal at 3141 and 3151 County Trunk Highway (CTH) K
  6. Discussion and Consideration of a Rezoning Request for a Portion of 110 North Pike Lake Drive
  7. Discussion and Consideration of a Certified Survey Map for 110 North Pike Lake Drive
  8. Discussion and Consideration of a Site Plan Review of an Office Building at 110 North Pike Lake Drive
  9. Discussion and Consideration of an Amended Site Plan Review – Trade Tech Addition, 2231 Constitution Avenue
  10. Adjournment

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“Persons with disabilities requiring special accommodations for attendance at the meeting should contact City Clerk at least one (1) business day prior to the meeting.”

“Members of the Common Council may attend the above meeting. Pursuant to State ex. rel. Badke v. Greendale Village Board, 173 Wis.2d 553, 494 N W 2d 408 (1993) such attendance may be considered a meeting of the Common Council. This notice is given so that members of the Common Council may attend the meeting without violating the open meeting law.”

PLAN COMMISSION  
City of Hartford  
January 13, 2020

PRESENT: Chairperson Timothy C. Michalak, Vice-Chairperson Dennis Regan, Members Tom Stapleton, Tony Anderek, Scott Henke and Ralph Kuepper; Alderperson Liaison Barry Wintringer

ALSO PRESENT: City Planner Justin Drew

Call to Order – Chairperson Michalak called the meeting to order at 5:30 p.m. in the Common Council Chambers of Hartford City Hall, 109 N. Main Street.

Minutes – Chairperson Michalak requested review of the minutes of December 9, 2019. Motion by Regan, second by Kuepper to approve minutes of December 9. Motion carried.

Appearances – Chairperson Michalak invited appearances. There were no appearances.

Discussion and Consideration of Proposed Wall Signs in the Business Improvement District, WI Wear and Diamond Printing & Tees, 75 North Main Street

Executive Summary Review:

Timothy Neitzel submitted an application for wall signage for his businesses, WI Wear and Diamond Printing & Tees, located at 75 North Main Street. Mr. Neitzel intends to place signage on frontage facing North Main Street. The previous business, Lotus Be Well, had signage approved for the front of the building on October 12, 2015. Mr. Neitzel plans on placing the new signs in the same 'signable area' above the storefront. The other storefront in the building has a 60 square foot wall sign for Carpenter Technology, approved in September of 2016. The signs represent the two businesses Mr. Neitzel operates out of the space, and are the same size: 3' x 7.5', for a total of 45 square feet. One sign will be placed above each store window. The building measures 60 feet long, and is therefore allowed 180 square feet of wall signage. All signage for the front of this building totals 105 square feet. The signs are composed of aluminum with printed graphics and lamination. The WI Wear sign is white and black lettering on a blue background, with white lettering along a black stripe, and a cow logo. The Diamond Printing sign is white and green lettering on a black background with a divided green stripe, and a diamond logo. As presented, the signage for WI Wear and Diamond Printing does not fit well within the guidelines for the HAPEO (Historic Architecture Preservation and Enhancement Overlay) District. Chapter 14 of the Municipal Code, Historic Preservation, notes: 'Signs convey necessary information, and, if harmonious, add to the visual character of place. They should be easy to read and unobtrusive. Signs should not obscure architectural details of a building. Each sign should be integrated with the building's facade, and requires individual attention to design. Multiple signs intended for the same structure should be designed as a unified scheme.' In the past, City Staff have worked with business owners and sign companies to modify signs submitted for review, to more appropriately blend in with the Downtown Historic District (for instance, requesting a color change to remove a neon shade). In the case of these two signs, they are the established visual representation of the businesses, and Staff believes that this should be taken into consideration in this review. Taken together, the fonts, colors and logos do not present a cohesive, or unobtrusive, appearance. They

do, however, appropriately represent the two businesses in the space. In addition, the basic design of each sign (line and printing along the lower portion of the sign with printing and logo above) is similar. Staff recommended approval.

Plan Commission Discussion, Wall Signs, WI Wear and Diamond Printing & Tees:

Mr. Drew reviewed the executive summary, noting that at some future point Plan Commission should discuss where they would like to go with signage requirements in the BID/Historic District. Chairperson Michalak requested comments. There were no comments. Motion by Henke, second by Wintringer to approved wall signs. Motion carried.

Discussion and Consideration of Face-Change Sign Replacements and a Wall Sign Replacement, 116 W. Sumner Street

Executive Summary Review:

Forté Bank (previously First National Bank) submitted an application for face-change sign replacements and a wall sign replacement at 116 W. Sumner Street, due to a business name change. The changes requested are for the following locations:

- Ground sign, southeast
- Wall sign, southwest
- Logo and lettering, north entrance
- Directional signage

The ground sign was originally approved by variance in 1981. The variance allowed a larger sign with the agreement that less wall sign square footage be used, and that the sign concentrate on public service and time/temp messaging. In 1993, with Plan Commission approval, the sign was removed and reinstalled as part of an expansion. The conditions attached to the 1993 approval included: the sign was to be no less than 13 feet above the sidewalk and no more than 35 feet in height from grade; the bank accepts responsibility to pay for removal of the sign in the event of construction on West Sumner Street; and the bank assumes liability for damages which may occur as a result of the location of the sign. In 2015, a replacement of the block (non-post) portion of the sign was approved with the condition that the new changeable copy area conform to code requirements prohibiting flashing, etc. The current request is for a face change only. Approval of this most recent request should be based on adherence to all previous approvals and conditions. The southwest wall sign was approved as part of a site plan review in 2004. The current proposal is for a face change only and does not affect square footage. In the City's planning files, the logo and lettering at the north entrance appear in renderings of the building as far back as 2003. An actual approval was not located in the planning file, although it should be noted that there is a history on the part of bank officials of careful compliance with City codes. The submitted rendering shows a logo/channel letter sign measuring just over 42 square feet, smaller than the sign it is replacing. The minimal square footage devoted to wall signs on this building indicates continued adherence to the variance requirement for less wall sign square footage than normally allowed. The directional signage was approved during the summer of 2018 during the bank's parking lot reconfiguration, which was approved as a site plan in April of 2018. The current proposal is for a face change only and does not affect square footage. Logos and colors are consistent throughout the proposal, with a combination of white and plum for background and lettering, and a logo consisting of a square made of triangles in plum, blue, green and gray. Panels are composed of lexan (polycarbonate resin) with vinyl graphics. There is no change requested for the changeable-copy sign located in the drive-through teller area. This sign, approved in 2014, has had occasional issues with non-compliance regarding graphics and movement. As the bank transitions to new signage, a reminder to adhere to code requirements for both changeable copy

signs is in order as part of this review. Planning Staff recommended approval, subject to terms of the variance approved in 1981, the review of 1993, and adherence to restrictions of the changeable copy portion of the code.

Plan Commission Discussion, Face-Change Sign Replacement and Wall Sign Replacement, 116 W. Sumner Street:

Mr. Drew reviewed the Executive Summary. Chairperson Michalak requested comments. Member Anderek recused himself due to professional connections with the business. Chairperson Michalak noted that the name change is due to the bank going from a federal to a state charter. Motion by Kuepper, second by Stapleton to approved the signs with conditions as noted. Motion carried.

Discussion and Consideration: Mixed-Use Redevelopment Opportunity, Hartford Plaza, 1201 – 1275 Bell Avenue

Mr. Drew reviewed the redevelopment plan and recent history – private and public funds are allowing the City in conjunction with the owner (Equitable Bank) to pursue a vision for a robust development at this site, which has sat mostly empty for several years. The City hired Vandewalle & Associates to do a demographic and market study; a housing and retail mixed use, similar to recent developments in other area communities, appears to be the most marketable idea. A second idea for a sports complex is part of the proposal but appears to have less financial value. Mr. Drew discussed some of the potential ideas for housing (including the possibility of senior housing), commercial offices and retail. Ultimately the development could change but the vision drawings and compiled demographic and marketing statistics allow Mr. Drew and Tom Hostad to meet with potential developers with drawings and information about the City. Mr. Drew stressed that he was requesting an endorsement from the Plan Commission in favor of the redevelopment proposals only - the drawings and examples are indicators of what could be done. Chairperson Michalak emphasized Mr. Drew's comment and noted that the approval does not lock in the Plan Commission to anything. Member Kuepper noted that the project needs to start somewhere and moved for approval of the concept. Member Anderek asked if the owner/bank was involved in this. Mr. Drew affirmed, and Chairperson Michalak noted that the owner contributed funding as well. Alderperson Liaison Wintringer noted that the plan came before the Common Council in December and all members were very much in favor. Member Henke seconded the motion, and asked about joining/splitting the parcels involved. Mr. Drew explained that the Plan Commission and Common Council could split or reconfigure the parcels as necessary, depending on plans and developers' wishes. Mr. Drew noted that the plans are beginning to be shared with the community. Member Kuepper asked if this is all one parcel; Mr. Drew affirmed. Member Regan stated that this is a good place to start. Motion carried.

Meeting adjourned by call of Chair at 5:44 p.m.

Respectfully submitted,  
Justin Drew, City Planner

Compiled by Char Smelter, Planning Secretary

## Executive Summary

**Title:** Discussion and Consideration of Proposed Wall and Ground Signs in the Business Improvement District – Rincón Building, 225 N. Main Street

**Background:** Creative Sign has submitted an application for wall signage and ground (directional) signage for the multi-family development currently under construction at 225 North Main Street.

Businesses in the B-3/Business Improvement/HAPEO areas downtown are required to obtain approval from the Plan Commission for signage. By code, the square footage for wall signs is 3 square feet for every 1 linear foot of building frontage facing an access street. Given that the property faces both Main Street and State Street, and has access from both streets, the owners have a generous square footage minimum (over 1000 s.f.) to work with.

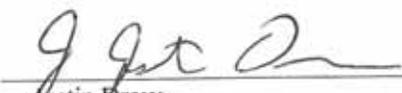
The requested building signage consists of channel letters on the south side of the building, and main canopy address numbers. The channel letter signage consists of backlit vertical lettering placed parallel to the five windows on the south side of the building closest to Main Street. The letters are aluminum with lexan backing, backlit with LED around the perimeter of the individual letters/numbers. The lettering and numbers combine to form a 48.3' x 2.6' total sign, or 125.5 square feet.

The canopy address numbers are the same as the building signage: channel letters, aluminum and lexan construction, and backlit with LED. The numbers measure 1.25' x 3.16', or 3.95 square feet.

The ground sign is a basic directional sign, noting the name of the building, entrance/parking information, and a directional arrow symbol. It consists of an aluminum face on aluminum tubing. Colors are white lettering on a dark gray background. The sign is 5' high with signage area measuring 3' x 2'. It is expected to be placed 5' from the driveway and 5' from the right of way, and meets setback requirements.

**Recommendation:** The Planning Staff recommends approval of the wall signs and ground sign for the Rincón Building, 225 N. Main Street

**Prepared By:**

  
Justin Drew,  
City Planner

2/6/20  
Date

ROUTING: PLAN COMMISSION February 10, 2020



105 LAWRENCE DR, DE PERE, WI 54115  
920.336.8900 GREENBAYSIGNS.COM

**CLIENT: CONSOLIDATED CONST.**  
LOCATION: 225 MAIN STREET, HARTFORD WI  
DRAWN BY: CHINYO X  
SALESPERSON: KELSY H  
DATE: 3/29/19  
DESIGN #: D14987  
PAGE: 1

REVISION LOG:	INTL	DATE	DESCRIPTION
AS	1/6/20	SCALE	
TP	1/17/20	COLOR	

**BACKLIT CHANNEL LETTERS**

QUANTITY: 1  
LETTERS: BACKLIT CHANNEL LETTERS  
LIGHTING: LED AROUND PERIMETER (WHITE)  
FACES: 125" ALUMINUM  
RETURNS: PAN-FORMED ALUMINUM (2")  
BACKING: 3/16" WHITE LEXAN  
MOUNTING: OFFSET 2" OFF WALL  
FONT: FUTURA BOLD

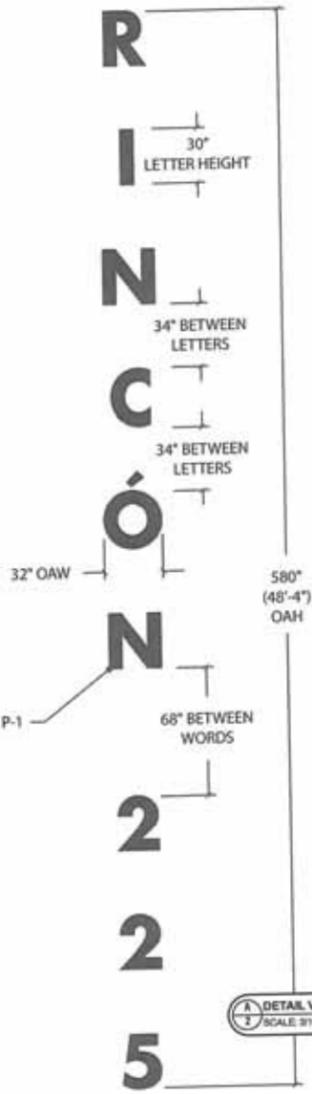
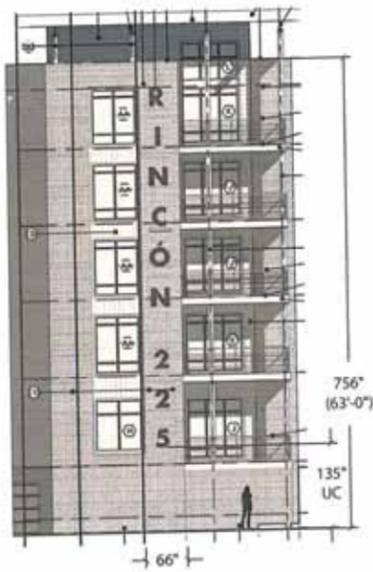
INSTRUCTION: PRODUCE AND INSTALL AS SHOWN

**COLORS:**  
■ P-1 SW7675 SEALSKIN (PMS 411 TO MATCH)

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE

1 DETAIL VIEW  
SCALE: 1/8" = 1"



**NOTES:**  
Shall not extend more than one (1) foot outside of a building's wall surface, and shall not exceed in sign area the equivalent of three (3) square feet for each linear one (1) foot of building (store) frontage facing an access street for any one (1) premises.

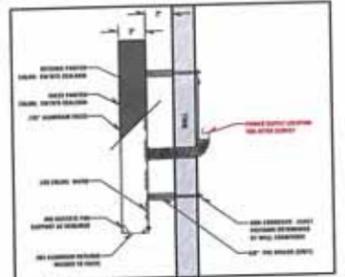
CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APROX)

This is an original, unpublished drawing by Creative Sign Co., Inc. It is for your personal use, in conjunction with a project being planned for you by Creative Sign Co., Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the individual elements of this design in any sign done by any other company, without the expressed written permission of Creative Sign Co., Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Creative Sign will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for clients' conception of the project and are not to be understood as being exact size or exact scale.

**BACKLIT CHANNEL LETTERS: OPT 1**



3 NIGHT VIEW  
NTS



ALUM. BACKLIT CHANNEL LETTERS (SEE P-1)  
LETTERS WITH REACTIVE POWER SUPPLY LOCATED IN UNDERWAY ON THE INTERIOR OF THE BUILDING



SUPPLIED CUSTOMER RENDERING



COPY FOR W.A. WALL COLOR/ SF CALCULATION



**creative Sign**  
company inc.

505 LAWRENCE DR, DE PERE, WI 54115  
920.338.8900 GREENBAYSIGNS.COM

CLIENT: CONSOLIDATED CONST.

LOCATION: 225 MAIN STREET, HARTFORD WI

DRAWN BY: CHINDY X

SALESPERSON: KELSEY H

DATE: 3/29/19

DESIGN #: D14987

PAGE: 3

REVISION LOG:	INTL	DATE	DESCRIPTION
TP	01/17/2020	HEIGHT	
TP	01/20/2020	LOCATION	
TP	01/22/2020	COLORS	
TP	02/03/2020	LOCATION	

**POST & PANEL SIGN**

QUANTITY: 1  
SIDES: D/F  
FACE: .125"D ALUM  
GRAPHICS: DIRECT PRINT  
FONT: FUTURA BOLD  
POSTS/FRAME: 2" SQ ALUMINUM TUBE

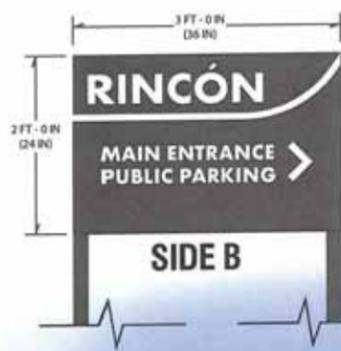
INSTRUCTION: PRODUCE AND INSTALL.  
PERMITTING:  
PLACE OUTSIDE OF 10' VISION TRIANGLE  
AND 2FT FROM PROPERTY LINE, 2 SQ FT,  
NTE 3' IN HEIGHT

COLORS:  
 P-1/C-1 SW7675 SEALSIN (PMS 411 TO MATCH)  
 C-2 WHITE

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

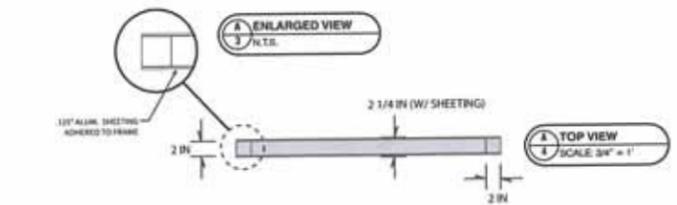
DATE

1 DETAIL VIEW (SIDE B)  
SCALE: 3/4" = 1'



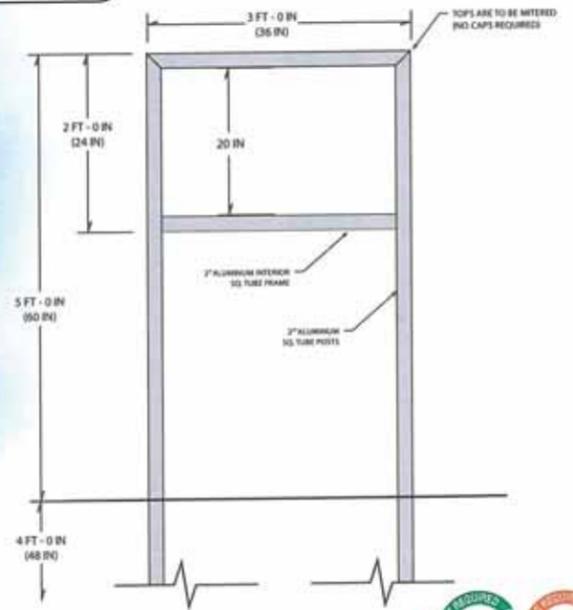
1 DETAIL VIEW (SIDE A)  
SCALE: 3/4" = 1'

**1 POST & PANEL SIGN: OPT 1**



GRADE

1 FABRICATION DETAIL  
SCALE: 3/4" = 1'



CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APPROX)

This is an original, unpublished drawing by Creative Sign Co., Inc. It is for your personal use, in connection with a project being planned for you by Creative Sign Co., Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the element elements of this design in any sign done by any other company, without the express written permission of Creative Sign Co., Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Creative Sign will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and panels used. All sizes and dimensions are illustrated for clients' conception of the project and are not to be understood as being exact size or exact scale.



CITY OF HARTFORD  
SIGN PERMIT APPLICATION  
(PLEASE PRINT OR TYPE)

For official use only	
Account #100.240.440000.44430(#79)	
Fee:	
<input checked="" type="checkbox"/> Ground or Wall Sign	\$100.00
<input type="checkbox"/> Ground or Wall Sign, Changeable Copy	\$150.00
<b>PLUS: Processing Fee (Account #100.125.461100.46112) \$15.00</b>	
Date Paid: _____	Total Paid: _____

Address of Subject Property: <u>225 Main Street Hartford, WI</u>	
Tax Key Number: _____	Zoning: _____
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No	Estimated Cost: _____

Applicant Name: <u>Kelsy Hayes</u>		
Address: <u>505 Lawrence Drive</u>		
City: <u>DePere</u>	State: <u>WI</u>	Zip: <u>54115</u>
Daytime Phone: <u>920-495-0485</u>	Fax: _____	Other: _____
Owner Name: <u>Greywolf Partners, Susan Ipsarides</u>		
Address: <u>115 S 84th St #275, Milwaukee</u>		
City: <u>Milwaukee</u>	State: <u>WI</u>	Zip: <u>53214</u>
Daytime Phone: <u>(877) 543-4739</u>	Fax: _____	Other: _____
Contractor Name: <u>Creative Sign Company</u>		
Address: <u>505 Lawrence Drive</u>		
City: <u>DePere</u>	State: <u>WI</u>	Zip: <u>54115</u>
Daytime Phone: <u>920-495-0485</u>	Fax: _____	Other: _____

<b>Sign Permit Application</b> <b><u>Supporting Information Required</u></b>
1. Scale drawing of the proposed sign indicating dimensions, materials to be used, type of illumination (if applicable) and methods of construction and attachment. Include size and types of letters and logos, and information regarding colors to be used.
2. Scale drawings of existing signs to be retained. ↻ Continues on next page
<b><u>Sign Permit Application, Supporting Information Required, Continued</u></b>

- 3. Scale drawing indicating position of proposed sign in relation to building(s), other signs, and property lines, including dimensions.
- 4. Illustration of the building façade, showing location of proposed and existing signs.

Signature of Applicant: *Kyle A. Ames* Date: 1/1/20

Signature of Owner (if different): *[Signature]* Date: 1/2/2020  
 (note: if owner is other than applicant and is unable to sign, please attach Power of Attorney or other written authorization.)

**LED SIGN APPLICANTS:**

Please review the following code information:  
 Restrictions on Changeable Copy Signs: The changeable copy portion of a ground sign shall not exceed 33% of the total area of the ground sign for all business, institutional, and industrial districts. Changeable Copy Wall signs shall be subject to district restrictions on wall sign area. Changeable copy signs are prohibited in the HAPEO Overlay District.

- The display on each side of a changeable sign:
- 1) cannot change more frequently than once every six (6) seconds;
  - 2) must change as rapidly as technologically practicable; the message must simply appear;
  - 3) shall not be animated or flashing;
  - 4) time and temperature signs are permitted so long as the display changes no more frequently than once every six (6) seconds.

As an LED Sign applicant, I understand that I must fully comply with the code restrictions described in City of Hartford Municipal Code Section 13.0613 and summarized above. I further understand that violation of the ordinance may subject me to citation and/or revocation of this sign permit.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

For Official Use Only

Is sign appropriate with respect to each of the following?  
Area      Height      Setbacks      Spacing      Location      Design

Will the proposed work detrimentally change, destroy cover, or otherwise adversely affect any exterior architectural feature? \_\_\_\_\_

Will the proposed work adversely affect or not harmonize with external appearance of other neighboring improvements? \_\_\_\_\_

Is property located in the Hartford Historic Preservation District, or zoned B-3? \_\_\_\_\_

Plan Commission Review Date, if applicable: \_\_\_\_\_

Approval: Yes      No

Approved by: \_\_\_\_\_

Conditions of Approval: \_\_\_\_\_

## Executive Summary

**Title:** Concept plan review of a condominium proposal at 3141 & 3151 County Trunk Highway (CTH) K

**Background:** Hoffman Properties, LLC has submitted a concept plan for a mix of two-family and multi-family buildings in a condominium development for a total of 14 residential units on 2.2 acres. The parcels are currently in the Town of Harford.

At this point, Hoffman Properties, LLC is seeking Plan Commission input on the proposed use and general site layout. If approved, the properties would need to be annexed to the City, zoned for multi-family use, and additional details regarding landscaping, building design, and engineering would come before the Plan Commission as part of a more in-depth site plan review.

### Adjacent Uses, General Layout

The property is surrounded by single family properties to the west and north, multi-family properties to the east and two-family properties and a WE Energies substation to the south.

The developer proposes to modify the northern building by adding two garages and two living units, converting the southern building to 3 living units, adding a two-family building between the two existing building, and adding a 4-unit building on the south end of the property. The setbacks would be as follows:

- 33 feet from the CTH K Right-of-Way
- 17 feet from the rear lot line (20 feet is required)
- 25 feet from the north lot line
- 82 from the south lot line
- Lot Coverage at buildout would be approximately 21.7% of the 2.2 -acre site, which exceeds the requirements for the Rm-1 District, but meets the requirements of the Rm-2 District.

### Adherence to the Smart Growth Plan & Compliance with Zoning Requirements

The adopted Smart Growth Plan identifies this area for residential development at a density of 3.0 – 5.81 units per acre. The proposed plan for 14 units would exceed the density allowed by the Smart Growth Plan.

The proposed mix of two-family, three-family and four-family buildings would be allowed in the Rm-1 or Rm-2 Multi-Family District as a permitted use.

### Building Plans

None submitted at this time

### Accessibility and Traffic

All of the proposed units would continue to access CTH K from a shared driveway that empties onto CTH K near the north end of the property.

**Grading and Utilities**

The property slopes down from east to west. The developer has set aside an area for stormwater management at the lowest spot on the property. A review of a detailed grading and stormwater management plan would take place as part of the final site plan.

Water is available from CTH K. Sewer is located in the solid green area (see attached). It would need to be extended about 200 feet north to the property in a new easement on WE-Energies property (shown in the hatched green area). A review of detailed utility plans would take place as part of the final site plan review.

**Landscaping, and Lighting**

Landscaping and lighting plans would be submitted with Final Site Plan submittals.

**Analysis:**

The developer is aware that the density is too high and has indicated that 13 units (which would meet the density requirements) would work for the project. Removing one unit would also likely get the project below 20% lot coverage, and thus allow for Rm-1 zoning. The rear lot line setback could be dealt with by moving the 4-family building a little to the east.

**Recommendation:** The Planning Staff recommends APPROVAL of the Concept Plan of a condominium proposal at 3141 & 3151 County Trunk Highway (CTH) K, subject to revisions that would allow the project zoning requirements and the Smart Growth Plan Density requirements.

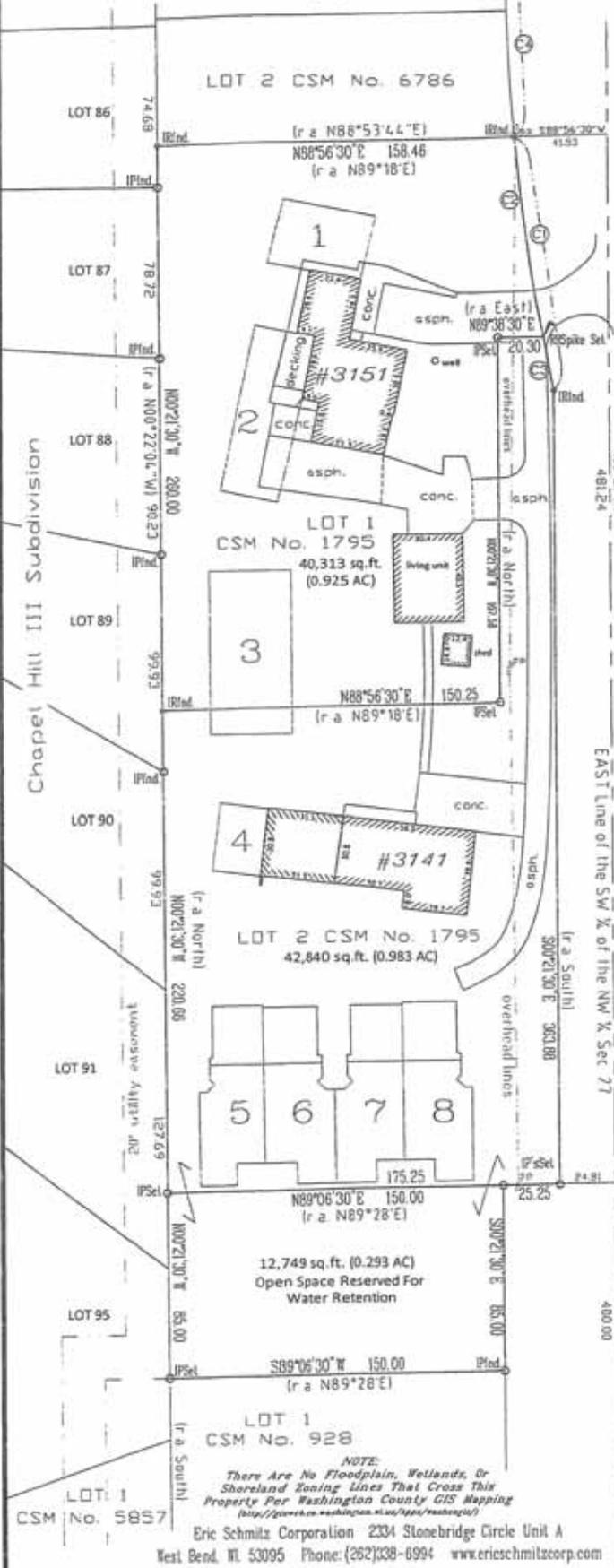
**Prepared By:** Justin Drew 2/6/20  
Justin Drew, Date  
City Planner

**Approved By:** Steve Volkert 2/6/20  
Steve Volkert, Date  
City Administrator

ROUTING: PLAN COMMISSION 02/10/20

Plat of Survey  
For: Mark Hoffmann

Part of the SW 1/4 of the NW 1/4, of Section  
27, T10N, R18E, Town Of Hartford,  
Washington County, Wisconsin.

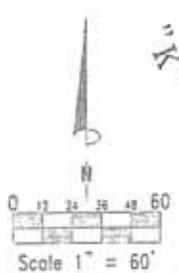


Possible Additions To Existing Property  
Features:

- 1) Expand next to garage with another garage & put a 2nd floor living unit above.
  - 2) Add a 4 car garage with a living unit above.
  - 3) Add a new 2 family duplex.
  - 4) Add a garage. Convert single family home to 3 unit home.
- 5 thru 8) A 4 unit multi-family building.



CURVE	RADIUS	ARC	CHORD	BEARING	RECORDED	BEARING	CHORD	DATA
C1	999.93	118.25	588.21	70.42	359.89	72.34	118.20	6°45'54"
C2	999.93	93.34	317.48	84.04	317.48	84.05	93.28	5°28'54"
C3	999.93	63.63	211.11	93.11	211.11	93.11	63.20	4°08'54"
C4	999.93	33.93	105.56	102.57	105.56	102.57	33.18	2°53'54"



North Referenced To The Wisconsin Coordinate System, South Zone Based On The Control Survey Summary Diagram By Southeastern Wisconsin Regional Planning Commission, Revised January 2017 And The South Line Of The NW 1/4 Of Section 27-10-18 Bearing N89°03'44" E

Hall Road  
*Eric M. Schmitz*  
Eric M. Schmitz P.L.S. No. 1660

I hereby certify that I have surveyed the above described property and to the best of my knowledge, the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all permanent structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any. This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof.

Dated at West Bend, WI this 24th day of May, 2019.  
Proposed Additions Added 6-7-2019





**Executive Summary**

**Ordinance No.** \_\_\_\_\_

**Title:** Discussion and Consideration of a Rezoning Request for a Portion of 110 N. Pike Lake Drive

**Background:** Design2Construct, representing Delaney Group LLC, has requested the rezoning of a portion of 110 North Pike Lake Drive, tax key number 36-2201-008-003, to B-4 Professional Office District. The property is currently zoned B-5 Highway Business District and C-1 Lowland Conservancy District. The change in zoning is requested only for the area zoned B-5.

The applicant is in the process of developing the property for offices. The rezoning is requested as part of a development plan that includes review of a certified survey map and site plan. The property is surrounded by Institutional and Multi-Family zoning to the north, Town property to the east, Highway Business zoning to the south, and Professional Office zoning to the west.

The property meets size requirements for B-4 zoning. The certified survey map indicates that the property will be split into two lots, both of which will meet size requirements for B-4 zoning as well. The proposed CSM provides a more detailed mapping of the border between the B-4 and C-1 designations, indicated by a broken line showing the most recent wetland delineation (2015). The Land Use Map indicates this property is appropriate for commercial development.

**Recommendation:** The Planning Staff recommends approval of the rezoning request to B-4 Professional Office District for that portion of 110 N. Pike Lake Drive currently zoned B-5 Highway Business District.

**Prepared By:** Justin Drew 2/4/20  
Justin Drew, City Planner Date

**Reviewed By:** Lori Hetzel 02/04/20  
Lori Hetzel, City Clerk Date

**Approved by:** Steve Volkert 02/04/2020  
Steve Volkert, City Administrator Date

ROUTING:           PLAN COMMISSION                   2/10/2020  
                          COMMON COUNCIL                   2/25/2020

Ordinance No.

AN ORDINANCE AMENDING THE ZONING MAP,  
A PART OF ORDINANCE 278

The Common Council of the City of Hartford, Washington and Dodge Counties, Wisconsin, do ordain as follows:

**SECTION 1:** That the portion of the property known as 110 North Pike Lake Drive, tax key number 36-2104-003-003, currently zoned B-5 Highway Business District

be and the same is hereby rezoned to B-4 Professional Office District.

**SECTION 2:** This Ordinance shall be in full force and take effect from and after its passage and publication as required by law.

Signed:

\_\_\_\_\_  
Timothy C. Michalak, Mayor

Introduced: February 25, 2020

Adopted:

Attest:

\_\_\_\_\_  
Lori Hetzel, City Clerk



**DESIGN**  
**I2I**  
**CONSTRUCT**  
 DEVELOPMENT CORPORATION

8173 W21010  
 NORTHWEST PASSAGE WAY  
 JACKSON, WI 53037

PHONE 262.877.8023  
 FAX 262.877.8034

info@design2construct.com

BUILDING DESIGN FOR:  
**HARTFORD SPEC BUILDING**  
 PIKE LAKE DRIVE  
 HARTFORD, WI 53037

SHEET TITLE  
 N/A

REVISIONS  
 1

PROJECT DATA	
DATE	12.18.2018
JOB NO.	19-00147
SET TITLE	PLANS
FILE NO.	19-00147
DRAWN BY	ELIAB
CHECKED BY	JOB

SHEET NO.  
**A1.0**

# Washington County Certified Survey Map

Sheet 1 of 4

Lot Two (2) of Certified Survey Map No. 5845, recorded in the Washington County Registry on January 28, 2005 in Volume 43 of Certified Survey Maps on page 17-20, as Document No. 1076957 and corrected by Affidavit recorded on December 20, 2006 as Document No. 1147444, being a part of the Northwest 1/4 of the Northeast 1/4, part of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of Section 22, Township 10 North, Range 18 East, in the City of Hartford, Washington County, Wisconsin.

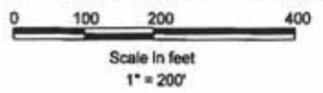
Owner/Subdivider  
 Delaney Group LLC  
 N173W21010 Northwest Passage  
 Jackson, WI 53037

Surveyor  
 Accurate Surveying &  
 Engineering, LLP.  
 2911 Wildlife Lane  
 Richfield, WI 53076



See Sheet 2 of 4 for Line Chart and Curve Details.  
 P.O.B. means "point of beginning"  
 (meas.) means "measured as"  
 ● - indicates a 1.3"od iron pipe found unless noted.  
 ○ - indicates a 1.3"od x 18" iron pipe weighing  
 1.68 lbs./ft. set.

Bearings are referenced to the Wisconsin State Plane  
 Coordinate System Grid, South Zone. The west line of  
 the NE 1/4 of Sec. 22-10-18 has a grid bearing of  
 S 00°28'44" E. NAD 27 (2017 Control Summary)



*Donald J. Thoma*  
 Donald J. Thoma, S-2470  
 Dated this 6<sup>th</sup> day of January, 2020.

This instrument was drafted by Donald J. Thoma, S-2470

Daily News:  
February 7, 2020  
February 14, 2020

**NOTICE OF PUBLIC HEARING  
COMMON COUNCIL**

PLEASE TAKE NOTICE that a PUBLIC HEARING will be held at 7:00 p.m. or thereafter on February 25, 2020 in the Common Council Chambers at the lower level of City Hall, 109 N. Main Street, by the City of Hartford Common Council to consider the following:

Design2Construct has requested the rezoning of a portion of the following property to B-4 Professional Office District:

That portion of 110 North Pike Lake Drive, tax key number 36-2201-008-003, currently zoned B-5 Highway Business District

The purpose of the public hearing is to hear those persons who wish to express their opinions for or against the requested zoning change.

A copy of the proposed ordinance can be viewed at the Planning and Zoning Department by **appointment**, 109 N. Main Street, Monday- Friday between the hours of 7:30 a.m. and 4:30 p.m.

Dated this 7<sup>th</sup> day of February, 2020.

Lori Hetzel  
City Clerk

CITY OF HARTFORD  
REQUEST FOR ZONING CHANGE  
(PLEASE PRINT OR TYPE)

For official use only	
Account #100.604.444100.44410 (#76)	
Review Fee: \$300.00	
Date Paid: _____	Received: _____

Address of Subject Property: <u>Northeast corner of STH 60 and Pike Lake Drive</u>	
Tax Key Number: <u>2201008003</u>	
Legal Description or Metes & Bounds Description: <u>Please refer to the Project Documents</u>	
Existing Zoning: <u>B-5 and I-1</u>	Proposed Zoning: <u>B-4</u>
Existing Use: <u>Existing vacant lot</u>	
Proposed Use: <u>Speculative Office</u>	

Applicant Name: <u>Mark Hertzfeldt - Design 2 Construct</u>		
Address: <u>N173W21010 Northwest Passage</u>		
City: <u>Jackson</u>	State: <u>WI</u>	Zip: <u>53037</u>
Daytime Phone: <u>262-677-9933</u>	Fax: <u>262-677-9934</u>	Other: <u>262-224-1342</u>
*****		
Owner Name: <u>Delaney Group, LLC - Tate Boho</u>		
Address: <u>N173W21010 Northwest Passage</u>		
City: <u>Jackson</u>	State: <u>WI</u>	Zip: <u>53037</u>
Daytime Phone: <u>2632-677-9933</u>	Fax: <u>262-677-9934</u>	Other: <u>***</u>
*****		
Attorney Name: _____		
Address: _____		
City: _____	State: _____	Zip: _____
Daytime Phone: _____	Fax: _____	Other: _____

**REQUEST FOR ZONING CHANGE:**

The Common Council may, by ordinance, amend zoning district boundaries after prior review by the Plan Commission and after holding a public hearing. The public hearing may only be held after notice of the public hearing appears in the official City newspaper for at least two consecutive weeks and at least 10 days prior to the hearing. In addition, all owners of property within 200 feet of the subject

Common Council, zoning will revert back to the previous zoning if district regulations are not met within eighteen (18) months (following proper notification).

Supporting Information:

The following supporting information must be submitted with this application:

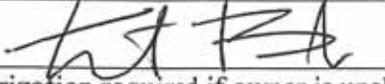
1. Plot Plan drawn to scale of one (1) inch equals 100 feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within 200 feet of the area to be rezoned.
2. A reduced copy of the plot plan (subject property only). Drawing sheets should be at least 8.5 x 11 and no larger than 11 x 17.
3. A Letter of Request addressed to the City Clerk from the owner(s) of the subject property.
4. Additional information required by the City Staff or any information that the applicant would like to submit to support the application.

Signature of Applicant: \_\_\_\_\_



Date: 01.17.2020

Signature of Owner (if different): \_\_\_\_\_



Date: 1/17/20

(Power of Attorney or written authorization required if owner is unable to sign.)

**Executive Summary**

**Resolution No.** \_\_\_\_\_

**Title:** Review of the Certified Survey Map for 110 North Pike Lake Drive

**Background:** As part of the development of the parcel at the northeast corner of East Sumner Street and North Pike Lake Drive, Design2Construct has submitted a certified survey map splitting the parcel into two lots and an outlet. The two lots are intended for office development and the certified survey map is part of a process that includes a concept plan review (completed in December 2019) and a concurrent rezoning and site plan review in February 2020.

Lot 1, fronting along East Sumner Street and North Pike Lake Drive, is 4.967 acres (216,375 square feet). Lot 2, fronting along North Pike Lake Drive, is 4.907 acres (213,761 square feet). The outlet is a portion of wetland extending east from the main lot and fronting East Sumner Street. It is 1.048 acres (45,668 square feet). Both Lot 1 and Lot 2 meet the area requirements for the intended B-4 Professional Office District zoning.

**Recommendation:** The Planning Staff recommends approval of the Certified Survey Map for 110 North Pike Lake Drive.

**Prepared By:** Justin Drew 2/4/20  
Justin Drew, Date  
City Planner

**Reviewed By:** Jason Schall 2-4-2020  
Jason Schall Date  
City Engineer

**Reviewed By:** Lori Hetzel 02/04/20  
Lori Hetzel Date  
City Clerk

**Approved By:** Steven Volkert 02/04/2020  
Steven Volkert, Date  
City Administrator

ROUTING: PLAN COMMISSION 02/10/2020  
COMMON COUNCIL 02/25/2020

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING A CERTIFIED SURVEY MAP  
FOR A PROPERTY LOCATED IN THE CITY OF HARTFORD  
110 North Pike Lake Drive

**BE IT RESOLVED** by the Common Council of the City of Hartford, Washington/Dodge Counties, Wisconsin, that the Certified Survey Map for the property described as Lot Two (2) of Certified Survey Map No. 5845, recorded in the Washington County Registry on January 28, 2005 in Volume 43 of Certified Survey Maps on page 17 – 20, as Document No. 1076957 and corrected by Affidavit recorded on December 20, 2006 as Document No. 1147444, being a part of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , part of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and part of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 22, Township 10 North, Range 18 East, City of Hartford, Washington County, Wisconsin, is hereby approved.

Signed:

\_\_\_\_\_  
Timothy C. Michalak, Mayor

INTRODUCED: February 25, 2020

ADOPTED: February 25, 2020

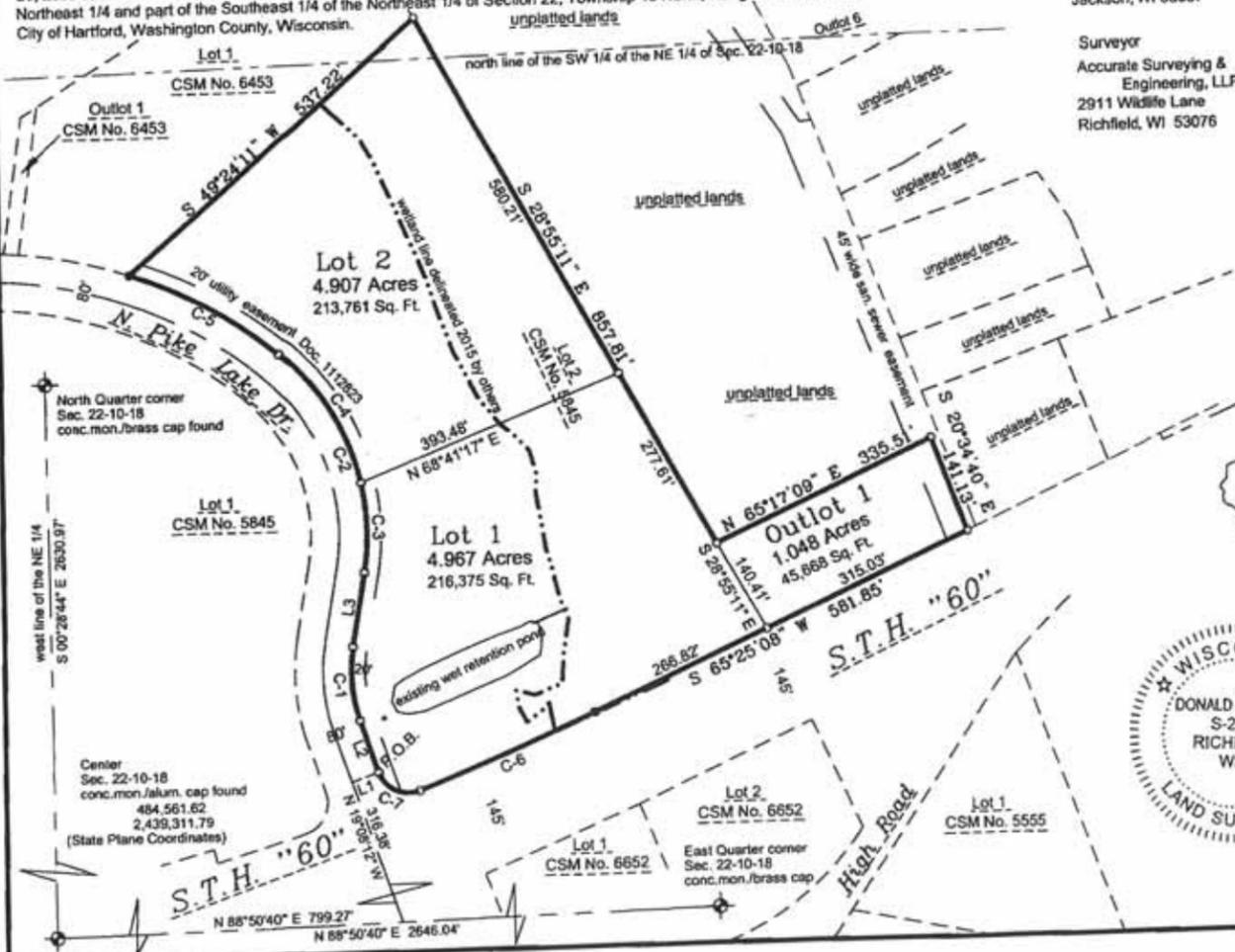
ATTEST:

\_\_\_\_\_  
Lori Hetzel, City Clerk

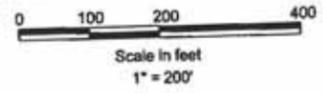
# Washington County Certified Survey Map

Lot Two (2) of Certified Survey Map No. 5845, recorded in the Washington County Registry on January 28, 2005 in Volume 43 of Certified Survey Maps on page 17-20, as Document No. 1076957 and corrected by Affidavit recorded on December 20, 2006 as Document No. 1147444, being a part of the Northwest 1/4 of the Northeast 1/4, part of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 10 North, Range 18 East, in the City of Hartford, Washington County, Wisconsin.

Owner/Subdivider  
Delaney Group LLC  
N173W21010 Northwest Passage  
Jackson, WI 53037  
  
Surveyor  
Accurate Surveying &  
Engineering, LLP.  
2911 Wildlife Lane  
Richfield, WI 53076



See Sheet 2 of 4 for Line Chart and Curve Details.  
P.O.B. means "point of beginning"  
(meas.) means "measured as"  
e - indicates a 1.3"od iron pipe found unless noted.  
o - indicates a 1.3"od x 18" iron pipe weighing  
1.58 lbs./ft. set.  
Bearings are referenced to the Wisconsin State Plane  
Coordinate System Grid, South Zone. The west line of  
the NE 1/4 of Sec. 22-10-18 has a grid bearing of  
S 00°28'44" E. NAD 27 (2017 Control Summary)



*Donald J. Thoma*  
Donald J. Thoma, S-2470  
Dated this 6 day of January, 2020.  
This instrument was drafted by Donald J. Thoma, S-2470

## Washington County Certified Survey Map

Lot Two (2) of Certified Survey Map No. 5845, recorded in the Washington County Registry on January 28, 2005 in Volume 43 of Certified Survey Maps on page 17-20, as Document No. 1076957 and corrected by Affidavit recorded on December 20, 2006 as Document No. 1147444, being a part of the Northwest 1/4 of the Northeast 1/4, part of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 10 North, Range 18 East, in the City of Hartford, Washington County, Wisconsin.

**Line Chart:**

LINE	BEARING	DISTANCE
L1	N 70°51'48" E	40.00'
L2	N 19°08'12" W	77.49'
L3	N 09°54'34" E	106.27'

**Curve Data:**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	TANGENT BEARING-IN	TANGENT BEARING-OUT
C-1	106.46'	210.00'	29°02'46"	105.32'	S 04°36'49" E	S 09°54'34" W	S 19°08'12" E
C-2	347.18'	330.00'	60°16'43"	331.39'	S 20°13'48" E	N 09°54'34" E	N 50°22'10" W
C-3	127.89'	330.00'	22°12'19"	127.09'	N 01°11'36" W	N 09°54'34" E	N 12°17'45" W
C-4	219.29'	330.00'	38°04'25"	215.28'	N 31°19'57" W	N 12°17'45" W	N 50°22'10" W
C-5	241.89'	665.00'	20°50'29"	240.56'	S 80°47'24" E	N 50°22'10" W	N 71°12'39" W
C-6	270.27'	3749.72'	4°07'47"	270.21'	N 67°29'02" E	N 69°32'55" E	N 65°25'08" E
C-7	71.72'	45.00'	91°18'53"	64.37'	S 84°47'38" E	S 19°08'12" E	N 69°32'55" E

**Surveyor's Certificate:**

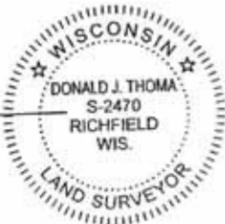
I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of James G. Blise, I have surveyed, divided and mapped the land shown and described hereon, Lot Two (2) of Certified Survey Map No. 5845, recorded in the Washington County Registry on January 28, 2005 in Volume 43 of Certified Survey Maps on page 17-20, as Document No. 1076957 and corrected by Affidavit recorded on December 20, 2006 as Document No. 1147444, being a part of the Northwest 1/4 of the Northeast 1/4, part of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 10 North, Range 18 East, in the City of Hartford, Washington County, Wisconsin.

Containing 10.923 acres (475,804 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the City of Hartford Land Division Ordinance in surveying, dividing, and mapping said land, and the this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 6th day of January, 2020.

*Donald J. Thoma*  
Donald J. Thoma, S-2470





# Washington County Certified Survey Map

Lot Two (2) of Certified Survey Map No. 5845, recorded in the Washington County Registry on January 28, 2005 in Volume 43 of Certified Survey Maps on page 17-20, as Document No. 1076957 and corrected by Affidavit recorded on December 20, 2006 as Document No. 1147444, being a part of the Northwest 1/4 of the Northeast 1/4, part of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 10 North, Range 18 East, in the City of Hartford, Washington County, Wisconsin.

### City of Hartford Plan Commission:

City of Hartford Approval Certificate  
Approved for Recording by the City of Hartford

Date: \_\_\_\_\_ Signed: Timothy C. Michalak - Mayor  
Date: \_\_\_\_\_ Signed: Justin Drew - Secretary

### City of Hartford Common Council:

City of Hartford Approval Certificate  
Approved for Recording by the City of Hartford

Date: \_\_\_\_\_ Signed: Timothy C. Michalak - Mayor  
Date: \_\_\_\_\_ Signed: Justin Drew - Director of Community Development



Donald J. Thoma  
Donald J. Thoma, S-2470  
Dated this 2 day of January, 2020.

This instrument was drafted by Donald J. Thoma, S-2470

CITY OF HARTFORD  
APPLICATION FOR DEVELOPMENT REVIEW  
(PLEASE PRINT OR TYPE)

Project Name: Hartford Spec Development  
 Project Location (Address or Legal Description): Northeast corner of STH 60 and Pike Lake Dr.  
 Tax Key Number: 2201008003  
 Applicant Name: Mark Hertzfeldt - Design 2 Construct  
 Address: N173W21010 Northwest Passage  
 City: Jackson State: WI Zip: 53037  
 Daytime Phone: 262-677-9933 Fax: 262-677-9934 Other: 262-224-1342 Cell

	Office Use Only	#lots	Subtotal
<i>Account Number 100.604.444100.44410 (#76)</i>			
*Master Plan Amendment	\$515.00	n/a	
*****			
<i>Account Number 100.604.440000.48890</i>			
*Special Plan Commission Meeting	\$400.00	n/a	
*****			
<i>Account Number 100.601.461400.46142 (#77)</i>			
*Conceptual Certified Survey Map	\$150.00	n/a	
*Certified Survey Map	\$250.00	n/a	250
*Final Plat	\$500.00 +		
	\$12.00/lot		
*Final Plat Re-App	\$350.00	n/a	
*Preliminary Plat	\$500.00 +		
	\$15.00/lot		
*Preliminary Plat Re-App	\$350.00	n/a	
*****			
<i>Account Number 100.604.440000.44420 (#78)</i>			
*Annexations	\$500 + \$100.00/acre		
	(\$1500.00 max)		
*Conceptual Plat, under 10 acres	\$300.00		
*Conceptual Plat, 10 acres and over	\$450.00		
*Planned Unit Development	\$400.00		
*Condominium Plat	\$200.00		
*****			
EXTRATERRITORIAL:			
<i>Account Number 100.604.440000.44420 (#78)</i>			
Certified Survey Map	\$150	n/a	
Preliminary Plat	\$400 +		
	12.00/lot		
Final Plat	\$400 +		
	\$10.00/lot		
Date Received:			
		Total Paid:	250

## Executive Summary

**Title:** Site Plan Review of an office building at 110 North Pike Lake Drive

**Background:** Design 2 Construct has submitted a site plan for an office building at the northeast corner of Pike Lake Drive and East Sumner Street (STH 60). The Plan Commission approved a conceptual plan for the proposed office use in November 2019.

Design 2 Construct has also submitted a rezoning petition to zone the property to B-4 Office and a Certified Survey Map (CSM) to split the property into two parcels. The Common Council would need to approve the rezoning petition (February 25) for an approval of this site plan to take effect.

### Adjacent Uses, General Layout

The property is surrounded by the Aurora medical clinic to the east, land zoned for institutional uses to the north, a retail coffee business to the south, and Town of Hartford wetland to the east. The development that would occur from this site plan would be located on Lot 1 of the CSM. Lot 1 is 4.967 acres. The eastern half of lot 1 is wetland and the southern portion holds the stormwater pond.

The proposed building would be 7,377 square feet and would be arranged near the center of the property at the top of the grade and would have the following setbacks, all of which meet Code requirements:

- **40 feet** from the North Pike Lake Drive Right-of-Way
- **231 feet** from the East Sumner Street Right-of-Way
- **147 feet** from a new proposed north lot line
- **278 feet** from the east lot line
- Lot Coverage at buildout would be approximately **3.4%** of the 4.97 - acre lot, which meets the requirements for the B-4 Office District.

### Adherence to the Smart Growth Plan & Compliance with Zoning Requirements

The adopted Smart Growth Plan identifies this area for commercial development. The proposal adheres to the Smart Growth Plan.

The proposed office use is allowed in the B-4 Office District as a permitted use.

### Building Plans

The submitted plans for the building show two leasable tenant spaces.

The building would be a single-story flat roof structure with a façade primarily of brick, stone veneer and synthetic stucco, along with decorative entrance canopies, and an employee patio area facing to the south. Overall, the proposed design is modern and clean.

### Accessibility and Traffic

The building would be accessed from a 24-foot-wide driveway on Pike Lake Drive. The Municipal Code permits driveways in the B-4 District up to 30 feet wide at the ROW line with 10-foot minimum setbacks from adjacent properties. The plan meets this requirement.

**Grading and Utilities**

The property sits on a ridge and slopes down to the wetlands on the east and the stormwater pond on the south. The pond was sized to accommodate development from this lot and no additional stormwater management is required.

**Landscaping, and Lighting**

Design 2 Construct has submitted an extensive landscape plan that includes seven street trees (Linden, Kentucky Coffee tree and Hackberry), six additional canopy trees (Maple, Honeylocust, Oak) around the parking lot, two smaller trees (Lilac and Spruce) and 71 ornamental shrub plantings. Overall it is a varied and appropriate landscape plan.

The Developer submitted a photometric plan meeting City requirements.

**Utilities**

Electric, sanitary sewer and water are available to the property from North Pike Lake Drive.

**Water**

- The plans indicate that the 6” water lateral will be reduced to a 2” lateral near the right-of-way.

**Electric**

- The developer/owner is responsible for the cost of the extension and they should contact Mike Thimm to discuss transformer locations, extension costs, etc.

**Recommendation:** The Planning Staff recommends APPROVAL of the Site Plan for an office building at 110 North Pike Lake Drive, subject to Council approval of the petition to rezone the property to B-4 Professional Office District.

**Prepared By:** Justin Drew 2/6/20  
 Justin Drew, Date  
 City Planner

**Reviewed By:** Jason Schall 2-6-2020  
 Jason Schall, Date  
 City Engineer

**Approved By:** Steve Volkert 2-6-2020  
 Steve Volkert, Date  
 City Administrator

ROUTING: PLAN COMMISSION 2/10/2020



**BUILDING DESIGN FOR:**  
**HARTFORD SPEC BUILDING**  
PIKE LAKE DRIVE



**PROJECT CONTACTS**

<b>STRUCTURAL CONSULTANT</b> PIERCE ENGINEERS, INC. 181 N. BROADWAY MILWAUKEE, WI 53202 PH: 414-278-6260 FAX: 414-278-6001 www.pierceengineers.com ERIC M. DOHRMANN DIRECT LINE: 414-969-7465 edohmann@pierceengineers.com	<b>ARCHITECT</b> SUPERVISING PROFESSIONAL <b>PROJECT MANAGER</b> PROJECT NO. DATE	MARK HERTZFELD SUPERVISING PROFESSIONAL JASON HERRRE 19-00194 10.01.2019
---	---	--

**CIVIL CONSULTANT**  
QUAM ENGINEERING LLC  
122 WISCONSIN ST.  
WEST BEND, WI 53095  
PH: 262-338-0641  
www.quamengineering.com  
KEVIN PARISH  
kparish@quamengineering.com

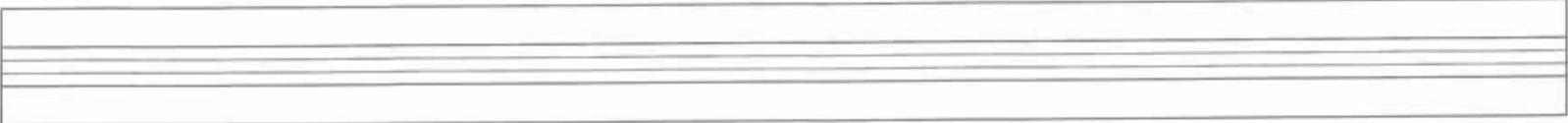
**LANDSCAPE CONSULTANT**  
PARAGON DESIGN GROUP LLC  
2778 NORTH SHOLES AVENUE  
MILWAUKEE, WI 53210  
PH: 414-449-1555  
FAX: 414-449-2425  
www.paragondg.com  
BRIAN J. BOEDING, PLA, ASLA, LEED AP  
brianb@paragondg.com  
CELL: 414-507-3308

**SEAL**

DESIGN  
•  
CONSTRUCTION

PHONE (262) 677-9933  
FAX (262) 677-9934

N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037



ARCHITECT DESIGN FOR  
**HARTFORD SPEC BUILDING**  
PIKE LAKE DRIVE  
HARTFORD, WI 53037

SHEET TITLE  
TITLE SHEET

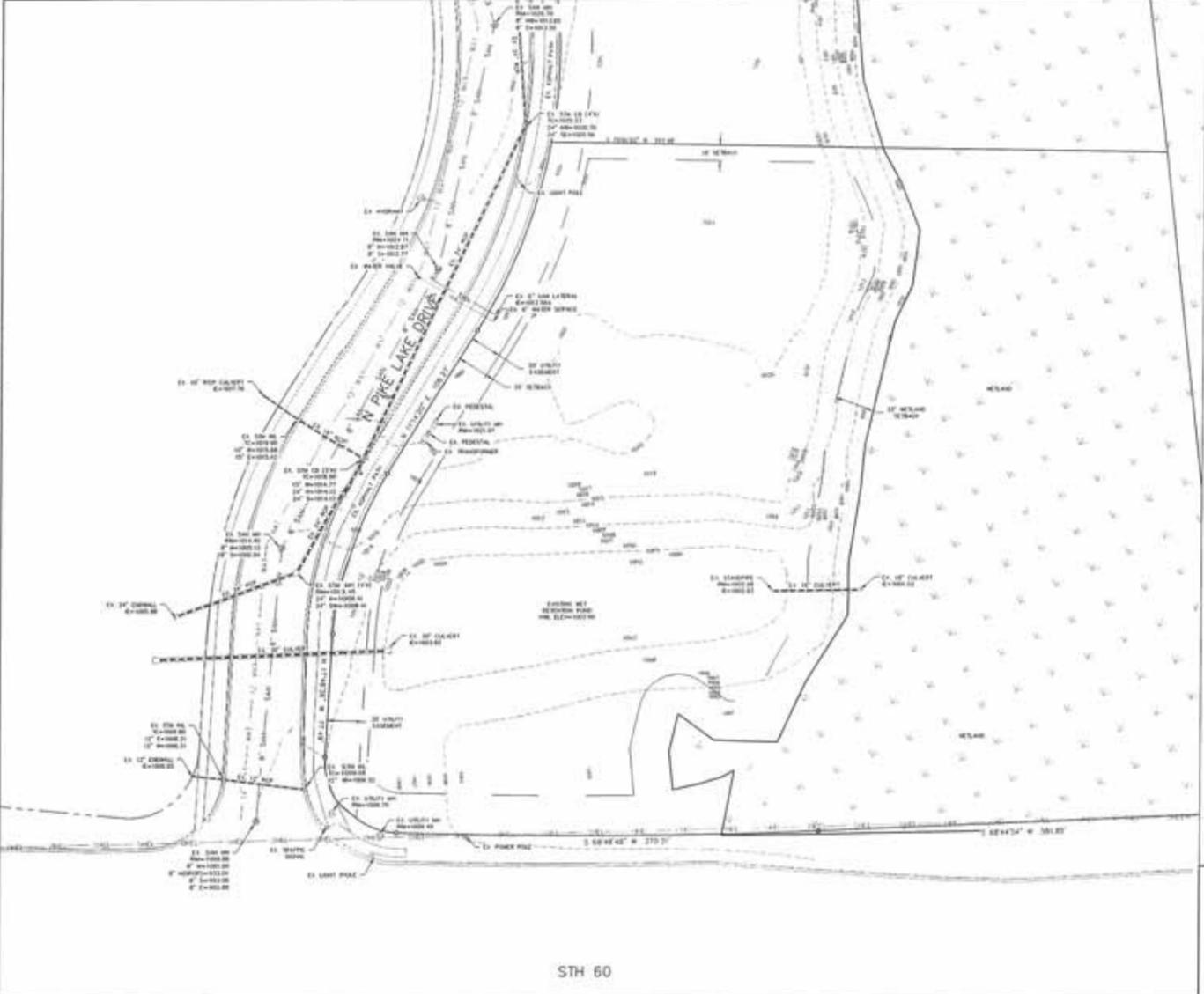
REVISIONS

**PROJECT DATA**

DATE	
ZONE	RES. 20M
DTM	19-00194
DRAWN BY	PLAN COMMISSION
CHECKED BY	
DATE	04/

TS

QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 338-6641 \DR-115-1A DREI18AGE.DWG

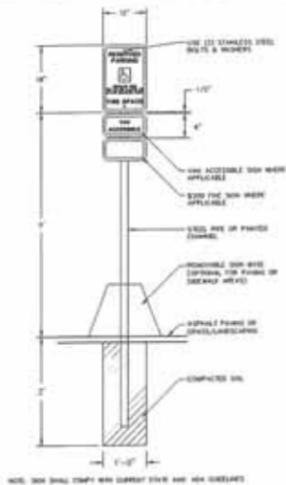


NORTH PIKE LAKE DRIVE DEVELOPMENT  
 EXISTING CONDITIONS PLAN  
 DATED: DECEMBER 5, 2019  
**C-101**  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 122 Wisconsin Street, West Bend, Wisconsin 53095  
 Phone (262) 338-6641, www.quamengineering.com

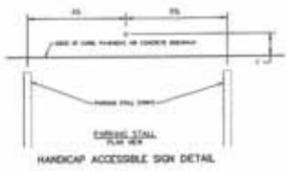
STH 60



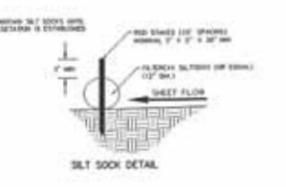




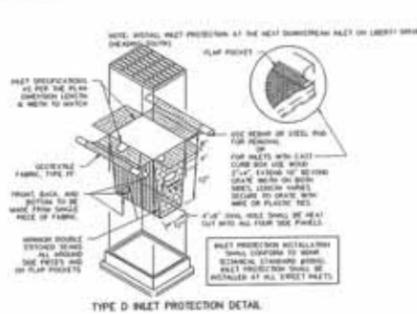
NOTE: 304 STAINLESS STEEL CURB & GUTTER



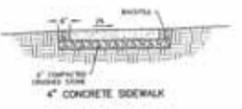
HANDICAP ACCESSIBLE SIGN DETAIL



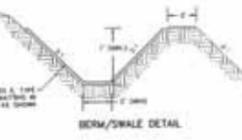
SILT SOCK DETAIL



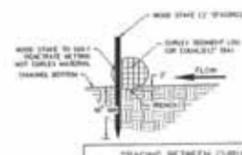
TYPE D INLET PROTECTION DETAIL



4" CONCRETE SIDEWALK

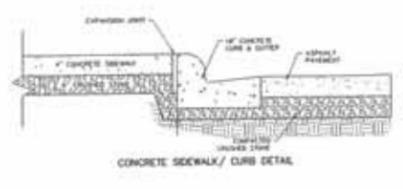


BERM/SWALE DETAIL

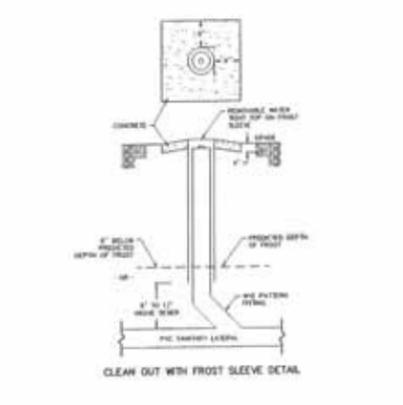


DITCH CHECK DETAIL

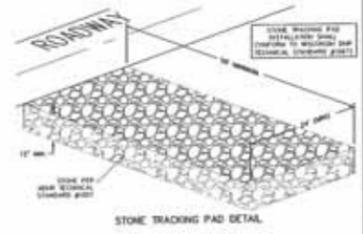
SPACING BETWEEN CURBS - SEDIMENT LOSS	
CHANNEL SPACING	SEDIMENT LOSS
10'	0.000
20'	0.000
30'	0.000
40'	0.000
50'	0.000
60'	0.000
70'	0.000
80'	0.000
90'	0.000
100'	0.000



CONCRETE SIDEWALK / CURB DETAIL



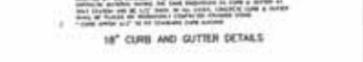
CLEAN OUT WITH FROST SLEEVE DETAIL



STONE TRACKING PAD DETAIL



4" CONCRETE CURB & GUTTER



18" CURB AND GUTTER DETAILS

NORTH PIKE LAKE DRIVE DEVELOPMENT  
 DETAILS PLAN  
 DATED: DECEMBER 16, 2019  
 C-104  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 122 Wisconsin Street, West Bend, Wisconsin 53095  
 Phone (262) 338-6641, www.quamengineering.com





**DESIGN**  
**2**  
**CONSTRUCT**  
DEVELOPMENT CORPORATION

8173 W01010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037

PHONE 262.677.9923  
FAX 262.677.9924  
www.design2construct.com

MULTI-DISC DESIGN FOR  
**HARTFORD SPEC BUILDING**  
PIKE LAKE DRIVE  
HARTFORD, WI 53027

SHEET TITLE  
ENLARGED SITE PLAN

REVISIONS

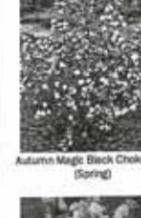
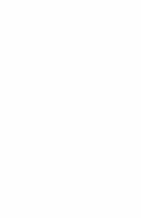
PROJECT DATA	
DATE	JUL 2018
PROJECT	19-00147
SETUP	PLAN CONSTRUCTION
SCALE	AS SHOWN
DRAWN BY	CLAY
CHECKED BY	BOB

**A1.1**





## PLANT PALETTE

DECIDUOUS TREES	ORNAMENTAL TREES	EVERGREEN TREES	EVERGREEN SHRUBS	DECIDUOUS SHRUBS	PERENNIALS	ORNAMENTAL GRASSES	
 Autumn Blaze Maple (Fall)	 Kentucky Coffeetree (Summer)	 Ivory Silk Japanese Tree Lilac (Spring)	 Fat Albert Spruce	 Moundbatten Juniper	 Autumn Magic Black Chokeberry (Spring)	 Grow Low Sumac (Fall)	 Karl Foerster Feather Reed Grass
 Prarie Pride Hackberry (Summer)	 Streetpine Oak (Summer)		 Russian Cypress	 Little Lime Hydrangea (Summer)	 Tiger's Eye Sumac (Fall)	 Flamegrass	
 Skyline Honeylocust (Fall)	 Greenspire Linden (Summer)		 Green Velvet Boxwood	 Little Quick Fire Hydrangea (Summer)	 Tor Birchleaf Spirea (Summer)	 Prairie Dropper	
			 Taurinell Yew	 Purple Leaf Honeysuckle (Summer)	 Walker's Low Catmint	 Caradonna Meadow Sage	

**HARTFORD SPEC**  
N. PIKE LAKE DRIVE, HARTFORD, WISCONSIN

### PLANT PALETTE

DATE: 1-16-2020



PREPARED BY:



LANDSCAPE ARCHITECT:  
PARAGON DESIGN GROUP, LLC  
2776 North Sholes Avenue  
Milwaukee, WI 53210  
Tel: 414.449.1555  
Fax: 414.449.2425

PREPARED FOR:

ARCHITECT:  
DESIGN 2 CONSTRUCT DEVELOPMENT CORP.  
N173 W21010 Northwest Passage  
Jackson, WI 53037  
Tel: 262.677.9933  
Fax: 262.677.9934

**PARTITION TYPES:**

NO.	SYMBOL	DESCRIPTION
13		5/8" GYP-SM W/REINFORC (EACH FACE) ON 2" METAL STUDS AT 24" O.C. FULL THICKNESS SOUND INSULATION (SITS) ACTUAL THICKNESS 4-5/8"
14		5/8" GYP-SM W/REINFORC (EACH FACE) ON 2" METAL STUDS AT 24" O.C. FULL THICKNESS SOUND INSULATION (SITS) ACTUAL THICKNESS 7-1/4"

**PARTITION NOTES:**

- ALL PARTITIONS ARE TYPE NO. 13 UNLESS NOTED OTHERWISE.
- ALL STUD, SHIRT, CAVITY AND ANCHORY PARTITION TYPES EXTEND TO STRUCTURE UNLESS NOTED OTHERWISE.
- CONTROL JOINTS IN CEILING AND OR WALL GYP-SM REINFORCING SHALL BE INSTALLED AT THE FOLLOWING SPACING UNLESS NOTED OTHERWISE ON THE PLAN OR SECTION.
- WALL HEIGHTS SHALL BE 8' 0" O.C. IN OTHER DIRECTION.
- OTHER DIRECTION CEILING FINISHES SHALL BE BROKEN AT CONTROL JOINTS WITH 1/2" FINISHING ON OTHER SIDE OF JOINT.

**DESIGN**  
**I 2 I**  
**CONSTRUCT**  
DEVELOPMENT CORPORATION

8115 WISCONSIN  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53027

PHONE 262.477.8833  
FAX 262.477.8834

info@design2construct.com

BUILDING DESIGN FOR  
**HARTFORD SPEC BUILDING**  
PIKE LAKE DRIVE  
HARTFORD, WI 53027

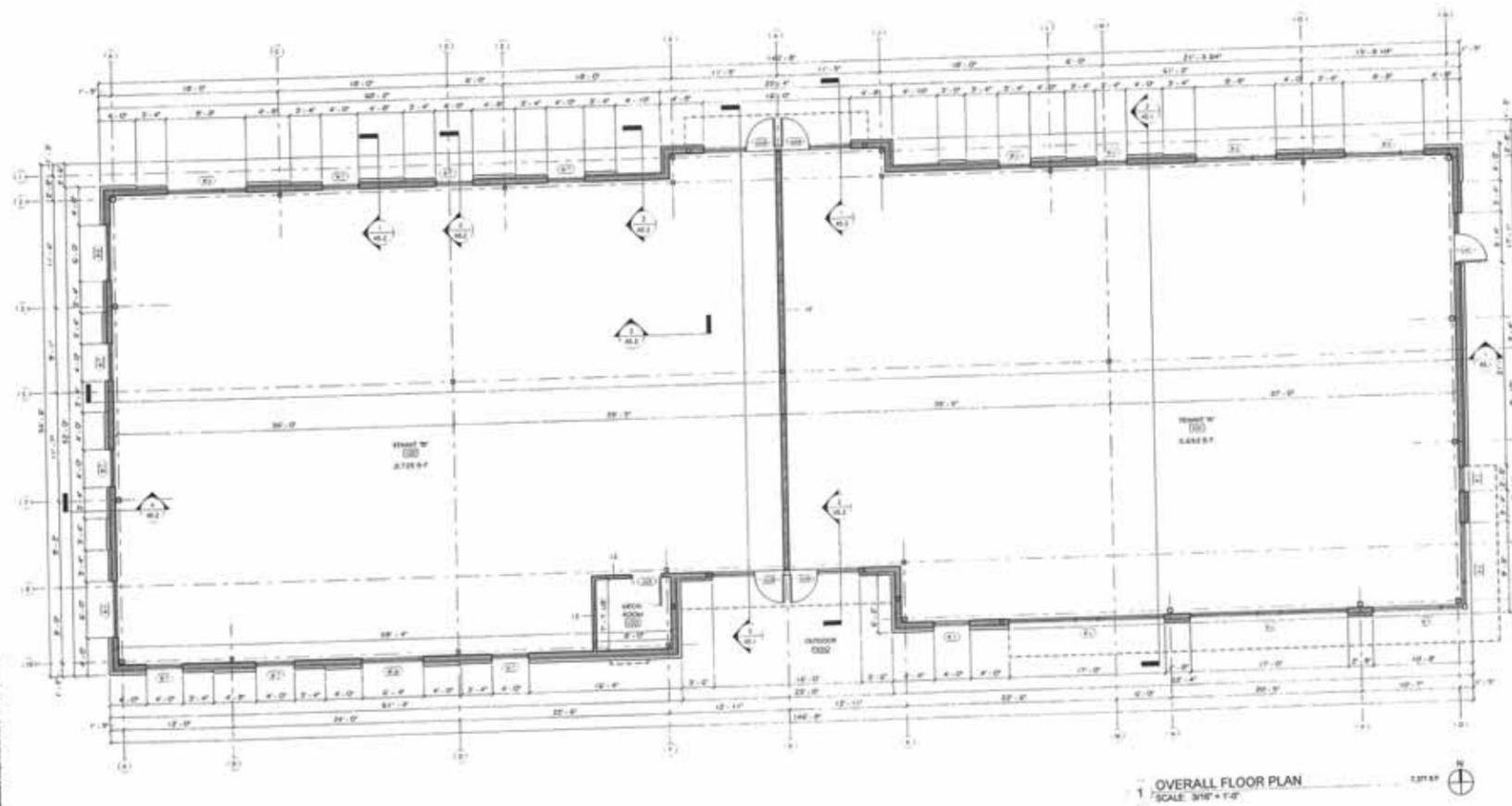
SHEET TITLE  
OVERALL FLOOR PLAN

REVISIONS

PROJECT DATA

DATE	10.31.2014
JOB NO.	19-00194
ISSUE	DESIGN & BIDDING
SHEET NO.	001

**A2.1**



1 OVERALL FLOOR PLAN  
SCALE: 3/16" = 1'-0"





# NORTHEAST VIEW



DESIGN 2 CONSTRUCT

N173 W21010 Northwest Passage, Jackson, WI 53037

P: 262.677.9933 F: 262.677.9934

Proposal #19-00147  
November 11th, 2019



# NORTHWEST VIEW



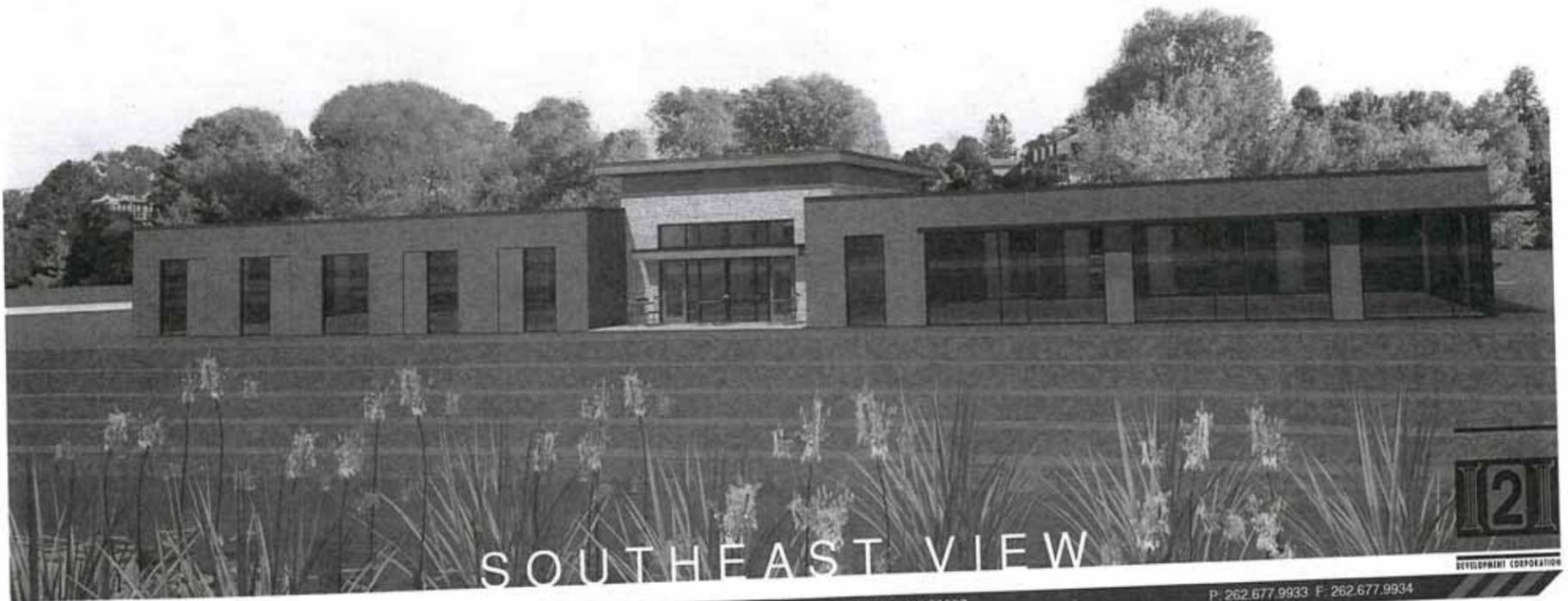
DEVELOPMENT CORPORATION

DESIGN 2 CONSTRUCT

N173 W21010 Northwest Passage, Jackson, WI 53037

P: 262.677.9933 F: 262.677.9934

Proposal #19-00147  
November 11th, 2019



# SOUTHEAST VIEW

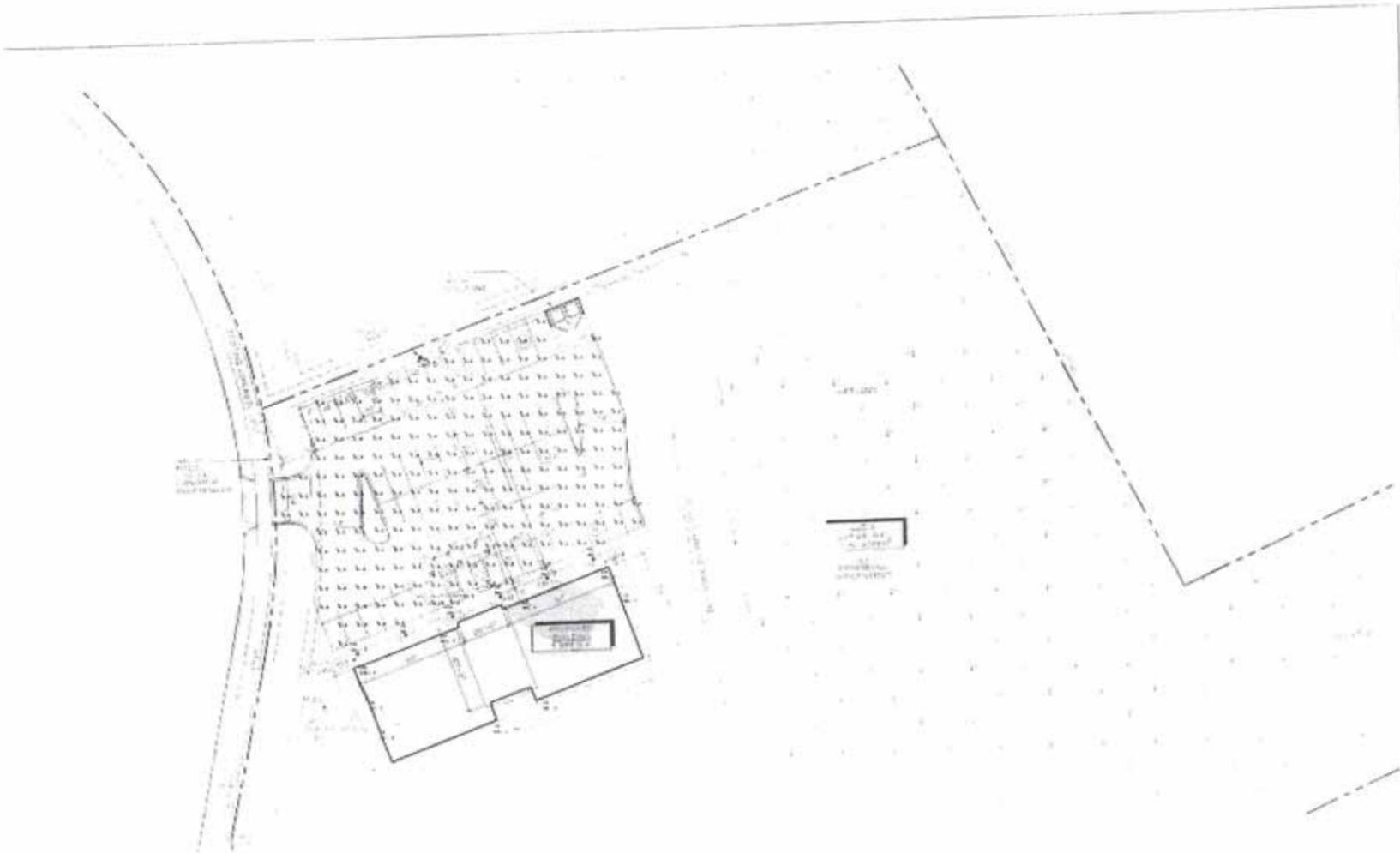


DESIGN 2 CONSTRUCT

N173 W21010 Northwest Passage, Jackson, WI 53037

P: 262.677.9833 F: 262.677.9934

Proposal #19-00147  
November 11th, 2019



Scale: 1 inch= 20 Ft.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Lumens	LLF	Watts
OA		7	EATON - LUMARK (FORMER COOPER LIGHTING)	FRV-C40-D-10W-T4-6Z	17587	0.900	131
OB		8	EATON - LUMARK (FORMER COOPER LIGHTING)	100-CA-3X-20LED4015-UVV-5K	237	0.900	18.7
OW		8	EATON - LUMARK (FORMER COOPER LIGHTING)	8004-MD (9W, R3)LED4000-M-WT-L1-UVV	2214	0.900	18.7

Calculation Summary	Avg	Max	Min	Avg(Min)	Max(Min)	Units
Label: FOOTING	0.81	1.1	0.0	N.A.	N.A.	Ft.

101 Mountain View Office  
 10100 N. Mountain View Dr.  
 New Berlin, WI 53151  
 414.224.2200  
 www.elanlighting.com

**élan**  
 LIGHTING SYSTEMS

THESE CALCULATIONS ARE ESTIMATES  
 BASED ON INFORMATION AVAILABLE  
 AT TIME OF LAYOUT. ELAN LIGHTING AND  
 ITS AGENTS ASSUME NO LIABILITY FOR  
 CONDITIONS WITH 100% ACCURACY.

Date: 1/10/2020  
 Paper Size: ARCH E1 - 30x42

**HARTFORD SPEC BUILDING SITE**

Page 1 of 1

## Executive Summary

**Title:** Amended Site Plan Review – Trade Tech Addition, 2231 Constitution Avenue

**Background:** The Plan Commission approved an 18,012 square foot addition to the main building at 2231 Constitution Avenue in December 2019. Trade Tech has determined that the approved addition would be insufficient for their needs and has submitted an amended site plan.

### Site Plan Criteria and Staff Comment:

Section 13.0324 (h) of the Municipal Code grants the Plan Commission the power to review and approve site plans based on the following criteria:

#### Adjacent Uses, General Layout, Building Plans

Trade Tech is a full service machine shop including CNC machining, large machining, welding, fabricating and project management. They are surrounded by industrial properties to the north, south and east and Town of Rubicon land to the west. The proposed addition would be erected south of the original building, which was approved in 2006 and completed in 2007.

**The proposed addition footprint is the same as the previously approved addition except for a 45' x 90' bump out at the southeast corner that would be setback 35 feet from the south border of the property.** The new addition meets all setback requirements (*45-foot street yard, 25 foot side yard, 25 foot rear yard*) of the M-4 district.

**The other change to the site plan is the increased height of the addition to allow for greater crane functionality. The height of the proposed addition is 35 feet above grade, which meets the 45-foot maximum height allowed in the M-4 District.** The addition would increase lot coverage to 25.4% of the property, below the 50% maximum lot coverage allowed by Code.

The property is in Zone B of the Wellhead Protection Overlay District, which has a maximum allowable impervious surface of 60%. After the addition and additional asphalt paving on the southeast side of the building, impervious surface would be 50.9% of the site.

The addition would be composed of gray insulated metal panels. Five large garage doors and three man doors would be located on each exposed side of the addition. It would include a new shop bay, two new bathrooms, and a new welding and fabrication area. Given the location of the structure behind the existing building, Staff believes the metal siding is appropriate and meets Code requirements.

#### Grading, Drainage, and Utilities

Stormwater on this property drains to a regional pond and the addition will not materially impact the capacity and function of the pond.

Water and electric service will be extended from the existing building to the addition.

#### Landscaping and Lighting

Given the location of the addition behind the existing building, and the presence of existing mature landscaping along Goodland Road, no additional landscaping or lighting is proposed or required.

**Recommendation** The Planning Staff recommends APPROVAL of the Amended Site Plan Review for the Trade Tech addition, 2231 Constitution Avenue.

**Prepared By:** Justin Drew 2/6/20  
Justin Drew, Date  
City Planner

**Reviewed By:** Jason Schall 2-6-2020  
Jason Schall Date  
City Engineer

**Approved By:** Steve Volkert 2-6-2020  
Steve Volkert, Date  
City Administrator

ROUTING: PLAN COMMISSION 02/10/20

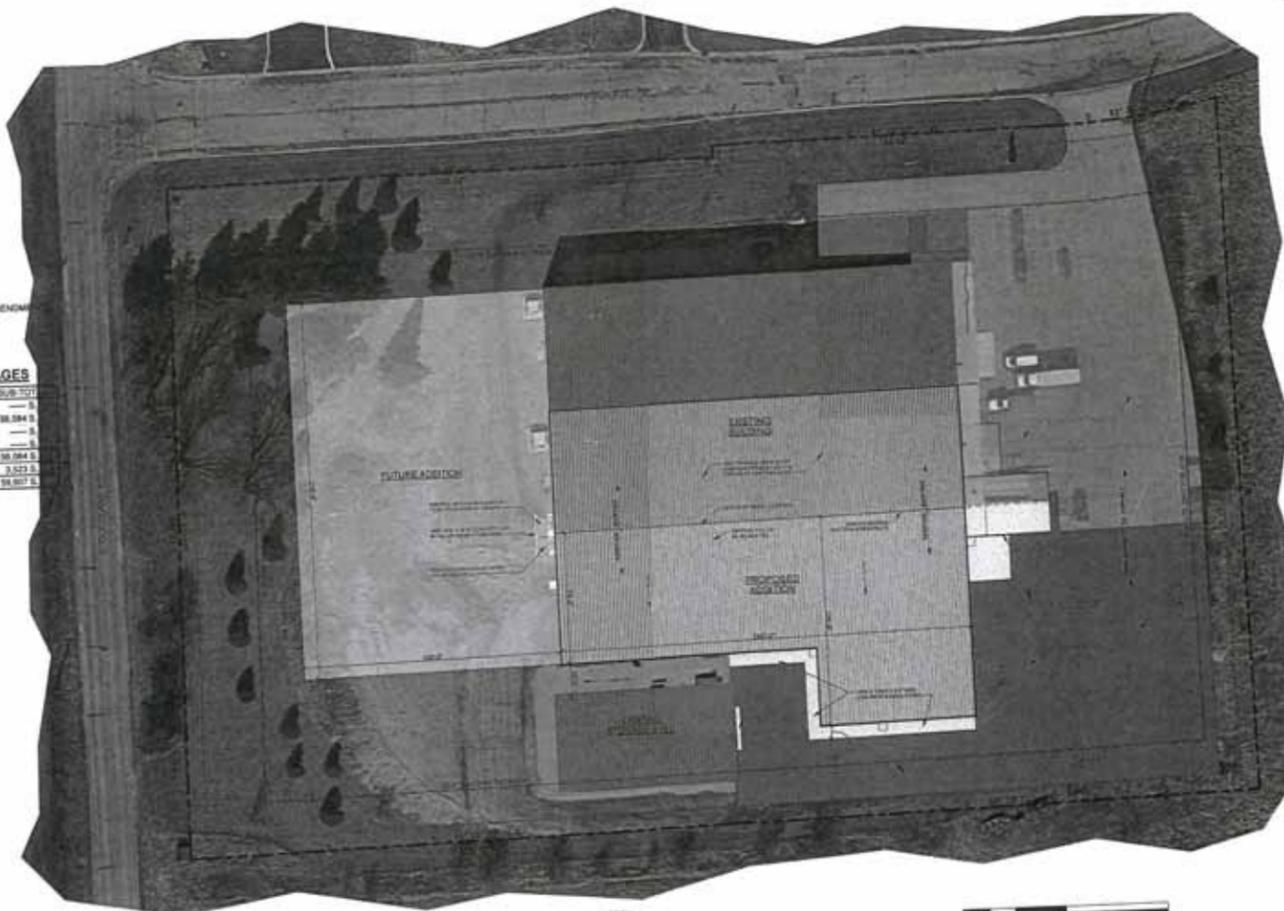


PROPOSED FOR:  
**TRADE TECH INC.**  
WISCONSIN  
HARTFORD,

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REVISIONS
R1. 11.04.2019. TOP
R2. 12.26.2019. TOP
R3. 01.10.2020. TOP

PROJECT MANAGER: C. GABRIELSON  
DESIGNER: C. HANDEKE  
DRAWN BY: ARW  
EXPECTOR: \_\_\_\_\_  
SUPERVISOR: \_\_\_\_\_  
PRELIMINARY NO: P19286  
CONTRACT NO: \_\_\_\_\_  
DATE: 10.16.2019  
SHEET: **C1.0**



**SHEET INDEX**

- C1.0 SITE PLAN
- EX1.0 EXISTING FLOOR PLAN
- EX2.0 EXISTING ELEVATIONS
- A1.0 FLOOR PLAN
- A2.0 ELEVATIONS
- A3.0 SECTIONS
- A3.1 SECTION
- S1.0 FOUNDATION PLAN
- T2.0 SPECIFICATIONS

**PROJECT INFORMATION**

**APPLICABLE BUILDING CODE**  
2018 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)  
ASHRAE STANDARD 90.1-2013

**BUILDING CONTENT**

**BUILDING & FIRE AREA SQUARE FOOTAGES**

FLOOR AREA	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	— S.F.	— S.F.	— S.F.
FIRST FLOOR	33,990 S.F.	22,124 S.F.	56,114 S.F.
CANOPES (COLUMNS SUPPORTED)	— S.F.	— S.F.	— S.F.
BASEMENT	— S.F.	— S.F.	— S.F.
BUILDING AREA SUB-TOTALS	33,990 S.F.	22,124 S.F.	56,114 S.F.
MEZZANINES	3,323 S.F.	— S.F.	3,323 S.F.
FIRE AREA TOTALS	37,483 S.F.	22,124 S.F.	59,607 S.F.

HIGH PILE STORAGE: YES/NO  
FIRE ALARM SYSTEM: YES/NO

**OCCUPANCY**

S. 72.32  
NON SEPARATED

**CONSTRUCTION CLASSIFICATION**

TYPE 2B CONSTRUCTION  
SPRINKLED: YES  
FIREWALL: NO

**ALLOWABLE AREA**

TABULAR FLOOR AREA: 25,900 S.F.  
FRONTAGE INCREASE: 12,200 S.F.  
SPRINKLED INCREASE: 30,000 S.F.  
TOTAL ALLOWABLE AREA: 68,100 S.F.  
ALLOWABLE FIRE AREA: — S.F.

**BUILDING/SITE CONTENT**

BUILDING SIZE: 61,338 S.F. 25.4%  
HARD SURFACE: 61,513 S.F. 25.3%  
GREEN SPACE: 118,518 S.F. 49.1%  
PARCEL SIZE (APPROX.): 241,388 S.F. 6.942 ACRES  
PARKING PROVIDED: 27 STALLS (1 STALL = 373 S.F.)

**ZONING INFORMATION**

ZONING: M4  
FRONT YARD SETBACK: 45'-0"  
SIDE YARD SETBACK: 30'-0"  
REAR YARD SETBACK: 30'-0"  
PARKING SETBACK: 10'-0"

NORTH  
**CONCEPTUAL SITE PLAN**  
7.19.19



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:

**TRADE TECH INC.**  
WISCONSIN

HARTFORD,

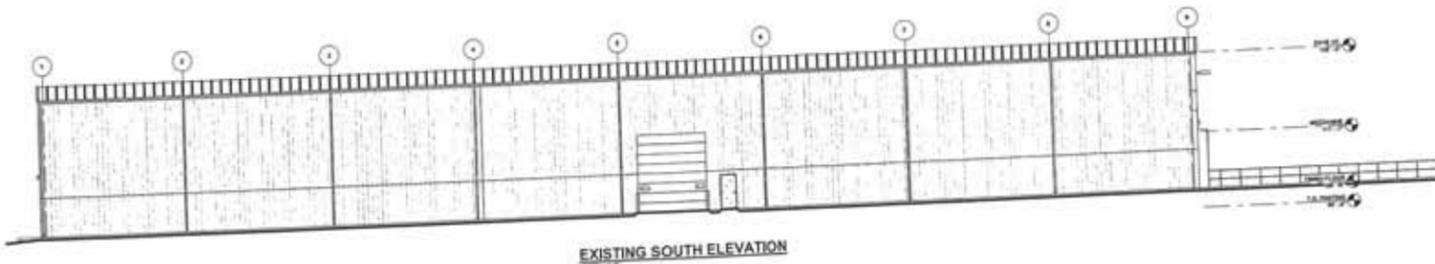


**TRADE TECH**  
INC.  
CNC Machining • Full Service Machine Shop  
Large Machining & Fabrication

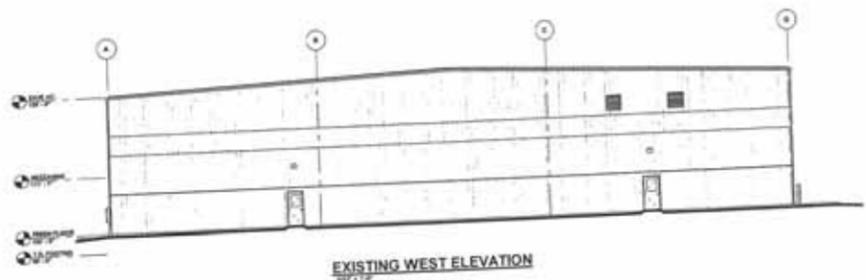
**TRADE TECH INC.**  
HARTFORD, WISCONSIN

 **Keller**  
Planners • Architects • Builders  
CONCEPT ONLY

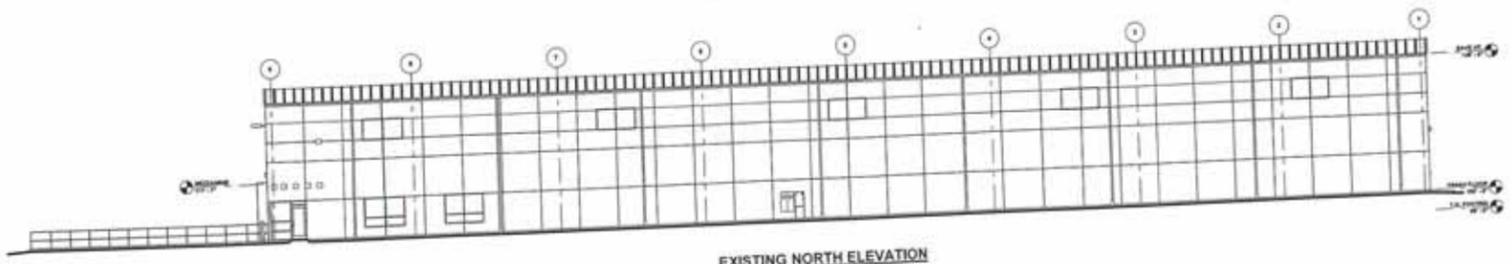




EXISTING SOUTH ELEVATION  
10/17/18



EXISTING WEST ELEVATION  
10/17/18



EXISTING NORTH ELEVATION  
10/17/18



EXISTING EAST ELEVATION  
10/17/18



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 WISCONSIN  
 HARTFORD,

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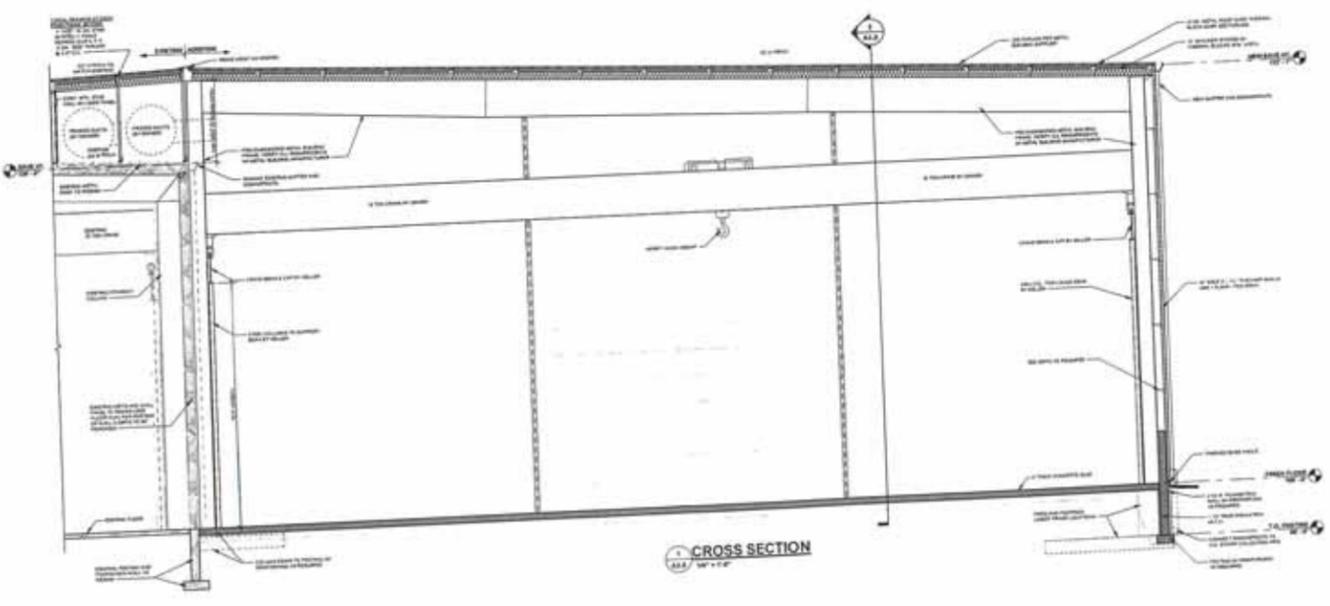
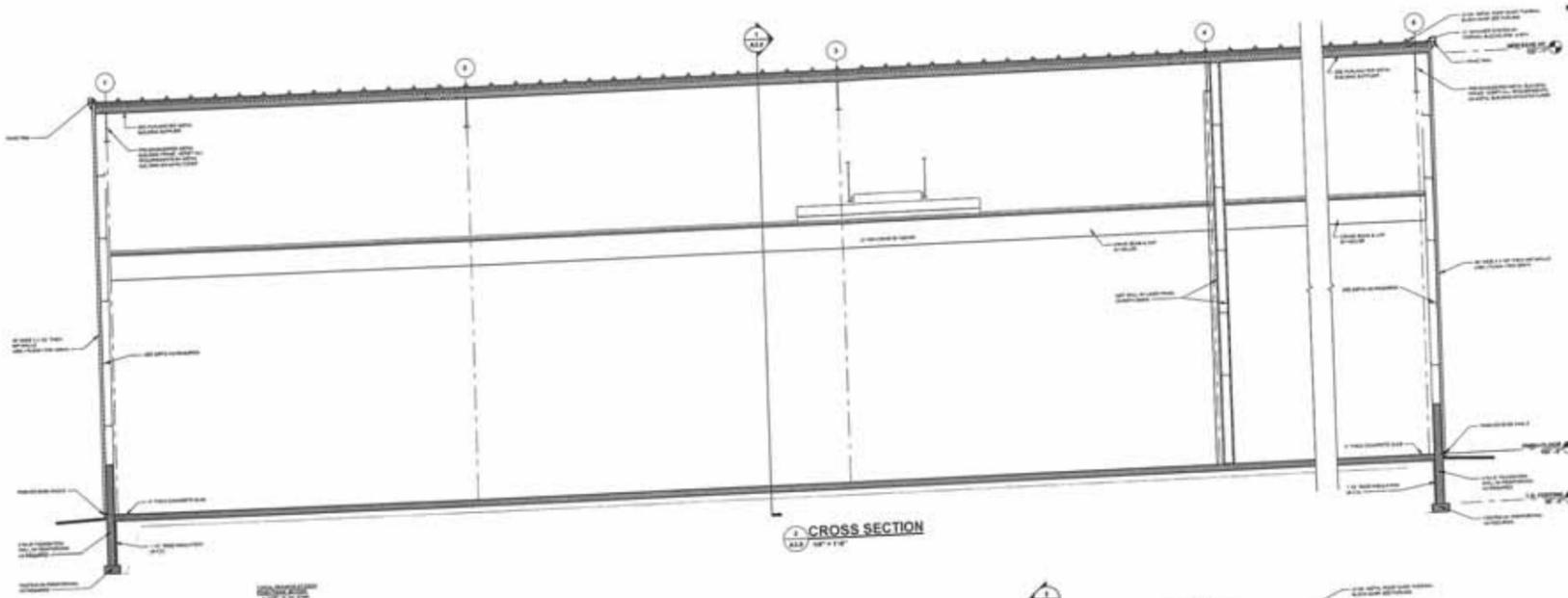
REVISIONS	DATE
1. 11.04.2018 - CIP	

PROJECT MANAGER: C. GABRIELSON  
 DESIGNER: C. MARSH  
 DRAWN BY: KRW  
 EXPEDITOR: \_\_\_\_\_  
 SUPERVISOR: \_\_\_\_\_  
 PRELIMINARY NO: P18288  
 CONTRACT NO: \_\_\_\_\_  
 DATE: 10.16.2018  
 SHEET: **EX2.0**

PRELIMINARY - NOT FOR CONSTRUCTION







**Keller**  
 PLANNING LABORATORY BUILDINGS

1000 W. WISCONSIN ST. SUITE 100  
 MILWAUKEE, WI 53233  
 TEL: 414.224.2200  
 FAX: 414.224.2201  
 WWW.KELLERLABORATORY.COM

PROPOSED FOR:

**TRADE TECH INC.**  
 WISCONSIN  
 HARTFORD.

**REVISIONS**

R1	11.04.2019	JDP
R2	12.24.2019	JDP
R3	01.30.2020	JDP

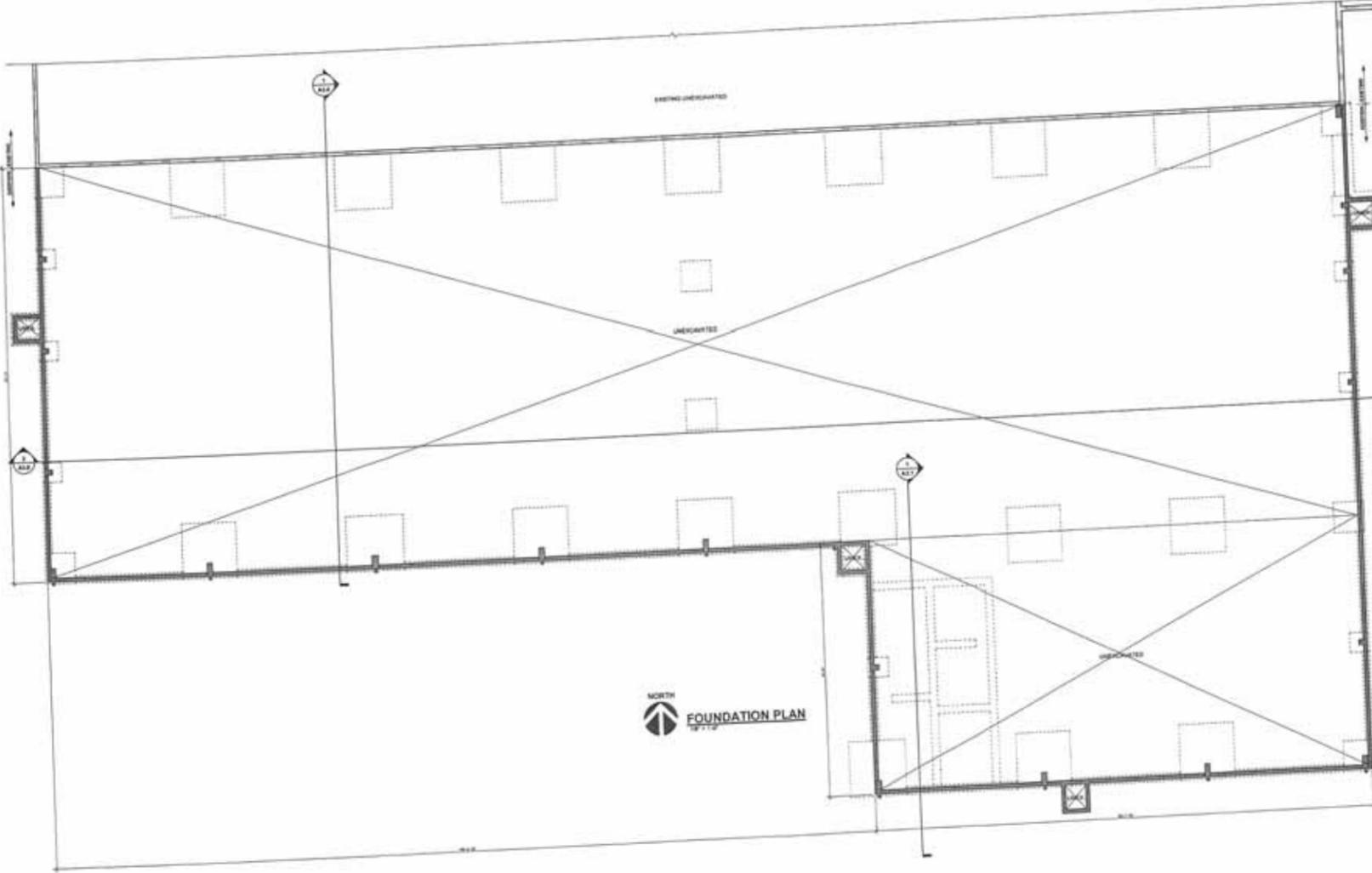
**PROJECT MANAGER:** C. GABRIELSON  
**DESIGNER:** C. MANVOSKE  
**DRAWN BY:** KRW  
**EXPECTOR:** \_\_\_\_\_  
**SUPERVISOR:** \_\_\_\_\_  
**PRELIMINARY NO.:** P12208  
**CONTRACT NO.:** \_\_\_\_\_  
**DATE:** 10.18.2019  
**SHEET:** **A3.0**

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FOOTING SCHEDULE						
FTG.	FOOTING SIZE	FTG. REINFORCING	WALL/PIER SIZE	PIER SIZE	PIER REINFORCING	ANCHOR BOLTS
1	1'-0" x 1'-0"	3#4 @ 12"	12" x 12"	12" x 12"	3#4 @ 12"	2" x 2" @ 12" ON CENTER
2	1'-0" x 1'-0"	3#4 @ 12"	12" x 12"	12" x 12"	3#4 @ 12"	2" x 2" @ 12" ON CENTER

ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.  
 ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.  
 ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.



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**PRELIMINARY - NOT FOR CONSTRUCTION**

REVISIONS	
R1	11.04.2018 JCP
R2	12.24.2018 JCP
R3	01.16.2019 JCP

PROJECT MANAGER:	C. GABRIELSON
DESIGNER:	C. MANSKE
DRAWN BY:	KRW
EXPERITOR:	
SUPERVISOR:	
PRELIMINARY NO.:	P1826
CONTRACT NO.:	
DATE:	10.16.2018
SHEET:	<b>S1.0</b>



**PLAN OF SURVEY**  
 LOCATION: 2221 Constitution Avenue, Hartford, Wisconsin  
 LEGAL DESCRIPTION:  
 Being a part of the Southwest 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 13, Town 12 North, Range 17 East, City of Hartford, Dodge County, Wisconsin bounded and described as follows: Lot 1, Sub 2 of Dodge County Certified Survey Map No. 2223 being a division of Sec. 2 of Dodge County Certified Survey Map No. 2223 as provided in Volume 18 on Page 79-83.  
 November 7, 2018  
 Survey No. 111101

**LEGEND**

1/2" = 1' (20' x 20')	1/4" = 1' (10' x 10')
1/8" = 1' (5' x 5')	1/16" = 1' (2' x 2')
1/32" = 1' (1' x 1')	1/64" = 1' (0.5' x 0.5')
1/128" = 1' (0.25' x 0.25')	1/256" = 1' (0.125' x 0.125')
1/512" = 1' (0.0625' x 0.0625')	1/1024" = 1' (0.03125' x 0.03125')
1/2048" = 1' (0.015625' x 0.015625')	1/4096" = 1' (0.0078125' x 0.0078125')
1/8192" = 1' (0.00390625' x 0.00390625')	1/16384" = 1' (0.001953125' x 0.001953125')
1/32768" = 1' (0.0009765625' x 0.0009765625')	1/65536" = 1' (0.00048828125' x 0.00048828125')
1/131072" = 1' (0.000244140625' x 0.000244140625')	1/262144" = 1' (0.0001220703125' x 0.0001220703125')
1/524288" = 1' (0.00006103515625' x 0.00006103515625')	1/1048576" = 1' (0.000030517578125' x 0.000030517578125')
1/2097152" = 1' (0.0000152587890625' x 0.0000152587890625')	1/4194304" = 1' (0.00000762939453125' x 0.00000762939453125')
1/8388608" = 1' (0.000003814697265625' x 0.000003814697265625')	1/16777216" = 1' (0.0000019073486328125' x 0.0000019073486328125')
1/33510400" = 1' (0.00000095367431640625' x 0.00000095367431640625')	1/67020800" = 1' (0.000000476837158203125' x 0.000000476837158203125')
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1/512128000" = 1' (0.000000059604644775390625' x 0.000000059604644775390625')	1/1024256000" = 1' (0.0000000298023223876953125' x 0.0000000298023223876953125')
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1/1303071360000000000000000" = 1' (0.0000000000000000000000000002019442814589951388436197912484375' x 0.0000000000000000000000000002019442814589951388436197912484375')	1/2606142720000000000000000" = 1' (0.00000000000000000000000000010097214072949756942189582484375' x 0.00000000000000000000000000010097214072949756942189582484375')
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CITY OF HARTFORD  
APPLICATION FOR SITE PLAN REVIEW  
(PLEASE PRINT OR TYPE)

For official use only

Account # 100.604.440000.44420 (#78) Date of PC Review: 11/5/2020

Site Plan Minor/No additional sf. \$250.00  
 Site Plan, <10,000 sf construction \$400.00  
 Site Plan, 10,000 - 50,000 sf \$600.00  
 Site Plan, Industrial Construction, >50,000 sf \$800.00  
 Site Plan, Commercial Construction, >50,000 sf \$800.00

Date Paid: \_\_\_\_\_ Zoning Administrator signoff: \_\_\_\_\_

Total Fees Paid: \_\_\_\_\_

Project Name: Trade Tech Addition

Project Location (Address or Legal Description): 2231 Constitution Ave, Hartford, WI 53027

Tax Key Number: 230-1017-1313-003 Zoning: M-4

General Project Description: ~ 22,000 sq. ft crane building addition, 18,000 sq ft was already approved by city plan commission. This is for an additional 4050 sq. ft

Applicant Name: Brzozowski Bros. LLC

Address: 2231 Constitution Ave State: WI Zip: 53027

City: Hartford

Daytime Phone: 262-673-3600 Fax: 262-673-3601 Other: \_\_\_\_\_  
\*\*\*\*\*

Owner Name: Steve Brzozowski + Doug Brzozowski

Address: 2231 Constitution Ave State: WI Zip: 53027

City: Hartford

Daytime Phone: 262-673-3600 Fax: N/A Other: N/A  
\*\*\*\*\*

Contractor Name: Keller, Inc

Address: W204 N11509 Goldendale Rd State: WI Zip: 53022

City: German town

Daytime Phone: (262) 250-9710 Fax: (262) 250-9740 Other: \_\_\_\_\_

See attached information regarding submittal requirements.