Notice and Agenda

Hartford City Plan Commission

Date: April 13, 2020 Time: 5:30 p.m.

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

1. Call to Order
2. Minutes of March 9, 2020
3. Appearances
4. Discussion and Consideration a Proposed Amendment to the City of Hartford 2030 Smart Growth Plan, 780 East Loos Street
5. Discussion and Consideration of a Rezoning Request for 780 East Loos Street
6. Discussion and Consideration of a Site Plan Review of an Office Building for Prescription Analytics at 780 East Loos Street
7. Adjournment

"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
March 9, 2020

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

ABSENT AND EXCUSED: Member Tom Stapleton

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 February 10, 2020. Motion by Regan, second by Anderek to approve minutes of February 10. Motion carried.

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

Discussion and Consideration of a Site Plan Review, Goeman's Rapid Mart Addition, 2712 East Sumner Street

Executive Summary Review:

The owner proposes a 1,600 square foot addition to the west side of the existing building as well as a new fuel canopy west of the building. The property is zoned B-5 Highway Business District. The proposed building addition would be setback 50 feet from the East Sumner Street Right-of-Way (ROW) and 135 feet from the west property line and meets all setback requirements (*40-foot street yard, 10-foot side yard*) of the B-5 district. The new canopy would be setback 35 feet from the west property line and 85 feet from the East Sumner Street ROW, and also meets setback requirements. The new gas storage tank area would be setback 20 feet from the west property line and 18 feet from the north property line, and meets setback requirements. The height of the building would be 24.5 feet above grade, which meets the 35-foot maximum height allowed in the B-5 District. The changes would increase lot coverage to 14.3% of the property, below the 30% maximum lot coverage allowed by Code. The addition would be composed of a stone veneer wainscot and vinyl siding to match the adjacent car wash. Numerous windows would be present on the west façade and the drive through window on the south elevation would be moved west into the addition area. The brick on the existing building would be painted to complement the addition. The new canopy is proposed in BP's latest design motif. Staff believes the overall design of the additions is appropriate and meets Code requirements. Impervious surface of the lot does not change. Water and electric service will be extended from the existing building to the addition. No additional landscaping is proposed or required. The photometric plan for the new canopy lights meets City requirements. Planning Staff recommended approval.

Plan Commission Discussion, Site Plan, Goeman's Rapid Martt:
Mr. Drew reviewed the executive summary. Chairperson Michalak requested comments. There were no comments. Motion by Henke, second by Kuepper to approve site plan for Goeman's Rapid Mart. Motion carried.

Discussion and Consideration of a Request to have a Private Driveway Dedicated as a Private Street for The Conservancy

Executive Summary Review:
In 2019 the City completed approvals for the Conservancy, a two-family and 4-family condominium development located at 1329-1345 South Wilson Avenue. The development consists of three 4-family buildings and eight 2-family buildings with a private driveway on 2.28 acres of land. The Developer, Greg James, has submitted a request to have the driveway dedicated as a Private Street rather than a driveway so that he can give the units Conservancy Court addresses rather than South Wilson Avenue addresses. The Developer claims that the South Wilson Avenue addresses create confusion and delivery issues, especially since the adjacent portion of South Wilson Avenue does not currently connect to segments of South Wilson Avenue to the north. Additional comments and arguments for the Private Street proposal from the Developer are attached. Section 7.24 of the Hartford Municipal Code lists a set of criteria that must be met in order to create a private street. The City has not allowed for the dedication of a private street in more than 20 years (the last two were Hartford Square and Serenity in the late 1990's). However, in the last 20 years numerous condominium and apartment developments have been created with private driveways. These include Willow Glen and Foxhaven condominiums, Gateway Estates apartments, Bridlewood condominiums, as well as Wilson Heights, Oriole Pond and Birch Crossing apartments. Private driveways tend to be narrower, lack curb and gutter, lack sidewalks, and are not signed as streets. Because of this, they are less expensive to build than Private Streets, which in turn are less expensive to build than Public Streets. The Developer can meet the procedural requirements of creating a private street by assigning maintenance responsibilities to the condominium association. The proposed street would be for residential purposes and the City of Hartford Official Map does not show this area as having a publicly dedicated street. No parking would be allowed on the private street, so a 6-foot wide parking lane would not be required. Given that the City has already approved the private driveway location and dimensions, the proposed private street would not be detrimental to the provision of emergency services or create an undue burden on traffic in terms of the width of the road. The development is projected to create approximately 175 average daily vehicle trips, well below the 800 allowed by Code for a private street. No curb and gutter are planned, but alternate drainage methods are provided. As a result, this criterion can be met with a 2/3 "Yes" vote of the Council. The proposed private street **does not** meet the required cartway width of 24 feet (22 feet is proposed). A 22-foot wide cartway is allowed in the case of a one-way street, but this is intended to be for two-way traffic. In addition, no sidewalk is planned for the proposed private street. This requirement can be waived with a 2/3 "Yes" vote of the Council if alternate pedestrian accommodations are provided. No alternate pedestrian accommodations are provided. Finally, Council needs to determine that it is in the best interest of the City to create a private street. Staff strongly believes that it is NOT in the best interests of the City to allow this private driveway to be dedicated as a private street. If approved, this action would set a precedent that would likely result in numerous other existing developments petitioning to have their private driveways reclassified as private streets, resulting in dozens of new streets and potential confusion for emergency services. Similarly, most new multi-family developments would request private streets instead of driveways.

In addition, this is a case of trying to have the best of both worlds; having the reduced cost of a driveway but the benefits of a street. Finally, the City has a long history of requiring that streets be public and available to the public.

Private streets blur the line between something that is intended for a public purpose and something that is intended for a private purpose. The City has only approved two private streets and none in the last twenty years because we don't like them. They create confusion for the City in terms of plowing and maintenance, and extra work for the City in terms of policing who can and cannot be on the private streets. Multiple developments have requested private streets during this time, but the other developers did not pursue the matter when it became clear that Staff would not support it. Given that the proposal does not meet all of the criteria in Section 7.24 of the Hartford Municipal Code for the creation of a Private Street, Staff recommended denial of the request to have a private driveway dedicated as a Private Street for the Conservancy, located at 1329-1345 South Wilson Avenue.

7.24 PRIVATE STREETS.

1) Scope. This Section is to provide for private streets, to be owned by an association of owners of the adjoining properties. A "Private" street may be created in a new subdivision or condominium plat, hereinafter collectively referred to as "Development", in accordance with the terms of this Section. The Common Council shall have discretion to accept or reject an application to create a private street.

2) Procedure. Application to create a private street in a new development shall be made by including:

(a) All necessary information to show compliance with the terms of this Section in the papers filed with the application for approval of the plat of development.

(b) Proposed articles of incorporation and proposed bylaws for a non-for-profit corporation to be formed, for all the owners of property adjoining the private street, to maintain the street and to carry outs the responsibilities of the association under this Section. The Plan Commission will consider the proposal in conjunction with the planned unit development conditional use, and shall make a recommendation to the Common Council. The Common Council may accept or reject the proposal. If the Common Council accepts the proposal the not-for-profit corporation shall be formed, the owners of all of the property shall sign all documents necessary to create a covenant running with the land agreeing to abide by all of the requirements of the association, including the requirement to pay dues to the association sufficient to provide for present maintenance and future repairs and reconstruction of the private streets.

3) Guidelines. In determining whether to approve the private street under the terms of this Section the Common Council will consider the following guidelines:

(a) The street must be a residential street.

(b) The residents in the neighborhood desire to maintain the residential quality of the neighborhood.

(c) The density of development abutting the street must not result in an Average Daily Traffic (ADT) of more than 800.

(d) The private street will not create an undue burden on traffic. The Street Hierarchy of the City of Hartford shall not permit private streets, other than residential access streets and residential subcollector streets, as defined by Chapter 13 of the Municipal Code.

(e) The private street is not detrimental to the provision of emergency services to the adjoining residents or to existing or future residents in proximity to the development.

(f) It is in the best interest of the City, considering planning for the entire City, to create a private street.

(g) The private street does not conflict with mapped streets pursuant to the City of Hartford Official Map.

4) Requirements for a Private Street. Any private street created under the terms of the Section shall comply with the following requirements:

(a) Residential access streets and residential subcollector streets shall be constructed to the standard specifications of the City of Hartford except that the cartway width of a private street may be reduced to 24 feet wide for a two-way street or 22 feet wide for a one-way street.

(b) Where parking is permitted on one side of a private street side, a 6-foot-wide parking lane shall be constructed in addition to the cartway width requirements above.

(c) The Common Council may, upon 2/3 vote, waive the requirement for the installation of curb and gutter adjacent to a private street, provided that alternate drainage methods are provided.

(d) The Common Council may, upon 2/3rd vote waive the requirement for the installation of sidewalk adjacent to a private street, provided that alternate pedestrian accommodations are provided.

5) Responsibility of Not-For-Profit Corporation. The nonprofit corporation formed for the owners of adjoining property shall have the responsibility of maintaining the street and any sidewalks or other public ways along the private street. The nonprofit corporation shall require all the property owners of adjoining properties to pay regular dues to cover all costs of maintaining the street. An annual budget shall be prepared by the nonprofit corporation to assist in arriving at dues.

Plan Commission Discussion, Private Street, The Conservancy:

Mr. Drew reviewed the Executive Summary. Chairperson Michalak asked why these rules are still on the books if we never want to allow private streets again? Mr. Drew explained that there could be situations where a private street is in the best interests of the City. Chairperson Michalak asked if the City would be amenable if the driveway was re-engineered to 24' or would a walking path still be required. Mr. Drew noted that both items were required. Mr. Drew also noted that the code changes were made in part in response to the City's experience with the first Hartford Square development. Member Kuepper asked if any sidewalk was proposed along Wilson Avenue. Mr. Drew affirmed, a walking path is planned. Member Henke asked if the driveway was re-engineered to make it a one-way private street would that be acceptable. Mr. Drew noted that a walkway would still be required. Chairperson Michalak noted that the Common Council could grant a variance; Mr. Drew replied that the code language states 'provided alternate pedestrian accommodations are provide. Member Henke noted that a private street is private property and the police department would have no jurisdiction to enforce someone driving the wrong way on the one-way private street. Chairperson Michalak asked if anyone had questions for developer Greg James, who then took the podium to discuss options he had formulated, including sidewalks between the 4-family buildings and benches along Wilson Avenue. Mr. James also noted the careful process of informing buyers of requirements for parking and driving in his condo developments. Chairperson Michalak directed a question to Mr. Drew – could public be confused if a private sidewalk leads to a public sidewalk, and inadvertently trespass on Conservancy property? Mr. Drew affirmed. Mr. James noted that the homeowners association would need to decide if measures needed to be taken to discourage trespassing. Mr. James noted continuing issues with individuals and contractors finding the property due to Wilson Avenue dead-ending at the end of Summer Wind Subdivision, and Lee Road becoming Wilson on the other side of the development. Both issues are resulting in problems with finding the site, since the development is not yet 'on' GPS. Mr. James has sold 11 units already and owners are being carefully informed of their responsibilities and restrictions as part of the condominium, which includes not being allowed to park in their driveways. Mr. James asked the Plan Commission to consider the proposed changes and pass on a positive recommendation so the Council considers it. Member Henke asked when the Council meeting was scheduled. Mr. Drew noted that Council meets Tuesday, March 10. Chairperson Michalak reviewed the proposed changes and commented on Mr. James's willingness to be flexible, then asked if anyone wanted to move this forward, since he had already asked for a motion three times. Member Henke noted that this proposal moves forward with or without a Plan Commission recommendation. Mr. Drew explained that the Plan Commission had three options: approve, deny or take no action. Member Henke asked if there is actually nothing in front of the Plan Commission since the 24' width is not on the table. Mr. Drew noted that while it is not in front of the Plan Commission, members can take that into consideration. Member Kuepper asked if a street name change would make a difference. Member Henke asked if GPS would route individuals to the location. Mr. Drew noted that GPS would eventually (within a few months) begin routing people correctly with or without a name change. Member Henke asked Mr. Drew if he was comfortable with a 24' width along with a pathway as discussed. Mr. Drew stated that his recommendation would not change; his concern is precedent. Mr. Drew believes this is a slippery slope toward gated communities. No further action was taken.

Meeting adjourned by call of Chair at 5:56 p.m.

Respectfully submitted,
Justin Drew, City Planner

Compiled by Char Smelter, Planning Secretary

Executive Summary

Ordinance No. _____

Title: Proposed amendment to the City of Hartford 2030 Smart Growth Plan

Background: In 2010 the Plan Commission and Common Council approved the nine elements of the City of Hartford 2030 Smart Growth Plan and component Long-Range Land Use Map. The Long-Range Land Use Map was subsequently amended for small areas later in 2010, 2012, 2016, and 2018. During the Smart Growth creation process, Staff indicated that proposed changes were likely to come forward occasionally, primarily from land owners. The Plan Commission and Common Council can vote to change the City of Hartford 2030 Smart Growth Plan at any time.

Long-Range Land Use Map Function: Ideally the Long-Range Land Use Map should serve as a template of how the City views the current and future mix of land uses in and around Hartford. However, some of the land uses described in the Long-Range Land Use Map do not ideally describe the land use that exists or could appropriately exist in a given area. For example, in the downtown area, there are individual buildings that include residential, commercial and light industrial uses. This mix of uses is viable outside of the downtown as well.

Hartford's Long-Range Land Use Map, similar to its zoning ordinance, is based on the Euclidian model. The Euclidian model seeks to separate incompatible uses. However, over time this approach has served to separate almost all different uses, rather than just the incompatible ones. It is important that the City of Hartford keep zoning and land use flexible to ensure that compatible uses can be intermixed, thus creating more memorable and sustainable neighborhoods. Our focus in reviewing proposed land use plan amendments should be to identify and prohibit the incompatible uses, and be open to changes to the plan that are compatible with surrounding land use patterns.

Proposed Change: Staff recommends that the City of Hartford 2030 Smart Growth Plan and Long-Range Land Use Map be amended to reflect the following change:

780 East Loos Street: The adopted Smart Growth Plan identifies this area for medium density residential, mixed single and two family, 3.0 – 5.81 units/acre. The applicant is requesting commercial development, specifically B-4 Professional Office District. Surrounding areas are designated as follows:

North: Commercial and medium density residential (3.0 – 5.81 units/acre)
West: High density residential (8 – 11 units/acre), medium density residential (3.0 – 5.81 units/acre)
South: Park & open space (the area directly across Loos Street from this parcel)
East: High density residential (11 – 14 units/acre) and conservancy.

The portion of this parcel that is wetland is designated as conservancy and is not developable. Under the current land use designation, the developable portion (approximately 3.1 acres) would be expected to be developed with 9-17 residential units. The entire parcel is 6.35 acres. Per the recent wetland delineation, the entire southern portion of the property is wetland. This section of the property is closest to residential developments. The northern portion of the parcel (the area to be developed) is closest to commercial or intended commercial uses, with residential development or intended residential development only along the northwest corner of the parcel.

The applicant proposes an office building to house a consulting business. The business, Prescription Analytics, is currently located at 823 East Sumner Street. The proposed B-4 Professional Office

District is appropriate for the business and is an appropriate zoning for the parcel considering the uses surrounding the north section of the property.

Staff believes that the proposed zoning is an appropriate alternative to the Smart Growth/Long Range Land Use map designation of mixed single and two family development. The most recent wetlands designation removes most of the southern portion of the lot from residential development and a professional office building would be a less-intense use than multiple dwelling units located close to East Sumner Street's commercial corridor.

Recommendation: Staff recommends that the City of Hartford 2030 Smart Growth Plan/Long-Range Land Use Map be amended for 780 East Loos Street to allow for a rezoning to B-4 Professional Office District.

Prepared By: J Justin Drew 4-1-2020
Justin Drew — Date
City Planner

Reviewed By: Lori Hetzel 4/1/2020
Lori Hetzel — Date
City Clerk

Approved By: Steve Volkert 4/2/2020
Steve Volkert, — Date
City Administrator

ROUTING:

PLAN COMMISSION	4/13/2020
COMMON COUNCIL	4/14/2020

Ordinance No. _____

An Ordinance Revising the 2030 City of Hartford Smart Growth Plan

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

SECTION 1: Pursuant to SS62.23(2) and (3), Wis. Stats., in 2009 the City of Hartford prepared and adopted a comprehensive land use plan as defined in SS66.1001(1)(a) and 66.1001(2), Wis. Stats.;

SECTION 2: Upon enactment of the Ordinance adopting the 2030 City of Hartford Smart Growth Plan the Common Council attached the following conditions:

1. The Common Council intends to amend the provisions of the plan as they see fit;
2. The Common Council may do simple or major adjustments at any time;
3. The Plan and local ordinances must be consistent and cannot be in conflict, and
4. Legislation encourages the City to complete an update every ten (10) years;

SECTION 3: In keeping with the above-noted conditions, the Common Council has reviewed and approved a requested amendment to the Smart Growth Plan intended to allow for Professional Office District Zoning at 780 East Loos Street;

SECTION 4: This ordinance shall take effect and be in full force upon its passage and the day after its publication.

Signed: _____
Timothy C. Michalak, Mayor

INTRODUCED: April 14, 2020

ADOPTED:

Attest: _____
Lori Hetzel, City Clerk

Daily News:
March 13, 2020
64 Notices Sent

Notice of Public Hearing
City of Hartford Common Council
Smart Growth Plan Amendment

PLEASE TAKE NOTICE that a PUBLIC HEARING will be held at 7:00 p.m. or thereafter on ***April 14, 2020*** in the Common Council Chambers at the lower level of City Hall, 109 N. Main Street, by the City of Hartford Common Council for the purpose of considering a possible amendment to the City of Hartford 2030 Smart Growth Plan adopted by the Common Council in December 2009, and updated in 2010, 2012, 2016 and 2018.

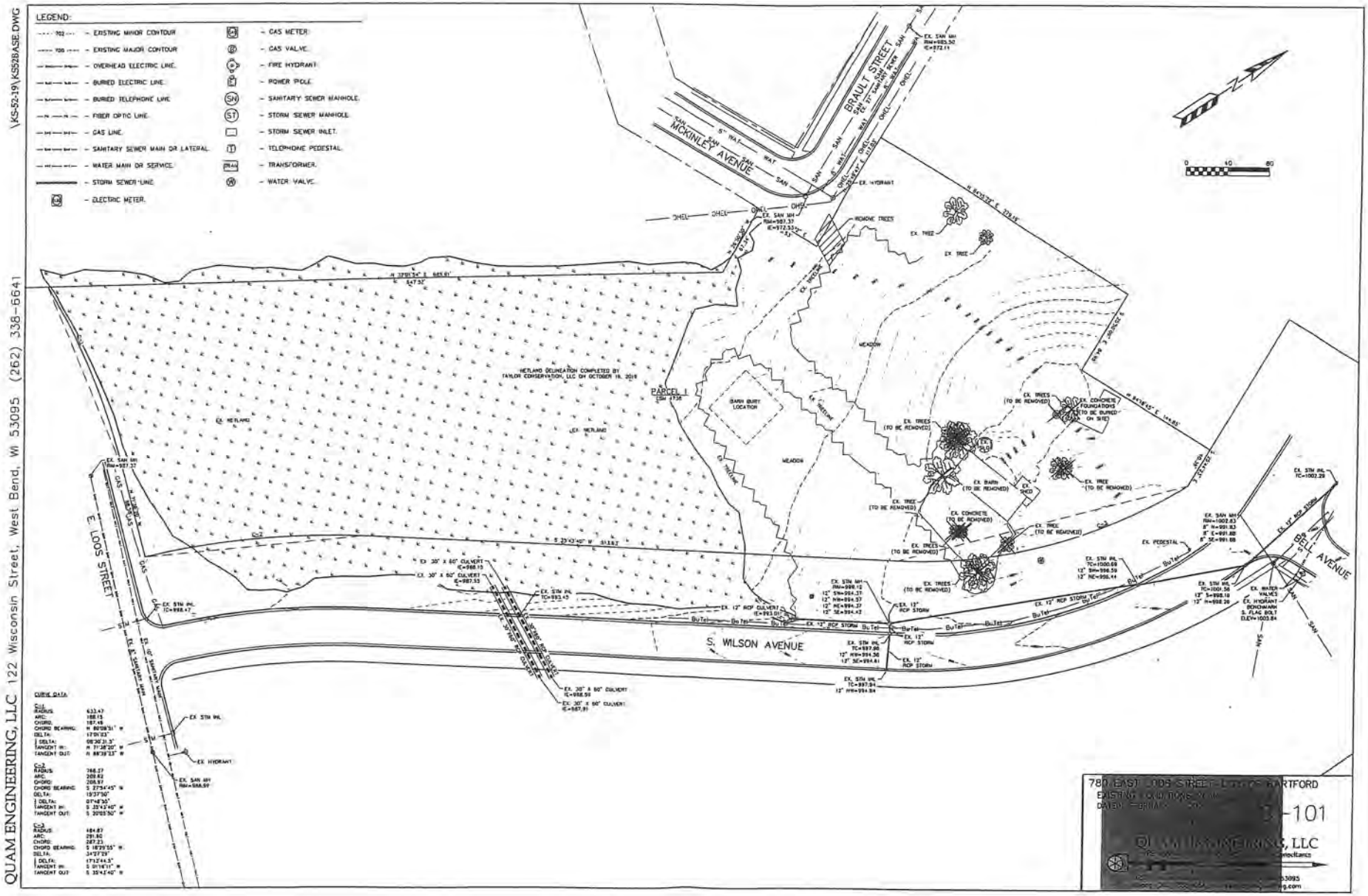
The proposed amendment is intended to allow rezoning and approval for a professional office building at the property located at 780 East Loos Street, tax key number 36-2104-007-021.

A copy of materials and related information will be available for review by appointment at the City of Hartford Planning Office, top floor City Hall, Monday – Friday 7:30 a.m. – 4:30 p.m.

The purpose of said Public Hearing is to hear those persons who wish to express their opinions for or against the proposed changes to the Smart Growth Plan.

Dated this 13th day of March, 2020.

Lori Hetzel
City Clerk
City of Hartford



QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 338-6641

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Executive Summary

Ordinance No._____

Title: Review of a Rezoning Request for 780 East Loos Street

Background: Keller Incorporated, representing Prescription Analytics, has requested rezoning for 780 East Loos Street (tax key number 36-2104-007-021), from A-1 Agricultural District to B-4 Professional Office District.

The property, with an East Loos Street address, borders on East Loos and South Wilson and extends north to Bell Avenue. Properties on East Sumner back up to its north border, and its west border runs along properties on Brault Street, McKinley Avenue, and Misty Meadows Boulevard.

The property was originally part of a larger annexation that occurred in 1996 (see attached map, annexation 148). This annexation resulted in the extension of South Wilson and East Loos, and the development of the current multi-family and condo developments on the east side of South Wilson (Wilson Heights, Fox Haven and Willow Glen). A professional medical office development concept plan and B-4 rezoning was approved in 2005 for 150 South Wilson, north of what is now Wilson Heights Apartments. That development did not move forward but the parcel remains B-4 and conservancy zoning.

Prescription Analytics is a consulting firm specializing in supporting pharmaceutical, life science and bio-technology companies. They have outgrown their current location at 823 E. Sumner Street and have been looking for expansion opportunities that allow them to stay in the City. The proposed location at 780 East Loos Street was originally intended for residential development but given that the parcel has a large area made up of wetlands that is inappropriate for development, the lesser impact of a single professional office development makes sense.

The property is surrounded by single-family, multi-family and duplex units on the west; conservancy zoning to the south; multi-family, B-4 Professional Office, B-5 Highway Business District, and conservancy zoning to the east; and single-family and B-4 zoning to the north. The mixed-use nature of this area makes it a particularly good fit for B-4 zoning given the explanation of B-4 in the Municipal Code: 'The B-4 Business District is intended to provide for individual or limited office, professional, and special service uses where the office activity would be compatible with neighborhood uses and not exhibit the intense activity of retail or wholesale business districts.'

The site plan for the proposed structures indicate plenty of room to meet setback requirements for the B-4 zoning and for required wetland buffer setbacks.

Recommendation: The Planning Staff recommends approval of the rezoning request from A-1 Agricultural District to B-4 Professional Office District at 780 East Loos Street.

Prepared By: J Justin Drew 3/27/20
Justin Drew, City Planner — Date

Reviewed By: Lori Hetzel 3/28/20
Lori Hetzel, City Clerk — Date

Approved by: _____ 3-30-20
Steve Volkert, City Administrator — Date

ROUTING:

PLAN COMMISSION	4/13/2020
COMMON COUNCIL	4/14/2020

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 property known as 780 East Loos Street, tax key number 36-2104-007-021,

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: April 14, 2020
Adopted:

Attest: _____
Lori Hetzel, City Clerk

Daily News:
March 27, 2020
April 3, 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 April 14, 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:

Keller Inc. has requested the rezoning of the property known as 780 E. Loos Street, tax key number 36-2104-007-021, from A-1 Agricultural District to B-4 Professional Office 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 27th day of March, 2020.

Lori Hetzel
City Clerk

PUNJAB REAL ESTATE LLC
743 E SUMNER ST
HARTFORD WI 53027-0000

WILLOWBROOK APARTMENTS LLC
PO BOX 1723
BROOKFIELD WI 53008-0000

CHAD ELLIOTT, ANGELA ELLIOTT
620 KETTLE MORAINE DR S
SLINGER WI 53086-0000

SCHULTZ RENTALS LLC
2710 STATE HWY 175
RICHFIELD WI 53076-

RICKEY L MULTHAUF, JEAN M MULTHAUF
W474 POND RD
RUBICON WI 53078-0000

GERARD B ROETHLE, BARBARA A ROETHLE
323 PINE RIDGE CT
SLINGER WI 53086-0000

JJR PROPERTIES LLC
4933 WILD LIFE RD SUITE 2
HARTFORD WI 53027-0000

SARAH A BUCHANAN, MARK A BUCHANAN
759 E SUMNER ST
HARTFORD WI 53027-

LORALEE GERRIETTS, KATHLEEN SMITHYMAN ET AL
833 E LOOS ST 1
HARTFORD WI 53027-0000

JON L PELTIER REVOCABLE TRUST
833 E LOOS ST UN 4
HARTFORD WI 53027-

RFS & ASSOCIATES LLC, FRANK STANGL
PO BOX 396
GERMANTOWN WI 53022-0000

C&T INVESTMENTS OF GERMANTOWN LLC
3000 CTY HWY P
JACKSON WI 53037-

GERARD B ROETHLE, BARBARA A ROETHLE
323 PINE RIDGE CT
SLINGER WI 53086-0000

JJC HOLDINGS LLC
385 SCHRAUFNAGEL DR
HARTLAND WI 53029-

PAMELA M EHRLICH
208 MISTY MEADOWS BLVD
HARTFORD WI 53027-

THOMAS H BRAULT, BEVERLY J BRAULT
773 E SUMNER ST
HARTFORD WI 53027-0000

MARLENE M CONFARE REVOCABLE TRUST, et al
807 FAIRVIEW DR
HARTFORD WI 53027-

JUSTIN LOETHER, STEPHANIE LOETHER
100 BRAULT ST
HARTFORD WI 53027-

DOUGLAS DANIEL GEHRING
833 E LOOS ST 2
HARTFORD WI 53027-

JEAN M FREDERICK
855 E LOOS ST 1
HARTFORD WI 53027-

WILLOWBROOK APARTMENTS LLC
PO BOX 1723
BROOKFIELD WI 53008-0000

MAXWELL L FRIEDERICHS
735 E LOOS ST
HARTFORD WI 53027-

DANIEL L SCHMITZ, PATRICIA A SCHMITZ
1655 TARUS CT
CEDARBURG WI 53012-0000

GERARD B ROETHLE, BARBARA A ROETHLE
323 PINE RIDGE CT
SLINGER WI 53086-0000

JERRY A PAQUETTE, PHYLLIS E PAQUETTE
210 MISTY MEADOWS BLVD
HARTFORD WI 53027-0000

PRESCRIPTION ANALYTICS INC
823 E SUMNER ST
HARTFORD WI 53027-0000

PRESCRIPTION ANALYTICS INC
823 E SUMNER ST
HARTFORD WI 53027-

FIRST BANK FINANCIAL CENTRE
155 W WISCONSIN AVE
OCONOMOWOC WI 53066-

MARION B NOREEN
833 LOOS ST UN 3
HARTFORD WI 53027-

TERRY A KOWALSKI, KATHLEEN M KOWALSKI
855 E LOOS ST 2
HARTFORD WI 53027-

ZORAN KORKALIC, MIRSADA KORKALIC
855 E LOOS ST 3
HARTFORD WI 53027-0000

CORY BURNS, RACHEL BURNS
859 E LOOS ST 2
HARTFORD WI 53027-

RONALD W HONZELKA, JANICE C HONZELKA
867 E LOOS ST 1
HARTFORD WI 53027-0000

FRANK J PALMSTEIN
867 E LOOS ST 4
HARTFORD WI 53027-0000

LOIS A RADDEMANN, TRACY L KEENER ET AL
871 E LOOS ST 3
HARTFORD WI 53027-0000

KIMBERLY A BEIMEL
875 E LOOS ST 2
HARTFORD WI 53027-0000

AARON JOHNSTON
1051 HALL RD UNIT 1
HARTFORD WI 53027-0000

GERALD F BREHMER, BEVERLY J BOETTCHER
881 E LOOS ST 4
HARTFORD WI 53027-0000

BEVERLY A MOLDENHAUER
883 E LOOS ST 3
HARTFORD WI 53027-0000

MICHAEL J REIS
917 E LOOS ST 2
HARTFORD WI 53027-0000

DAVID E LEIN
855 E LOOS ST 4
HARTFORD WI 53027-0000

EVAN KLUMB
859 E LOOS ST 3
HARTFORD WI 53027-

WILLIAM PETER HEWITT
867 E LOOS ST 2
HARTFORD WI 53027-0000

JEROME M JOCHEM, BRENDA E JOCHEM
2185 GALWAY RD
HARTFORD WI 53027-

TIM KAUPER
871 E LOOS ST 4
HARTFORD WI 53027-

CARRIE A STILLER, STILLER TRUST
875 E LOOS ST UN 3
HARTFORD WI 53027-0000

BENJAMIN C BOWSER
881 E LOOS ST 2
HARTFORD WI 53027-0000

LORRAINE H NAGEL FAMILY TRUST
883 E LOOS ST 1
HARTFORD WI 53027-0000

KATHLEEN L O'HARROW
883 E LOOS ST 4
HARTFORD WI 53027-0000

JERALDINE A FRANK
917 E LOOS ST 3
HARTFORD WI 53027-0000

CMRF TRANSITION TRUST
859 E LOOS ST 1
HARTFORD WI 53027-0000

MICHAEL E MANN
859 E LOOS ST 4
HARTFORD WI 53027-1998

LINDA MARTIN
867 E LOOS ST 3
HARTFORD WI 53027-0000

LLLDV LLC
W279N7148 MILL POND WAY
HARTLAND WI 53029-0000

DEAN A MILLER, LAURA S MILLER
875 E LOOS ST 1
HARTFORD WI 53027-0000

CHRISTINE MOBERLY
875 E LOOS ST 4
HARTFORD WI 53027-0000

PAUL P FINAN
881 E LOOS ST 3
HARTFORD WI 53027-0000

GRANT A FREDRICK
883 E LOOS ST 2
HARTFORD WI 53027-0000

SCOTT M BECKER, AMY S BECKER
917 E LOOS ST 1
HARTFORD WI 53027-0000

WILLIAM JOHN BOHMER FAMILY TRUST, JANICE KAY BOHMER FAMILY TRUST
917 E LOOS ST 4

CITY OF HARTFORD
109 N MAIN ST
HARTFORD WI 53027-0000

2BROS LLC
PO BOX 31
WAUPUN WI 53963-

PURITY REAL ESTATE LLC
2301 SUN VALLEY DR #200
DELAFIELD WI 53018-0000

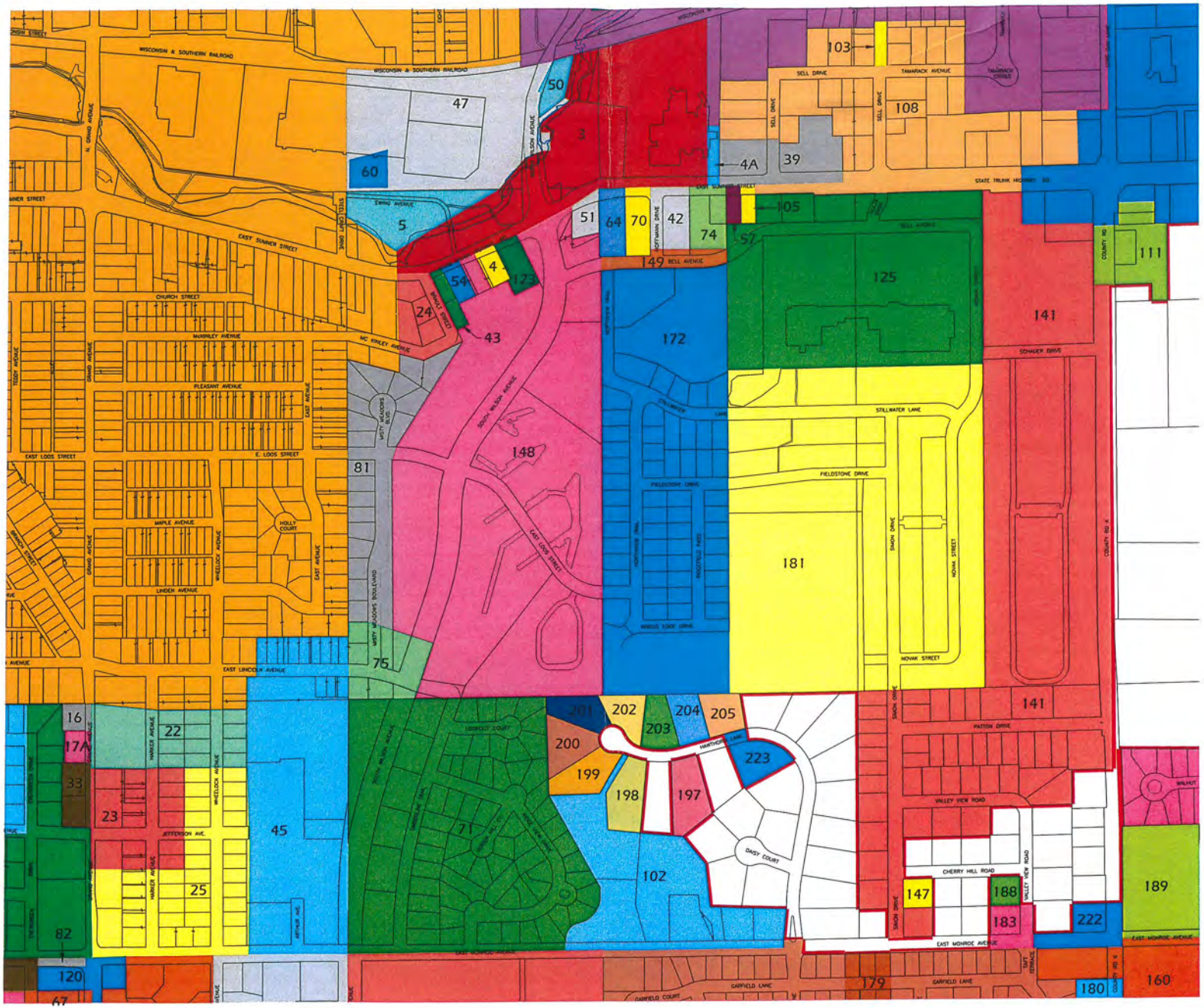
WILSON HEIGHTS LLC
250 N SUNNY SLOPE RD STE 290
BROOKFIELD WI 53005-

3-20-20

To city of Hartford
Common Council

In regard to your notice of Public hearing 4-14-20. I am totally upset & opposed to the rezoning & building of a professional building in a residencial area. We had new apartments & housing around the corner. These are Wet Lands. I moved here for quiet & beauty of the nature & wildLife around me. Wilson is very busy as it is! Now you want to create more traffic and noise & unwanted extra people in area. this would devalue my home also! If you agree to this I will be forced to move out of Hartford. This is a desgrace to the area. I am going to contact the DNR - and discuss this with them.

Thank you
Pam Ehrlich
208 Misty Meadows Blvd. Hartford


WISCONSIN & SOUTHERN RAILROAD
EAST SUMNER STREET
CHURCH STREET
McKINLEY AVENUE
PLEASANT AVENUE
EAST LOOS STREET
E. LOOS STREET
MAPLE AVENUE
LINDEN AVENUE
EAST LINCOLN AVENUE
JEFFERSON AVE.
HOLLY COURT
SOUTH WILSON AVENUE
EAST LOOS STREET
SELL DRIVE
TAMARACK AVENUE
STATE TRUNK HIGHWAY 50
BELL AVENUE
SCHAUER DRIVE
STILLWATER LANE
FIELDSTONE DRIVE
NOVAK STREET
PATTON DRIVE
VALLEY VIEW ROAD
CHERRY HILL ROAD
EAST MONROE AVENUE
GARFIELD LANE
GARFIELD COURT
DAISY COURT
HAWTHORN LANE
COUNTY RD K
WALNUT
103
108
47
50
3
4A
39
60
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51
64
70
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160

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: 780 E Loos St.
Tax Key Number: 36-2104007021

Legal Description or Metes & Bounds Description:_____

Existing Zoning: A-1 Proposed Zoning: B-4

Existing Use: Vacant Property

Proposed Use: New 6,155 Sq. Ft. Office Building

Applicant Name: Keller, Inc - Scott Laursten

Address: W204 N11509 Goldendale Rd

City: Germantown State: WI Zip: 53022

Daytime Phone: (262)250-9710 Fax:_____ Other: (262) 825-6163
*****

Owner Name: Prescription Analytics, Inc

Address: 823 E Sumner St.

City: Hartford State: WI Zip: 53027

Daytime Phone: (414) 306-8200 Fax:_____ Other:_____
*****

~~**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 seven days prior to the public hearing. In addition, all owners of property within 200 feet of the subject property will be notified by mail at least ten days prior to the public hearing. Once approved by the

Executive Summary

Title: Site Plan Review of an office building for Prescription Analytics at 780 East Loos Street

Background: Keller has submitted a site plan for an office building and storage building near the intersection of Bell Avenue and South Wilson Avenue. Though the property currently has a 780 East Loos Street address, the developable area is along the north half of the property.

The office building would be for Prescription Analytics. Prescription Analytics is a consulting firm specializing in supporting pharmaceutical, life science and bio-technology companies. They have outgrown their current location at 823 E. Sumner Street and have been looking for expansion opportunities that allow them to stay in the City.

Keller has also submitted a Smart Growth Plan amendment to allow for commercial development, and rezoning petition to zone the property to B-4 Office. The Common Council would need to approve the smart growth plan amendment and rezoning petition (April 14) for an approval of this site plan to take effect.

Adjacent Uses, General Layout

The property is surrounded by single-family, multi-family and duplex units on the west; conservancy zoning to the south; multi-family, B-4 Professional Office, B-5 Highway Business District, and conservancy zoning to the east; and single-family and B-4 zoning to the north.

The proposed office building would be 6,155 square feet and would be arranged near the northeast portion of the property and would have the following setbacks, all of which meet Code requirements:

- **80 feet** from the South Wilson Avenue Right-of-Way
- **225 feet** from the McKinley Avenue Right-of-Way
- **80 feet** from the north lot line
- **175 feet** from the wetland to the south

The storage building would be 2,400 square feet and would be setback 45 feet from the South Wilson Avenue Right-of-Way and 25 feet from the north property line, both of which meet B-4 setback requirements.

Lot Coverage would be approximately **7.1%** of the 2.75 - acre developable portion of the 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 residential development at 3.0-5.8 units per acre. The Developers have proposed a change to the Smart Growth Plan to allow commercial development.

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

Building Plans

The office building would be a single-story pitched roof structure with a façade of a stone veneer wainscot and between windows on the east side, and gray vertical LP siding (engineered wood), along with a decorative entrance canopy and back porch. Numerous windows are present on each side of the building. The storage building would have a façade of gray vertical LP siding. Four panelized garage doors would be present on the south façade. Overall, the proposed design is attractive and will fit in well with adjacent buildings.

Accessibility and Parking

The building would be accessed from a 24-foot-wide driveway on South Wilson Avenue. 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.

The plan shows 21 parking stalls, with an ability to add additional parking to the south. The parking proposed should be adequate for the office use and meets Code requirements.

Grading and Utilities

It appears the site will have more than one acre of land disturbance. If so, this will require a DNR WRAPP permit for the project. Staff believes that the site may be exempt from the post construction performance standards of NR 151 if the site has less than 10% connected impervious surface. The Developer's engineer will need to verify this.

If the site has less than 1 acre of land disturbance, then they will just need an erosion control permit from the City.

Landscaping, Lighting and Dumpster Enclosure

Keller submitted a landscaping plan with a mixture of deciduous and evergreen shrubs as well as perennials surrounding the building. In addition, the plan shows 17 evergreen shrubs surrounding the dumpster enclosure and flanking the street side of the storage building.

The Developer proposes some lights on the building. Given that no parking lot light poles are proposed and the distance from the building to the edge of the property, Staff determined that a photometric plan was not needed. If parking lot light poles are added, the Developer will need to submit a photometric plan meeting City requirements.

A dumpster enclosure is shown at the southeast end of the parking lot. It will be composed of LP siding to match the building. In addition, fencing is shown along the north east side of the property. The Developer will need to work with planning and inspection staff to secure a permit for the fence.

Utilities

Electric, sanitary sewer and water are available to the property from a combination of South Wilson Avenue and McKinley Avenue.

Water

- The water main on McKinley is a 10" WM – not a 6" WM. And the preferred tapping location is on McKinley Ave.

Electric

- Primary electric facilities will need to be extended to the site. We will review and determine the best location for the source – either the overhead line on Brault St. or from the corner of Wilson and Loos St.
- The developer/owner is responsible for the cost of the extension.
- The developer/owner should contact Mike Thimm to discuss transformer locations, extension costs, etc.

Recommendation: The Planning Staff recommends APPROVAL of the Site Plan Review of an office building for Prescription Analytics at 780 East Loos Street, subject to Council approval of the Smart Growth Plan Amendment to allow commercial development, and Council approval of the petition to rezone the property to B-4 Professional Office District.

Prepared By: _____ 4/9/20
Justin Drew, Date
City Planner

Reviewed By: _____ 4-9-2020
Jason Schall, Date
City Engineer

Approved By: _____
Steve Volkert, Date
City Administrator

ROUTING: PLAN COMMISSION 04/13/20

SHEET INDEX

C1.0 SITE PLAN
A1.0 FLOOR PLAN
A2.0 ELEVATIONS
A3.0 SECTIONS
A3.1 SECTIONS
A4.0 REFLECTIVE CEILING PLAN
A5.0 GARAGE FLOOR PLAN
S1.0 FOUNDATION PLAN

PROJECT INFORMATION

APPLICABLE BUILDING CODE

2015 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
ASHRE STANDARD 90.1-2013

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	------ S.F.	------ S.F.	------ S.F.
FIRST FLOOR	------ S.F.	5,438 S.F.	5,438 S.F.
CANOPIES (COLUMN SUPPORTED)	------ S.F.	717 S.F.	717 S.F.
BASEMENT	------ S.F.	------ S.F.	------ S.F.
BUILDING AREA SUB-TOTALS	------ S.F.	5,438 S.F.	5,438 S.F.
MEZZANINES	------ S.F.	------ S.F.	------ S.F.
FIRE AREA TOTALS	------ S.F.	6,155 S.F.	6,155 S.F.

HIGH PILE STORAGE NO
FIRE ALARM SYSTEM YES/NO

OCCUPANCY

B
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE VB CONSTRUCTION
SPRINKLED NO
FIREWALL NO

ALLOWABLE AREA

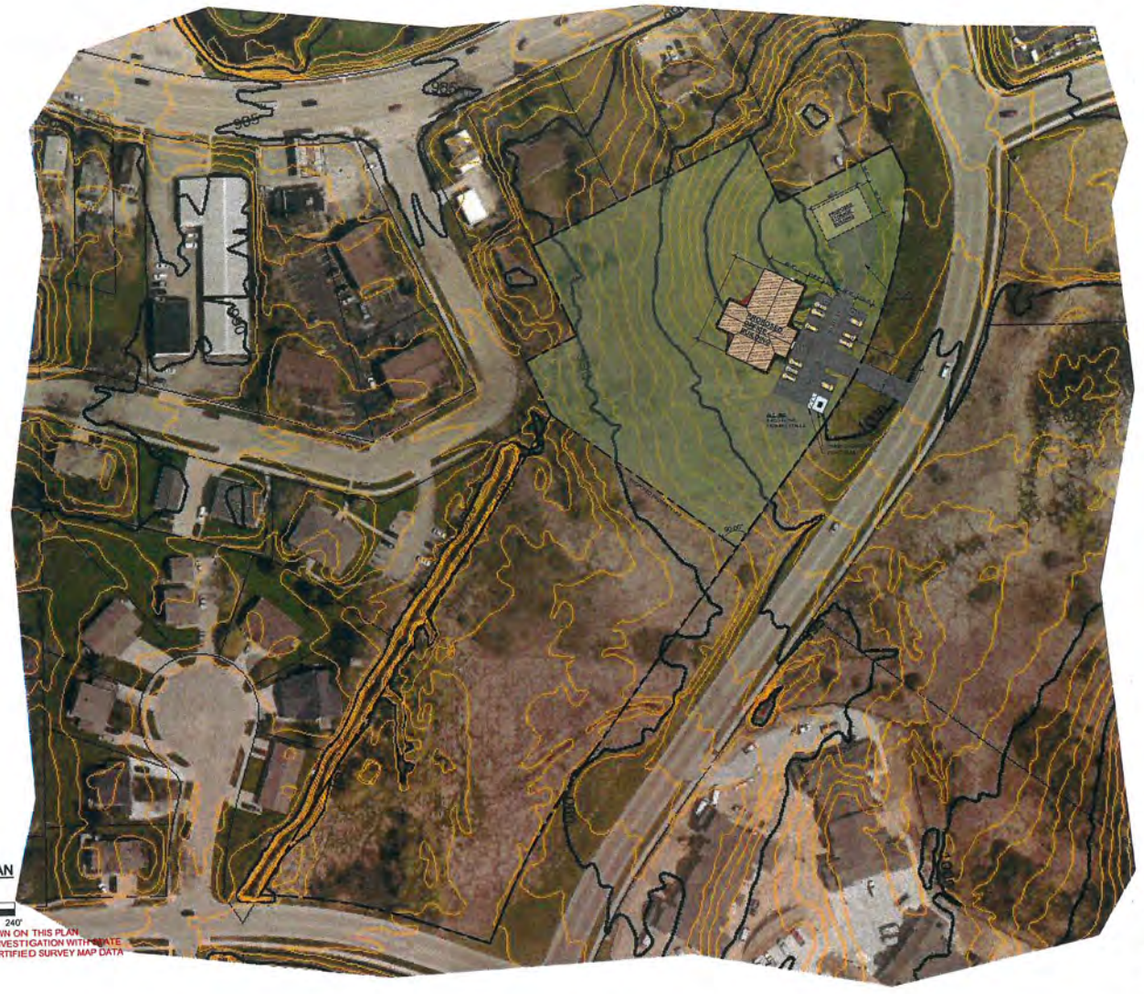
TABULAR FLOOR AREA: 9,000 S.F.
FRONTAGE INCREASE: 6,750 S.F.
SPRINKLER INCREASE: N/A S.F.
TOTAL ALLOWABLE AREA: 15,750 S.F.
ALLOWABLE FIRE AREA: 15,750 S.F.

BUILDING/SITE CONTENT

BUILDING SIZE 5,441S.F. 4.2%
HARD SURFACE 9,174 S.F. 7%
GREEN SPACE 115,964 S.F. 88.8%
PARCEL SIZE (APPROX.) 130,569 S.F. 2.99 ACRES
PARKING PROVIDED 21 STALLS (1 STALL/259.1 S.F.)

ZONING INFORMATION

ZONING: B4
FRONT YARD SETBACK: 25'-0"
SIDE YARD SETBACK: 25'-0"
REAR YARD SETBACK: 25'-0"



NORTH

CONCEPTUAL SITE PLAN
1" = 60'-0"

0' 30' 60' 120' 240'

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:

PRESCRIPTION ANALYTICS

HARTFORD, WISCONSIN

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5700 / 1-800-236-2534
FAX (920) 766-2024

MADISON
711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
WQSH N11929
Coldwaddie Rd
Cornerstown, WI 53022
PHONE (262) 250-9750 / 1-800-236-2534
FAX (262) 250-9740

WAUSAU
9800 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
PRESCRIPTION ANALYTICS
HARTFORD, WISCONSIN

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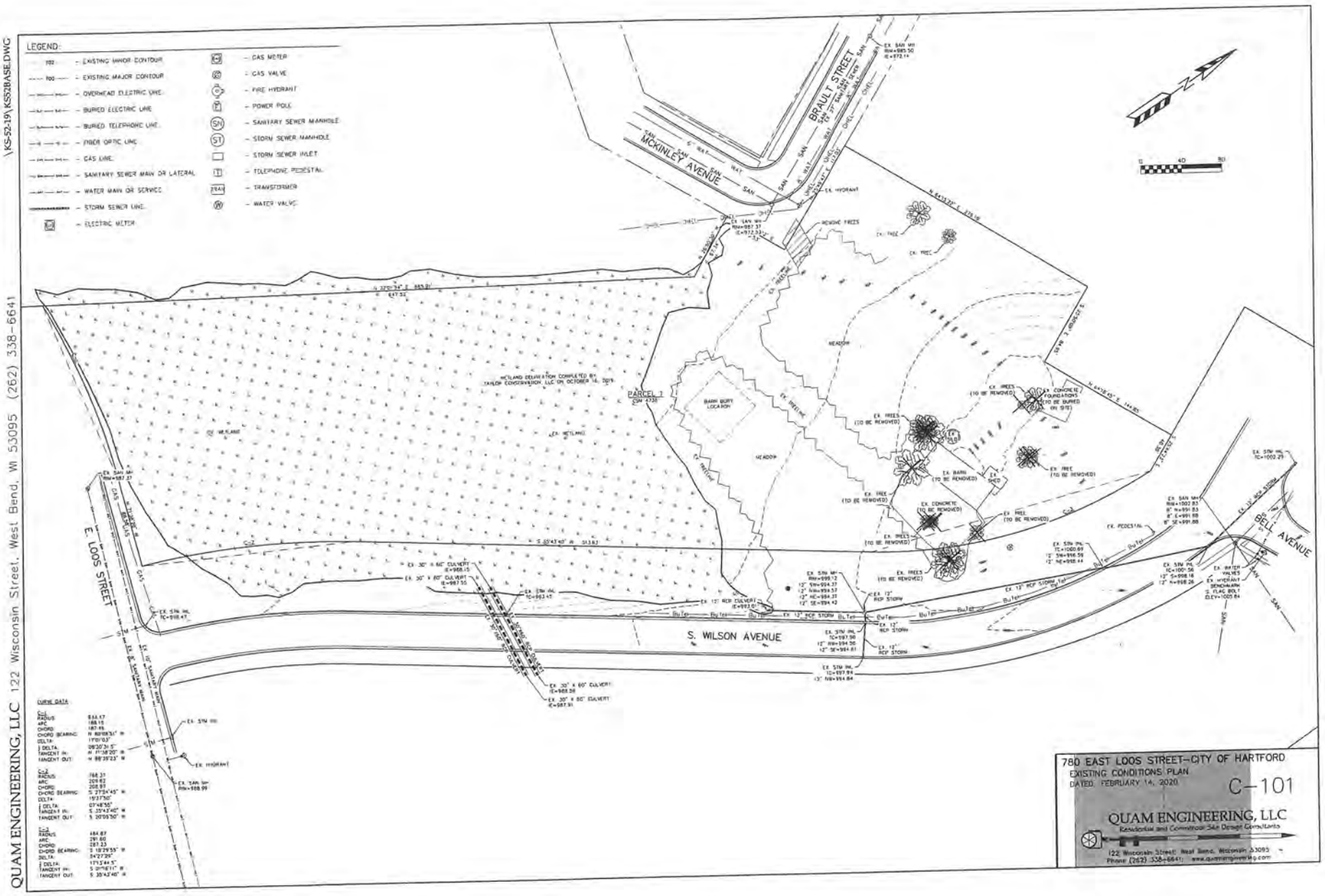
PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS
R1. 12.04.2019. J.R.S.
R2. 12.16.2019. J.R.S.

PROJECT MANAGER: S. LAUSTEN
DESIGNER: C. MANSKE
DRAWN BY: J.R.S.
EXPEDITOR: ------
SUPERVISOR: ------
PRELIMINARY NO: P19295
CONTRACT NO: ------
DATE: 11.19.2019
SHEET: C1.0


LEGEND:
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
OVERHEAD ELECTRIC LINE
BURIED ELECTRIC LINE
BURIED TELEPHONE LINE
FIBER OPTIC LINE
GAS LINE
SANITARY SEWER MAIN OR LATERAL
WATER MAIN OR SERVICE
STORM SEWER LINE
ELECTRIC METER
GAS METER
GAS VALVE
FIRE HYDRANT
POWER POLE
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
STORM SEWER INLET
TELEPHONE PEDESTAL
TRANSFORMER
WATER VALVE
BRAULT STREET
MCKINLEY AVENUE
E. LOOS STREET
S. WILSON AVENUE
BELL AVENUE
PARCEL 1
CSM 4735
WETLAND DELINEATION COMPLETED BY TAYLOR CONSERVATION, LLC ON OCTOBER 16, 2019.
BARN RUFF LOCATION
REMOVE TREES
EX. CONCRETE FOUNDATIONS (TO BE BURIED ON SITE)
EX. BARN (TO BE REMOVED)
EX. SHED
EX. CONCRETE (TO BE REMOVED)
EX. PEDESTAL
EX. 30" x 60" CULVERT
EX. 12" RCP STORM
EX. SAN MH
EX. STM MH
EX. STM INL
EX. HYDRANT
EX. WATER VALVE
BENCHMARK
S. FLAG BOLT
ELEV=1005.84
CURVE DATA
C1
RADIUS 833.17
ARC 188.15
CHORD 187.76
CHORD BEARING N 80°08'51" W
DELTA 12°56'03"
DELTA 09°30'31" E
TANGENT IN N 87°08'20" W
TANGENT OUT N 80°39'23" W
C2
RADIUS 788.31
ARC 209.83
CHORD 208.99
CHORD BEARING S 27°34'45" W
DELTA 19°37'50"
DELTA 07°48'55"
TANGENT IN S 23°43'40" W
TANGENT OUT S 31°26'50" W
C3
RADIUS 484.87
ARC 291.60
CHORD 287.23
CHORD BEARING S 18°29'55" W
DELTA 34°27'29"
DELTA 17°13'44.5"
TANGENT IN S 01°16'11" W
TANGENT OUT S 35°42'40" W
780 EAST LOOS STREET–CITY OF HARTFORD
EXISTING CONDITIONS PLAN
DATED: FEBRUARY 14, 2020
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
QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 338-6641
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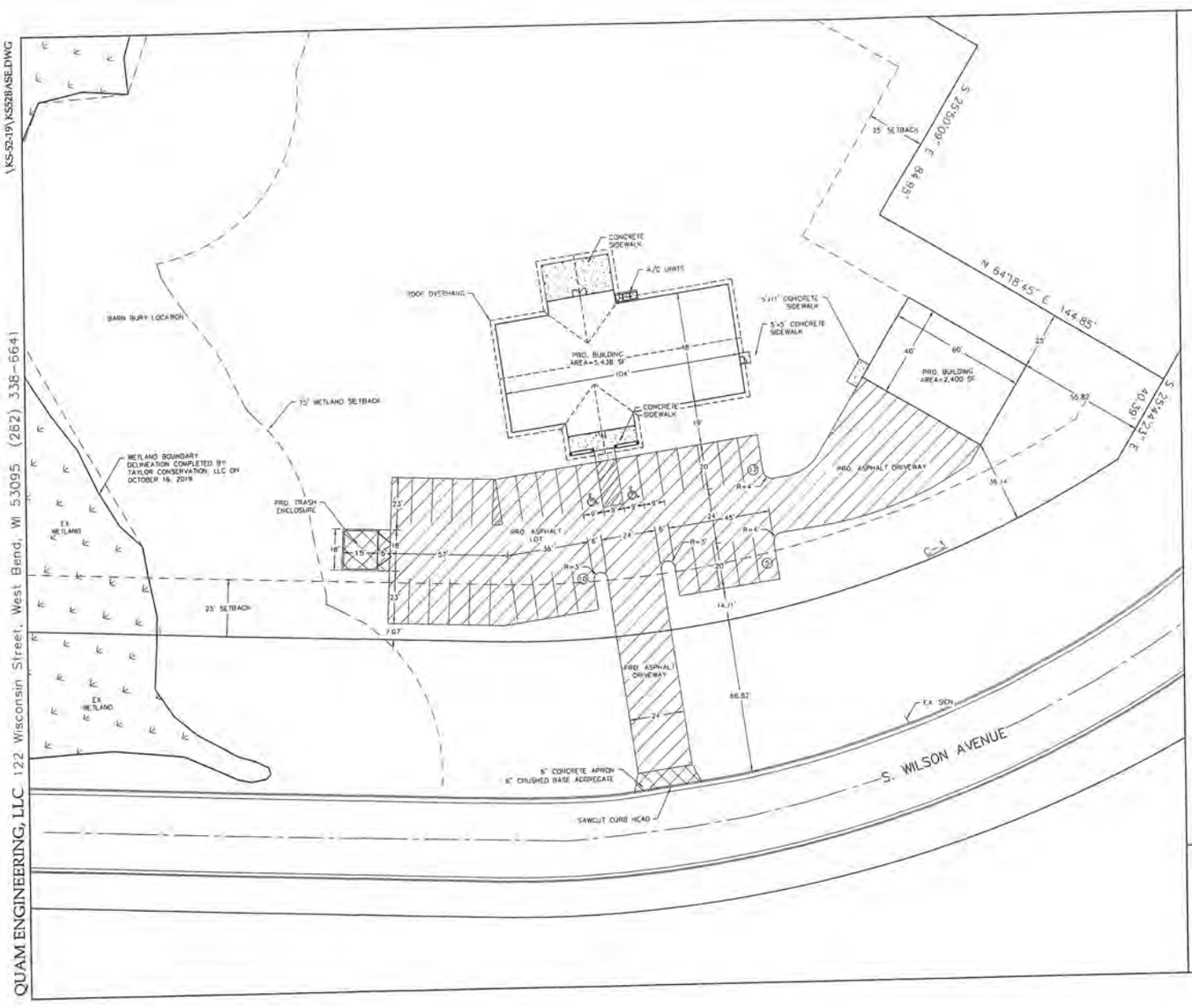

PAVING LEGEND

- ASPHALT PAVEMENT: 3-1/2" ASPHALT PAVEMENT, 6" CRUSHED AGGREGATE BASE COURSE
- CONCRETE PAVEMENT: 6" CONCRETE, 6" CRUSHED AGGREGATE BASE COURSE
- CONCRETE SIDEWALK: 4" CRUSHED AGGREGATE BASE COURSE, 4" CONCRETE

SITE INFORMATION BLOCK

Site Address: 780 East Loos Street

Site acreage (total): 6.35 ACRES

Current Zoning: B-4

Building Height: Principal=30', Accessory =15'

Number of Parking stalls required: 31

One (1) square foot of paved off-street parking space for each one (1) square foot of floor space. Building Area=5,438 sq. ft.

Number of Parking stalls provided:

	SHOWN
Car	30
Accessible	2
Total	32

Surface Coverage:

Ex. Impervious	0.18 Acres
Ex. Pervious	6.17 Acres
Pro. Impervious	0.55 Acres
Pro. Pervious	5.80 Acres
Total	6.35 Acres
Rep. Impervious Percentage	8.66%

SITE PLAN NOTES:

1. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
3. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

780 EAST LOOS STREET–CITY OF HARTFORD

PROPOSED SITE PLAN

DATED: FEBRUARY 17, 2020

C–102

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

122 Wisconsin Street, West Bend, Wisconsin 53095

Phone (262) 338-6641; www.quamengineering.com

QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 338-6641

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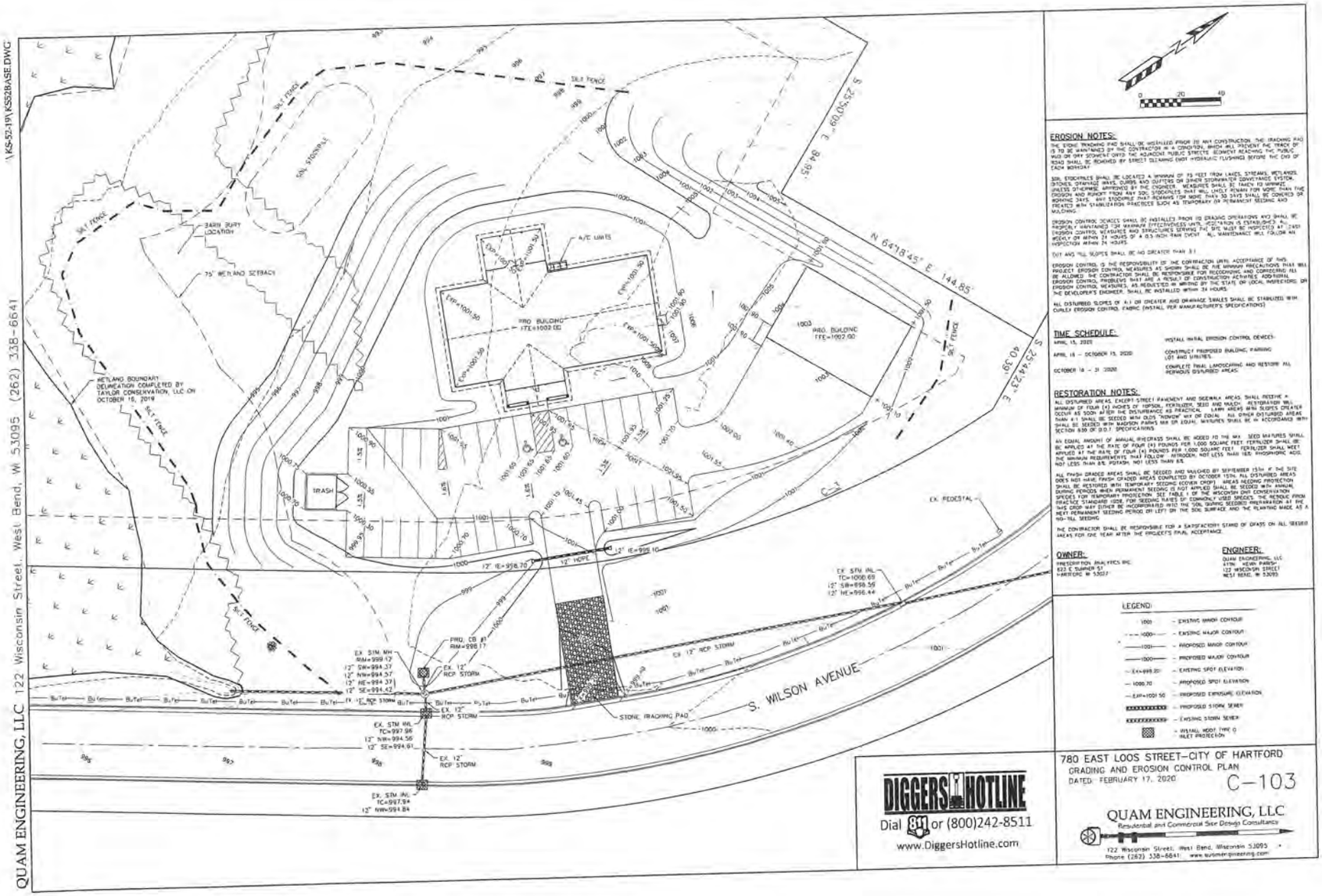


EROSION NOTES:

SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW ANY INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF FWS.

EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL PROJECT EROSION CONTROL. MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED within 24 HOURS.

ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS)

TIME SCHEDULE:

APRIL 15, 2020

APRIL 16 – OCTOBER 15, 2020 — INSTALL INITIAL EROSION CONTROL DEVICES. CONSTRUCT PROPOSED BUILDING, PARKING LOT AND UTILITIES.

OCTOBER 16 – 31 2020 — COMPLETE FINAL LANDSCAPING AND RESTORE ALL REMAINING DISTURBED AREAS.

RESTORATION NOTES:

ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "KENOW" MIX OF EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630.2F.1 OF D.O.T. SPECIFICATIONS.

AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 18%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15th IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH. ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING COVER CROP. AREAS NEEDING PERMANENT SEEDING DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL RYEGRASS FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1058. FOR SEEDING RATES OF COMMONLY USED SPECIES. THE MULCH FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER:
PRESCRIPTION PHARMACY, INC.
623 E. SUMNER ST.
HARTFORD, WI 53027

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: KEVIN PARISH
122 WISCONSIN STREET
WEST BEND, WI 53095

LEGEND:

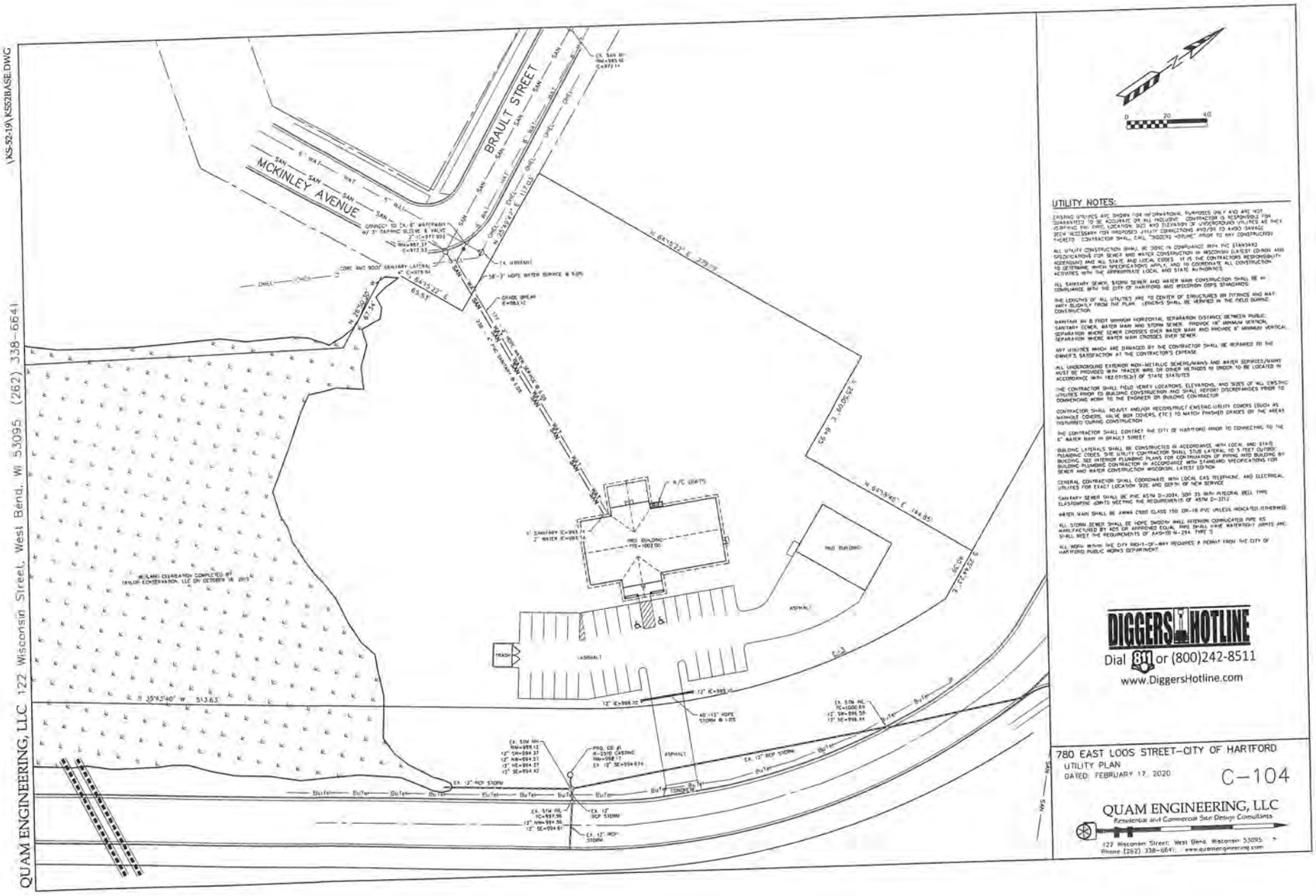
- 1000 – EXISTING MINOR CONTOUR
- 1000 – EXISTING MAJOR CONTOUR
- 1001 – PROPOSED MINOR CONTOUR
- 1000 – PROPOSED MAJOR CONTOUR
- EX=999.20 – EXISTING SPOT ELEVATION
- 1000.70 – PROPOSED SPOT ELEVATION
- EXP=1001.50 – PROPOSED EXPOSURE ELEVATION
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- INSTALL WDOT TYPE D INLET PROTECTION

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

780 EAST LOOS STREET–CITY OF HARTFORD
GRADING AND EROSION CONTROL PLAN
DATED: FEBRUARY 17, 2020

C–103

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
122 Wisconsin Street, West Bend, Wisconsin 53095
Phone (262) 338-6641 www.quameengineering.com



QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 338-6641

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UTILITY NOTES:

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE. SEEK NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE. HERETO CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION

ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDA) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.

ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF HARTFORD AND WISCONSIN DNRS STANDARDS

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS AS UNDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2)(F) OF STATE STATUTES

THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF ALL EXISTING UTILITIES PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION

THE CONTRACTOR SHALL CONTACT THE CITY OF HARTFORD PRIOR TO CONNECTING TO THE 6" WATER MAIN ON BRAULT STREET

BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION

GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE

SANITARY SEWER SHALL BE PVC ASTM D-3034, SDR 35 WITH INTEGRAL BELL TYPE ELASTOMERIC JOINTS MEETING THE REQUIREMENTS OF ASTM D-3212

WATER MAIN SHALL BE AWWA C900 CLASS 150 DR-18 PVC UNLESS INDICATED OTHERWISE

ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S

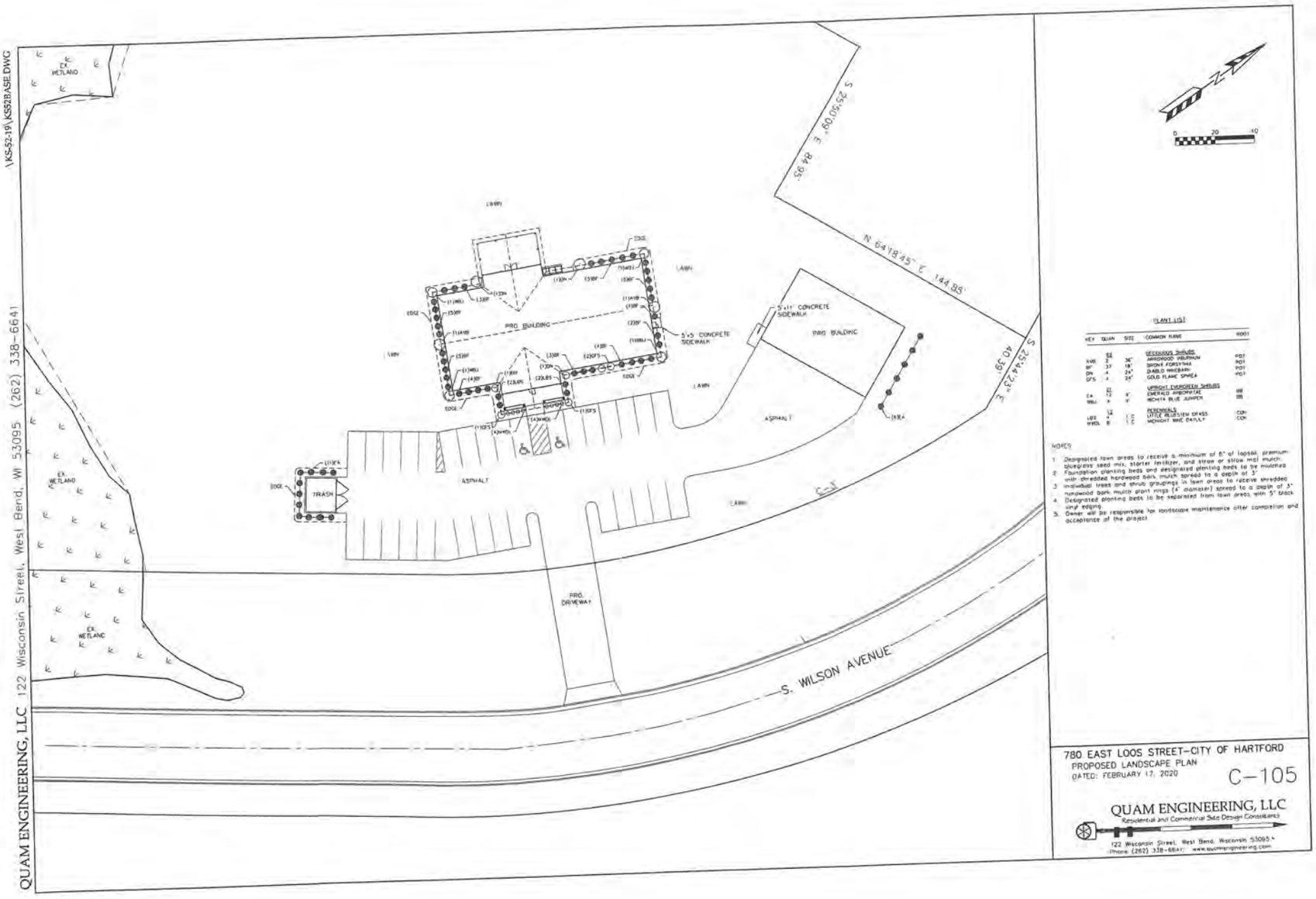
ALL WORK WITHIN THE CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF HARTFORD PUBLIC WORKS DEPARTMENT

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

780 EAST LOOS STREET–CITY OF HARTFORD
UTILITY PLAN
DATED: FEBRUARY 17, 2020

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



PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
			DECIDUOUS SHRUBS	
AAB	3	36"	ARROWOOD VIBURNUM	POT
BF	17	18"	BORDER FORSYTHIA	POT
DN	4	24"	DIABLO NINEBARK	POT
GFS	4	24"	GOLD FLAME SPIREA	POT
			UPRIGHT EVERGREEN SHRUBS	
EA	12	6'	EMERALD ARBORVITAE	BB
WBJ	9	6'	WICHITA BLUE JUNIPER	BB
			PERENNIALS	
LBB	12	1 G	LITTLE BLUESTEM GRASS	CON
MMDL	8	1 G	MIDNIGHT BME DAYLILY	CON

NOTES

1. Designated lawn areas to receive a minimum of 6" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw or straw mat mulch.
2. Foundation planting beds and designated planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".
3. Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
4. Designated planting beds to be separated from lawn areas with 5" black vinyl edging.
5. Owner will be responsible for landscape maintenance after completion and acceptance of the project.

780 EAST LOOS STREET–CITY OF HARTFORD
PROPOSED LANDSCAPE PLAN
DATED: FEBRUARY 17, 2020

C–105

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Residential and Commercial Site Design Consultants
122 Wisconsin Street, West Bend, Wisconsin 53095
Phone (262) 338-6641 www.quamengineering.com

QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 338-6641

\KS-52-19\KS52BASE.DWG

QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 338-6641

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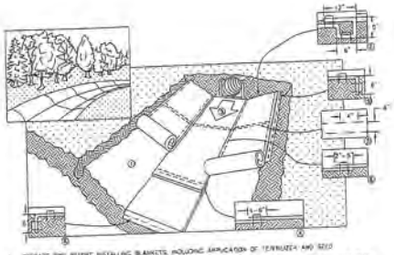
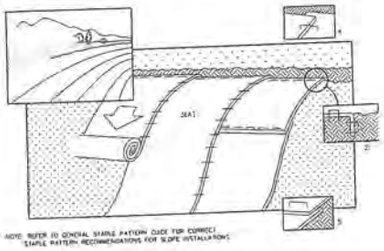


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30' TO 40' FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH.

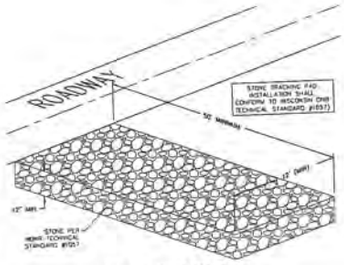
EROSION CONTROL MAT — CHANNEL INSTALLATION



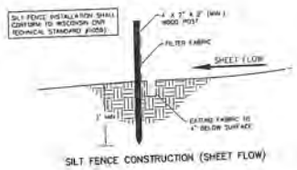
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

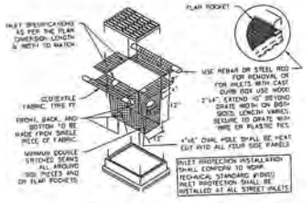
EROSION CONTROL MAT — SLOPE INSTALLATION



STONE TRACKING PAD DETAIL



SILT FENCE CONSTRUCTION (SHEET FLOW)



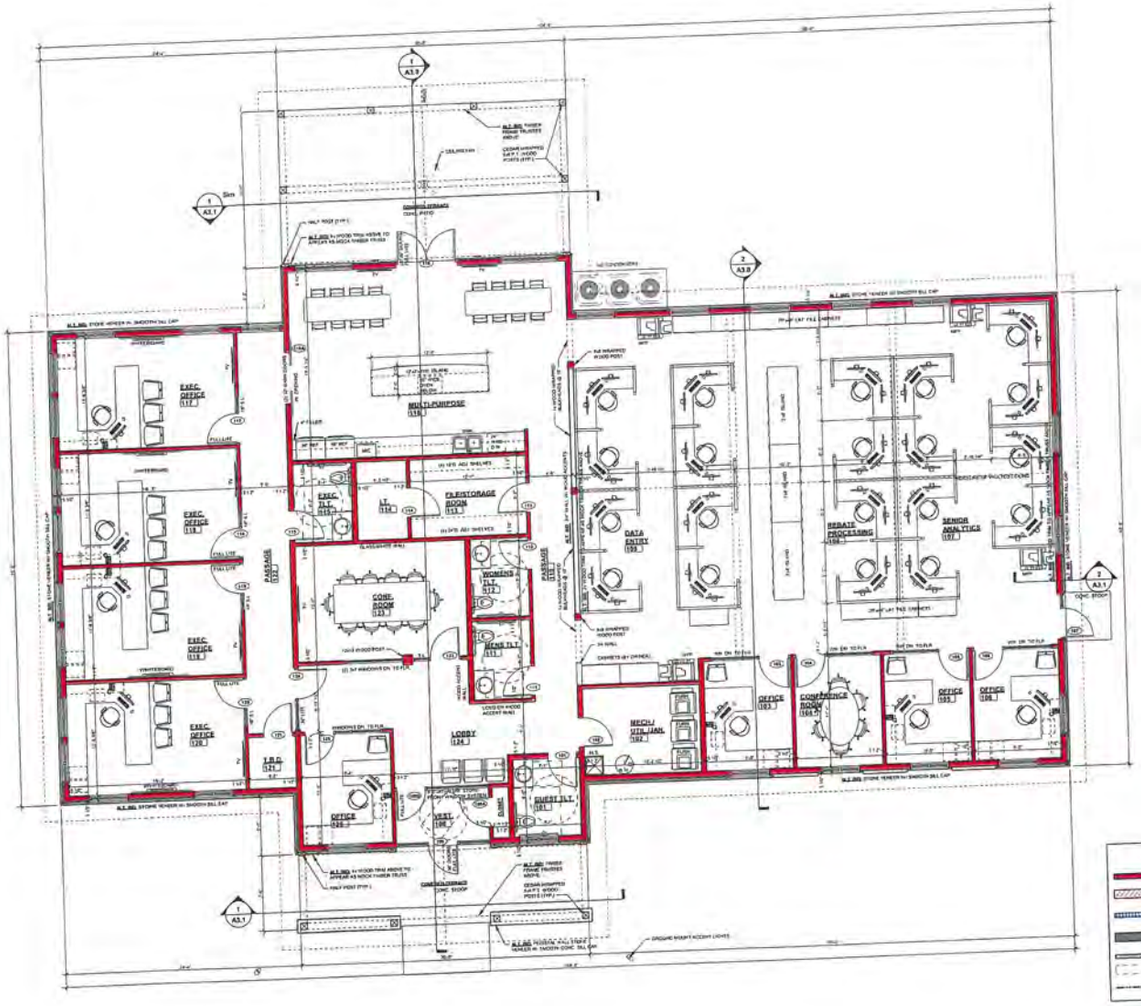
TYPE 'D' INLET PROTECTION DETAIL

MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)?	
	LAND DISTURBANCE BETWEEN SEPTEMBER 15TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	60	90
NO	30	30

780 EAST LOOS STREET–CITY OF HARTFORD
CONSTRUCTION DETAILS
DATED: FEBRUARY 14, 2020

C–106

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
122 Wisconsin Street, West Bend, Wisconsin 53095
Phone (262) 338-6641, www.quamengineering.com



FLOOR PLAN

3/16" = 1'-0"

Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 629
Kaukauna, WI 54130
PHONE (920) 766-0770 /
1-800-236-2534
FAX (920) 766-0004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-3336
FAX (608) 318-3337

MILWAUKEE
W288 N1180
Oakbrooke Rd
Conmerbrook, WI 53022
PHONE (262) 369-9150
1-800-236-2534
FAX (262) 369-9740

WAUSAU
3600 Lilac Ave
Wausau, WI 54401
PHONE (715) 845-3541
FAX (715) 845-3101

www.kellerbuilds.com

PROPOSED FOR:

PRESCRIPTION ANALYTICS

WISCONSIN

HARTFORD,

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REVISIONS

R1. 12.04.2019. J.R.S.

R2. 12.16.2019. J.R.S.

PROJECT MANAGER: S. LAUSTEN

DESIGNER: C. MANSKE

DRAWN BY: J.R.S.

EXPEDITOR: ____

SUPERVISOR: ____

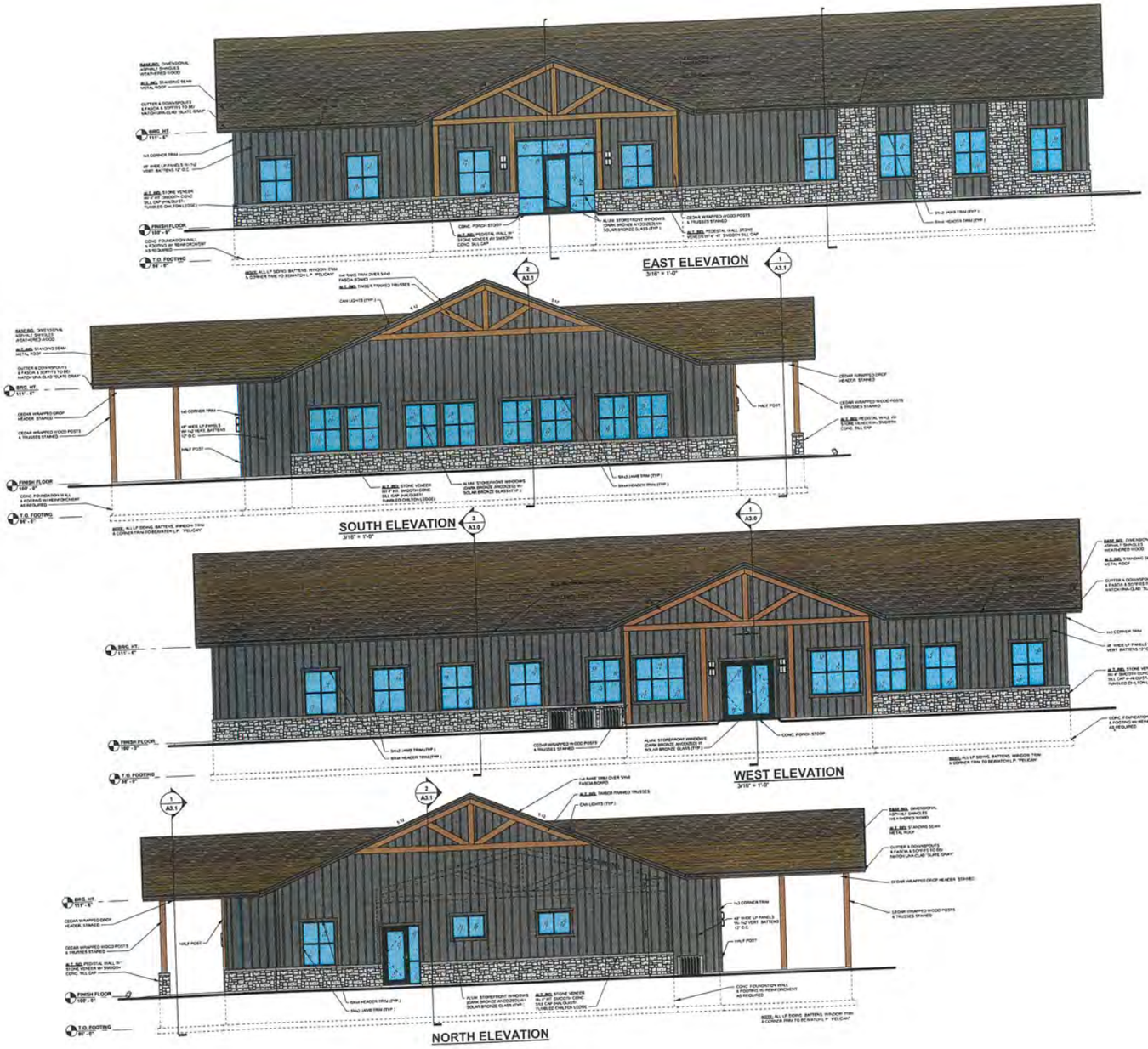
PRELIMINARY NO: P19295

CONTRACT NO: ____

DATE: 11.19.2019

SHEET: A1.0

PRELIMINARY - NOT FOR CONSTRUCTION



Keller

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PRESCRIPTION ANALYTICS

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PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS
R1. 12.04.2019 J.R.S.
R2. 12.16.2019 J.R.S.

PROJECT MANAGER: S. LAUSTEN
DESIGNER: C. MANSKE
DRAWN BY: J.R.S.
EXPEDITOR: ——
SUPERVISOR: ——
PRELIMINARY NO: P19295
CONTRACT NO: ——
DATE: 11.19.2019
SHEET: A2.0

PRESCRIPTION ANALYTICS

HARTFORD, WISCONSIN

Keller
Planners : Architects : Builders
CONCEPT ONLY

Prescription Analytics, Inc.

823 E Sumner Street, Hartford, WI 53027
www.prescriptionanalytics.com

About Us

We know how challenging it can be to make decisions regarding the selection of organizations to support the strategic and operational needs of your business. Prescription Analytics takes what has increasingly become a novel approach to doing business. We make sure our clients are always our number one priority and treated like you are our most precious asset. World class service is not just a slogan but the primary mission by which we guide all organizational strategy and operational delivery. We view every relationship with a client as a strategic partnership.

Our four-person executive team represent more than 60 years of combined experience in the health care, long term care and pharmaceutical industries. Within the context of these industries, we are proven leaders in business, marketing, analytics and administration from both strategic and operational perspectives. All our experience and resources are available to help you fulfill your mission and profitably grow your organization. As a client, you will have a dedicated operations contact who fully understands your unique business needs.

Our Focus

We specialize in supporting pharmaceutical, life science and bio-technology companies in their quest to achieve aggressive growth and profitability goals in both Commercial and Government market segments.

We provide a wide variety of high value consulting, analytic, contract management and administrative services to support the unique needs of both brand and generic client companies. We like to be viewed as an extension of our client companies; a virtual analytics and support department working closely with your executive, selling and financial teams.

Pre-Launch Services

Whether you are just beginning your company or are established and wish to launch a new product line or product, we serve as an effective partner in either a leadership or supporting role throughout the entire launch planning process. We provide experienced guidance on the many complex requirements, dynamics and timing of your critical launch effort. In addition, we help manage the project and process as well as providing the type of sophisticated analytics necessary to support informed decision making. A carefully orchestrated, disciplined launch process with milestones is paramount to successful commercialization.

Sales Operations & Market Access Support

We are unique in that we offer Pricing and Contracting Support, Sales Reporting, Market Analysis, Supply Chain Management and Procedure Development & Management. We can configure the specific service offerings to meet your unique set of needs and growth strategy, working in partnership with your internal sales and finance teams. We are fully capable of replacing or augmenting the internal resources normally required to support these functions based upon your unique requirements.

The sales and marketing folks at existing client companies love the resource base this brings them and the financial people appreciate our ability to work the numbers to ensure target margins are achieved, rebate liability is minimized and there are no surprises. We put a professional level of discipline around the entire pricing, RFP response, contracting, contract management and analytics process.

Government Contracts, Price Computations, Services and Support

Our clients look to us for supporting their needs related to government pricing, contract management, analytics, compliance and rebate econciliation as well as making the actual payments on their behalf. As you may already be aware, the many nuances related to government pricing requirements and rebate reconciliation can be highly complicated and require a high degree of process discipline and supporting technology to ensure that you are not paying more than is absolutely required.

Every pricing decision, proposal or bid response can have a dramatic impact on your government rebate liability. We have developed a host of sophisticated tools that can be customized to support your unique business model with reporting to ensure you are fully aware of all possible outcomes before making key price and contract term decisions.

Customer and Product Specific Rebate Validation and Processing

To support a disciplined commercial contract management process, we can build and maintain a comprehensive database of all key contract terms and provisions then coordinate the exchange of data and careful reconciliation typically involved in these types of agreements. To help your operational and strategic decision making processes, we have a host of tools and models so you fully understand the impact of your commercial relationships relative to growth and profitability goals.

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

For official use only

Account #100.604.440000.44420 (#78)

☐Site Plan Minor/No additional sf:	$250.00	Date of PC Review:_____
☒Site Plan, <10,000 sf construction	$400.00	Zoning Administrator signoff:
☐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:_____ Total Fees Paid:_____

Project Name: Prescription Analytics, Inc

Project Location (Address or Legal Description): 780 E Loos St.

Tax Key Number: 36_2104007021 Zoning: A-1

General Project Description: 6,155 Sq. Ft. New Office Building

Applicant Name: Prescription Analytics, Inc. - Patrick Paten

Address: 823 E Sumner St.

City: Hartford State: WI Zip: 53027

Daytime Phone: (414) 306-8200 Fax:_____ Other:_____

*****

Owner Name: Same as Applicant

Address:_____

City:_____ State:_____ Zip:_____

Daytime Phone:_____ Fax:_____ Other:_____

*****

Contractor Name: Keller, Inc - Scott Laugsten

Address: W204 N11509 Goldendale Rd.

City: Germantown State: WI Zip: 53022

Daytime Phone: (262) 250-9710 Fax:_____ Other: (262) 825-6163

See attached information regarding submittal requirements.