Notice and Agenda

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

Date: June 8, 2020 Time: 5:30 p.m.

1. Call to Order
2. Minutes of May 11, 2020
3. Appearances
4. Discussion and Consideration of a Rezoning Request for 1443 Patton Drive
5. Discussion and Consideration of a Site Plan Review for a New Retail Center at 1502 East Sumner Street
6. 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
May 11, 2020
Via Zoom

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

ABSENT AND EXCUSED: None

ALSO PRESENT: City Planner Justin Drew, Casey Gabrielson, Dennis Hegy

Call to Order – Chairperson Michalak called the meeting to order virtually at 5:30 p.m., and welcomed Alderperson Liaison Joe Kohler, who replaces Alderperson Liaison Barry Wintringer. Chairperson Michalak welcomed back Ralph Kuepper and Scott Henke, whose terms have been renewed.

Minutes – Chairperson Michalak requested review of the minutes of April 13, 2020. Motion by Regan, second by Koehler to approve minutes of April 13. Motion carried.

Discussion and Consideration of a Second Amended Site Plan, Trade Tech Addition, 2231 Constitution Avenue

Executive Summary Review:

The Plan Commission approved an 18,012 square foot addition to the main building at 2231 Constitution Avenue in December 2019. Trade Tech then determined that the approved addition would be insufficient for their needs and the Plan Commission approved an 22,062 square foot addition in February 2020. Soon after that approval, Sarens came to them with an offer to be a tenant. Sarens is a large multinational company that makes very large cranes and Trade Tech makes and services parts for Sarens USA. Sarens USA is looking for a Midwest location and is seeking to partner with Trade Tech in a new larger addition. As a result, Trade Tech has submitted a new site plan proposal for a 56,305 square foot addition. Sarens USA will lease approximately the southern 25,000 square feet of the addition. In order to facilitate their current and long-term expansion plans, as well as to meet setback, lot coverage and impervious surface Code requirements, Trade Tech recently completed the purchase of two parcels to the south of their existing property from Quad Graphics and are combining all of the lots into one. The new larger lot will be 15.66 acres. 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 is in the same general location south of the existing building but is much larger. The new addition meets all setback requirements (*45-foot street yard*,

25 foot side yard, 25 foot rear yard) of the M-4 district. Another change to the site plan is that the addition will have a flat roof rather than a pitched roof. The height of the proposed addition is 40 feet above grade, which meets the 45-foot maximum height allowed in the M-4 District. The addition would bring lot coverage to 14.0% of the new larger property, well below the 50% maximum lot coverage allowed by Code. In addition, the existing 5,000 square foot storage shed would be relocated to the east end of the property, behind the Glenn Hoepfner property. The shed meets setback requirements of the M-4 District. 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 28.3% of the site. The new building will have 3 bays; one 75-foot Crane bay for Trade Tech, one 75-foot Crane bay for Sarens, and one 50-foot bay for storage, inspections, and staging product that will be split between Trade Tech and Sarens. Trade Tech will be moving their break room and adding bathroom/locker rooms to the northwest side. The old break room will be converted to a conference room. The addition building composition changed from a metal building to Precast because of height and expansion restrictions. The precast on the south side will be constructed so that the two overhead door openings will be entrances into the next addition and the precast wall will be a load bearing permanent wall. The new proposed addition is more consistent with the existing building and is an improvement from the previously approved plan. The plan proposes a new driveway entrance off of south Goodland for Sarens. This would provide access around the south end of the building as well as to a new parking lot for Sarens employees on the west side of the building. A new Trade Tech employee parking lot is proposed west of the existing building with a driveway access onto Constitution Avenue. Truck traffic would continue to enter from Constitution Avenue. All of the driveways meet width, setback and separation requirements. Stormwater on this property will drain to a new pond located on the southeast portion of the property. The City Engineer reviewed the stormwater management plan and found no areas of concern. A stormwater management maintenance agreement will need to be created by the Developer and recorded with the property. Water and electric service will be extended from the existing building to the addition. A new sewer lateral is proposed west of the building and addition in order to create the appropriate pitch and avoid the need for a force main to accommodate future expansion. New landscaping is proposed on the west side of the building addition. A more detailed landscape plan for Staff review will need to be submitted within 60 days of site plan approval. No new lighting is shown on the plan. If parking lot lighting is proposed, the Developer will need to submit a photometric plan meeting City requirements. Planning Staff recommended approval subject to creation of a stormwater management maintenance agreement meeting City requirements and submission of a landscaping plan within 60 days of Site Plan approval.

Plan Commission Discussion, Second Amended Site Plan, Trade Tech, 2231 Constitution Avenue

Mr. Drew reviewed the Executive Summary, noting the proposed conditions attached to the approval (creation of stormwater management maintenance agreement and submittal of a landscaping plan). Chairperson Michalak encouraged use of local companies in construction and asked about the anticipated date for getting the agreement and landscaping plan in. Mr. Drew noted the attendance of Casey Gabrielson and requested his input. Mr. Gabrielson noted that his company is located in Germantown and they use local companies for projects, and that submittals

are in the works and should be done by the end of next week. Groundbreaking is anticipated for early July. Member Kuepper asked for information on the force main location (off of Constitution) and noted he was in favor of the plan. Motion by Kuepper to approve the site plan. Alderperson Liaison Kohler asked if the motion was for approval including conditions. Chairperson Michalak confirmed. Alderperson Liaison Kohler seconded the motion as noted. Motion carried.

Meeting adjourned by call of Chair at 5:40 p.m.

Respectfully submitted,
Justin Drew, City Planner

Compiled by Char Smelter, Planning Secretary

Executive Summary

Ordinance No._____

Title: Review of a Rezoning Request for 1443 Patton Drive

Background: Robert Bliese has requested rezoning for 1443 Patton Drive (tax key number 36-2702-010-020), from A-1 Agricultural District to Rs-3 Single Family Residential District.

The property is located at the southwest corner of Patton Drive and CTH K. The property is surrounded by residential uses to the west, south and east, with Town of Hartford farm land also to the east. North of the property is institutional zoning (a day care).

The property is part of Simon's Pleasant Valley subdivision. The parcel was originally an outlot, 'reserve(d) … for stormwater retention/detention and control purposes' (development agreement). The parcel could be subdivided for building purposes provided evidence was submitted to the City proving that the stormwater use was no longer necessary. The owner previously provided evidence that the lot was not needed for stormwater management. The parcel also showed up on a state wetland inventory, and the City could not allow development of the parcel to take place unless and until the DNR confirmed that no wetlands are present. The owner has provided the requested documentation in the form of a letter from the Wisconsin DNR affirming that no wetlands exist on the parcel.

The owner does not wish to divide the parcel as he has a buyer interested in purchasing the property to build one single-family home. The proposed zoning, Rs-3, is appropriate and allows flexibility for building placement on the approximately 38,000 square foot lot. The property is a corner lot so setbacks of 25' (north and east) and 15' (south and west) are required.

Recommendation: The Planning Staff recommends approval of the rezoning request from A-1 Agricultural District to Rs-3 Single Family Residential District at 1443 Patton Drive.

Prepared By: J Justin Drew — 5/26/20
Justin Drew, City Planner — Date

Reviewed By: Lori Hetzel — 05/27/20
Lori Hetzel, City Clerk — Date

Approved by: Steve Volkert — 05/27/2020
Steve Volkert, City Administrator — Date

ROUTING:

	PLAN COMMISSION	6/8/2020
	COMMON COUNCIL	6/23/2020

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 1443 Patton Drive, tax key number 36-2702-010-020, be and the same is hereby rezoned to Rs-3 Single Family Residential 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: June 23, 2020
Adopted:

Attest: _____
Lori Hetzel, City Clerk

Daily News:
June 5, 2020
June 12, 2020
18 Notices Sent

NOTICE OF PUBLIC HEARING
COMMON COUNCIL

PLEASE TAKE NOTICE that a PUBLIC HEARING will be held at 7:00 p.m. or thereafter on June 23, 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:

Robert Bliese has requested the rezoning of the following property:

1443 Patton Drive, tax key #36-2702-010-020, from A-1 Agricultural District to Rs-3 Single Family Residential 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 5th day of June, 2020.

Lori Hetzel
City Clerk

2702-009-019
M&K Services/Happy Hollow
3172 Glacier Drive
Hubertus, WI 53033

2702-009-020
Jerome & June Ertenberg
W12525 Brown Deer Court
Hancock, WI 54943

2702-010-009
Daniel & Lynn Biertzer
257 W. Washington Avenue
Hartford, WI 53027

2702-010-010
Joseph and Jennifer Thurmer
1398 Valley View Road
Hartford, WI 53027

2702-010-020
Robert & Sue Bliese
4292 Pleasant Hollow Road
Jackson, WI 53037

2702-010-021
David & Colleen Simon
1427 Patton Drive
Hartford, WI 53027

2702-010-022
Cynthia Berghammer
1429 Patton Drive
Hartford, WI 53027

2702-010-023
Alissa Dewar/Penny Schmitt
1393 Patton Drive
Hartford, WI 53027

2702-010-024
Veronica Tetrick
1395 Patton Drive
Hartford, WI 53027

2702-010-025
Ronald & Loretta Kuklinski
1417 Patton Drive
Hartford, WI 53027

2702-010-026
Jeffrey Kugler
1415 Patton Drive
Hartford, WI 53027

2702-012-016
Cody & Ellen Leland
1464 Walnut Court
Hartford, WI 53027

2702-012-017
Autumn Ridge Hartford LLC
3415 N. 127th ST 300
Brookfield, WI 53005

T6-068000B
Scott Hoffmann
3524 Lake Drive
Hartford, WI 53027

T6-068100D
Matthew Westenberger
3241 CTH K
Hartford, WI 53027

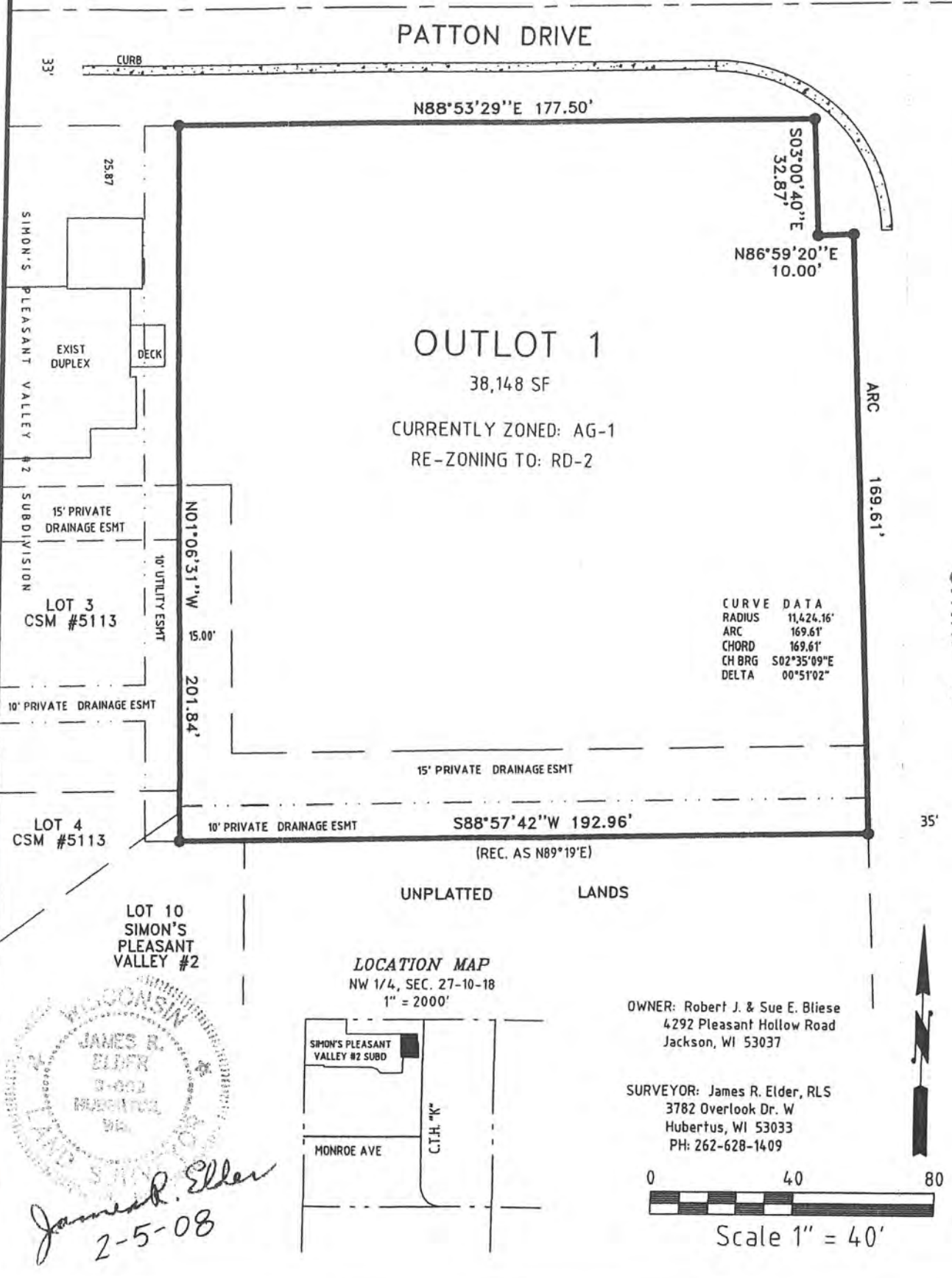
T6-068100E
John and Laurel Dziadosz
N52 W15271 El Rio Drive
Menomonee Falls, WI 53051

T6-0681022
Matthew & Joanne McHugh
3268 Valley View Road
Hartford, WI 53027

Town of Hartford Clerk
3360 Highway K
Hartford, WI 53027

RE-ZONING MAP

Being all of Outlot 1 in Simon's Pleasant Valley Addition No. 2, located in part of the NW 1/4 of the NW 1/4 of Section 27, Town 10 North, Range 18 East, in the City of Hartford, Washington County, Wisconsin.



LOCATION MAP

NW 1/4, SEC. 27-10-18

1" = 2000'

OWNER: Robert J. & Sue E. Bliese
4292 Pleasant Hollow Road
Jackson, WI 53037

SURVEYOR: James R. Elder, RLS
3782 Overlook Dr. W
Hubertus, WI 53033
PH: 262-628-1409

0 40 80

Scale 1" = 40'

WISCONSIN JAMES R. ELDER S-1602 HUBERTUS WI

James R. Elder
2-5-08

2. Grading for all phases of the subdivision shall occur simultaneously with grading for Phase 1. The Subdivider shall assure proper grades and first floor elevations to assure minimum acceptable water pressure to all proposed dwellings in Phase 1 of the subdivision.

3. The Subdivider shall reserve Outlot 1 for stormwater retention/detention, and control purposes.

a) If it is determined that Outlot 1 is buildable, and the Subdivider provides evidence thereof, including but not limited to, permits granted by the US Army Corps of Engineers and Wisconsin DNR, the Subdivider may present the City with a Certified Survey Map to subdivide the parcel for residential development, and a stormwater drainage and grading plan which addresses the runoff modification needs of the local drainage basin. The City anticipates no objection to this land division if drainage concerns are adequately addressed.

b) If it is determined that Outlot 1 is unbuildable, or the Subdivider cannot provide evidence to the contrary by December 31, 1999, the Subdivider shall either retain ownership and maintenance responsibility, or convey the parcel to the homeowner's association or the City of Hartford. Said conveyance must be approved by the Common Council.

4. The Subdivider shall design and the City shall install, all storm sewer mains and related appurtenances within Phase One, and in areas abutting the plat where necessary in accordance with the standard specifications of the City and as approved by the City Engineer. All storm sewer construction shall be done in accordance with Best Management Practices of the Wisconsin DNR. The Subdivider agrees to "act as banker" for this improvement, and shall pay the City an amount equal to 100% of the project cost within 15 days of billing by the City. The City shall levy special assessments to benefitted parcels on the north side of Patton Drive, and shall reimburse the Subdivider in an amount equal to the special assessment levied, as such special assessments are collected. The timing of storm sewer improvements is illustrated in Exhibit "B".

5. The City shall design and construct storm sewer mains and related appurtenances in Valley View Road abutting the plat in accordance with the standard specifications of the City and as approved by the City Engineer. The City shall levy special assessments to the abutting parcels. The Subdivider agrees to pay the City special assessments in an amount not to exceed 50% of the project cost, within 15 days of billing by the City. The timing of storm sewer improvements is illustrated in Exhibit "B".

E. <u>Sidewalk</u>

1. Sidewalk shall be required on both sides of each street within and abutting the subdivision. However, construction of sidewalks shall be deferred until such time that either:

a) Simon Drive street lying south of the subdivision is reconstructed to City standards, including curb and gutter and sidewalk, and until the Common Council authorizes its installation.

b) A bike path is installed along the westerly right-of-way line of County Trunk Highway K, and until the Common Council authorizes its installation.

1443 Patton Dr.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
625 E County Road Y, Suite 700
Oshkosh, WI 54901-9731

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

April 22, 2020

Mr. Bob Bliese
4292 Pleasant Hallow Road
Jackson, WI 53037

RE: Wetland Confirmation Update for property located in Section 27, Township 10 North, Range 18 East, City of Hartford, Washington County

Dear Ms. Bliese:

Governor Evers' Safer at Home order prohibiting all nonessential travel, with some exceptions as clarified and defined in the order has resulted in Department changes to wetland identification/ confirmation reviews. As a result, the Department has conducted a thorough review of all available resources associated with this wetland identification request as further elaborated below.

On April 22, 2020, Kara Brooks conducted a wetland determination at the above mentioned property through a thorough review of the available desktop materials available. According to the request form you sent us, the reason for the wetland determination was to identify any wetlands located in the area in which you are hoping to develop.

Wetlands are defined by the 1987 Wetland Delineation Manual as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Methods used to detect the presence of wetlands within the project area involved off-site techniques, including a review of recent aerial photography, Wisconsin Wetland Inventory (WWI) mapping, pertinent County Soil Survey mapping, and a Washington County 1-foot topographic map and a WDNR confirmed wetland delineation reported dated 2007 which you provided.

The following is a summary of the off-site review.

- The WWI has a mapped wetland E2K in the center part of the reviewed area. Mapped wetlands are also present on adjacent parcels.
- The 1-foot contour map from the Washington County GIS website shows lowest elevation areas on the eastern portion of the site, this does not correspond to the mapped WWI wetland. Generally, water drains from north east to southwest over the site, based on the topographic map.
- The provided 2007 confirmed delineation report describes previously disturbed (grading and filling) soils throughout the site.
- A review of aerial photographs from 2010, 2015, and 2017 did not show any significant change in the general characteristics of the landscape of the reviewed area from the 2007 confirmed delineation.

Based on the data analyzed for the off-site review during April 22, 2020, **no wetlands are located in the reviewed area**.

The wetland boundaries depicted on the associated field sketch are approximate only and may not be appropriate for design purposes, such as set-back or permit requirements. If wetlands are located on your property, we recommend that a wetland delineation be conducted on your property by a qualified wetland delineator. Wetlands are regulated by various state, federal, and local units of government. Prior to conducting any activities in or around wetlands, we recommend you contact the appropriate staff from Wisconsin Department of Natural Resources, U.S. Army Corps of Engineers and Marinette County.

If you have any questions, please contact me at (414) 308-6780 or email Kara.Brooks@wisconsin.gov.

Sincerely,

Kara Brooks
Wetland Identification Coordinator

Enc. Site Overview/WWI Map
1-foor Washington County Contour Map
Aerial Photographs
2007 Wetland Delineation Report

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: 1443 PATION DR. HARTFORD
Tax Key Number: 270201020

Legal Description or Metes & Bounds Description: OUTLOT 1 SIMONS PLEASANT VALLEY SUB'D.

Existing Zoning: Ag Proposed Zoning: R-3

Existing Use: VACANT

Proposed Use: SINGLE FAMILY HOME

Applicant Name: ROBERT BLIESE

Address: 4292 PLEASANT HOLLOW RD

City: JACKSON State: WI Zip: 53037

Daytime Phone: 262.305.3606 Fax:_____ Other: BSB1949@CHARTER.NET

*****

Owner Name: ROBERT & SUE BLIESE

Address: SAME

City:_____ State:_____ Zip:_____

Daytime Phone:_____ Fax:_____ Other:_____

*****

Attorney Name: N/A

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

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: Robert B Blise Date: 5/7/20

Signature of Owner (if different): Robert B Blise Julie E. Blise Date: 5/7/20
(Power of Attorney or written authorization required if owner is unable to sign.)

June 23

Executive Summary

Title: Site Plan Review for a new retail center at 1502 East Sumner Street

Background: MSI General has submitted a site plan for a new retail center at 1502 East Sumner Street, which currently has a Clark Station.

The Developer intends to tear down all of the existing buildings and replace them with a two tenant retail building with a drive-thru.

Site Plan Criteria and Staff Comment:

Section 13.0322 (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

The property is surrounded by a large commercial retail center and a medical clinic to the north, and other B-5 Highway Business properties to the east, south and west.

The proposed building will be more or less centered on the property and would have the following setbacks (all of which meet the setback requirements of the B-5 Highway Business District):

- **108 feet** from the East Sumner Street Right-of-Way
- **35 feet** from the private street on the west side
- **85 feet** from the north lot line
- **75 feet** from the east lot line
- The building will be set back further from East Sumner Street than most of the other adjacent buildings in order to facilitate parking on both sides of a drive aisle as well as place the ingress driveway far enough north of East Sumner Street.
- Lot Coverage will be approximately **12%** of the 0.94-acre site, which meets the requirements for the B-5 Highway Business 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 use is allowed in the B-5 Highway Business District as a permitted use.

Building Plans

The east, south and west facades will be composed of a mix of grey brick, vertical wood siding with a dark brown stain, and dark grey EIFS (synthetic stucco). Numerous windows will be present on the south and east sides. The north façade will be primarily dark gray EIFS. Overall, staff believes that the proposed design is attractive and appropriate.

Parking, Accessibility and Traffic

The plans show 39 parking spaces on the south and west sides of the building. This exceeds Code requirements and should be ample for the proposed use.

Two driveways are proposed. One will access the private street on the west. It is approximately 60 feet from the East Sumner Street intersection, which is 20 feet more than the Culver's driveway from the East Sumner Street intersection. The City Engineer is satisfied that the distance between the intersection and driveway is sufficient to meet queuing and safety requirements.

The second driveway will access the private street on the north. Both driveways are proposed to be for two-way traffic. The Municipal Code permits driveways in the B-5 District up to 40 feet wide at the right-of-way line with 10-foot minimum setbacks from adjacent properties. Both proposed driveways meet this requirement.

A drive-thru is proposed on the west side of the building with queuing and ordering on the north and west sides of the building.

Grading and Utilities

The property is essentially flat and virtually the entire site is currently hard impermeable surfaces. The proposed development will increase the amount of landscaped permeable surface on each side of the lot. A formal stormwater management plan has not been completed, but the Developers have discussed the project with the City Engineer and will work with Staff to complete a plan meeting City and State requirements.

Electric, sanitary sewer and water are available to and are currently serving the property. The Developer has been in contact with the Water and Electric Utilities Superintendent.

Landscaping, Dumpster Enclosure, and Lighting

The submitted landscaping plan shows five Japanese Lilac trees, two Freeman Maple trees, three Bradford Pear trees, and four Black Hills Spruce trees flanking the parking lot. In addition, decorative ornamental plantings are shown on the west side of the building adjacent to the drive-thru.

A dumpster enclosure with gates is proposed for the north side of the property.

A photometric plan is included that meets with the City's lighting requirements.

Recommendation: The Planning Staff recommends APPROVAL of the Site Plan for a new retail center at 1502 East Sumner Street, subject to meeting the City Engineer's and Utility Director's requirements.

Prepared By: _____ 6/4/20
Justin Drew, City Planner — Date

Reviewed By: _____ 6-4-2020
Jason Schall, City Engineer — Date

Approved By: _____ 6-4-2020
Steve Volkert, City Administrator — Date

ROUTING: PLAN COMMISSION 06/08/20

PROJECT NAME

LUTHER GROUP

PROJECT ADDRESS

1502 E Sumner St
Hartford, WI, 53027

ARCHITECTS SEAL

ENGINEERS SEAL

63 YEARS OF DESIGN EXCELLENCE

SHEET LIST	
Sheet Number	Sheet Name
G-001	COVER SHEET
C-001	EXISTING SITE CONDITIONS
C-100	SITE PLAN
C-105	LANDSCAPING PLAN
C-106	SITE LIGHTING
A-101	FIRST FLOOR PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-900	PERSPECTIVES

MSI General Corporation
W215 E. Wisconsin Ave.
Nashotah, WI 53058
Phone: 262-367-3661
Fax: 262-367-7390

WWW.MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY ™

ISSUE DATES:	
Proposal:	
Bid:	
Contract:	
Plan Commission:	
Store Submittal / Permit:	5/22/2020
As-Built:	
REVISIONS:	
1	
2	
3	
4	
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7	
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12	
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15	

PROJECT NAME
LUTHER GROUP

STREET ADDRESS
1502 E Sumner St

CITY, STATE, ZIP
Hartford, WI, 53027

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

ARCHITECT:	ENGINEER:	REVIEWED BY:
ANK	AGR	BJZ

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
G-001

PROJECT NUMBER:
P12795

LEADERS ° ENGINEERS ° CONTRACTORS ° ARCHITECTS

5/22/2020 2:37:03 PM

5/22/2020 2:43:44 PM

LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1009267-MKE WITH AN EFFECTIVE DATE OF MARCH 31, 2020.

Lot 3 of Certified Survey Map No. 2657, recorded in the Washington County Registry on June 5, 1984, in Volume 14 of Certified Survey Maps on pages 276-281, as Document No. 468021 and corrected by Affidavit to Correct C.S.M. 2657 recorded May 7, 1986, in Volume 886, page 382, as Document No. 481334, and being all of Lot 1 of Certified Survey Map No. 2330, as Document No. 432463, and also part of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 10 North, Range 18 East, City of Hartford, Washington County, Wisconsin.

TABLE A

1. Monuments placed at all corners of the subject property boundary.
2. Address (as disclosed in title commitment): 1502 East Sumner Street, Hartford, WI.
3. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55131C0229E with an effective date of OCTOBER 16, 2015. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Gross Land Area: 45,841 Square Feet (0.9376 Acres).
5. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with aluminum cap at the northwest corner of the Southwest 1/4 Section 22, Town 10 North, Range 18 East, Elevation = 1020.58.
6. Latter / Zoning Report not supplied by client at time of survey.
7. (a) The exterior dimensions of all buildings at ground level graphically shown on survey.
   (b) Measured height of buildings graphically shown on survey.
8. Substantial features observed in the process of conducting the survey graphically shown on survey.
9. There are no designated parking spaces on the subject property based on a reasonable visual observation.
10. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20201632406 with a clear date of APRIL 16, 2020. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
11. Names of adjoining owners according to current public records: Shown on Survey.
12. The subject property is located 413 Feet east of the intersection of East Sumner Street and Lone Oak Lane.
13. No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
14. No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
15. No wetlands were delineated or observed in the process of conducting the fieldwork.

NOTES CORRESPONDING TO SCHEDULE B - II

1 - 3, 9 VISIBLE EVIDENCE SHOWN IF ANY
4 - 8, 12, 18 - 21 NOT SURVEY RELATED

10. Notes as set forth on Certified Survey Map No. 2657. Note that the Private Street is for ingress-Egress purposes only, and is non-dedicated - affects subject property. Private Street appropriately shown on survey.
11. Consent and Waiver recorded October 28, 1960, in Volume 740, page 440, as Document No. 431706. Consent and Waiver for the annexation to the City of Hartford, affects subject property but cannot be plotted.
13. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, dated November 8, 1985, recorded/filed January 8, 1986, in Volume 878, page 489, as Document No. 487122. Conveyance of Rights in Land recorded March 8, 1992, in Volume 1082, page 378, as Document No. 658630. 10' Easement for underground cables as graphically shown on the survey.
14. Easement for Storm Water granted to City of Hartford by Storm Water Easement recorded in January 12, 1968, in Volume 971, page 940, as Document No. 522635. 10' Storm Water Easement as graphically shown on the survey.
15. Declaration of Restriction (Groundwater Use Restriction) recorded September 26, 2003 as Document No. 1010521. Restrictions affect subject property but cannot be plotted.

GENERAL NOTES

1. Right of Way widths and locations are based on Certified Survey Map No. 2657.
2. Existing vehicular access to this subject property is via Private Street per Certified Survey Map No. 2657.
3. No Access to State Trunk Highway "60" per State of Wisconsin Department of Transportation R/W Plat Project 2310-10-20 dated October 16, 2013.

STATEMENT OF ENCROACHMENTS

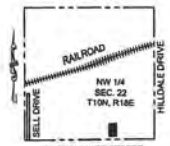
(AA) - Storm Water facilities not located within easement.

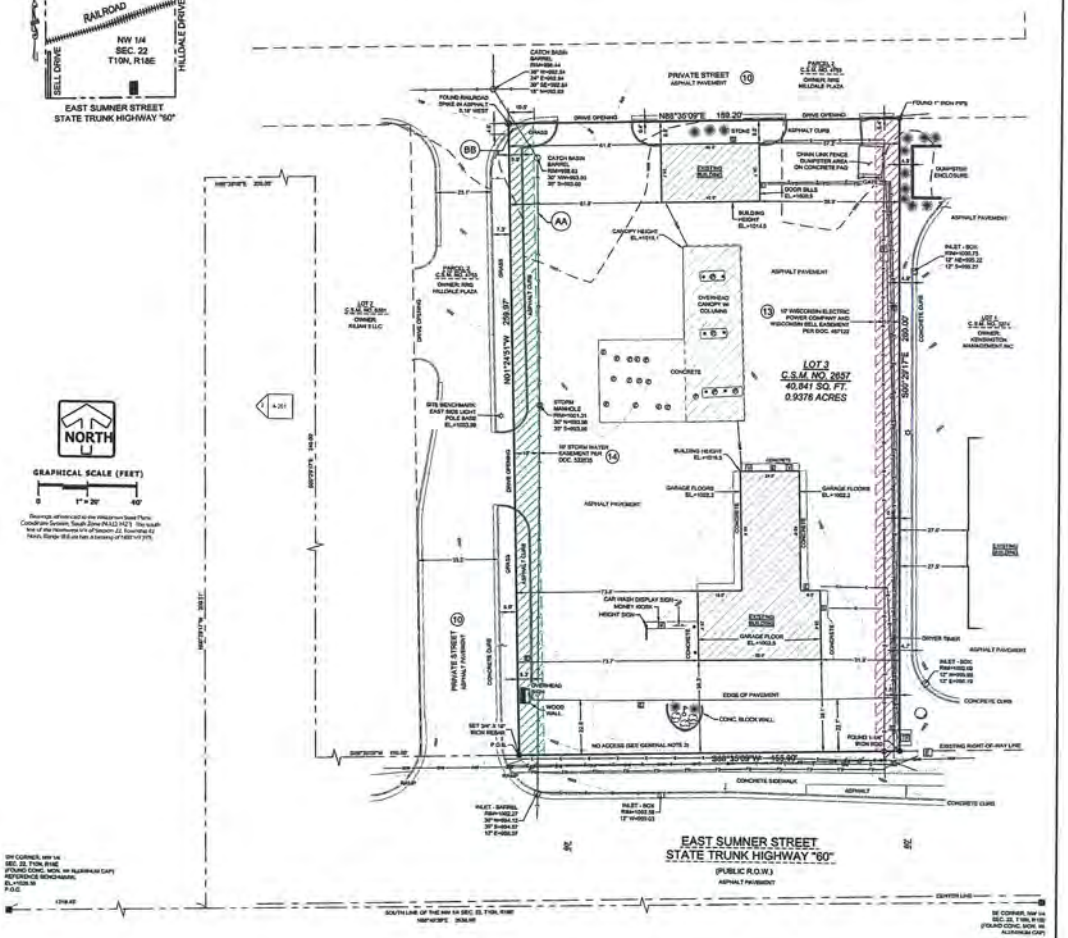
(BB) - Concrete curb and asphalt pavement of Private Street encroaches onto subject property.

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER		SIGN
STORM MANHOLE	FUEL TANK COVER		MONEY KIOSK
STORM INLET	TELEPHONE PEDESTAL		FLAG POLE
CLEANOUT	TELEPHONE MANHOLE/VAULT		BASKETBALL HOOP
CATCH BASIN	TELEPHONE MARKER		BOLLARD
LATERAL	TRANSFORMER		GROSS OUT
UNKNOWN MANHOLE	ELECTRIC METER/PEDESTAL		IRON PIPE
WELL	ELECTRIC MANHOLE/VAULT		IRON REBAR/ROD
HYDRANT	CABLE TV PEDESTAL		WING WALL
WATER VALVE	CABLE TV MANHOLE/VAULT		SECTION MONUMENT
WATER SPOUT	GAS VALVE		BENCH MARK
SPRINKLER VALVE	GAS METER		CONIFER TREE
WATER SHUT OFF	VACUUM		DECIDUOUS TREE
STANDPIPE	MB HOSE		BUSH
WATER MANHOLE	VENT		FUEL PUMP
FLOOD LIGHT	DIRECTIONAL ARROW		CENTERLINE
LIGHT POLE	DUMPSTER		CONCRETE
TRAFFIC SIGNAL	HANDICAP STALL		ELEVATION
UTILITY POLE	SPOT ELEVATION		EXISTING
GUY WIRE			INVERT
	SANITARY SEWER		MEASURED
	STORM SEWER		MONUMENT
	WATER MAIN		POINT OF BEGINNING
	FIBER OPTIC LINE		POINT OF COMMENCEMENT
	TELEPHONE LINE		RIGHT OF WAY
	ELECTRIC LINE		SECTION
	OVERHEAD WIRES		SQUARE FEET
	CABLE TELEVISION		WIDTH
	GAS MAIN		RECORDED AS
	WETLANDS		DEEDED AS
	TREE LINE		
	NO ACCESS		

VICINITY MAP
SCALE 1":1000'





1502 EAST SUMNER STREET

LOT 3 OF C.S.M. NO. 2657, BEING A PART OF THE SE 1/4 OF THE NW 1/4 SEC. 22, T10N, R18E, CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN

PLAN | DESIGN | DELIVER
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

REVISIONS

SHEET 1 of 1

ARCHITECTS ○ CONTRACTORS ○ ENGINEERS ○ LEADERS

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PROJECT NUMBER: P12795
SHEET NUMBER: C-001
SHEET TITLE: EXISTING SITE CONDITIONS

PROJECT NAME: LUTHER GROUP
STREET ADDRESS: 1502 E Sumner St
CITY, STATE, ZIP: Hartford, WI, 53027

ARCHITECT: KAK
ENGINEER: ADR
SURVEYOR: BLZ

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE WI GENERAL WATER SPECIFICATION

DRAWN BY: JDS
CHECKED BY: ADR

No.	Description	Date
1	Per Comments	5/22/2020

Date Submitted / Permit:
Per Comments
Comp Set
Bid
Proposal
Issued Dates:

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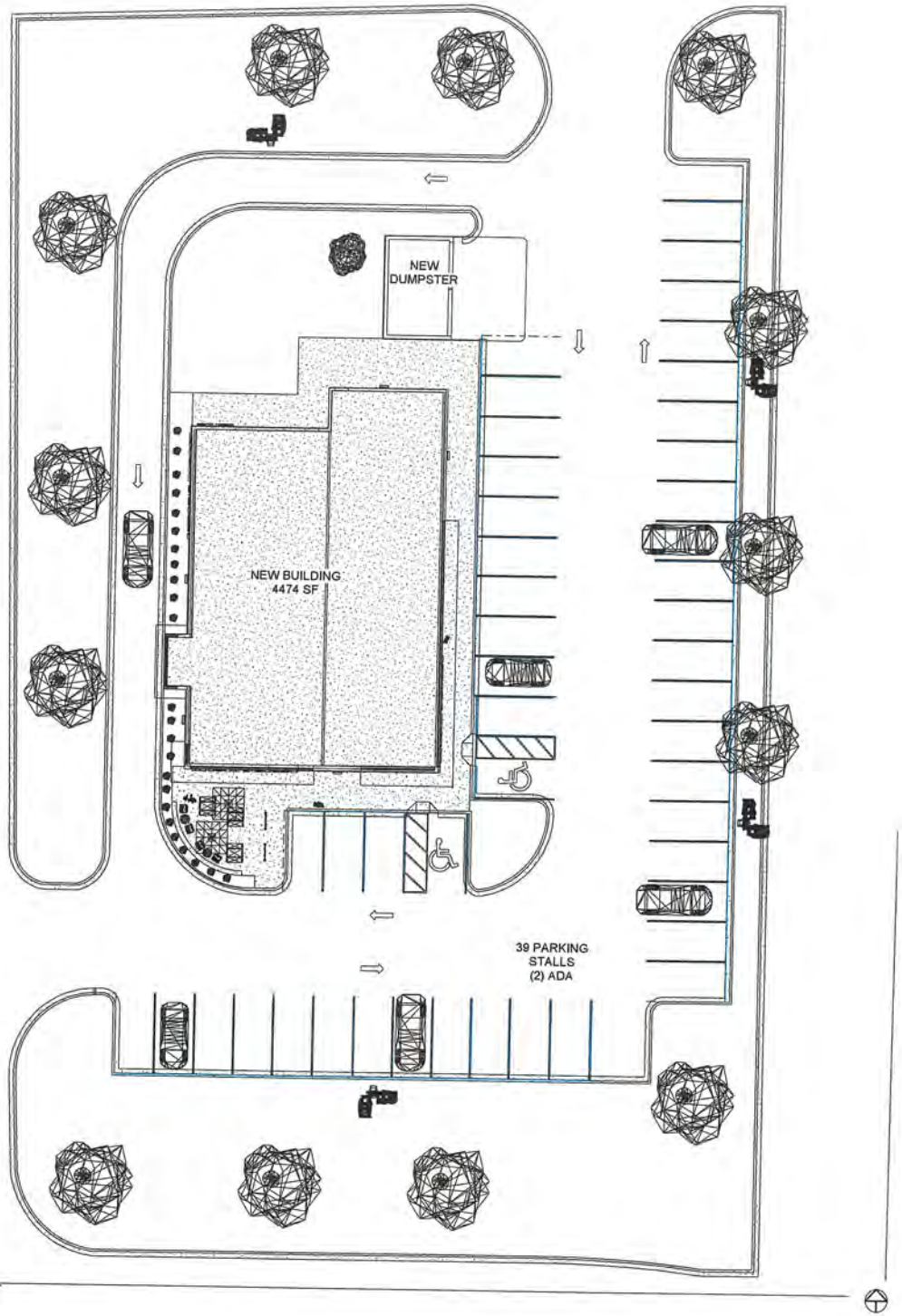

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KEY PLAN

PROJECT NAME
LUTHER GROUP

STREET ADDRESS
1502 E Summer St

CITY, STATE, ZIP
Hartford, WI, 53027

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

ARCHITECT:	ENGINEER:	REVIEWED BY:
RMF	ASH	SJZ

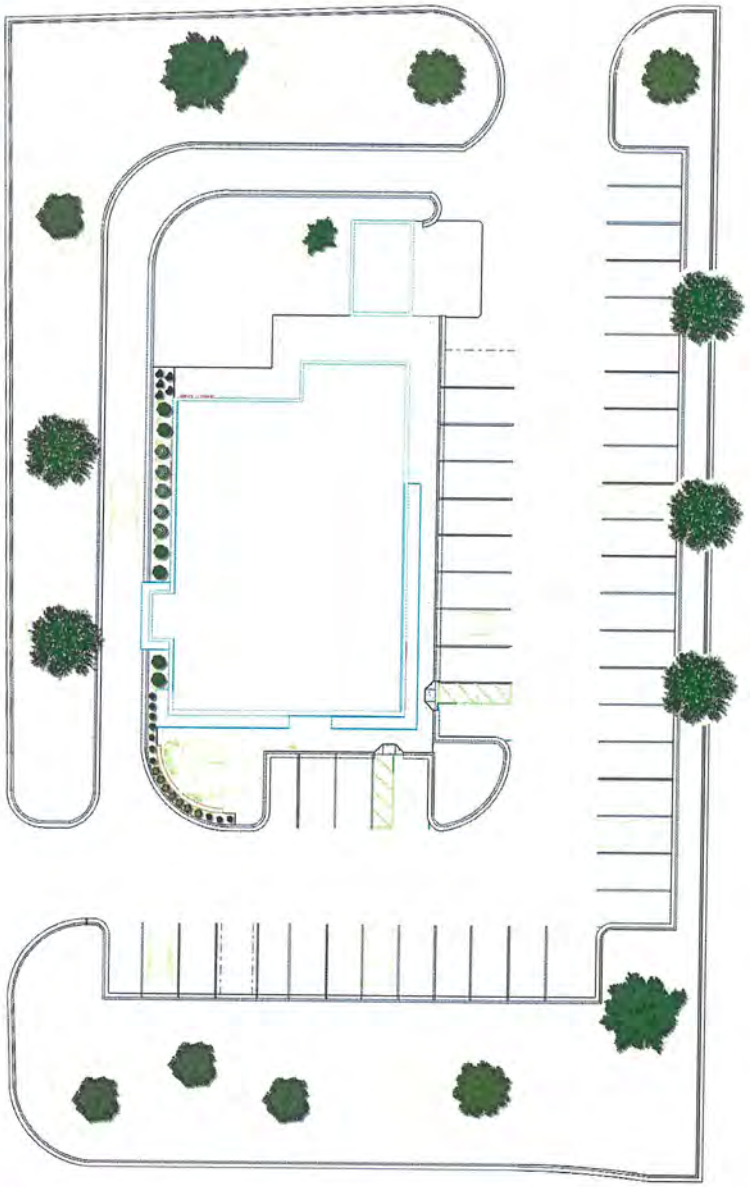
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-100

PROJECT NUMBER:
P12795

ARCHITECTS ENGINEERS CONTRACTORS LEADERS

Plant Legend			
Symbol	Qty	Common	Botanical
	4	Black Hills Spruce	6'
	4	Blue Fescue	1 Gal
	3	Bradford Pear	2.5"
	6	Common Boxwood	18"
	5	Coral Bell	1 Gal
	1	Serviceberry	8'
	2	Freeman Maple	2.5"
	5	Japanese Tree Lilac	2.5"
	6	Karl Forester Grass	1 Gal
	5	Bobo Hydrangea	18"
	7	Stella Daylily	1 Gal



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PROJECT NAME:
LUTHER GROUP

STREET ADDRESS:
1502 E Sumner St

CITY, STATE / ZIP:
Hartford, WI, 53027

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

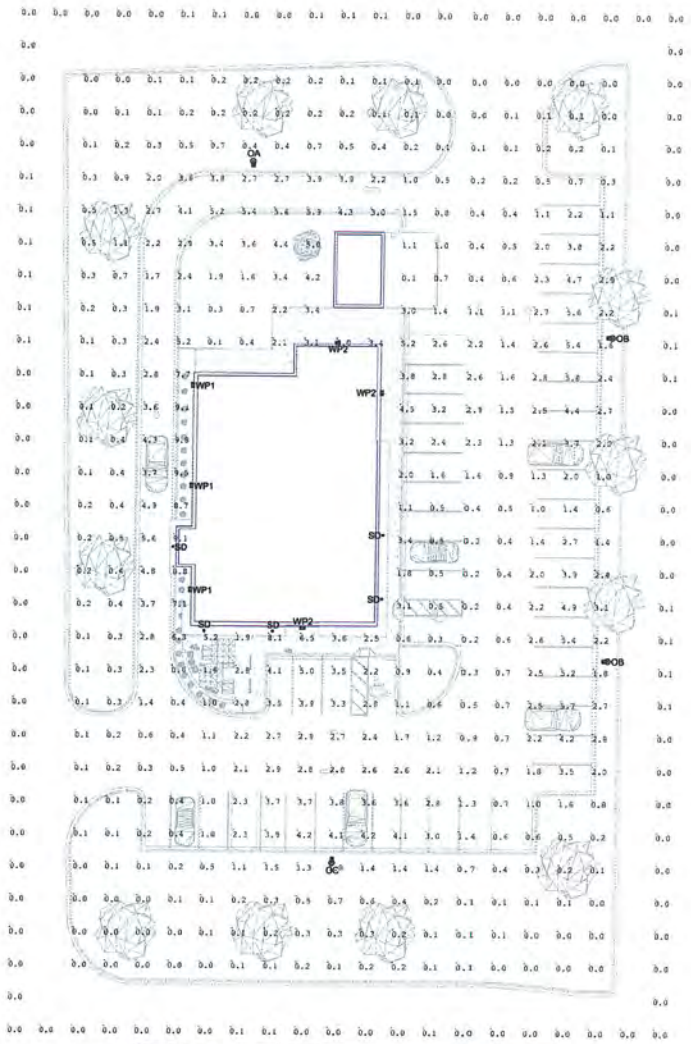
ARCHITECT:	ENGINEER:	REVIEWED BY:
ANK	AGR	BJZ

SHEET TITLE:
LANDSCAPING PLAN

SHEET NUMBER:
C-105

PROJECT NUMBER:
P12795

ARCHITECTS ◦ ENGINEERS ◦ CONTRACTORS ◦ LEADERS

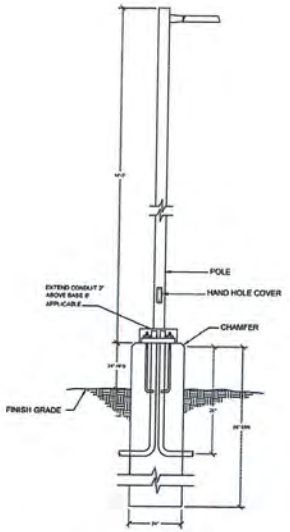


CALCULATION SUMMARY								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT/DRIVE THRU	Illuminance	Fc	2.15	6.8	0.2	10.75	29.39
BEYOND PROPERTY LINE	Illuminance	Fc	0.2	0.1	0.0	0.00	0.00

ELECTRICAL SITE PHOTOMETRIC STUDY

1" = 15'-0"

NORTH



TYPICAL POLE BASE DETAIL

NTS

LUMINARE SCHEDULE

KEY	TYPE	DESCRIPTION	LAMP DATA #	LAMP DATA TYPE	PART NUMBERS MFR	PART NUMBERS CATALOG #	WEIGHT	VOLT	NOTES
1	CA	10' SINGLE HEAD POLE	LED	10' SSRT2-4-525K-7CRI-T2-SW LUMENS	HUBBELL	SABER-WGL-400-MVT-3-HSV-MDDU-T5T1-525SW-HHA-UNV-DIM	POLE	208	1,2,3,5,9
2	OB	10' SINGLE W/ MAST ARM POLE	LED	30 SSRT2-4-525K-7CRI-T2-SW LUMENS	HUBBELL	SABER-WGL-400-MVT-3-UNV-ARDA-DBT-BC-SSW-HA-ARA-1-BS-DBT	POLE	208	1,2,3,5,9
3	EO	10' SINGLE HEAD POLE	LED	30 SSRT2-4-350K-7CRI-T1-SW LUMENS	HUBBELL	SABER-WGL-400-EVT-HA-UNV-ARDA-DBT-BC-SSW-HA-UNV-1-BS-DBT	POLE	208	1,2,4,7,9
4	SD	SURFACE SIDE	LED	16-2-SSRT2-4-525K-80CRI-T1-WD LUMENS	PRESCO	(SD)-525K-SL-HA-SAD	SURFACE	120	1,9
5	WP1	ARCHITECTURAL WALL SCONCE	LED	4R-SSRT2-4-525K-7CRI-T2-SW LUMENS	HUBBELL	RSF2-24L-4R-MVT-3-UNV-DBT	SURFACE	120	1,2,4,10, 11
6	WP2	ARCHITECTURAL WALL SCONCE	LED	4R-SSRT2-4-525K-7CRI-T2-SW LUMENS	HUBBELL	RSF2-24L-2R-MVT-3-UNV-DBT	SURFACE	120	1,2,4,10, 11

NOTES:
1. 4 AWG THWN-2 PVC
2. DARK BRONZE MATTE TEXTURED FINISH
3. SATIN/BT FINISH
4. TYPE II DISTRIBUTION
5. TYPE III DISTRIBUTION
6. TYPE IV DISTRIBUTION
7. DUSK TO DAWN CONTROL
8. MOUNTED TO 24" BANDED CONCRETE BASE
9. 24" ABOVE FINISHED GRADE TO TOP OF CONCRETE BASE
10. TAPERED MEDGE SHAFT
11. MOUNT AT 12'-0" ABOVE FINISHED FLOOR TO BOTTOM

GENERAL EXTERIOR LIGHTING CONTROL:

- AT CLOSE OF BUSINESS DAY ALL SITE POLE LIGHTING AND TYPE "SD" TO TURN OFF. ARCHITECTURAL WALL SCONCE TYPES "WP1" & "WP2" TO REMAIN ON THROUGH THE NIGHT.

GENERAL NOTES:

1. SWITCH ARC IS DRAWN FOR REFERENCE ONLY AND DOES NOT REPRESENT ACTUAL (RANCH 1 WIRING.
2. ALL NIGHT LIGHTS, EXIT LIGHTS, EBU'S AND OCCUPANCY SENSORS SHALL BE WIRED AHEAD OF ANY LIGHTING CONTROL SYSTEM THE PROJECT MAY CONTAIN.
3. REFER TO SHEET E003 FOR MOUNTING STYLES, HEIGHTS AND FIXTURE PART NUMBERS.
4. RECORD ANY AND ALL CHANGES TO THIS SHEET IN RED PEN FOR AS BUILT PURPOSES. SUBMIT AS BUILTS TO SUPERINTENDENT AT THE END OF THE PROJECT. MAKE REVISIONS AS JOB PROGRESSES NOT ALL AT ONCE IN THE END PLEASE WRITE LEGIBLY.
5. TEST LIGHTS, EXITS, EBU'S AND ALL SWITCHES PRIOR TO THE END OF THE PROJECT AND REPORT ANY FAILED COMPONENTS
6. PROGRAM AND TEST ALL OCCUPANCY SENSORS AND TIME CLOCKS AND LIGHTING CONTACTORS PRIOR TO THE END OF THE PROJECT AND REPORT ANY FAILED COMPONENTS
7. INSTALL TYPED PANEL SCHEDULES UPON COMPLETION OF THE PROJECT.
8. INSTALL ALL WALL PLATES LEVEL WITH THE SLOTS OF THE SCREW HEAD IN A VERTICAL POSITION.
9. INSTALL ARC FLASH STICKERS AND PANEL IDENTIFICATION PER NEC.
10. ALL NEW DEVICES MUST MATCH COLOR OF EXISTING DEVICES.

ALL DRAWINGS ARE SCHEMATIC ONLY. THE INSTALLING ELECTRICAL CONTRACTOR SHALL BE THE ENGINEER OF RECORD. THE INSTALLING ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CALCULATIONS, SIZING, ENGINEERING AND WIRING OF NEC.

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KEY PLAN

PROJECT NAME
LUTHER GROUP

STREET ADDRESS
1502 E Sumner St

CITY, STATE / ZIP
Hartford, WI, 53027

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

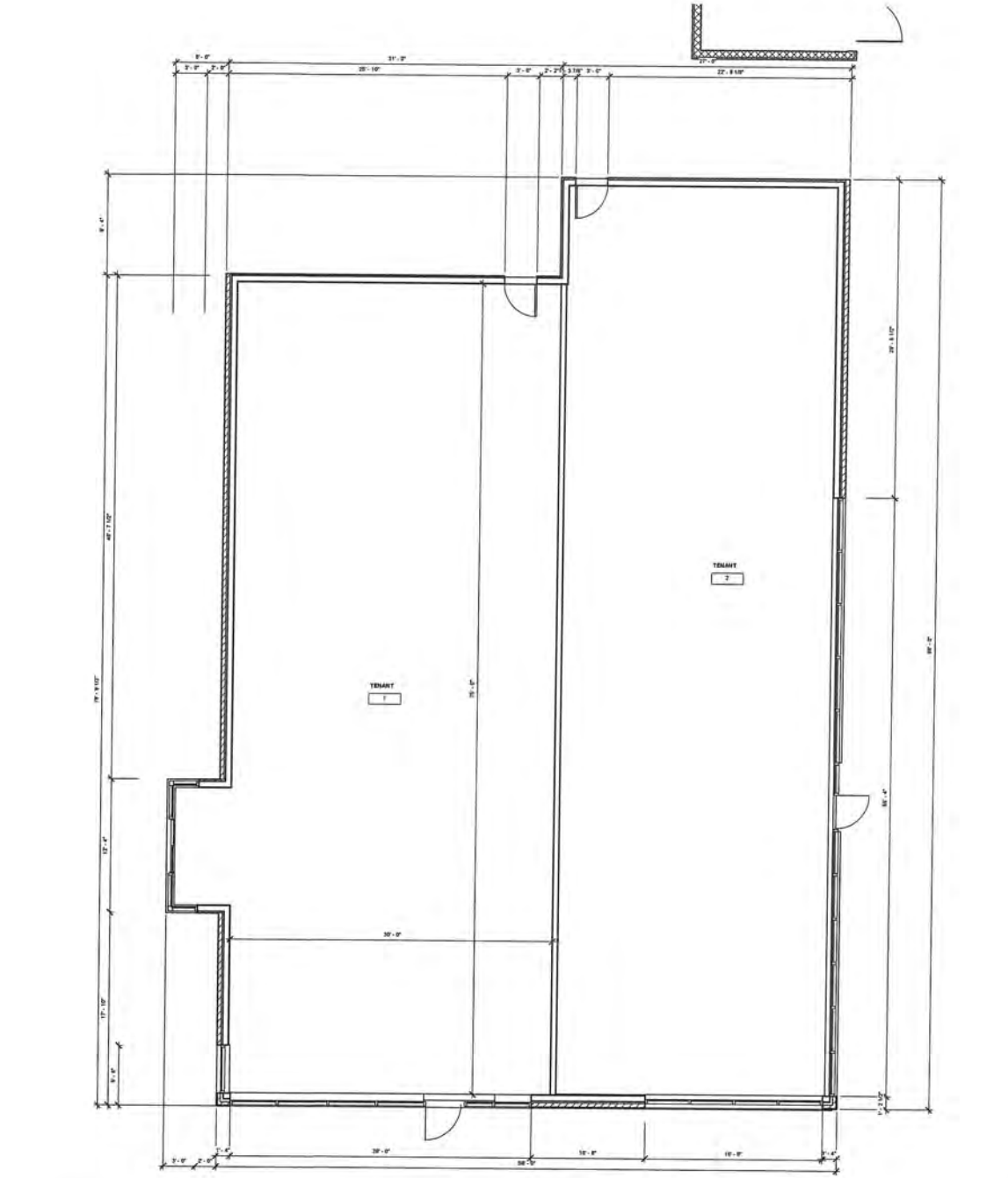
ARCHITECT:	ENGINEER:	REVIEWED BY:
ANK	AGR	BJZ

SHEET TITLE:
SITE LIGHTING

SHEET NUMBER:
C-106

PROJECT NUMBER:
P12795

ARCHITECTS ○ CONTRACTORS ○ ENGINEERS ○ LEADERS



1 FIRST FLOOR
3/4" = 1'-0"

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KEY PLAN

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LUTHER GROUP

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ARCHITECT:	ENGINEER:	REVIEWED BY:
AAK	AGR	BJZ

SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:
A-101

PROJECT NUMBER:
P12795

LEADERS ° ENGINEERS ° CONTRACTORS ° ARCHITECTS

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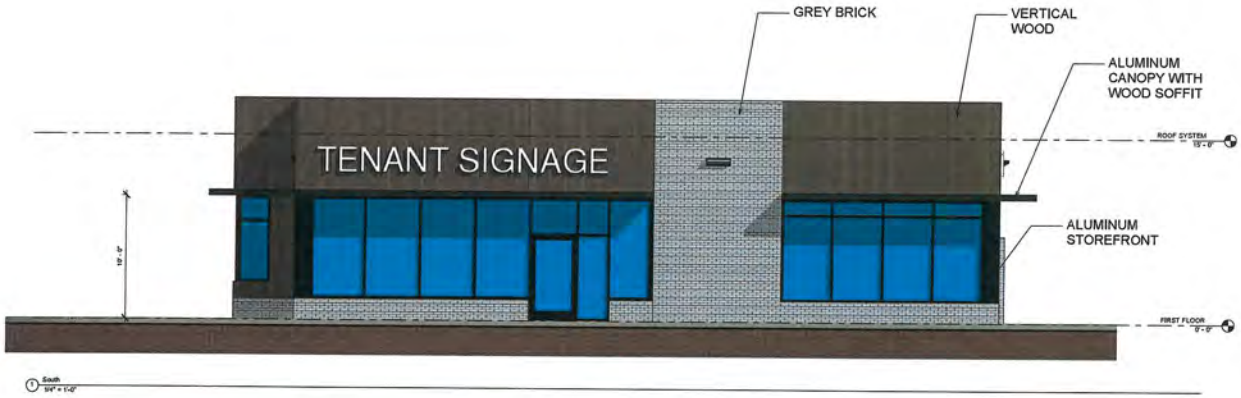

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KEY PLAN

PROJECT NAME
LUTHER GROUP

STREET ADDRESS
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CITY, STATE / ZIP
Hartford, WI, 53027

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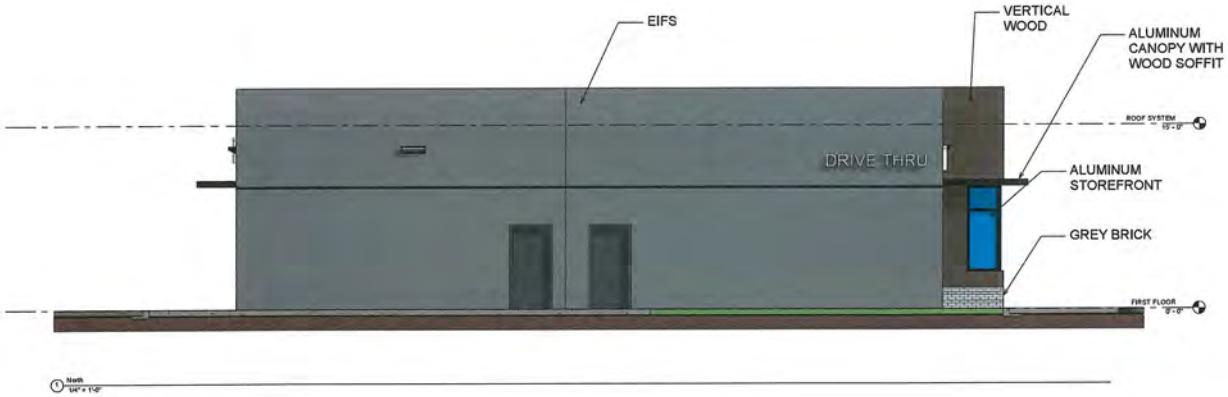
ARCHITECT:	ENGINEER:	REVIEWED BY:
ANK	AGR	BJZ

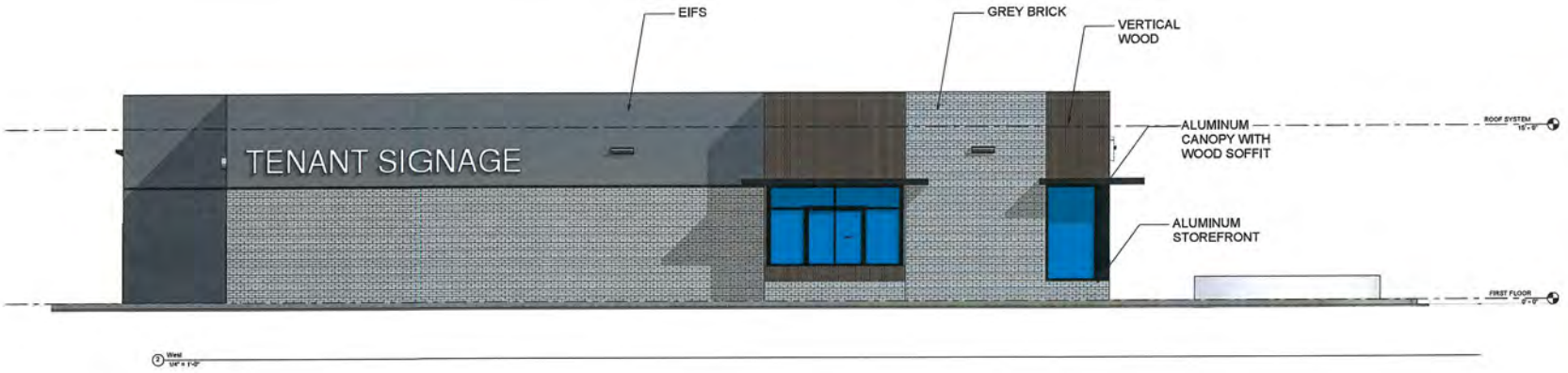
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-201

PROJECT NUMBER:
P12795

LEADERS ° ENGINEERS ° CONTRACTORS ° ARCHITECTS





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KEY PLAN

PROJECT NAME:
LUTHER GROUP

STREET ADDRESS:
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CITY, STATE / ZIP:
Hartford, WI. 53027

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

ARCHITECT:	ENGINEER:	REVIEWED BY:
ANK	AGR	BJZ

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-202

PROJECT NUMBER:
P12795

LEADERS ° ENGINEERS ° CONTRACTORS ° ARCHITECTS

5/22/2026 2:08:39 PM

VIEW 1

VIEW 2

VIEW 3

VIEW 4

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KEY PLAN

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LUTHER GROUP

STREET ADDRESS
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CITY, STATE / ZIP
Hartford, WI, 53027

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ARCHITECT:	ENGINEER:	REVIEWED BY:
ANK	AGR	BJZ

SHEET TITLE:
PERSPECTIVES

SHEET NUMBER:
A-900

PROJECT NUMBER:
P12795

LEADERS ◦ ENGINEERS ◦ CONTRACTORS ◦ ARCHITECTS

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