AGENDA - FINAL
WAUKESHA COUNTY PARK AND PLANNING COMMISSION - Regular
Thursday, November 19, 2026 1:00 P.M. Room AC 255/259
Administration Center, 515 W. Moreland Blvd., Waukesha, WI 53188

CALL TO ORDER

CORRESPONDENCE

MINUTES Approval of the October 15, 2026, Minutes.

PUBLIC COMMENT

SCHEDULED MATTER

- **1:00 p.m**. **Public Hearing for 2026 Amendments to the Comprehensive Development Plan for Waukesha County**

    - 4A - Amundsen Davis_Gideon Farms - Town of Merton
    - 4B - Amundsen Davis_Gideon Farms – Town of Merton

ADJOURNMENT

Christine Howard
Christine Howard, Chairperson

(The Staff Reports and Recommendations for the issues listed above are available upon request. For questions regarding this agenda, please call (262) 896-8300)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be conducted by the Waukesha County Park and Planning Commission at 1:00 p.m., on Thursday, November 19, 2026, in Room AC 255/259, of the Waukesha County Administration Center, 515 W. Moreland Boulevard***,** Waukesha, WI, 53188, to consider amendments to the Comprehensive Development Plan for Waukesha County adopted by the Waukesha County Board of Supervisors, on February 24, 2009. The area of amendment pertains to the following specific site and/or plan request:

4. In the Town of Merton, the following requests are being made:

   A. ***Amundsen Davis, LLC***, c/o Chris J. Jaekels, Esq., 111 East Kilbourne Ave, Ste. 1400, Milwaukee, WI 53202, requests property owned by Gideon Farms, LLC, c/o Jill C. Gehl, 6196 STH 83, Hartland, WI 53029-9706, described as Parcel 1, Certified Survey Map No. 7611, part of the SE ¼ of Section 27, T8N, R18E, Town of Merton (Tax Key No. MRTT 0396.999.002), be amended from the Governmental and Institutional category to the Rural Density and Other Agricultural Lands category (5.0 acres to 34.9 acres of area per dwelling unit) to accommodate a proposed retail and recreational project that would include a coffee shop and custard stand with an agricultural theme for outdoor spaces.

   B. ***Amundsen Davis, LLC***, c/o Chris J. Jaekels, Esq., 111 East Kilbourne Ave, Ste. 1400, Milwaukee, WI 53202, requests property owned by Gideon Farms, LLC, c/o Jill C. Gehl, 6196 STH 83, Hartland, WI 53029-9706, located in part of the SW ¼ and SE ¼ of the SE ¼ of Section 27, T8N, R18E, Town of Merton (Tax Key No. MRTT 0396.999.006), be amended from the Governmental and Institutional category to the Rural Density and Other Agricultural Lands category (5.0 acres to 34.9 acres of area per dwelling unit) to align the land use designation with that of neighboring properties and bring the property into a category that is consistent with its current and planned agricultural use.

Following the Public Hearing, the staff will evaluate public input and prepare a formal recommendation for the above-cited issue to be presented to the Waukesha County Park and Planning Commission, Waukesha County Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors for final consideration.

Plan amendment request files are available for viewing and copying in the offices of the Waukesha County Planning and Zoning Division located in Room AC 260 of the Waukesha County Administration Center located at 515 W. Moreland Blvd., Waukesha, WI 53188. The proposed map amendment will be available for viewing at Meeting Information | Waukesha County under the Park and Planning Commission Meeting Documents heading no later than Monday, November 16, 2026.

For more detailed information on the above request, please contact Evan Hoier at (262) 896-8509 or ehoier@waukeshacounty.gov.

All interested parties will be heard.

A quorum of the Waukesha County Board or its Committees may be present.

***Please note: Due to controlled access screening, you must enter the building via the main entrance of the Courthouse, located at 515 W. Moreland Blvd.**

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

Dale R. Shaver, Director
515 W. Moreland Blvd., Room AC 260
Waukesha, WI 53188

Legal Notice to be published in the
Waukesha Freeman on
Thursday, October 15, 2026

Docusign Envelope ID: 62DB61B6-F996-47AA-9FCD-2BD26D5AA4A4

RECEIVED 7/28/26
PLANNING AND ZONING DIVISION

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
PLANNING AND ZONING DIVISION
515 W. Moreland Blvd. Room AC230
Waukesha, Wisconsin 53188
Phone (262) 548-7790 Fax (262) 896-8071
Email pod@waukeshacounty.gov Website www.waukeshacounty.gov/planningandzoning

4A

REQUEST TO AMEND THE COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY

Fee Pd. $ 760 Receipt No. 409205 Appl recvd by EH

THIS REQUEST MUST BE ACCOMPANIED BY A FILING FEE AND AN ELECTRONIC COPY OF A SCALED MAP, SURVEY, SITE PLAN OR OTHER SIMILAR MEANS OF DEPICTING THE SUBJECT PROPERTY.

Name of Municipality Merton ×Town __City __Village

Tax Key No(s). of the subject property:

MRTT0396999002

Legal Description of the subject property:

See Exhibit A attached hereto.

Address of subject premises: N56W30020 CTY K, Hartland, WI 53029

Existing Land Use category as designated on the Comprehensive Development Plan (CDP) map
Governmental and Institutional

Amendment requested (e.g., which Land Use category is being proposed?)
Rural Density and Other Agricultural Land

How much acreage is to be amended to the new Land Use category? +/- 8.53

Is the amendment within the jurisdiction of a community (locally) adopted Land Use Plan? ×Y____N
If yes, what community? Town of Merton

Is the amendment within the jurisdiction of a community adopted Extra-territorial Plan? ____Y×N
If yes, what community? ____

Is the amendment within an adopted Sewer Service Area? XY____N
If yes, is sewer available to the subject property? ____Y XN

Existing Land Use(s) Residential (single-family)

Proposed Land Use(s) Mixed commercial and incidental residential

Reasons/Conditions that justify the requested amendment to the CDP (attached addl pages, if necessary):

See Exhibit B attached hereto.

Email address and/or fax number if you would like a copy of the staff report forwarded to you prior to the (Co. Park and Planning Commission) meeting: cjaekels@amundsendavislaw.com; jrg@galbraithcarnahan.com; jason@hayesengr.com; andygehl@contractcomestibles.com

Note: Review of this application may include a site inspection.

The undersigned owner hereby certifies that **all** of the above statements, information and attachments contained herein are true and accurate to the best of his or her knowledge and belief. By signing this form, the owner or his/her authorized agent is giving their consent for the Dept. of Parks and Land Use to inspect the site as necessary and related to this application even if the property has been posted against trespassing pursuant to Wis. Stat.; and serves as your acceptance of the wetland statement included on your Property Owner letter issued with your permit, as applicable.

Owner Gideon Farms, LLC c/o Jill C. Gehl
Address 6196 State Road 83
Daytime Phone No. (262) 366-0652
Signed by: Jill C. Gehl 633827AFB36D42F...
Signature of Owner
Date: July 28, 2026

Applicant Amundsen Davis, LLC c/o Chris J. Jaekels, Esq.
Address 111 E. Kilbourn Ave., Suite 1400
Daytime Phone No. (414) 225-1409
Signed by: Christopher J. Jaekels C5277784E372448...
Signature of Applicant (if different)
Date: July 28, 2026

Docusign Envelope ID: 62DB61B6-F996-47AA-9FCD-2BD26D5AA4A4

EXHIBIT A

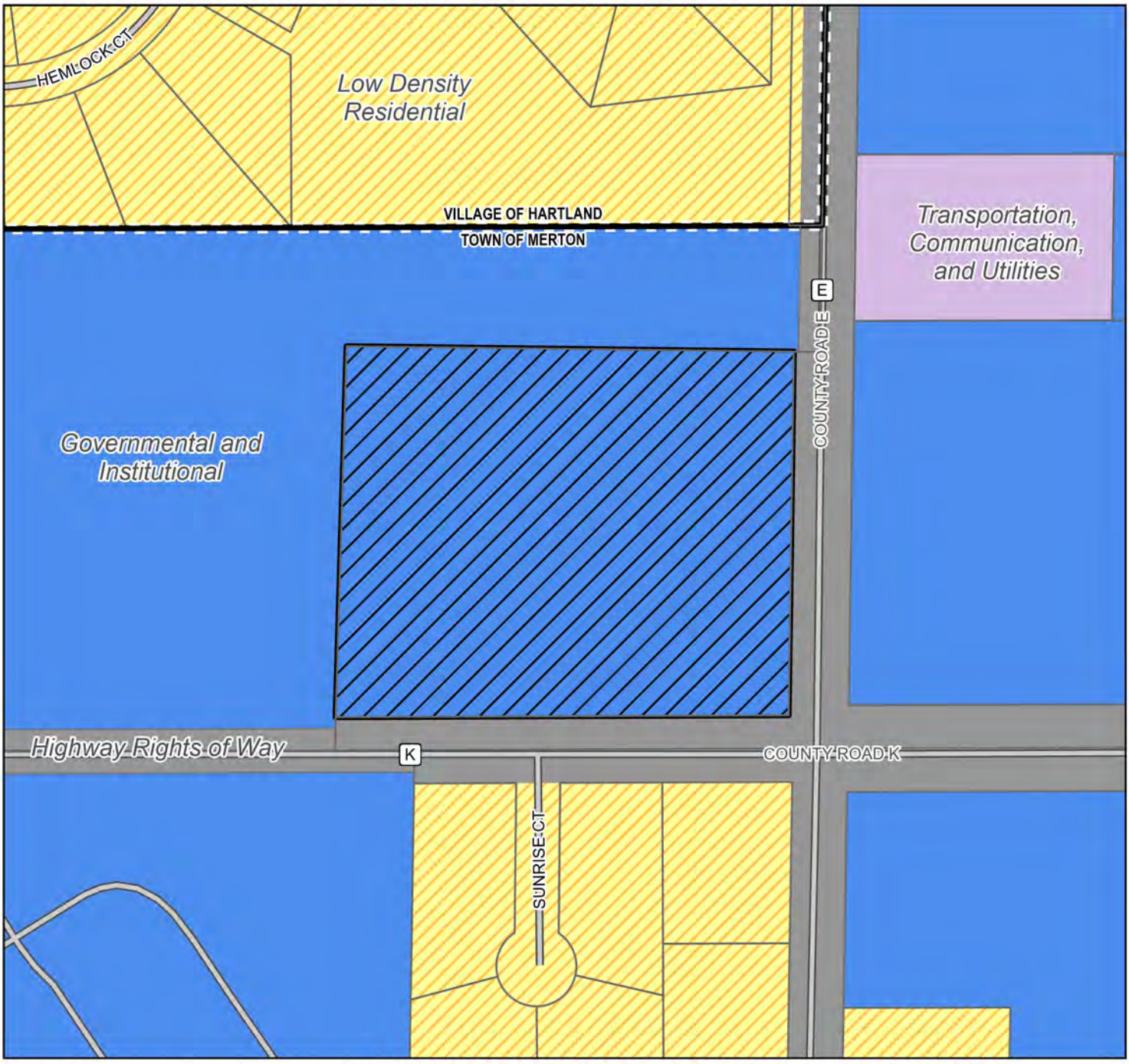
LEGAL DESCRIPTION

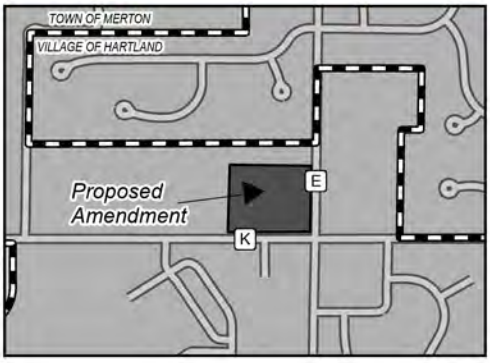
PARCEL 1 OF CERTIFIED SURVEY MAP NO. 7611, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN ON FEBRUARY 21, 1995, IN VOLUME 65 OF CERTIFIED SURVEY MAPS, PAGES 80 TO 82, AS DOCUMENT NO. 2024307, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: N56W30020 CTH K, HARTLAND, WI 53029
TAX PARCEL NO. MRTT0396999002

DEVELOPMENT PLAN AMENDMENT

PART OF SECTION 27, TOWN OF MERTON





COUNTY DEVELOPMENT PLAN AMENDMENT FROM GOVERNMENTAL AND INSTITUTIONAL TO RURAL DENSITY AND OTHER AGRICULTURAL LAND

PETITIONER	Gideon Farms LLC
FILE	4A
DATE OF PUBIC HEARING	11/19/26
AREA OF CHANGE	8.5266 Acres
TAX KEY	MRTT0396999002

0 175 350 Feet

N

Prepared by the Waukesha Department of Parks and Land Use

Docusign Envelope ID: 62DB61B6-F996-47AA-9FCD-2BD26D5AA4A4

RECEIVED 8/28/26
PLANNING AND ZONING DIVISION

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
PLANNING AND ZONING DIVISION
515 W. Moreland Blvd. Room AC230
Waukesha, Wisconsin 53188
Phone (262) 548-7790 Fax (262) 896-8071
Email pod@waukeshacounty.gov Website www.waukeshacounty.gov/planningandzoning

4B

REQUEST TO AMEND THE COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY

Fee Pd. $ 760 Receipt No. 409205 Appl recvd by EH

THIS REQUEST MUST BE ACCOMPANIED BY A FILING FEE AND AN ELECTRONIC COPY OF A SCALED MAP, SURVEY, SITE PLAN OR OTHER SIMILAR MEANS OF DEPICTING THE SUBJECT PROPERTY.

Name of Municipality Merton ×Town __City __Village

Tax Key No(s). of the subject property:

MRTT0396999006

Legal Description of the subject property:

See Exhibit A attached hereto.

Address of subject premises: N56W30020 COUNTY ROAD K, Hartland, WI 53029

Existing Land Use category as designated on the Comprehensive Development Plan (CDP) map
Governmental and Institutional

Amendment requested (e.g., which Land Use category is being proposed?)
Rural Density and Other Agricultural Land

How much acreage is to be amended to the new Land Use category? +/- 31.47

Is the amendment within the jurisdiction of a community (locally) adopted Land Use Plan? ×Y____N
If yes, what community? Town of Merton

Is the amendment within the jurisdiction of a community adopted Extra-territorial Plan? ____Y×N
If yes, what community? ____

Is the amendment within an adopted Sewer Service Area? XY____N
If yes, is sewer available to the subject property? ____Y x N

Existing Land Use(s) Agricultural (pasture land)

Proposed Land Use(s) Agricultural (pasture land)

Reasons/Conditions that justify the requested amendment to the CDP (attached addl pages, if necessary):

See Exhibit B attached hereto.

Email address and/or fax number if you would like a copy of the staff report forwarded to you prior to the (Co. Park and Planning Commission) meeting: cjaekels@amundsendavislaw.com; jrg@galbraithcarnahan.com; jason@hayesengr.com; andygehl@contractcomestibles.com

Note: Review of this application may include a site inspection.

The undersigned owner hereby certifies that **all** of the above statements, information and attachments contained herein are true and accurate to the best of his or her knowledge and belief. By signing this form, the owner or his/her authorized agent is giving their consent for the Dept. of Parks and Land Use to inspect the site as necessary and related to this application even if the property has been posted against trespassing pursuant to Wis. Stat.; and serves as your acceptance of the wetland statement included on your Property Owner letter issued with your permit, as applicable.

Owner Gideon Farms, LLC c/o Jill C. Gehl
Address 6196 State Road 83
Daytime Phone No. (262) 366-0652
Signed by: Jill C. Gehl 633827AFB36D42F...
Signature of Owner
Date: August 27, 2026

Applicant Amundsen Davis, LLC c/o Chris J. Jaekels, Esq.
Address 111 E. Kilbourn Ave., Suite 1400
Daytime Phone No. (414) 225-1409
Signed by: Christopher J. Jaekels C5277794F372448...
Signature of Applicant (if different)
Date: August 27, 2026

Docusign Envelope ID: 62DB61B6-F996-47AA-9FCD-2BD26D5AA4A4

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE N89°45'33"E, 273.90 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 27 TO THE POINT OF BEGINNING OF HEREINAFTER DESCRIBED LANDS; THENCE N00°44'19"E, 784.30 FEET ALONG THE EASTERLY LINE OF LANDS AS DESCRIBED IN VOLUME 110 OF DEEDS ON PAGE 261; THENCE N89°45'34"E, 2373.64 FEET TO A POINT ON THE CENTERLINE OF C.T.H. "E"; THENCE S00°48'59"W, 189.92 FEET ALONG SAID CENTERLINE OF C.T.H. "E"; THENCE N.89°18'32"W, 40.00 FEET TO THE NORTHEAST CORNER OF PARCEL 1, CERTIFIED SURVEY MAP NO. 7611 AND THE WESTERLY RIGHT-OF-WAY OF C.T.H. "E"; THENCE S.00°48'57"W, 545.04 FEET ALONG SAID RIGHT-OF-WAY AND THE EASTERLY LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 7611 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF C.T.H. "K" AND THE SOUTH LINE OF PARCEL 1, CERTIFIED SURVEY MAP NO. 7611; THENCE S.89°45'33"W, 678.99 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTH LINE OF PARCEL 1, CERTIFIED SURVEY MAP NO. 7611; THENCE S. 01°41'06"W, 50.03 FEET TO A POINT ON THE CENTERLINE OF C.T.H. "K"; THENCE S.89°45'33"W, 1652.83 FEET ALONG SAID CENTERLINE OF C.T.H. "K" TO THE POINT OF BEGINNING. EXCEPTING THAT PART LYING WITHIN C.T.H. "E" AND C.T.H. "K" FOR PUBLIC ROAD PURPOSES. ALSO EXCEPTING CERTIFIED SURVEY MAP NO. 7611, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN ON FEBRUARY 21, 1995, IN VOLUME 65 OF CERTIFIED SURVEY MAPS, PAGES 80 TO 82, AS DOCUMENT NO. 2024307.

FOR INFORMATION PURPOSES ONLY:
PROPERTY ADDRESS: N56W30020 COUNTY ROAD K, HARTLAND, WI 53029
TAX PARCEL NO. MRTT0396999006

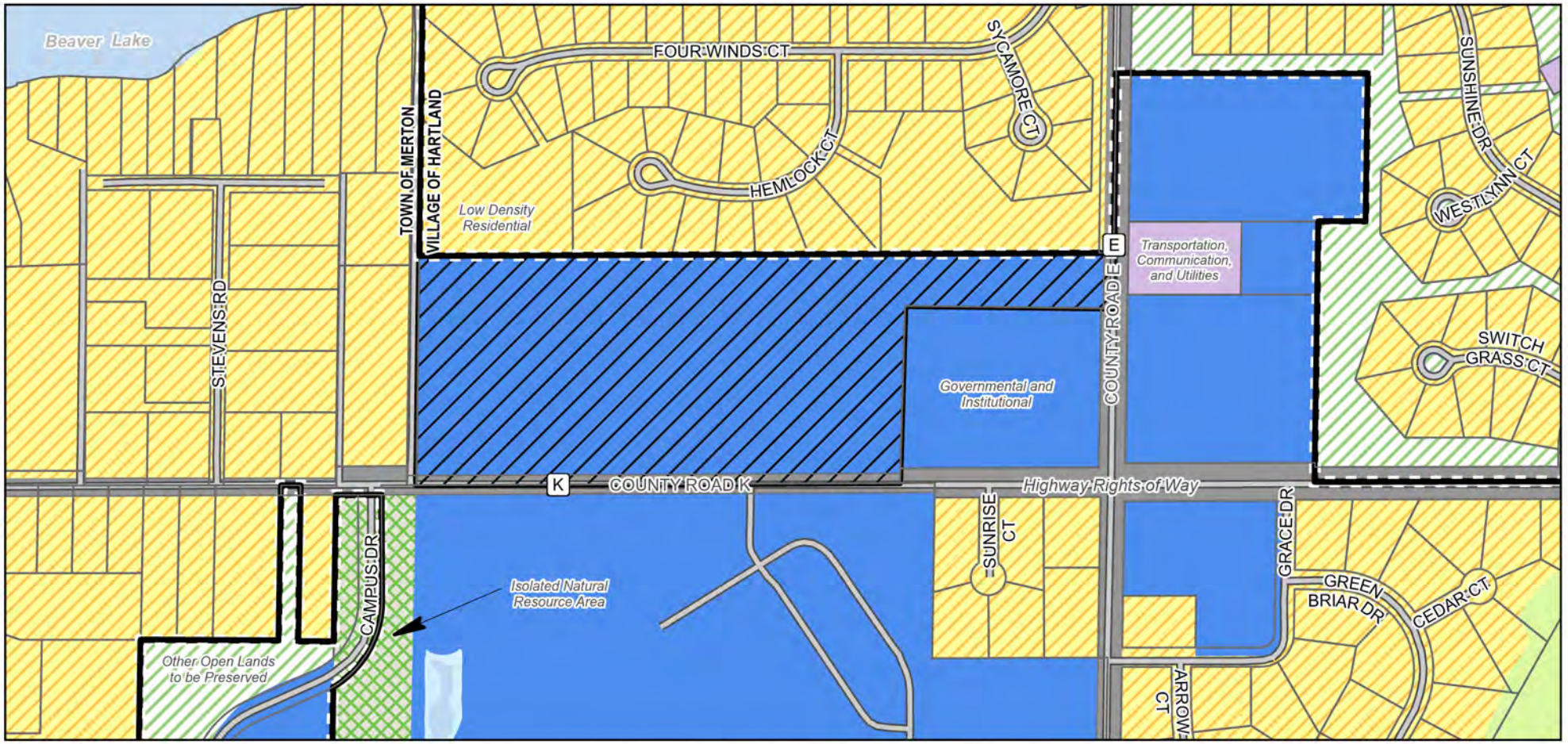
EXHIBIT B

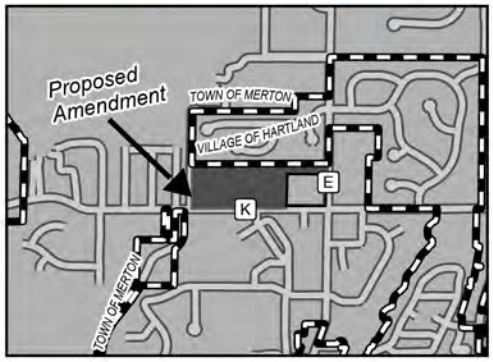
CONDITIONS JUSTIFYING AMENDMENT TO CDP

The existing land use classification as designated on the Comprehensive Development Plan (CDP) map, Governmental and Institutional, is a carryover from Arrowhead School District's previous ownership of the subject property. Such classification does not align with the current land use or any anticipated future land use (i.e., pasture land, in each case). Amending the land use classification as designated on the CDP to Rural Density and Other Agricultural Land would align the land use classification with the current land use and the anticipated future land use.

DEVELOPMENT PLAN AMENDMENT

PART OF SECTION 27,
TOWN OF MERTON





COUNTY DEVELOPMENT PLAN AMENDMENT FROM GOVERNMENTAL AND INSTITUTIONAL TO RURAL DENSITY AND OTHER AGRICULTURAL LAND

PETITIONER.....Gideon Farms LLC
FILE.....4B
DATE OF PUBIC HEARING.....11/19/26
AREA OF CHANGE.....32.8634 Acres
TAX KEY.....MRTT0396999006

0 500 1,000 Feet

Prepared by the Waukesha Department of Parks and Land Use

N

Received 1/15/2026

EXISTING FARM BUILDING AREA (CSM 7611) 2020

(R) DENOTES REMOVED BETWEEN 2023 & 2025 OR TO BE REMOVED

CSM 7611: 371,433 sf (8.53 AC)
IMPERVIOUS: 67,932 sf (1.56 AC) 18.3%
PERVIOUS: 303,509 sf (6.97 AC) 81.7%

UNPLATTED CSM 7611

BLIND DRAINAGE AREA

PASTURE FENCES

EXISTING BLDG (R)

EXIST BLDG (R)

EXISTING CONC (R)

EXISTING BARN

EXISTING WELL

GRAVEL

PL

COUNTY TRUNK HIGHWAY E

SWALLOW SCHOOL

COUNTY TRUNK HIGHWAY K

HARTLAND HIGH SCHOOL (INSTITUTIONAL)

DOUGHERTY N5585 SUNRISE CT

SUNRISE CT

ANDERSON N5580 SUNRISE CT

MEYER N5537 CTH E

OHW

0 75 150

N

REVISIONS

Hayes Engineering Co. S.C.
4513 N Murray Ave
WHITEFISH BAY, WI 53211
(414) 272-3200

GIDEON FARMS
N56 W30020 CTY K
Merton, WI

January 12, 2026 - Site Plan Permit Application

DSGN BY: TAH/JKD
DRFT BY: JKD
CHCK BY: TAH

Gideon Farms 2025-B.dwg

3.1

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

EXISTING SITE - AG BUILDINGS AREA (PRE-2023)

PROPOSED SITE
COFFEE SHOP, CUSTARD SHOP, GRASS/LAWN GATHERING AREA, REFURBISHED BARN (PERSONAL STORAGE-NOT FOR RENT)
CONCRETE WALKS & GATHERING AREAS
ASPHALT PAVEMENT DRIVEWAY AND PRIMARY PARKING (33 STALLS)
GRAVEL OVERFLOW PARKING (16-STALLS)
GRASS / LAWN GATHERING AREA NORTH OF COFFEE / CUSTARD
PASTURE TO REMAIN IN GRAZING ROTATION (28-DAY PEN ROTATION)

SITE DENSITY (BASED ON CSM 7611 - - 8.53 AC)
RESIDENTIAL DENSITY: 0-UNIT
COMMERCIAL DENSITY: 2-UNITS / 8.53 AC (0.24 UNITS / AC)
COMMERCIAL BLDG AREA: 7,847 SF / 8.53 AC (920 SF / AC)

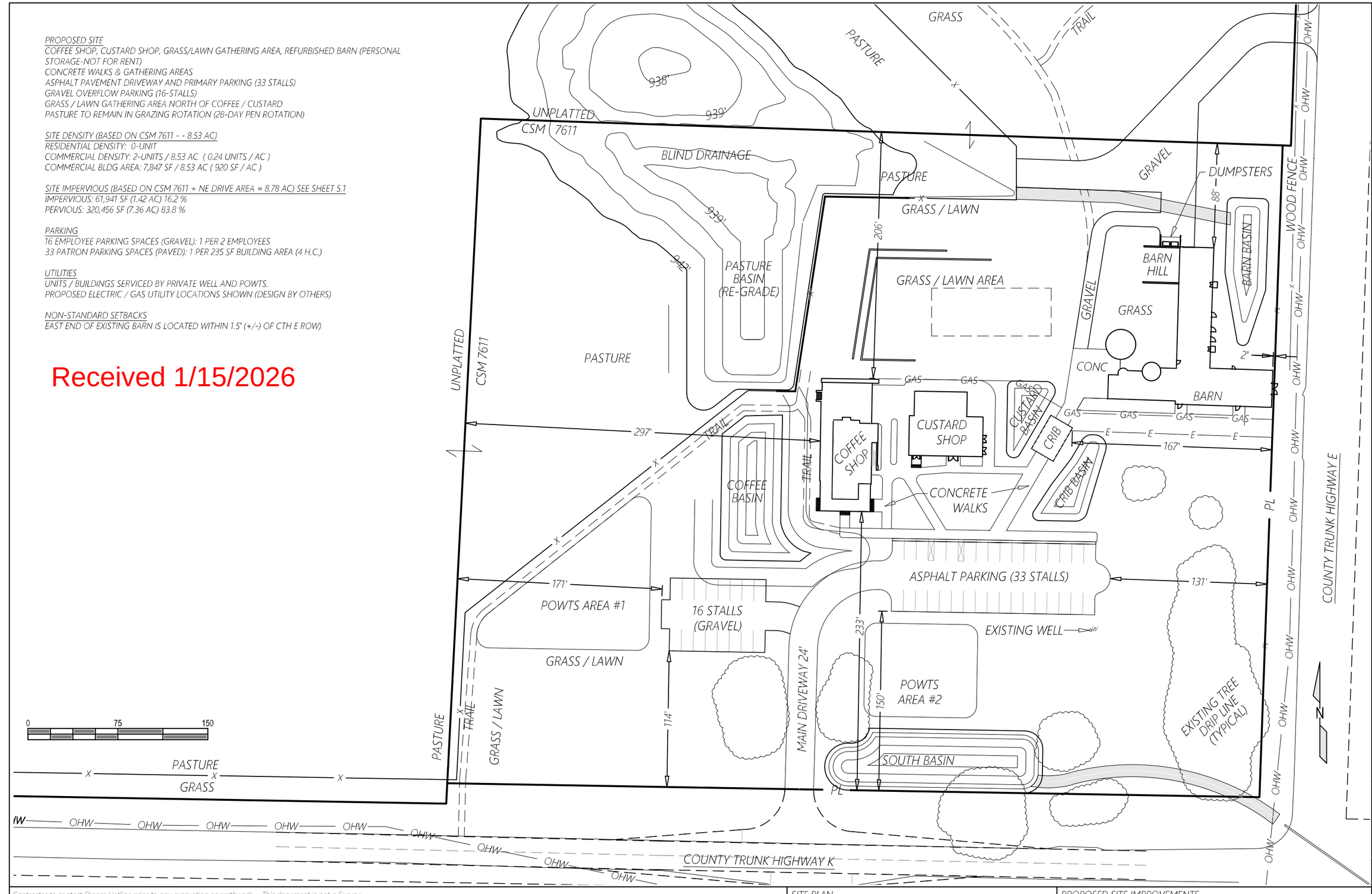
SITE IMPERVIOUS (BASED ON CSM 7611 + NE DRIVE AREA = 8.78 AC) SEE SHEET 5.1
IMPERVIOUS: 61,941 SF (1.42 AC) 16.2 %
PERVIOUS: 320,456 SF (7.36 AC) 83.8 %

PARKING
16 EMPLOYEE PARKING SPACES (GRAVEL): 1 PER 2 EMPLOYEES
33 PATRON PARKING SPACES (PAVED): 1 PER 235 SF BUILDING AREA (4 H.C.)

UTILITIES
UNITS / BUILDINGS SERVICED BY PRIVATE WELL AND POWTS.
PROPOSED ELECTRIC / GAS UTILITY LOCATIONS SHOWN (DESIGN BY OTHERS)

NON-STANDARD SETBACKS
EAST END OF EXISTING BARN IS LOCATED WITHIN 1.5' (+/-) OF CTH E ROW)

Received 1/15/2026



Hayes Engineering Co. S.C.
4513 N Murray Ave
WHITEFISH BAY, WI 53211
(414) 272-3200

REVISIONS

GIDEON FARMS
N56 W30020 CTY K
Merton, WI

January 12, 2026 - Site Plan Permit Application

DSGN BY: TAH/JKD
DRFT BY: JKD
CHCK BY: TAH

Gideon Farms 2025-B.dwg

4.0

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

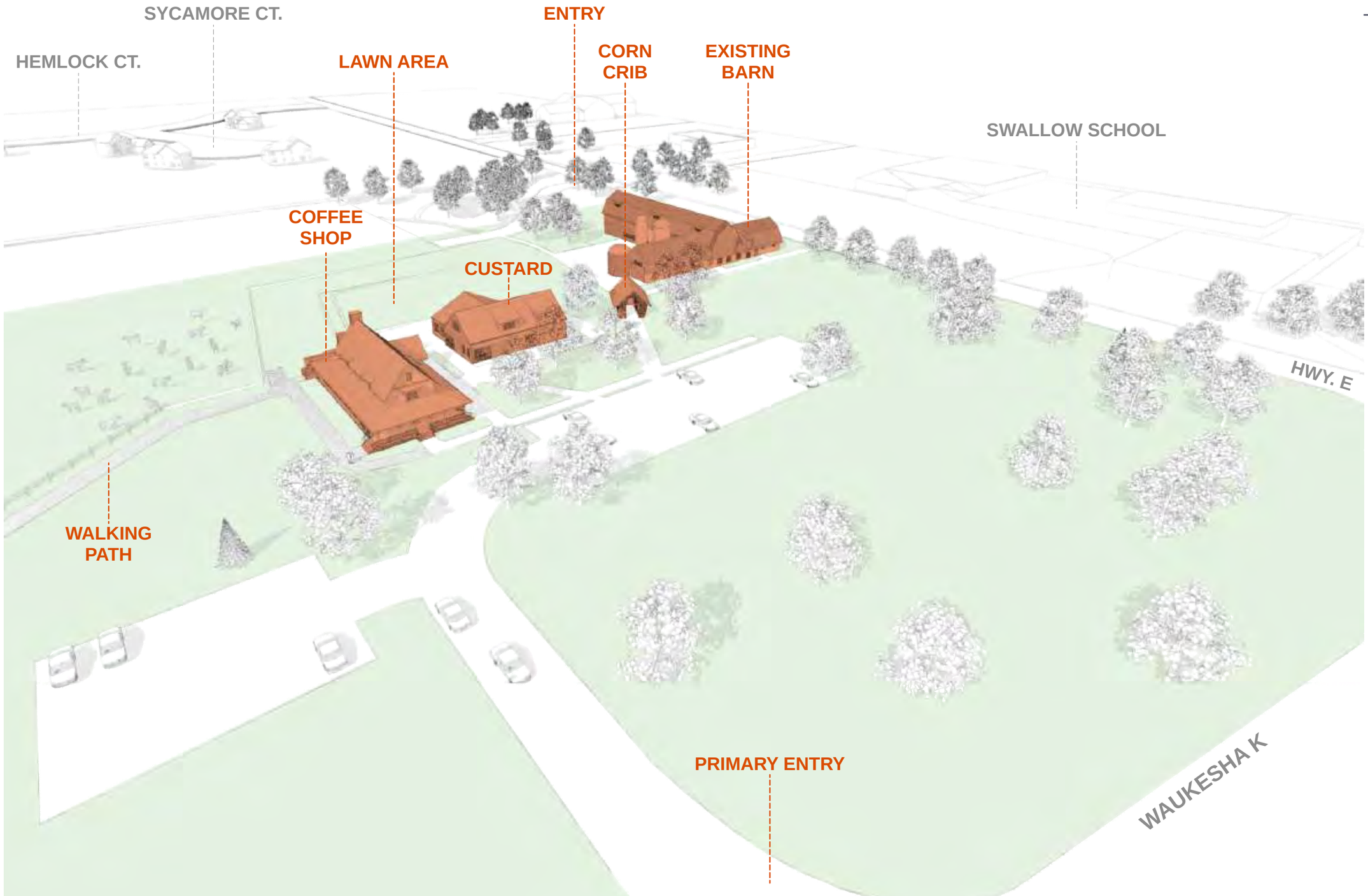
SITE PLAN

PROPOSED SITE IMPROVEMENTS

Received 1/15/2026

SD700

3D OVERVIEW



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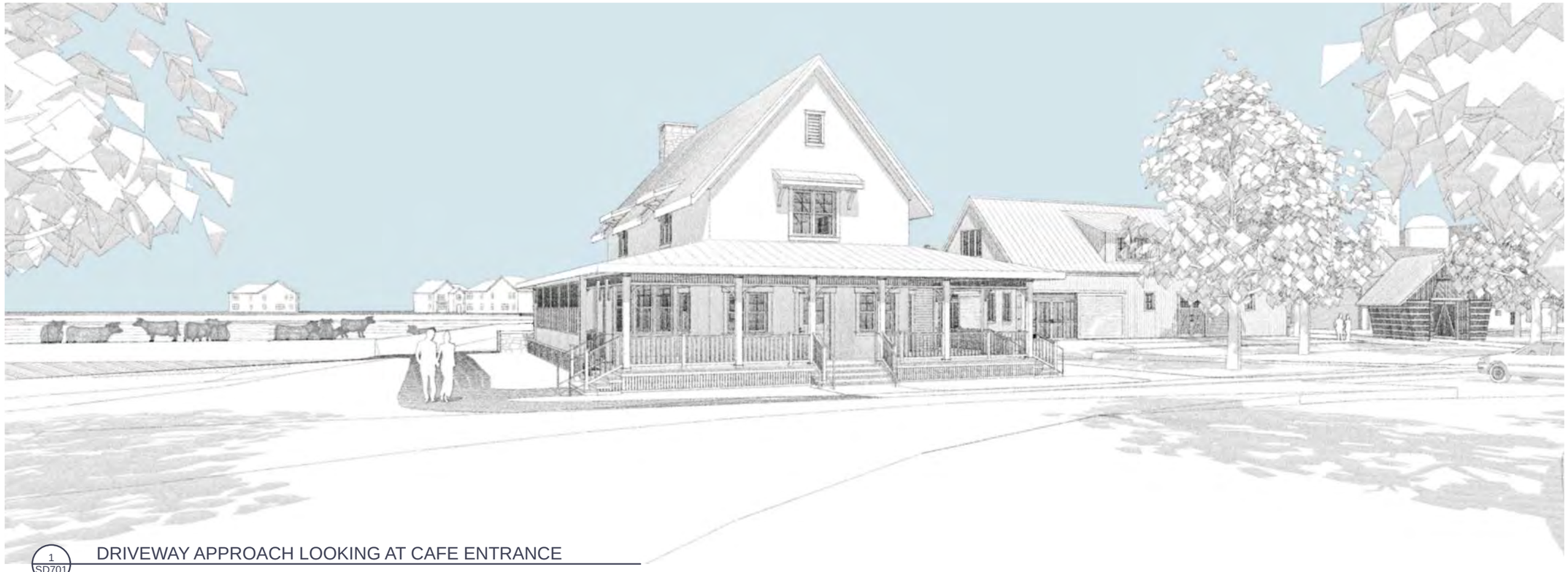
SD701

3D VIEWS

Received 1/15/2026



1 SD701 CAFE EXTERIOR DINING



1 SD701 DRIVEWAY APPROACH LOOKING AT CAFE ENTRANCE

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SD702

3D VIEWS

Received 1/15/2026



1 SD702 CUSTARD SHOP



2 SD702 PARKING LOT LOOKING AT CUSTARD ENTRANCE

GIDEON FARMS

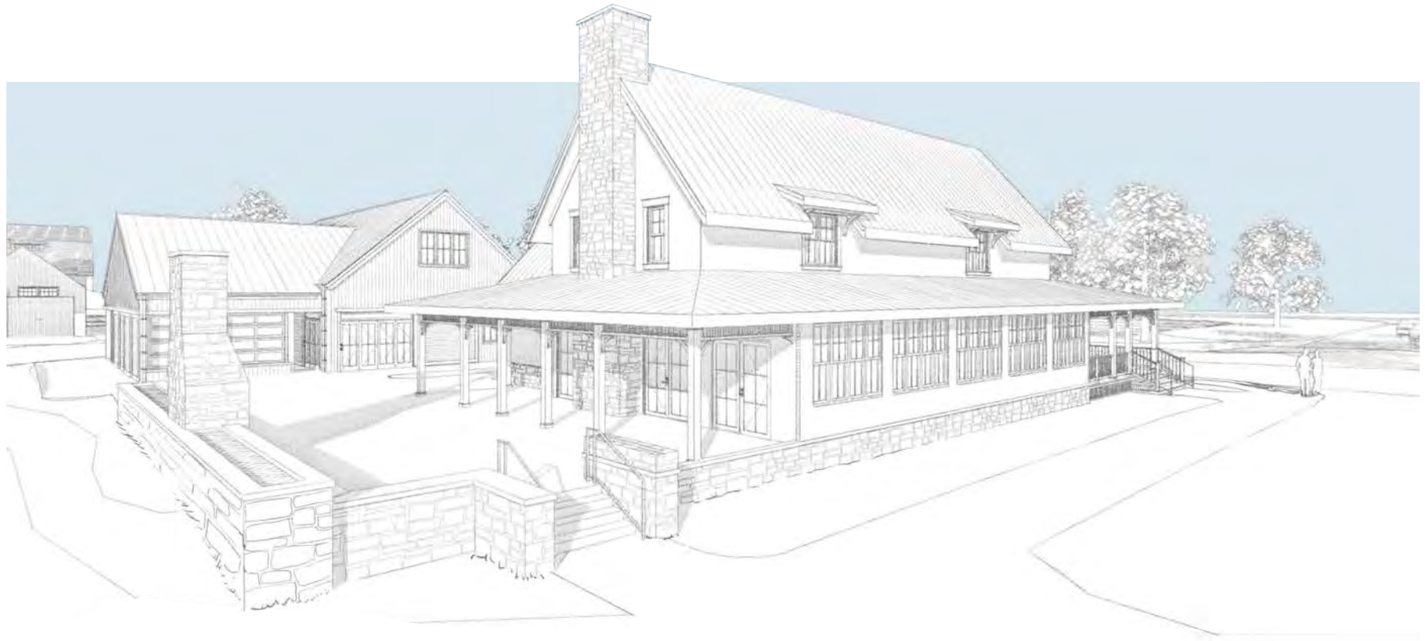
06.27.25

© 2025 GALBRAITH CARNAHAN ARCHITECTS LLC

SD703

3D VIEWS

Received 1/15/2026



1 SD703 CAFE AND CUSTARD PATIO



2 SD703 AERIAL VIEW OVER PASTURE

GIDEON FARMS

06.27.25

© 2025 GALBRAITH CARNAHAN ARCHITECTS LLC

G I D E O N F A R M S - C O R N C R I B

N 5 6 W 3 0 0 2 0 C O U N T Y T R U N K H W Y K , H A R T L A N D W I , 5 3 0 2 9

Received
1/15/2026



1 / G100 EXTERIOR PERSPECTIVE
SCALE: 1/4" = 1'-0"

PERSPECTIVES USED TO CONVEY GENERAL LOOK OF THE DESIGN.
SEE SUBSEQUENT DRAWINGS FOR DETAILS AND DIMENSIONS.

CONTACT INFORMATION

OWNER:

NAME
ADDRESS
CITY, ST XXXXX

ARCHITECT:

GALBRAITH CARNAHAN ARCHITECTS
6404 WEST NORTH AVENUE
MILWAUKEE, WI 53213
(414) 291-0772

CONTACT:
JOHN ANNIS
jpa@galbraithcarnahan.com

ABBREVIATIONS

#	Pound OR Number
&	And
@	At

A

ACT	Acoustic Ceiling Tile
AD	Area Drain
AFF	Above Finished Floor
ALUM	Aluminum
ANOD	Anodized
APPROX	Approximately

B

BES	Bank Equipment Supplier
BLKG	Blocking
BLKHD	Bulkhead
BRG	Bearing
BSMT	Basement
BT	Base Tile
BYND	Beyond
BO	Bottom Of
BOT	Bottom

C

CABT	Cabinet
CIP	Cast In Place
CHNL	Channel
CJ	Control Joint
CL	Closet
CLG	Ceiling
CLR	Clear
CM	Construction Manager
CMU	Concrete Masonry Unit
COL	Column
COMPR	Compressible
CONC	Concrete
CONC BLK	Concrete Block
CONT	Continuous
CONTR	Contractor
CPT	Carpet
CRS	Course
CT	Ceramic Tile
CTB	Ceramic Tile Base
CTYD	Courtyard

D

DBL	Double
DEMO	Demolish or Demolition
DIA	Diameter
DIM	Dimension
DIMS	Dimensions
DISP	Dispenser
DN	Down
DR	Door
DRWR	Drawer
DS	Downspout
DTL	Detail
DW	Dishwasher
DWG	Drawing

E

EA	Each
EIFS	Exterior Insulation Finish System
EJ	Expansion Joint
EL	Elevation
ELEC	Electrical
ELEV	Elevator or Elevation
EPDM	Ethylene Propylene Diene M-Class (Roofing)
EQ	Equal
ETR	Existing To Remain
EXIST	Existing
EXP	Expansion
EXP JT	Expansion Joint
EXT	Exterior

F

FD	Floor Drain or Fire Department
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FIN FLR	Finished Floor
FIXT	Fixture
FLR	Floor
FLSHG	Flashing
FM	Filled Metal
FO	Face Of
FT	Foot
FTG	Footing
FND	Foundation

G

GA	Gauge
GALV	Galvanized
GB	Grab Bar
GWB	Gypsum Wall Board

H

HC	Hollow Core
HDWD	Hardwood
HDR	Header
HI	High
HM	Hollow Metal
HORIZ	Horizontal
HP	High Point
HR	Hour
HT	Height
HRDBD	Hardboard
HVAC	Heating, Ventilating, And Air Conditioning

I

IRGWB	Impact Resistant Gypsum Wall Board
ILO	In Lieu Of
INSTR	Instructions
INSUL	Insulated or Insulation
INT	Interior

J

JNT	Joint

M

MAX	Maximum
MFR	Manufacturer
MO	Masonry Opening
MECH	Mechanical
MEMBR	Membrane
MICRO	Microwave
MIN	Minimum
MISC	Miscellaneous
MRDW	Moisture Resistant Dry Wall
MRGWB	Moisture-Resistant Gypsum Wall Board
MTL	Metal
MTR	Mortar
MTRL	Material

N

NIC	Not In Contract
NO	Number
NOM	Nominal

O

OC	On Center
OH	Opposite Hand
OPNG	Opening
OZ	Ounce

P

PCC	Pre-Cast Concrete
PLUMB	Plumbing
PLAM	Plastic Laminate
PLUMB	Plumbing
PLYWD	Plywood
P&SH	Pole & Shelves / Shelf
PREFIN	Prefinished
PT	Pressure Treated
PNT	Paint or Painted
PVC	Polyvinyl Chloride

R

RB	Rubber Base
RBR	Rubber
RCP	Reflected Ceiling Plan
RD	Roof Drain
REF	Refrigerator
REINF	Reinforced
REQD	Required
RM	Room

S

SHTHG	Sheathing
SF	Sheet Flooring
SIM	Similar
SPEC	Specified OR Specification
SPK	Sprinkler or Speaker
SS	Stainless Steel
ST	Stain
STC	Sound Transmission Coefficient
STL	Steel
STRUCT	Structure or Structural

T

T&G	Tongue And Groove
TELE	Telephone
TLT	Toilet
TO	Top Of
TOC	Top Of Concrete
TOS	Top Of Steel
TPD	Toilet Paper Dispenser
T/D	Telephone/Data
TYP	Typical

U

UNO	Unless Noted Otherwise
U/S	Underside

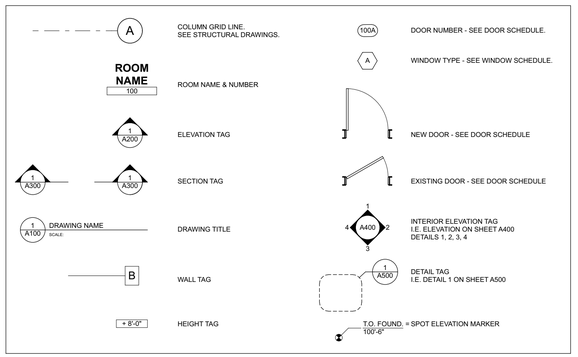
V

VB	Vinyl Base
VCT	Vinyl Composition Tile
VERT	Vertical
V/F	Verify In Field
VP	Vision Panel
VWC	Vinyl Wall Covering

W

W/	With
WD	Wood
WDW	Window

SYMBOL KEY



SHEET INDEX

ID	NAME
G100	COVER SHEET
A100	PLANS
A200	ELEVATIONS
A300	SECTIONS

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CONSULTANTS:

C O R N C R I B

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NOT FOR CONSTRUCTION

DRAWING ISSUE
ISSUE DATE
XX.XX.XXX

PROJECT #: 22.23

COVER SHEET

G100

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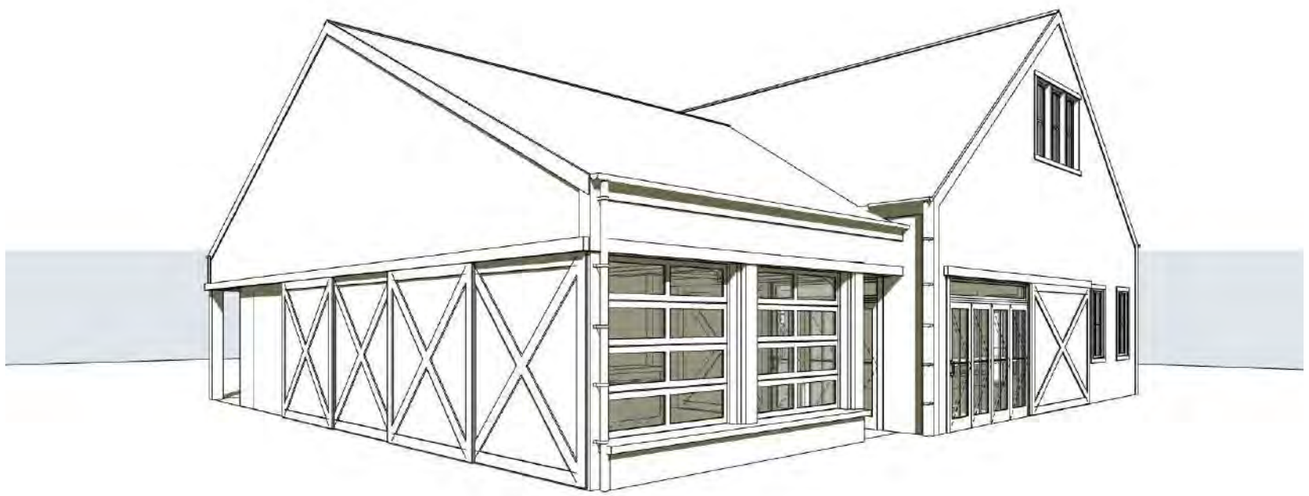
SD700

3D VIEWS



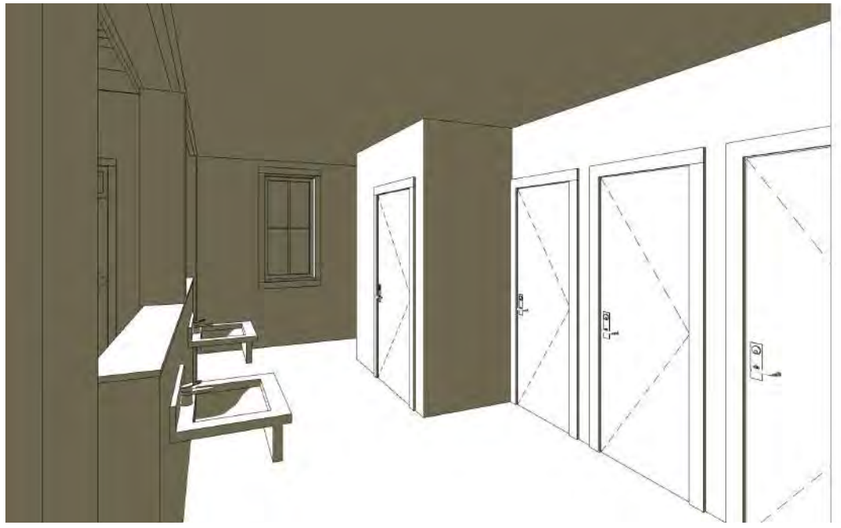
1 SD700 NORTHWEST CORNER



2 SD700 OUTDOOR AREA



3 SD700 NORTHEAST CORNER



4 SD700 RESTROOMS

Received 1/15/2026

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TAGLaw International Lawyers

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November 9, 2026

VIA E-MAIL:

Waukesha County Park and Planning Commission
515 W. Moreland Blvd. Room AC 230,
Waukesha, WI 53188

RE: November 19, 2026, Park and Planning Commission Meeting
Agenda Items 4
Applicant/Property Owner: Gideon Farms, LLC
Parcel Nos. MRTT0396.999.002 and MRTT 0396.999.006

Dear Waukesha County Park and Planning Commissioners,

Our office serves as the Village Attorney for the Village of Hartland (the "Village"). Before the Commission are applications on behalf of Gideon Garms, LLC ("Applicant") to amend the existing zoning of the above parcels (the "Property") to from Governmental and Institutional to Rural Density and Other Agricultural to "accommodate a proposed retail and recreational project that would include a coffee shop and custard stand with an agricultural theme for outdoor spaces." We wanted to make the Commission aware of the background of this project and the Village's prior involvement/concerns.

Originally, the Applicant pursued a course of action having the goal of annexing into the Village to be followed an application to the Village for a similar plan of operation that included a coffee and custard shop. The Village and Applicant had several meetings concerning such proposed plans and use of the Property. The Village indicated several concerns about the proposed plans given the unique arrangement of food/coffee being sold next to livestock, all near two (2) schools (Arrowhead and Swallow Elementary) and a fully developed residential neighborhood.

Discussions ceased when the Applicant withdrew its application, leading to the present application pending before you. The Village has reviewed the current application submission materials and they appear to be lack meaningful resolution of the several areas about which the Village originally expressed concern.

Elements lacking that the Village recommends be required in any allowed development proposal regardless of the controlling jurisdiction where allowed entail the following:

1. Provide a rotational grazing plan, that contains a maximum number of animals based upon the presented grazing plan. Given there will be numerous livestock present at the Property, the Village recommends all aspects of the livestock and their maintenance/care be detailed and evaluated.

2. Agree to and establish a stormwater pond/stormwater management maintenance agreement. The submitted plans have the primary stormwater pond open to animal grazing. The Village's engineer recommends the pond should be fenced off to prevent livestock from entering the pond.

3. Pedestrian access crossing locations from both Swallow Elementary and Arrowhead to the Farm need to be controlled. The plans submitted do not have any crosswalks, walkways or any other safe travel routes for pedestrian foot access to the Property. Given that Arrowhead High School is across the street, the Village anticipates that a large portion of customers that will buy or consume treats and beverages at or take-away from the Property will be coming via foot from the high school and will need safe passage across the road to get there.

4. The nature of this potential project located near two (2) schools and a residential neighborhood needs to be realistically evaluated to determine whether approval of this project will introduce use conflicts if allowed. The proposed use will have livestock, which will obviously emanate certain odors that the surrounding properties may not appreciate and will introduce commercial and revived non-residential uses after substantial residential development has been allowed

Given the above, the Village respectfully requests the Commission deny, or at the very least, adjourn any approvals until the above information is thoroughly explored and determined. Thank you for your attention to this matter.

Very truly yours,

von BRIESEN & ROPER, s.c.

Trace P. Hummel
TPH:fs

cc: Officers of the Adjacent Homeowners' Association
Principals of both adjoining schools.