

**VILLAGE OF HARTLAND  
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES  
MONDAY, SEPTEMBER 15, 2014  
7:00 PM  
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Ryan Amtmann, David deCourcy-Bower, Tim Hallquist, Dave Lamerand, Randy Swenson and Jack Wenstrom. Excused: Connie Casper

Others Present: Scott Hussinger/Building Inspector/Zoning Administrator and Lynn Meyer/Deputy Clerk. Excused: Administrator Cox.

Roll Call

1. Motion (Hallquist/Swenson) to approve the Jt. Architectural Board/Plan Commission Minutes of August 18, 2014. Carried (6-0).
2. Architectural Board consideration of an application for a sign permit for Waxing Girl Studio, 354 Cottonwood Ave., Suite B

Contractor: Sign-A-Rama, 601 Ryan Street, Pewaukee

The Business Improvement District Board has given verbal approval and will be officially approving the sign at their October meeting.

Motion (deCourcy-Bower/Hallquist) to approve an application for a sign permit for Waxing Girl Studio, 354 Cottonwood Ave., Suite B, contingent upon BID Board approval. Carried (6-0).

3. Plan Commission and Architectural Board consideration of proposed awnings, façade modifications, signs and outdoor seating for a proposed restaurant at 130 E. Capitol Drive.

Petitioner: Michael Feker, Hartland Hospitality, LLC, d/b/a ZESTI, 311 East Chicago St, Milwaukee, WI 53202

Owner: EMANDEMCO, LLC, 142 E Capitol Dr, Suite 300, Hartland, WI 53029

The first component of this review is the awnings. The awnings will project out over part of the Village right of way. They will be yellow/red/white. The Village requires 8 feet of clearance from the sidewalk to the bottom of the awnings.

The second component is the sign, which will be installed above the awnings.

The third component is the outdoor seating, some of which will be in Village right of way. The Public Works Director has to weigh in on this, and he hasn't seen the plan.

**Joint Architectural Board/Plan Commission Minutes**  
**Monday, September 15, 2014**  
**Page 2**

By the time the project is complete, it is anticipated that it will be too cold for outdoor seating this year.

The building setback is 48 ½". If you take that into account, there will be a maximum 6 – 7 inches in the right of way for seating. Mr. Feker will use a few planters as a division on his property that would extend a few inches into the right of way. There will be approximately 8' 6" for the walkway for pedestrians. During the cold weather months, the planters and outdoor seating will be removed.

Scott Hussinger stated that the outdoor seating, if deemed appropriate, should be subject to staff approval, because Public Works has not seen the plan.

Another component is the façade which will have four roll up overhead doors, one being the main entrance. The sign will be lit with two spotlights shining upward.

The awnings will be retractable. They will probably be retracted during the winter months and during winds of over 25 mph.

There is street parking and there is back lot parking. The adjacent building has parking in the back that also can be used. The owners of the adjacent building were present and gave their verbal O.K. However, Chairperson Lamerand asked that the Village receive a written agreement between Mr. Feker and the owners of the adjacent building that states that the parking lot is available to Zesti's customers.

Hours of operation will be from 11:00 AM – 2:00 PM for lunch and 4:30 PM – 9:30 PM for dinner on weeknights. Weekend hours will be 4:30 PM – 10:30 or 11:00 PM.

There is an unenclosed dumpster in the back parking lot. The building owner mentioned a dumpster enclosure would take up another parking space and they are trying to maximize parking.

Initially Chairperson Lamerand stated that the dumpster will need to be enclosed, due to the fact that there will be a new apartment development just to the east. After further consideration it was decided that a letter between Mr. Feker and the landlord should be exchanged so that they are aware that in a year or two, it is possible that the Village will require an enclosure for the dumpster. This can be enforceable through the Plan of Operation. Enclosing the dumpster is not something that will need to be done prior to opening the business, however, the Village does want to reserve the right to require it if it becomes necessary. Mr. Feker stated that he would like to see what the volume of the waste will be and then it can be decided on the proper procedure for taking care of the dumpster.

Motion (deCourcy-Bower/Swenson) to approve of proposed awnings, façade modifications, signs and outdoor seating for a proposed restaurant at 130 E. Capitol Drive, subject to staff approval. Carried (6-0).

4. Plan Commission preliminary consideration of a Conditional Use Permit to operate a warehouse, handbag production and soccer training facility at 528 E. Industrial Drive and a motion to set a Conditional Use Public Hearing for the October 20 Plan Commission meeting for review of the soccer facility Conditional Use Permit.

The proposed soccer facility use is considered a Conditional Use under Village of Hartland Municipal Code section 46-574 (2) "Commercial, recreational establishments...that do not interfere with the permitted uses in the M-1 district."

Petitioner: Strike FC Wisconsin, c/o Kenneth Ward, P.O. Box 180668, Delafield, WI 53018

Property Owner: Hartland Properties, LLC., c/o Richard Reinders, Sr., N5915 Willow Glen Rd., Sullivan, WI 53178

The Conditional Use is required for the soccer training facility. This project will be discussed in detail at the Public Hearing.

Motion (deCourcy-Bower/Hallquist) to set the Public Hearing for the October 20, 2014 Plan Commission Meeting. Carried (6-0).

A representative of the soccer group was in the audience and asked if there were any questions that the Board had now, before the public hearing.

Staff does have a concern about the adequacy of parking. The Village doesn't want parking backing up in the street. There is heavy truck traffic in this industrial area. It would be dangerous for children coming in and out of cars with the trucks going through. It's a big concern.

The Strike FC Wisconsin representative stated that it's a drop and run type of use. The majority of the parking lot will usually be empty because parents don't stay while there children are there. At the various locations that Strike FC Wisconsin has used over the years, at the most there are eight vehicles parked.

Scott Hussinger stated that the parking lot appears to be functional except there are semis parked there. He asked the applicant if those will be staying.

The applicant did not know and will ask the owner of the building. The trucks are just storage. All that is in the remainder of the building is cold storage. Strike FC Wisconsin has the first right to lease the remainder of the building if space opens up.

Scott Hussinger mentioned that the parking lot is not set up for drop off and pick up. The applicant said he dropped off a new plan to DPW Director Einweck. However, Mr. Hussinger has not seen it. This plan will be part of the comments for next month.

**Joint Architectural Board/Plan Commission Minutes**

**Monday, September 15, 2014**

**Page 4**

The general hours of operation will be 7:00 AM – 10:00 PM Monday – Saturday.  
Sundays 7:00 AM – 8:00 PM. Peak time is 3:30 – 9:00 PM Monday – Friday during  
November to April.

The handbag production is an existing business in the building that does not need the  
conditional use and is not related to Strike FC Wisconsin.

There will be additional discussion at the Public Hearing at the October 20 Plan  
Commission Meeting.

5. Adjourn

Motion (Wenstrom/Swenson) to adjourn. Carried (6-0). Meeting adjourned at 7:30 PM.

Respectfully submitted by  
Recording Secretary,

Lynn Meyer  
Deputy Clerk