

**VILLAGE BOARD MINUTES
MONDAY, DECEMBER 8, 2014
7:00 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVENUE**

Roll Call

Pledge of Allegiance – Trustee Swenson

Present: Trustees Stevens, Meyers, Compton, Landwehr, Swenson, Wallschlager, President Lamerand

Others: Administrator Cox, Clerk Igl, Police Chief Rosch, Fire Chief Wilde, Finance Director Bailey, DPW Director Einweck, Waukesha Freeman Reporter

Public Comments: (Please be advised the Village Board will receive information from the public for a three minute time period per person, with time extensions per the Village President's discretion. Be it further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.) None

1. Motion (Swenson/Meyers) to approve Village Board minutes of November 24, 2014. Carried (7-0).
2. Motion (Landwehr/Wallschlager) to approve the vouchers for payment in the amount of \$653,621.83. Carried (7-0).
3. Motion (Landwehr/Compton) to approve Operator (Bartender) Licenses with terms ending June 30, 2016. Carried (7-0).

Items referred from the November 17, 2014 Plan Commission meeting

4. Items related to the Hartland River Walk Apartments at 208 E. Capitol Dr. (between E. Capitol Drive and Lawn Street).
 - a. Review of updated plans

The Plan Commission will give additional consideration to the project at its meeting on Monday, December 15 and may make a recommendation to the Village Board regarding the various matters under consideration. Further, the Village Board has scheduled a Public Hearing on the Land Use Plan Amendment, the Zoning Code Amendment to implement PUD Zoning on this property and the potential full or partial vacation of the Oak Street Right of Way in the proposed development. The Public Hearing will be held as part of the Village Board meeting on Monday, December 22, 2014 beginning at 7:00pm.

Updated plans were submitted to the Village Board for review. Administrator Cox stated that the project proposal had initially included 89 apartment units in two new buildings with a reuse of the existing commercial structure on the site with an addition of a second floor.

Based on concerns from staff and the Plan Commission with the plans, the developer was asked to modify the project proposal. The revised plans propose the construction of three buildings with a total of 77 residential units. The plans call for the existing commercial structure to be demolished. A new mixed use building is proposed to be constructed with commercial use on the first floor and three residential units on second floor. This building will be constructed parallel to E. Capitol Drive. Parking will be to the rear of the building and will be shared between the commercial structure and residential structures behind.

A parking and drive aisle will run the entire length on the east side between Lawn Street and E Capitol. It is expected that this will be the route of a new water main that will be installed to accommodate water needs for the property including sprinkler systems, etc. It was stated that building locations were adjusted to keep them further from the sewer lines that run along the Bark River.

Trustee Wallschlager observed that the plans include one underground parking stall for each apartment and asked whether there are any handicap-accessible parking spaces underground. Further, Trustee Wallschlager expressed concerns that there may not be adequate parking in the proposal. Administrator Cox stated that the Building Inspector will need to make the final determination on the required number of parking spaces. It was stated that the Village Code requires two parking spaces for one or two bedroom apartments. Concerns related to parking will be discussed further by the Plan Commission.

Trustee Meyers asked about the requirements for fire suppression sprinkler systems and it was stated that this development will have sprinklers installed.

- b. Consideration Of Bill For An Ordinance No. 12/08/2014-01, "An Ordinance Adopting An Amendment To The Village Of Hartland Comprehensive Development Plan: 2035"
This item carried over to the next Village Board meeting.
- c. Consideration Of Bill For And Ordinance No. 12/08/2014-02, "An Ordinance To Amend The Official Zoning Map Of The Village Of Hartland"
This item carried over to the next Village Board meeting.
- d. Consideration of additional actions related to the property.

A Public Hearing is set for the December 22nd Village Board meeting. Administrator Cox stated that a number of items will need further discussion by the Village Board including a developer's agreement and consideration of TIF support. The developer will be revising the proposal based on the revised site plan. Administrator Cox stated that the land portion of the approval process may be complete in the next several weeks.

Others items for consideration

- 5. Motion (Stevens/Landwehr) to suspend the rules for consideration of adoption on the Second Reading of Bill for an Ordinance No. 11/24/2014-01 "An Ordinance to Amend Section 66-31 of the Code of Ordinances to the Village of Hartland Relating to Tobacco Sales and Gifts". Carried (7-0).

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Motion (Stevens/Landwehr) to adopt Bill for an Ordinance No. 11/24/2014-01. Carried (7-0).

6. Motion (Landwehr/Stevens) to approve an IT Consulting Service Agreement with OnTech Systems, Inc. of Germantown and to authorize purchase of a 200-hour time block at a reduced rate. Carried (7-0).
7. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.

President Lamerand thanked everyone that turned out to see the Canadian Pacific Holiday Train and commented that he believed it was the largest crowd that he has seen in the eight years that the train has been coming to Hartland. Canadian Pacific donated \$4,000 to the Hartland Food Pantry and attendees donated a large quantity of food as well.

Trustee Wallschlager gave special thanks to Lynn Minturn from the Chamber of Commerce for her efforts in bringing this event to Hartland and her hard work in organizing the event.

8. Motion (Meyers/Landwehr) to recess to closed session pursuant to SS 19.85 (1)(g), Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved regarding licensing matters and to adjourn thereafter without reconvening into open session pursuant to SS 19.95 (2).

Roll call vote taken. All ayes. Carried (7-0). Meeting recessed to closed session at 7:21 p.m.

Respectfully submitted,

Darlene Igl
Village Clerk