

**VILLAGE OF HARTLAND
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, DECEMBER 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: Administrator Cox, Building Inspector/Zoning Administrator Hussinger and Deputy Clerk Meyer

Roll Call

1. Motion (deCourcy-Bower/Hallquist) to approve the Jt. Architectural Board/Plan Commission Minutes of November 17, 2014. Carried (6-0).
2. Architectural Board consideration of an application for a sign permit for Tail Waggin' Doggy Daycare, 647 Industrial Court

Contractor: Competitor Awards & Engraving, 675 Industrial Court, Hartland, WI 53029

Lisa Brewer was present. She stated that the sign will most likely be installed above the door and will not be lit. It may possibly be offset to the right or left if the owner of the building prefers that.

If the sign is not installed above the door, Ms. Brewer was instructed to call Building inspector Hussinger to let him know.

Motion (Hallquist/Swenson) to approve an application for a sign permit for Tail Waggin' Doggy Daycare, 647 Industrial Court. Carried (6-0).

3. Architectural Board consideration of an application for the construction of an addition to a single-family residence at 1244 Mary Hill Circle, Mary Hill Subdivision.

Applicant: Yogi & Sunitha Gundamraj

Contractor: Berkshire Builder, 409 Leanore Ct., Pewaukee WI 53072

The Mary Hill Homeowners Association has approved the addition. All exterior materials will match the existing home.

Motion (Hallquist/Swenson) to approve an application for the construction of an addition to a single-family residence at 1244 Mary Hill Circle, Mary Hill Subdivision. Carried (6-0).

4. Architectural Board consideration of an application for the construction of the Booster Station #1 adjacent to the Village water tower at 1790 E. CTH K (Bristlecone Pines Subdivision Outlot 9).

Applicant: Village of Hartland, 210 Cottonwood Ave, Hartland
Engineer: Ruekert Mielke, Inc., W233 N2080 Ridgeview Parkway, Waukesha

The booster station will be located next to the Bristlecone water tower. It will likely be constructed in spring 2015.

Mr. Peter Jungbluth, owner of the property in the Town of Merton directly across from this site on HWY K, asked for the details of this project.

The building will be 31' x 18' and 15 ½' high. The walls will be brick and the roof will be asphalt shingles. The driveway will come in off of HWY K. The only traffic generated from this project will be from Village employees for maintenances purposes, generally once or twice a week.

The booster pumps are needed to serve areas to the east to provide water pressure to new houses.

The station would be able to service Mr. Jungbluth's property, "The North Forty". Mr. Jungbluth asked about what will happen to the road (Jungbluth Road/HWY K)? Administrator Cox told him that it is up to Waukesha County, which currently is adhering to their plan to run the road to the properties to the north and over to Winkleman Road. However, that is at least a decade down the road.

Mr. Jungbluth wondered what consideration there is for him when the Village runs water onto his property? He had one meeting with the Siepmann's and they talked about a few different plans. Mr. Jungbluth is not in favor of this until there is a plan on what to do. His property is for sale and he feels that an easement on his property may hinder the sale or development of the property. He feels that the Siepmann property isn't a concern of his and he doesn't know why an easement has to go on his property.

Administrator Cox stated that the easement will not be talked about tonight – the real question tonight is the pumping station

The pumping station is not on the Jungbluth property and will be needed regardless of where the water pipes eventually go.

Mr. Jungbluth asked what is going to be done with the hill?

Administrator Cox said, as we understand it, it is part of the County's plan to drop the hill.

Mr. Jungbluth said that as long as the dotted line is on his property, he is not in favor of the pumping station.

Motion (deCourcy-Bower/Hallquist) to recommend to the Village Board approval of an application for the construction of the Booster Station #1 adjacent to the Village water tower at 1790 E. CTH K (Bristlecone Pines Subdivision Outlot 9). Carried 6-0.

5. Plan Commission and Architectural Board review and consideration of a Land Use Plan Amendment, Zoning Code Rezoning Request/Planned Unit Development Request, Right of Way Vacation (Oak Street) and Site and Building Plans for Hartland Riverwalk Apartments at 208 E. Capitol Dr. (between E. Capitol Drive and Lawn Street)

Applicant: Joe McCormick, 411 W. Main Street #106, Madison, WI 53703

Joe McCormick was present. He updated those from the public who were not present at the last meeting.

- A grilling /sitting area has been added.
- An effort will be made to save any existing trees (especially the large oak tree).
- Building 1 was moved to the southwest to create more river walk green space and the old commercial building will be demolished.
- A new commercial building will be constructed fronting E. Capitol Drive.
- Building 2 was moved back from Lawn Street and stairs were added from entrances to give it a townhouse feel.
- There will be a drive through from Lawn Street to E. Capitol Drive. Two traffic devices are recommended to be built to slow traffic.
- The underground parking area will still access on Lawn Street.
- The intersection on Lawn Street from the Fire Department to the underground parking driveway will be designed to allow for fire trucks and school buses, as well as to maximize traffic flow.

The resident north of the development and on the corner of Lawn Street was concerned about the additional traffic of approximately 90 cars a day that the development will bring and asked the Village what they can do as far as a barrier or fence to help as a buffer. The Village right of way borders the west side of her property. She stated that she recently bought the house, which was in a quiet neighborhood. Now everything is changing and she is worried about the traffic.

Parking on Lawn Street will be considered and if needed, it is possible that there may be a “No Parking” area directly in front of Building 2 on Lawn Street, but the Village hasn’t talked about any details.

The riverfront area is a combination of Village owned property and Village right of way.

The outside parking spaces for this development are private parking – it is not a municipal parking lot.

The lighting in the outdoor parking lot area will be two or three soft LED lights directed toward the building from the east edge of the parking area.

The west side of Building 2 will have one main entrance and two or three individual apartment entrances.

The owner of the property east of the parking lot likes the idea of a 7 foot or higher fence, but she would like to continue discussion with Mr. McCormick regarding planting arbor vitas or other vegetation at the lot line.

There was concern regarding parked trailers or people working on cars in the parking lot. Prohibiting that type of issue can be put into the Developers Agreement, if desired.

Looking from Lawn Street, the overall height of Building 2 is 42 feet at the lowest part and 50 feet at the highest part.

The apartment rules will allow for pet cats, but not dogs.

A member of the public asked how the density of this project was arrived at. Administrator Cox stated that it was arrived from discussions with the Plan Commission and Village Board over the last seven years as they looked at how the downtown would develop. Part of the concept is to develop ways for people to live in the downtown area – a dense urban setting that provides walkable places for the residents.

Seventy feet from the river to the east will be public access on Village owned and Village right of way green space. All of where Oak Street is today (except for a small triangle) is public property.

The plan shows a bridge that crosses the river to public parking on the other side.

The Village has had conversation with the current businesses in the existing commercial space. They will assist them in relocating either temporarily or

permanently, as they desire. The Village has not gone into detail with them because they are waiting for this project to be farther along in the planning and approval process.

All of the buildings will be built at the same time. It should take 12 – 15 months for completion. Construction is allowed to take place from 7 AM – 5 PM on weekdays. Weekends are discouraged, but if necessary can be 8 AM – 3 PM.

The developer will also be replacing the watermain on Lawn Street during this project.

There was discussion on the path layout within the apartment complex. Mr. McCormick stated that the paths were not for public use. However, the Plan Commissioners would like to have the paths reconfigured to allow for a public walkway through or next to the development to the new commercial space and other Village areas.

There continues to be interest by the Village for an easement from US Bank for possible shared parking near the north part of the bank's lot.

Administrator Cox told Mr. McCormick that his designer needs to spend additional time on the area of the Lawn Street intersection and the underground garage entrance/exit to ensure a smooth traffic flow.

There is very little room on the property for snow storage. Mr. McCormick stated that the snow would be hauled away after major snow storms.

Mr. Cox added that in the agreement the Village would ask that Mr. McCormick plow the sidewalks within the development, the river walk and the Lawn Street sidewalks in front of his development. After time, we may ask that he take ownership of the river walk paths and in the public right of way, which would include permanent asphalt replacement as the time wears on.

Regarding garbage pickup, Mr. McCormick stated that the garbage collection company rolls the dumpster container to the truck at the entrance of the underground parking lot, similar to how they do it at his Delafield development.

The Village will need to verify the parking space size and also verify the number of spaces. Some of the stalls are a little small and there may not be enough buffering next to walls or stairwells, in particular around the mechanical room door. There doesn't seem to be room to open the door.

Handicap spaces are part of the building code. Provisions for marked spaces can be made, if needed. There is an estimated need for 172 spaces. There are 133 spaces on the site, with 74 underground and 59 surface, which comes to a 1.7

ratio. The City of Delafield development has a 1.5 space ratio and there is plenty of space.

The Plan Commission agreed that 133 spaces should be enough parking for the development. However, staff will need to look at the 74 underground spaces to make sure they are realistic. There is some concern that they are all usable spaces.

The path along the river will need to be built to a heavier cross-section so the Village can drive on it to access the sanitary sewer. It will need to be 10 feet wide and be able to hold heavy equipment that will access the sanitary sewer. Mr. deCourcy-Bower would like to see some creative options so that the path doesn't look like a road.

The river walk path will be part of the Ice Age Trail and it is planned to connect to the path next to the Peak Performance and Palmer's.

Over the long term the Village plans to address the dumpsters along the river properties (for example US Bank and the apartments).

The Village would like to see what trees will be coming out. There is an oak tree near the south property line of the residential property on Oak Street that should be protected during construction.

Staff recommends two speed devices (speed tables) to help slow traffic from both ways in the course of the parking lot through-way.

Chairperson Lamerand stated that he would like to move on as much as possible to the Village Board for approval. However, there are a number of outstanding items that should come back to the Plan Commission on January 19 for final review. There should not be any changes on the location of the buildings or the parking lot. There are some minor things that need to be addressed. The Village Board has scheduled a Public Hearing on December 22 and will need some recommendations from the Plan Commission for that meeting.

The Village and Mr. McCormick will have to work out the Developers Agreement and a CSM that puts all the parcels together – there are things that will need to go to the January Plan Commission meeting.

We can approve the Village Plan Commission Resolution recommending adoption of an amendment to the Village Hartland Comprehensive Development Plan: 2035.

Motion (deCourcy-Bower/Swenson) to recommend to the Village Board approval of the Plan Commission Resolution recommending adoption of an amendment

to the Village of Hartland Comprehensive Development Plan: 2035. Carried (6-0).

Motion (Lamerand/deCourcy-Bower) to recommend to the Village Board approval of a B-3 Zoning with a PUD overlay for the Riverwalk Apartments, with the site plan layout and number of units being acceptable, but a final review to accept the outstanding conditions will be necessary. Carried (6-0).

Motion (deCourcy-Bower/Wenstrom) to recommend to the Village Board that the final CSM will show only a portion of the northeast corner of Oak Street be vacated. Carried (6-0).

Motion (Wenstrom/deCourcy-Bower) to recommend to the Village approval of the Site and Building Plans, contingent upon staff's items being addressed and brought back before the Plan Commission for final review at their January 19, 2015 meeting. Carried (6-0).

6. Plan Commission review and consideration of an extraterritorial Certified Survey Map for the Russell Greiber property at N60 W29639 S. Woodfield Rd. in the Town of Merton.

The Village decided not to allow annexation of this property. This CSM is to create Lot#2 to create a flag lot for a single family home in the Town of Merton.

Motion (deCourcy-Bower/Wenstrom) to recommend to the Village Board approval of an extraterritorial Certified Survey Map for the Russell Greiber property at N60 W29639 S. Woodfield Rd. in the Town of Merton. Carried (6-0)

7. Adjourn

Motion (deCourcy-Bower/Amtmann) to adjourn. Carried (6-0). Meeting adjourned at 8:45 PM.

Respectfully submitted by
Recording Secretary,

Lynn Meyer
Deputy Clerk