

**VILLAGE OF HARTLAND
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, MAY 18, 2015
7:00 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Ryan Amtmann, David deCourcy-Bower, Tim Hallquist, David Lamerand (Chairperson), Jim Schneeberger, Randy Swenson and Jack Wenstrom.

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

Roll Call

1. Motion (Hallquist/Swenson) to approve the Jt. Architectural Board/Plan Commission Minutes of April 20, 2015. Carried (7-0).
2. Architectural Board consideration of an application for the construction of a 14' x 14' addition with basement to a single-family residence at 205 Chestnut Ridge.

Applicant: Doug & Cindy Langford, 205 Chestnut Ridge Dr., Hartland, WI 53029
Contractor: Country Life Homes, W239 N7456 Maple Ave., Sussex, WI 53089

The addition will match the existing home's roofing, siding, color scheme and windows. The setbacks comply with Village code.

Motion (Hallquist/Schneeberger) to approve the application for the construction of a 14' x 14' addition with basement to a single-family residence at 205 Chestnut Ridge Drive. Carried (7-0).

3. Architectural Board consideration of an application for exterior updates for Bark River Properties, 300 Cottonwood Ave.

Applicant: Bark River Properties, 252 E. Highland Ave., Milwaukee, WI 53202
Contractor: Dick Bertrand/CMR Carpentry, W1890 Washington Rd., Oconomowoc, WI 53066

The building is 31 years old. The project will consist of changing windows, painting, taking the cedar shake shingles off the mansard and using LP SmartSide siding and trim. The top half of the mansard will be straightened; however, the current slant will be kept on the bottom half. There will not be a footprint change -- it's all cosmetic. The second story windows are not functional and will stay that way. There is an attic behind the windows.

Motion (Wenstrom/Hallquist) to approve the exterior updates for Bark River Properties, 300 Cottonwood Ave. Carried (7-0).

4. Items related to Architectural Board and Plan Commission consideration of a proposed 32-bed Memory Care CBRF and related Land Use Plan Amendment, RM-1 Zoning and Conditional Use Permit for the properties located at 430, 438 and 444 Merton Ave.

- a. **PUBLIC HEARING** for the consideration of a Conditional Use Permit request to allow a community living arrangement with a capacity of greater than 16 (32 unit memory care facility).

There were no comments from the public during the Public Hearing.

- b. Review of Site and Building Plans, Land Use Plan Amendment, RM-1 Zoning and Conditional Use Permit.

Applicant: JPS Limited, LLC, 126 E. Prospect Ave., Hartford, WI 53027

Architect: Trio Engineering, 12660 W. North Ave., Brookfield, WI 53005

The developer has provided finalized building and site plans including building layout and elevations, site layout, storm water facilities, landscaping and lighting. The front of the building will be cultured stone and brick. The roof will be tan. The LP SmartSide Siding will be the wheat color and the windows, soffit and fascia will be white.

Two ground-mounted air conditioning units will be the only outside mechanical equipment. The Plan Commission asked the applicant to install them on the northeast corner of the building.

The dumpster enclosure will be constructed of cedar and painted to match the color of the building. It will be screened by bushes.

Laundry will be done in-house; consequently, there will be no laundry deliveries. Food will be delivered once or twice a week, otherwise the staff will do most of the grocery shopping. The delivery truck will be a shorter tractor/trailer semi. Most likely it will park on Sunnyslope Drive during deliveries. The dumpster will be a roll out and be serviced once a week. The applicant stated the dumpster will probably be picked up in the afternoon.

There will be pole and bollard lighting in the front and can lights in the soffits along the side of the building.

There was a question about a "notched peak" shown on the plan at the rear roofline. However, an exact explanation for that was not given by the applicant.

A neighbor to the east of the development asked about the woods at the rear of the property. The applicant stated that he would have that area cleaned up. Any trees that are removed will be replaced, per the Village standards.

The neighbor also asked about the fence that is currently separating the strip mall and this property. The applicant stated that the fence will be removed.

The neighbor stated that debris collects at the fence and she thought it would be even worse if there is no fence. Her husband cleans up the back of the strip mall property about once a week in order to keep the debris from piling up. The property owner does not take good care of that area.

Building Inspector Scott Hussinger asked the neighbor to take a picture of the debris and send it to him so that he can address the situation with the property owner.

Motion (Wenstrom/Schneeberger) to recommend approval to the Village Board a Land Use Plan Amendment to multi-family senior housing for the properties located at 430, 438 and 444 Merton Ave. Carried (7-0).

Motion (deCourcy-Bower/Swenson) to recommend approval to the Village Board a zoning amendment from B-1 Neighborhood Business & RD-2 Residential to RM-1 Multi-Family Residential. Carried (7-0).

Motion (Swenson/deCourcy-Bower) to recommend approval to the Village Board site and building plans for a proposed 32-bed Memory Care CBRF. Carried (7-0).

Motion (de-Courcy-Bower/Schneeberger) to recommend approval to the Village Board a Conditional Use Permit to allow a CBRF to operate in the RM-1 Zoning District. Carried (7-0).

5. Architectural Board and Plan Commission review and consideration of an application for review of site and building plans for construction of an addition for Dorner Manufacturing, 975 Cottonwood Ave.

Applicant: Dorner Manufacturing, 975 Cottonwood Ave., Hartland WI 53029
Architect: MSI General, P O Box 7, Oconomowoc, WI 53066

Dorner Manufacturing is proposing a 25,000 square foot addition to its existing facility on the company's 18 acre site on Cottonwood Avenue. The addition, which will provide for an expansion of the company's manufacturing area, includes an overhead door for shipping and receiving as well the related access drive. The proposed project includes expansion of the existing storm water management facilities to accommodate the additional hard surface. The building materials and color of paint will match the existing building. Rooftop units will be placed in the center of the building. Doc lights will be added. A landscape plan has been submitted. There will be no new parking.

If the company expands in the future, they will need to reassess the storm water pond and parking.

Motion (Wenstrom/Swenson) to recommend approval to the Village Board site and building plans for construction of an addition for Dorner Manufacturing, 975 Cottonwood Ave. Carried (7-0).

6. Plan Commission review and consideration of an application for a fence relocation for Kinney Properties, 630 E. Industrial Drive.

Applicant: Russ Kinney, 7051 Leanne Ct., Hartland, WI 53029

Kinney Properties is proposing to relocate a fence from its existing location near the building to a location nearer to the street in an effort to eliminate some maneuvering difficulties on the site for large trucks caused by the current fence configuration. The proposed location is allowed by the Code in the industrial area.

A variety of bushes will be planted in front of the fence to break up the large amount of gray fence.

The distance from the last gate to the road is 55' -- to the property line is 40'.

Motion (Swenson/Schneeberger) to recommend approval to the Village Board fence relocation for Kinney Properties, 630 E. Industrial Drive. Carried (7-0).

7. Plan Commission review and consideration of an application for the construction of a CNG Fuel Facility and Certified Survey Map to combine properties for Advanced Disposal Services, 547/559 Progress Drive.

Applicant: Advanced Disposal, 559 Progress Drive, Hartland, WI 53029
Engineer: Timothy E. Nelligan, 1644 N El Camino, San Clemente, CA 92672

Advanced Disposal Services (ADS) is proposing to convert part of its refuse and recycling collection vehicle fleet to Compressed Natural Gas (CNG). Commensurate with that change, ADS is proposing to add the related fueling facilities for the new vehicles. The fueling facilities will allow the filling of CNG vehicles on site generally during overnight hours.

As part of the work related to the CNG system, staff has requested ADS to address certain deficiencies in the property including fencing, asphalt condition and screening issues. Currently, the operations at this facility have made employee parking a challenge and, long term, the company may need to address that situation. Additionally, ADS is combining the two properties they occupy into one parcel.

Michael Hosfeld from TruStar Energy presented the project. Natural gas is taken out of the pipeline and run through a couple of compressors. Each parking space for the trucks has a gas line running at the front and each truck connects to a hose and fuels the vehicle. There is a vacant piece of land on the north side of the property and the equipment will be installed there.

As the trucks come back to the parking area at the end of the day, the driver will plug the truck in. When they come back in the morning, the truck will be finished refueling. The system is set up to run on a timer and fills each truck to 3600 PSI. When the truck is full, the compressor won't kick on. The applicant showed the Commission a picture of connecting equipment.

The equipment area is completely surrounded by a guardrail so that no vehicles can run into it. The entire equipment compound is fenced. Where there was previously no fence, fencing will be added.

The nozzle is either on or off. If it is not connected, latched and locked, the gas cannot pass through. This eliminates an improper connection.

The question was raised, if a leak happens in that line, what kind of systems are in place to recognize that and shut it down? The only time the system is pressurized is when the timer is on. Every 50 feet there is an emergency shut off. As is with the gas line to your house, if it breaks, the gas is going to leak. That's true in this case too, but it is at higher pressure. You will definitely hear it and know it. When gas is confined in a building, for example, the gas has been running and filling the building for usually days, and then it has to have an ignition. With gas outside, it will rise and dissipate quickly. It takes 1150 degrees to light it. Pure natural gas is very difficult to light. The natural gas in the lines are from WE Energies pipeline and have the same scent that you are familiar with.

Motion (Swenson/Wenstrom) to recommend approval to the Village Board the construction of a CNG Fuel Facility at 559 Progress Drive. Carried (7-0).

Motion (Wenstrom/Swenson) to recommend approval to the Village Board the Certified Survey Map to combine properties for Advanced Disposal Services, 547/559 Progress Drive. Carried (7-0).

8. Adjourn

Motion (Wenstrom/Hallquist) to adjourn. Carried (7-0). Meeting adjourned at 7:45 PM.

Respectfully submitted by
Recording Secretary,

Lynn Meyer
Deputy Clerk