

**VILLAGE OF HARTLAND
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, NOVEMBER 16, 2015
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

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

Roll Call

1. Motion (Swenson/Hallquist) to approve the Jt. Architectural Board/Plan Commission Minutes of October 19, 2015. Carried (6-0).
2. Architectural Board consideration of an application for a sign for Circle J Properties, 557 Cottonwood Avenue.

The sign will be illuminated by two LED light fixtures. The lighting must be on a timer that will turn off by 9:00 PM.

Motion (Swenson/Schneeberger) to approve an application for a sign for Circle J Properties, 557 Cottonwood Avenue. Carried (6-0).

3. Architectural Board consideration of an application for a sign for Lake Country Lutheran High School, 401 Campus Drive.

This is a non-illuminated sign mounted at the top of the score box at the top of the bleachers, facing east. It is 400 feet from the road.

Motion (Swenson/Hallquist) to approve an application for a sign for Lake Country Lutheran High School, 401 Campus Drive. Carried (6-0).

4. Architectural Board consideration of an application for a sign for Capital Equipment & Handling, 1100 Cottonwood Avenue.

The application is for four non-illuminated logos for Capital Equipment, Unicarriers Forklift, Clark Forklift and Factory Cat on south wall of the building.

Motion (deCourcy-Bower/Hallquist) to approve an application for a sign for Capital Equipment & Handling, 1100 Cottonwood Avenue. Carried (6-0).

5. Plan Commission consideration of actions related to the Hammer property at 1112 Lisbon Avenue.
 - a. Review and consideration of a CSM to divide the existing residence fronting on Lisbon Avenue from the area proposed for future subdivision.

The dimensions exceed the minimum for the RS-1 Zoning district --143 feet wide and 231 feet deep, with a total area in excess of 33,000 sq. feet.

The CSM also includes a dedication of Right of Way for Lisbon Avenue (CTH JK) of 50 feet as well as a 15-foot wide easement to the Village along the east side of the property for drainage and storm sewer, which is evidently needed for the proposed subdivision. The dedication of the Right of Way creates a non-conforming street yard of 17.5 feet instead of the Code-required 40 feet. Additionally, the survey shows that the existing garage is in a non-conforming location by approximately one inch. Neither of these situations are issues from staff's perspective. The Plan Commission may wish to consider whether some sort of walking/emergency access to the proposed subdivision could or should be included in the area of the proposed drainage and storm sewer easement.

The question was raised if there is any desire to create a public ingress/egress through Lot 1. There is no existing path or sidewalk system in that area now. Long term, a path out to Merton Avenue may be desired. Would it be advantageous to have access to the south at Lisbon Avenue? After discussion, it was thought that the lot is a stand-alone lot and there is no need for any pedestrian access.

Motion (deCourcy Bower/Swenson) to recommend approval to the Village Board a CSM to divide the existing residence fronting on Lisbon Avenue from the area proposed for a future subdivision creating Lots 1 & 2. Carried (6-0).

- b. Additional consideration and possible action related to the area concept plan and the Hammer Subdivision concept plan.

Numerous residents from Lake Country Meadows Subdivision were present.

Their main discussion points were:

- The seven lots are a higher density than Lake Country Meadows
- The Village is asking Lake Country Meadows to lower their standards to allow this subdivision

- Wait to develop this area until the eventual 12 acres on Merton Avenue open up and then develop everything together
- The size of the houses will not be as large as the Lake Country Meadows homes
- Side loaded garages will not be able to be built due to the narrow lot sides
- The home owners would like the seven lots be a part of the Lake Country Meadows
- The home owners are willing to work with the developer to try to agree on important details of their expectations for the development
- Concern that the houses will not “match” the homes in Lake Country Meadows

Chairperson Lamerand stated that the proposed plan does meet the Village Land Use Plan; therefore, the Village does not have the right to say the applicant can't develop it.

The developer is willing to sit down with the Lake Country Meadows home owners, Administrator Cox and Building Inspector Hussinger to talk about any differences and work on agreeing to an amendment to the rules and restrictions. There is some latitude to make adjustments between the Village Code and the LC Meadows Restrictions. If an agreement isn't successfully made, the project will come back to the Plan Commission for their determination.

All parties involved need to find out where the differences specifically are and what can be done. There is nothing in the law that says this land has to be a part of the LC Meadows Subdivision. Before a preliminary plat is submitted, the developer and Lake Country Meadows homeowners will have to meet.

Chairperson Lamerand volunteered to mediate the proceedings, if necessary.

The Village is amenable to having the LC Meadows subdivision extend into this new area with one homeowners' association. However, the Village is also not opposed to having separate subdivisions with two separate homeowners' associations.

The Lake Country Meadows Deed Restrictions are stricter than the Village Code. The Village does not enforce the Lake Country Meadows Deed Restrictions, only the Village Code. It is up to the Homeowners Association to enforce the subdivision deed restrictions.

David deCourcy-Bower stated that he understands the residents' concerns about maintaining the character of the existing subdivision and extending that beyond the boundaries of the current subdivision off to the west. He feels the current

plan doesn't account for the adjacent properties. The Plan Commission will end up with the same issues with all of the surrounding properties when they become developed. There are opportunities to share storm water resources between the subdivisions that would free up some of the land currently designated for storm water management. It could be managed more efficiently and possibly meet the homeowners' criteria of larger lots in the process. There is a more creative way to do this. There are a lot of properties involved and a lot of challenges. Mr. deCourcy-Bower thinks that the planned development should be for the entire area, not just one piece at a time. The challenges can be solved if folks work together.

The next step will be for the LC Meadows Subdivision to get together with the developer and the Village to determine a plan. Mr. deCourcy-Bower reiterated that it should be considered what the impact will be on the surrounding properties. He doesn't think it's responsible to put in separate storm water control for each individual piece. We need to think about shared resources, especially storm water. Some of these lots are already land-locked. Five other property owners will be impacted by this development. These two groups will not be able to resolve all of the issues that are there.

Mr. Lamerand stated that it is step one towards that process. There is one land locked parcel, and it will be the only one.

6. Plan Commission review and consideration of a CSM for the Riverwalk Development at 208 E. Capitol Drive.

This Certified Survey Map will be used to combine the five parcels and the vacated portion of the Oak Street Right of Way into one parcel for the Riverwalk Development. The CSM includes the granting of easements for existing sanitary sewer on the west side of the property as well as new pedestrian access to be created in this location. The document also includes easements for the water main and storm water facilities that will be installed as part of the development.

Motion (Hallquist/Schneeberger) to recommend to the Village Board approval of a CSM for the Riverwalk Development at 208 E. Capitol Drive. Carried (6-0).

7. Adjourn

Motion (Swenson/Hallquist) to adjourn. Carried (6-0). Meeting adjourned at 7:55 PM.

Respectfully submitted by Recording Secretary,

Lynn Meyer
Deputy Clerk