

VILLAGE OF HARTLAND
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, APRIL 17, 2017
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: David deCourcy-Bower, Tim Fenner (First meeting – replacing Ryan Amtmann/Village Engineer as a voting member), Tim Hallquist, David Lamerand (Last meeting before newly elected Village President, Jeff Pfannerstill becomes chairperson as of April 18), James Schneeberger, Randy Swenson and Jack Wenstrom.

Others Present: Administrator Cox, Building Inspector Hussinger, Deputy Clerk Meyer and Jeff Pfannerstill was in the audience. Ryan Amtmann was excused.

Roll Call

Chairperson Lamerand introduced and welcomed newly appointed Joint Architectural/Plan Commission member, Tim Fenner. He is replacing Ryan Amtmann, Village Engineer, who was a voting member, but now will attend only when the Plan Commission has matters related to his expertise.

1. Motion (Swenson/Schneeberger) to approve the Jt. Architectural Board/Plan Commission Minutes of March 20, 2017. Carried (7-0).
2. Plan Commission and Architectural Board review and consideration of site and building plans for construction of a storage garage for Lake Country Lutheran High School, 401 Campus Drive.

A representative was not present for the Lake Country Lutheran project.

Building Inspector Hussinger has had contact with the applicant. He described the project as a service/storage building that will have electricity. The size, height and location of the building are within the Village code.

The storage garage is 2,400 s.f. on an extension of the asphalt for the drive areas north of the school building. The proposed façade for the garage is intended to match the school building as much as possible and includes the construction of architectural features like dormers. The proposal also includes landscape screening of the building from the street, which is about 400 feet or more away. They will be submitting a more detailed landscape plan as they understand the need to soften the view from the street, but not cover the building completely with a wall of plants.

Staff recommends that the applicant be required to provide a clear grading plan and include the intended route for utilities on the site plan.

The building does have a swing door that will require an outdoor light, which will have to be turned off at 10 PM. The dormers on the building are decorative, not functional – there is not a second story.

Motion (deCourcy-Bower/Swenson) to recommend to the Village Board approval of site and building plans for construction of a storage garage for Lake Country Lutheran High School, 401 Campus Drive, contingent upon working with staff on the landscaping and lighting issues. Carried (7-0).

3. Architectural Board review and consideration of plans for façade renovations for Lake Country Players, 221 E Capitol Drive.

Julie from MSI General and representatives from the Lake Country Players Board were present.

There is no proposed change to the site nor to the operation of the site. Lake Country Players is proposing a renovation of their façade to update the appearance and to eliminate some windows in bathroom or changing room spaces.

Changes are proposed on the north and west side façade, getting rid of the “wings” and replacing windows. There will be some aluminum trim and new earth tone paint colors. They will be adding the composite Smart Board to a section of the west side. The existing stone on the building will be kept. On the east side, they will take the “wings” off and paint the same earth tones. There will be signage letters that will be lit on the north and west building walls.

This has not been to the BID design committee yet, but the Arch Board can approve it subject to comments. It would come back to the Arch Board if there is a substantial change, but there shouldn't be.

There will be up lighting on the signage. The signage will be individual letters about 8” to 12” high. For the sign standard, you would box out the sign area involved. The applicant was not sure of those dimensions, but she will let Scott Hussinger know. The lighting would be turned off at 10 PM or business close after the shows.

On the east side, the “wings” will be removed and the building (up to the brick) will be painted to match the north and west side of the building. The old windows will remain.

Motion (deCourcy-Bower/Hallquist) to approve plans for façade renovations for Lake Country Players, 221 E Capitol Drive, subject to Business Improvement District review,

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with the east side of the building being painted and illumination of the signage being turned off at 10 PM or at close of business. The applicant will contact Building Inspector Hussinger with the dimensions of the signage. Carried (7-0).

4. Adjourn

Motion (Wenstrom/deCourcy-Bower) to adjourn. Carried (7-0). Meeting adjourned at 7:15 PM.

Respectfully submitted by
Recording Secretary,

Lynn Meyer
Deputy Clerk