

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, FEBRUARY 19, 2018
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Tim Hallquist, Jeff Pfannerstill, Randy Swenson, Jack Wenstrom, Tim Fenner
David deCourcy-Bower and James Schneeberger.

Others Present: Administrator Cox, Building Inspector Hussinger and Deputy Clerk Bushéy

Roll Call

1. Motion (Wenstrom /Hallquist) to approve the Jt. Architectural Board/Plan Commission Minutes of January 15, 2018 meeting. Carried (7-0).

2. Architectural Board and Plan Commission review and consideration of landscape plans for 505-525 Cottonwood Avenue.

Alex Brackman from Wangard was present to explain the landscape plan. Property was purchased in June of 2017. Step 1 was to work with landscaping out in front, however when property was purchased berm was already out of code compliance and there had been some trimming done on trees that had emerald ash borer issues and they got a little aggressive and took out the rest of the trees. They are working with the Board to get it back up to code. He believes they have met the tree requirement code and with the barrier to shield lights from cars for neighbors across the street. Mr. Brackman explained the landscape plan. The proposed shrubs going in are either 18 in or 2 ft. high with maturity at 5-6 ft. high. Evergreen trees going in are 6 ft. high and Deciduous trees are going in at 2.5 ft. height. Discussion on the berm, height of the trees and shrubs in the landscape plan.

Motion (Hallquist/Swenson) to accept landscape plan with reposition of evergreen if needed.
Carried (7-0).

3. Architectural Board and Plan Commission review and consideration of site, building, landscaping and lighting plans for construction of warehouse for MWS Warehouse, 400 Cardinal Lane.

Robert Buchta from Oliver Construction was present to explain construction plans. Owner Mike White is proposing construction of 11,952 sq. foot stand-alone building on adjoining property to be used as storage building. The Proposed construction will access existing parking with additional parking along front of stand-alone building with asphalt access path between the buildings. Metal

building structure with 4 ft. split face decorative block with an off-white color similar to the existing building with a blue band. The Landscaping plan was modified to bring in some additional trees to the existing property, decorative trees out front and plantings around foundation as well as the parking area. All issues from Engineers letter have been addressed. The lighting plan was explained and reviewed.

Motion (deCourcy-Bower/Swenson) to approve plans for construction of warehouse for MWS Warehouse, 400 Cardinal Lane meeting with contingencies. Carried (7-0).

4. Architectural Board and Plan Commission review of a proposed sign for North Shore Middle School, 800 E. North Shore Drive including discussion of current Sign Code provisions.

Steve Hogan from Hartland Lakeside School District was present to explain proposed signage. School District would like a new sign which includes an electronic display board. The board would display school activities as well as Village activities such as the street dance and parade. The School board is also asking to raise the sign by 3 ft. Hussinger said this type of sign is not currently permitted in this zoning district but Administrator Cox said unless Plan Commission would be willing to modify the sign provision and broaden the zoning code to allow it. Hallquist asked if there is anything in the ordinance regarding timing and Administrator Cox said they could set that. Mr. Hogan said they could set a time for it to shut off. Pfannerstill pointed out the setback on the property is considerable, it is 110 feet. Fenner said he is concerned about opening the door to similar properties and should be on a case by case basis. Hussinger and Pfannerstill agreed it should be on a case by case basis.

Motion (deCourcy-Bower/Wenstrom) to recommend change to the Sign Code provisions. Carried (7-0).

5. Plan Commission consideration of an ordinance creating the RSE-2 Single-Family District related to larger lot development without municipal utilities.

Administrator Cox reminded everyone this is the parcel that used to house Slugger's and the petitioner is proposing to divide property into 3 parcels. Ordinance was drafted using concepts that were discussed at the last Plan Commission meeting with this topic. It was initially used with the RSE-1 as a model and attempting to bring the size requirements down to something that was more akin to what was being discussed. Administrator Cox went on to say the operative piece was the provisions in the lot area that allow a CSM to be brought in for a land division that allows the CSM to create lots that are smaller than the standard number, not less than 110 feet wide or 25,000 sq. ft. in size, also if petitioner can demonstrate on the plat that sufficient space exists for onsite sewer, well and house, in which this specific case Mr. Eisenhut thinks he can and the Language matches that of RSE-1. On a side note, Administrator Cox said he has modified the language recently to take all of the Conditional Uses out of this district, which will be a topic of

discussion for the Board as State has changed those rules and the board will need to clean that up a bit in the code in general.

Mr. Eisenhut said everything is still basically the same as before however he would like to reduce a 30 ft. side yard setback requirement to 25 ft. and the 40 ft. setback from the road requirement to 30 ft. Some other points that were discussed were:

1. The setbacks on this property and other properties.
2. The depth and environmental corridor does make it challenging.
3. The min lot size in the proposed RSE-2 is larger than any lot size besides agricultural zoning in the village and the building inspector wasn't sure they want to reduce the setbacks less than the other districts.
4. The possibility of amending the setbacks in the future in the case of a hardship or modifying the front setbacks.
5. Could the 3 lots possibly have different setbacks?
6. 120 ft. vs 110 ft. width
7. The ordinance is drafted that the village board would make the decision on recommendation of the Plan Commission.
8. The default size of the width in the ordinance.

Pfannerstill said Mr. Eisenhut had gone before the Village Board to see if they were open to the changes and was directed to come back to the Plan Commission. Administrator Cox said the language in the ordinance is drafted that the default size of the parcel is 30,000 sq. ft. and 120 ft. in width. And it indicates without reducing the overall density of the parcel which is built on 30,000 sq. ft., the lot area could be reduced to not less than 25,000 sq. ft. and not less than 110 ft. in width by the Village Board based on the recommendation of the Plan Commission when the CSM contains the information. Administrator Cox said there is sufficient space available for doing septic, well and impervious surfaces. He said there is a built in variation process here that grants the Plan Commission and Village Board the ability to change that.

Hussinger said a 30 ft. setback would be helpful. It would shorten the driveway potentially and reduce the impervious surface which he thought would be helpful. Mr. Eisenhut said it would just be for the 1 lot. There was brief discussion on the setbacks.

Motion (Swenson/Schneeberger) to recommend to the Village Board to approve the change pertaining to the zoning code with a 25 ft. side setback, 30 ft. road setback and a minimum 110 ft. lot width. Carried (7-0). This now goes to the Village Board at the 2-26-18 meeting.

6. Items related to a request for amendments to the Comprehensive Land Use Plan for the area north of CTH K (Lisbon Road) and west of Winkleman Road.

- a. **Plan Commission final review and consideration of amendments to the Comprehensive Plan to increase recommended density and identify the future location of CTH KE in this area.**
- b. **Consideration of a "Village Plan Commission Resolution Recommending Adoption of an Amendment to the Village of Hartland Comprehensive Development Plan: 2035".**

Supplementary information was included in the packets and the proposed change was attached to the draft of the resolution in the packet for the Plan Commission. Administrator Cox said he attempted to draft a resolution that captured the conversations. He said he relocated the road and the draft includes going to the medium low density for the entire parcel. He said it also includes the entire parcel plan needing to be produced at one time and it would need to address a park, open space and the other factors of the comprehensive Plan that were already entered in that area.

deCourcy-Bower brought up several points that concerns him:

1. The level of detail, how specific the comprehensive plan is and if they are going to make the changes, it's prudent to understand those things, such as what is traffic circulation and what will it look like at a higher density.
2. A future park area shown and referenced to in the existing plan, the Village of Hartland Comprehensive outdoor recreation plan and in the comprehensive development plan.
3. Density transfer and an isolated resource area.

Pfannerstill opened the floor at 8:00 p.m. for public comments:

1. Ann Franke 1148 Mary Hill Circle- asked if the density referred to gross density or net density in regards to the development. Pfannerstill said it is gross density. She also commented on the resolution if it should be state statute 61 which refers to Villages or 62 which refers to cities. Administrator Cox said the section dedicated to Villages said to use City statutes. Mrs. Franke asked for clarification on the term dwelling, expressed her concern for the increased traffic and feels this is not the right area for this development.
2. Bob Pjevach 1002 Cypress Ct- Asked what the thought process is to change the Comprehensive Plan to change the density and if a traffic study has been considered. Pfannerstill said in regards to the thought process there was discussion at the last meeting because someone would like to purchase and develop the land and they need increased density to make it viable. He said this is the first step in the process and if it goes through then a Public Hearing would be held. Regarding a traffic study, Pfannerstill that may have to be done.
3. Dick Landwehr 251 Meadow Lane- Commented that if the Village doesn't do anything regarding KE, the County will put it at the bottom of their list unless they are forced to deal with it.

There was discussion on a traffic study and if one would be done. Matt Neumann said they wouldn't request a density change if the road wasn't changed. He said the County usually does a Traffic Impact Assessment (TIA) but not usually at this point. He said the traffic relocation for that intersection won't happen within the next 5 yrs. He said the time the County would do it would be about the time the development is complete.

There was discussion regarding the Comprehensive Plan and road placement.

Peter Jungbluth N55 W28945 CTH K commented that nothing gets done with the County until someone complains.

Dan Jungbluth N55 W28945 CTH K commented on developing it in Merton if this does not go through.

Motion (Fenner/Swenson) to adopt the resolution as presented. The Public Hearing is set for March 26, 2018 at the Village Board Meeting.

7. Adjourn

Motion (deCourcy Bower/Swenson) to adjourn. Carried (7-0). Meeting adjourned at 9:14 PM.

Respectfully submitted by
Recording Secretary,

Deidre Bush  y, Deputy Clerk