

**VILLAGE OF HARTLAND
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, MAY 15, 2017
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: David deCourcy-Bower, Tim Fenner, Tim Hallquist, Jeffrey Pfannerstill (First meeting as Chairperson), James Schneeberger, Randy Swenson and Jack Wenstrom.

Others Present: 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 April 17, 2017. Carried (7-0).
2. Architectural Board consideration of plans for a sign for Studio 83 Pilates, 860 Rose Drive.

There has been a change in the principals of the business, causing a change in the signage. The sign will be the same size, same frame and in the same place. It is internally illuminated.

Mr. Schneeberger brought up that this sign is a different size and location as the other signs on this multi-tenant building. It is an existing sign, but the copy is changing. Some of the signs are on the brick, and others are not.

There should be a sign plan for this building, but there has not been one in the past. It was discussed that the Village may want to have tenants change their signs as they apply in the future in order to be consistent with each other. It was discussed that none of the signs are a nuisance or unsightly. However, the Village would prefer consistency.

Mr. Fenner brought up the issue of vested rights. If this sign is existing and the only change is the copy, it's similar to painting it. He suggested that the next time a new tenant comes in and wants to change a sign, that's when you make a sign plan and have them make a change with their new sign. The Plan Commission agreed.

Ideally, when the building was built before the year 2000, there would have been a sign plan created right away. The Village prefers a sign not cover an architectural feature. The Village would desire a plan similar to Hartbrook/Sendik's Mall, where the signs are all at the same height on the building.

There are two entities here, the building owner and the business owner.

Motion (deCourcy-Bower/Swenson) to approve a sign for Studio 83 Pilates, 860 Rose Drive, directing Scott Hussinger to talk to the building owner to let him know that future business signs will be subject to a sign plan. Carried (7-0).

3. Architectural Board consideration of plans for a sign for Hoggers Pub, 375 Cottonwood Ave.

There are two signs for Hoggers. The Business Improvement District has reviewed them. Their comments were to have the owner straighten and paint the standard for the pole sign and use the cut out sign over the door (as opposed to the square sign). In addition, the lighted sign and the sign lights should be turned off when the business is closed.

Motion (Fenner/deCourcy-Bower) to approve a sign for Hoggers Pub, 375 Cottonwood Avenue, contingent upon following the BID's suggestion of painting the pole and using the cutout sign and staff's recommendation of turning the lights off at business close. Carried (7-0).

4. Architectural Board consideration of an application for a sign for TTP Academy & Dance Movement, 352 Cottonwood Ave.

Option 1 is preferred by the Business Improvement District. This sign and the Social Life Dance Studio sign are one over the other. There are three spaces that access through that same door. The upstairs space is a real estate office and the two dance studios are on the street level. JC Bogars has its own door. The Magic Cottage and an empty space are in the south part of the building. The sign conforms to the code.

Motion (deCourcy-Bower/Schneeberger) to approve a sign for TTP Academy & Dance Movement, 352 Cottonwood Avenue, choosing Option 1 that was preferred by the BID. Carried (7-0).

5. Possible discussion and action regarding deferring jurisdiction to the City of Delafield for a farm stand on the west side of STH 83.

For many years, a farm stand has operated on the south side of Cardinal Lane between STH 83 and Campbell Trace on the west side of the highway. In recent years, the City of Delafield has regulated the farm stand under its zoning regulations. Recently, the Planner for the City contacted Administrator Cox to discuss the ongoing regulation of the stand by the City. The stand probably crosses into the Village corporate limits, which extend west of the highway's pavement quite some distance. Staff will notify the City that it can continue to regulate the use in accordance with their zoning code and that Hartland will not interfere unless there are complaints about activity clearly occurring in the Village

The zoning on the City of Delafield side is Agriculture. The zoning on the Village side is on the east side of STH 83 is commercial/industrial. However, the letter to the City will indicate that if there is a complaint, we reserve the right to investigate if that complaint is in the Village. It was mentioned that the produce stand owner comes from Sullivan, WI.

It was suggested if the use is expanded or changed, the Village will want to review that. Mr. Cox will include the conditions in his letter.

No action was taken. This item is for advisory purposes only.

Discussion:

Scott Hussinger asked if the Village would might want to approve the plan of operation because of enforcement. We could do that and jointly oversee it. It depends upon where the truck is parked. If it's parked too far off the road, then he is in the Village. If it's on the shoulder, he is in the City. If we have a bad experience this year, next year we would say he can't come in the Village. There is also a traffic concern for those parking along the road with people pulling out and those coming into the area to park.

6. Adjourn

Motion (deCourcy-Bower/Swenson) to adjourn. Carried (7-0). Meeting adjourned at 7:29 PM.

Respectfully submitted by

Recording Secretary,

Lynn Meyer
Deputy Clerk