

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, JULY 15, 2019
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Jeff Pfannerstill, David deCourcy-Bower, Ann Wallschlager, James Schneeberger and Jeff Bierman.

Others Present: Interim Administrator Bailey, Building Inspector Hussinger, Bob Rosch, Bryan Lindgren, Matt Neumann, Casey Masterson and Clerk Igl.

Excused: Tim Hallquist and Tim Fenner.

Call to Order-

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of June 17, 2019.

Motion (Biermann/Schneeberger) to approve the Jt. Architectural Board/Plan Commission minutes for June 17, 2019. Carried (5-0).

2. Architectural Board review and consideration of an application for façade improvements on the west side of the building for O’Creative, 301 Pawling Ave.

Matt Koeppel one of the owners of O’Creative was present and said the current façade is wooden filler. They will be using the same shape and the plan is to replace the current filler that is there with a door and it will become the main entrance. They will be adding scones on the sides of existing lights and signage will be illuminated by a light above it, it is not a sensor and the light will be on 24/7.

Motion (Biermann/Schneeberger) to approve the façade improvements at 301 Pawling Ave for O’Creative. Carried (5-0).

3. Architectural Board review and consideration of an application for a single family condominium plans, elevations and materials for Overlook Trails.

Bryan Lindgren explained the materials which included the color schemes, five separate single family ranch styles, and multiple elevations are also available. Mr. Lindgren also noted the owners will not be able to have identical styles adjacent to each other. Schneeberger said in previous discussions it was stated that the garages were not to protrude in front of the rest of the structure but he said some are on the plan as such. There was discussion on the garage position. Schneeberger said he is also concerned with house A & B related to the garaged placement.

Bierman asked if stone/brick were only in limited areas, and Mr. Lindgren said masonry will only be used as an accent. Bierman commented it would look odd if the garages are too far forward particularly in front loading garages. Masterson said the market will dictate. Mr. Neumann said they can't do courtyards if a garage is embedded in footprint of structure. He said it makes the structure appear more boxy. He said they are trying to create diversity in the neighborhood. Pfannerstill commented his main concern is with house B, and Schneeberger said he can accept house A. Pfannerstill asked if they could rework house B. Neumann said they can limit them and asked how many of them are allowed? Pfannerstill commented that if the approval were to exclude option B could they come back with another option? Neumann said this would eliminate any courtyard entries in the entire development. Bierman asked if the setbacks will be uniform and Mr. Neumann said yes, typically minimum setback. He went on to say that there are 12 side load garages in the plan and they would like to get out to market as soon as possible: as there are many interested parties that have contacted them.

Wallschlager commented that there had been discussion on having more stone work to look "richer". Mr. Masterson said he guessed they will have considerably more masonry based on the customer desires. Bierman said he sees Wallschlagers point. He went on to say that area of Hartland has at least a beltline on almost every home, quite a few in the Village have more than one pillar and that more masonry would make the development fit better in the community.

DeCourcy-Bower said he is less concerned about the stone/brick quality.

Schneeberger asked if the driveways will be installed immediately. Neumann said yes, drives and landscaping will be installed after construction is complete for each unit. He went on to say that maintenance packages for owners will include snow removal and grass cutting and that the exterior maintenance of the structures will be the responsibility of the owners. He also said the Home Owners Association could take control in a situation in which maintenance is not being done by the homeowner. Bierman asked about clustered mailboxes and Mr. Neumann said USPS makes that determination and currently in clusters of 16. Bierman asked about the topography and what percent of grade that they will maintain away from the house. Mr. Neumann said there is no reason to force any look outs or walk outs on this property as the topography allows this throughout.

Motion (deCourcy-Bower/Pfannerstill) to approve the application for single family condominium plans, elevations and materials for Overlook Trails with the exception of house plan B.

Carried (5-0).

4. Architectural Board and Plan Commission review and consideration of a sunroom addition to the William Peche residence, 301 Hill St.

The property owner was not present. Building Inspector Hussinger said the addition is straight forward and off the rear of the house and that he recommends approval.

Motion (deCourcy-Bower/Schneeberger) to approve the sunroom addition to the William Peche residence, 301 Hill St. Carried (5-0).

Recess at 7:41 pm

Reconvened at 7:47 pm

5. Plan Commission review and consideration for a concept site plan for development of lands on Campus Drive east of Lake Country Lutheran.

Mr. Neumann said they have been in discussion with Lake Country Lutheran for approx. a year. The property is 53 acres, nearly all wooded, with a lot of topography. They said it's a beautiful property and want to find a way to preserve the walking trails through out. They said some of the property is isolated natural resource area. They went on to keep single family on the north side of cut through road to mesh in with the existing single family area. Mr. Neumann said that it will have smaller home sites, single family condo pads, and they plan to keep the density towards the football field and track. He said south of the cut through road it will be more dense use similar to what is across the highway and the market rate rentals along the highway.

Mr. Neumann said the concept created a substantial buffer between apartments and nearest existing homes. He said along Campus Drive there will be commercial/retail on the corner which will include a convenience store such as a Kwik Trip and the other 2 spots are for other office/mixed use buildings. The main question was connectivity and Mr. Neumann said he doesn't know the right answer to this question. He said there is a short section on connection for emergency use only. Mr. Neumann went on to say they are not including connectivity in the concept but could make argument that connection is in the Village's master plan to connect. He said if the Village of Hartland neighbors believe the roadway should connect then Neumann Development would include it in their project. The project has 47 single family homes, 150 market rate apartments, mostly 2-3 bedroom rentals in range of \$1200-\$2000+. The office/convenience space will be the decision of Lake Country Lutheran and likely not right away. He said the homes and apartments may be done in phases based on market demands. Pfannerstill said the public could make comments at that time and asked the speakers to announce their name and address plus keep it to 3 minutes or less if possible.

The following people made comments:

1. Sue Mihojevich N52 W30555 Moraine Drive- has back yard being developed and is concerned that they would lose a lot of existing trees on the 53 acres.
2. Bob Rosch- AHS School Board- had 2 comments, 1- if road goes through, are there plans for a road on the shelf to connect Arrowhead Drive to Campus Drive, then that road needs to be part of discussion because AHA does not want high school traffic cutting through Willow Drive. If the Village does not force connection (emergency only), AHS would like to have a conversation to look at putting "WarHawk Way" in.
3. Lisa Weatherby- 226 Willow Drive- single mom with 4 kids, the reason she chose her house was the neighborhood was quiet and the thought of opening the road is scary. Traffic would increase, speed concerns, not safe. Said please do not open the road through the neighborhood.

De-Courcy-Bower said perhaps let public comments go first, then the board can discuss/comment.

4. Stephanie Smith 240 Willow Ct- has 2 young children, it's quiet, not a lot of traffic, it will create additional traffic making short cuts, it will be a safety issue for kids, would like to see it not connected, would prefer to keep road closed for safety of kids.
5. Joann Nelson 225 Willow Drive – the road is not made for increase in traffic, questions is that area being developed one way or another. Response- no that's what we are going to be deciding.
6. Melanie Crock 291 Willow Drive – the neighborhood is safe, they picked the house because it's a dead end street, and would like to see the road not go through.

Bierman said he observed Hwy 16 getting off on North Ave ramp was dangerous- cars backed up. For that reason he believes people would try to cut through in Willow Drive, he also said it's important for AHS to connect the road to avoid having traffic dumped onto Willow Drive, for not connecting these roads AHS connect to Campus Road. Wallschlager commented that adding housing units will make traffic worse.

deCourcy-Bower said the comp plan currently in place shows Willow Drive was intended to go through to a windy road in that area, not a straight shot. He said it also shows that property stays as institutional, and the draft of the update shows it as open space. He said the proposal doesn't fit with either of the Village's comp plans.

De Courcy-Bower said the main question to him which needs to be considered is the isolated natural resource area. He said it should be verified and before they consider this, they should determine exact extent of natural resource area because that could fundamentally change what the plan uses of it in the future. He said this is a major question that needs to be answered and it is a requirement in code to verify natural resource area. He said beyond that concern and as a concept, this type of proposal could fit nicely in area.

Neumann said they can do research to determine the natural resource area, he also said the Village has jurisdiction over this not SEWRPC as to whether the property can be developed.

deCourcy-Bower commented that the Village has very clear density requirements in the code.

Wallschlager said she does not think the Village should add apartments: more crime/drug dealing, potential for area to go downhill.

A citizen asked someone to define isolated natural resource area. deCourcy-Bower said an area designed as isolated resource area woodlands is considered to be of value, but typically disconnected from larger linear features; it could also have limitations on development.

Mr. Neumann said the other road plan referenced by AHS he had heard of but hadn't seen the plan for that road. He also said that perhaps the meaningful tax increment created by development could assist in funding "Warhawk Way" connector road. He said the infrastructure is already in place for the development of this property.

Pfannerstill said as there are 2 Plan Commissioners missing tonight there are 3 options:

1. Motion to approve concept plan
2. Motion to deny concept plan
3. Motion to table until next month for full board and additional information

Schneeberger asked if a month is long enough to identify a natural resource area, and Mr. Neumann said yes. Wallschlager asked could the Village get more reasonable housing in this area. Mr. Neumann said with the current zoning and regulations, the best they can do is \$350,000 based on high construction costs. Wallschlager commented that people take better care of their property if they own them, not rent them. Mr. Neumann said with this size of apartment complex as investor has millions of dollars invested so they will take good care of the property. He said it will have many amenities and full-time onsite staffing.

deCourcy-Bower said that condos vs apartments he doesn't feel like the Riverwalk and W. Capitol Drive apartments are becoming crime centers. He said that they have to consider the needs in the Village, and that new apartments with amenities make sense for what the Village will need moving forward. He said overall this part of the Village with mixed uses and higher density could work and can infrastructure support this development.

Pfannerstill said if we move forward with the conceptual plan, further research to determine the natural resource area. He said the condos will be 2 story, geared toward younger families and will have a different demographic than Overlook Trails.

Motion (Schneeberger/Wallschlager) to table this item until the next month.

6. Announcements-

Ann - asked for information on AHS road discussed by Rosch be supplied.

Bower - commented that the Plan Commission needs to review draft comprehensive plan.

7. Adjourn-

Motion (Bierman/Schneeberger) to adjourn. Carried (5-0). Meeting adjourned at 8:53 PM.

Respectfully submitted by
Recording Secretary,

Deidre Bush y, Deputy Clerk