

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, AUGUST 19, 2019
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

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

Others Present: Interim Administrator Bailey, Building Inspector Hussinger, Bryan Lindgren, Matt Neumann, Casey Masterson and Deputy Clerk Bushey.

Call to Order-

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of July 15, 2019.

Motion (deCourcy-Bower/Schneeberger) to approve the Jt. Architectural Board/Plan Commission minutes for July 15, 2019. Carried (5-0). Fenner & Hallquist abstained.

2. Architectural Board review and consideration of an application for façade improvements for GD Holding, LLC, 107 E. Capitol Drive.

Lars Nielson from GD Holding, LLC was present and explained the façade improvements from a BID façade grant. He said the building has a retail pharmacy along with 2 apartments upstairs, and they would like to improve the front façade with new windows, French doors on the 2nd floor and a Romeo/Juliet balcony. He said the sign will come down and they will be putting up an awning. Wallschlager asked if they will be repainting the façade and Mr. Nielson said he didn't know at this point. Hussinger said that would have to be approved by the BID for the color and Mr. Nielson said he would pick a color that blends in. Pfannerstill asked if they have started yet and Mr. Nielson said they have started on the rear apartment upstairs. Pfannerstill pointed out to Mr. Nielson that there is a 90 day window for the BID façade grant and typically when someone comes in they already have the colors picked out etc. Mr. Nielson said he was unaware of the restrictions regarding the façade grant. Pfannerstill suggested Mr. Nielson contact the BID and request an extension. De-Courcy-Bower said that a lot needs to be verified and he would like to see a sketch up of what the balcony would look like on the building.

Motion (deCourcy-Bower/Schneeberger) to table this to the next meeting. Carried (7-0).

3. Architectural Board and review and consideration of actions related to The Glen at Overlook Trails.

Casey Masterson from Halen Homes was present and said at the last meeting the board noted that the garage on House B was sticking out.

a. Review and consideration of resubmittal of "House B" plans-

Casey Masterson said House B resubmittal has 3 elevations with a front entry garage or side entry. He went to say the plan is a little bigger than the previous plan. deCourcy-Bower asked if the Board is ok with the 3 car layout. There was discussion on the front entry & side entry of the garage. Pfannerstill told the petitioner that for the record that since the board says 12 side garages, they need to plan on 12. Mr. Masterson said they would have that conversation with their customers for those 12.

Motion (Schneeberger/Hallquist) to approve the plan for House B. Carried (7-0).

b. Review and consideration of a Certified Survey Map-

Bryan Lindgren said this is just a formality to dedicate the easements/right of way. Village Engineer Amtmann said he reviewed the CSM and had no comments for change.

Motion (deCourcy-Bower/Hallquist) to approve the Certified Survey Map as presented. Carried (7-0).

c. Review and consideration of an updated grading plan-

Mr. Lindgren said they revised the grading plan but the master plan is staying the same. He said they added a couple new landscaping berms, the paths are more useable and walkable. He said the remaining dirt will be redistributed throughout the development.

Village Engineer asked if it is possible for the board to approve it as staff approved, he would like a chance to look over the revised plan. Amtmann asked about the master plan and Lindgren said that has not changed. Amtmann said the reason for the revised plan was that what was on top was not suitable for the trenches. deCourcy-Bower asked if the Natural Resource area would be disturbed more, and Lindstrom said there would be no additional clearing than necessary.

Motion (deCourcy-Bower/Hallquist) to approve the revised grading plan with staff (Building Inspector & Village engineer) reviewing this & if not many changes moving it forward. Carried (7-0).

4. Architectural Board and Plan Commission review and consideration of plans for a 15,000 square foot addition at Sjoberg Tool, 620 Cardinal Lane.

Eric Neumann from MSI was present and explained the proposed addition. He said Sjoberg Tool is looking for more storage space along with some modifications of the parking lot. He said they are looking at adding more parking and modifying the driveway. He said the addition will be all masonry and will be taller than the existing building. He went on to say the masonry is cheaper but it will match the concrete block on the existing building. Hallquist asked if they will be removing the dock and Mr. Neumann said no, it will be an extra dock.

Motion (deCourcy-Bower/Fenner) to approve the 15,000 sq. ft. addition for Sjoberg Tool contingent on Scott's comments being addressed, no dumpsters outside and no outside storage. Carried (7-0).

5. Plan Commission review and consideration for a concept Planned Unit Development for an addition to Sendiks Food Market, 600 Hartbrook Drive.

Ryan Thomas from Madisen Maher Architects was present for Sendiks. He said they would like to add a 27 ft. addition to the back of the building and will also be adding landscaping. Mr. Thomas said they will relocate the utilities and add additional storm drains. Fenner asked if they would relocate the dock, and Mr. Thomas the dock in the east will remain and the west dock will be removed. Village engineer said that there is a plan in 2020 to rework the sewer/lateral. Building Inspector Hussinger commented to the board that with this addition the 20 ft. setback will be taken down to 1 ft. Wallschlager asked if there if the ordinance would allow for that. Hussinger said no, but this is being recognized as a Plan Development so it allows for that. Fenner asked their time table for the addition. Mr. Thomas said they would like to start in October and put the foundation in, in November. Fenner asked if the sewer would be coordinated with the village and Mr. Thomas said yes. Fenner also asked if this was a conceptual and Pfannerstill said yes.

Motion (Fenner/Pfannerstill) to approve the concept Planned Unit Development for Sendiks as presented. Carried (7-0).

Recess at 8:10 pm

Reconvened at 8:11 pm

6. Discussion and consideration of the final draft of the Village of Hartland Comprehensive Outdoor Recreation Plan.

deCourcy-Bower was a member of the steering committee said the proposed trail map needs work and it should probably include areas to the north. Pfannerstill asked if both Comprehensive plans should be approved at the same time and deCourcy-Bower said it would make sense. Wallschlager said Nixon Park needs something like a basketball court and there was brief discussion.

Motion (Fenner/Schneeberger) to table until that comprehensive plan comes to the Plan Commission. Carried (7-0).

7. Discussion and possible action related to INRA boundary with SEWRPC and possible letter sent on behalf of Village.

Bryan Lindgren explained that there seemed to have been some confusion regarding the map so they contacted SEWRPC. He said in the past SEWRPC and Hartland have gotten together regarding mapping. He said the mapping is reviewed every 5 years, in 2010 it was mapped as Institutional but then in 2015 it was mapped as open space. He said the reason for the mapping is because it is very subjective. He said basically SEWRPC has said it will honor whatever Hartland decides.

deCourcy-Bower said the Land Use plan references it as INRA and the current parcel is shown as open space, and feels the INRA should be determined first. There was discussion regarding what the parcel is mapped as. Pfannerstill commented that you can't stop growth but you can control it and it isn't appropriate to say it can't be developed. He went on to say that SEWRPC is there to help a region. Fenner said things are being made too complicated, he said the letter is asking 2 things. Matt Neumann said they just had a similar situation in Pewaukee. A land owner had some farm property and let it go for several years so it had some trees growing on it, but when a developer wanted to develop the land, Pewaukee said they couldn't because of the trees, where if the land owner had done it prior to wanting to sell it, it wouldn't have been an issue.

Motion (Pfannerstill/Fenner) to send the letter to SEWRPC. Carried (5-2), Wallschlager and deCourcy-Bower opposed.

8. Adjourn-

Motion (Bierman/Schneeberger) to adjourn. Carried (7-0). Meeting adjourned at 8:53 PM.

Respectfully submitted by
Recording Secretary,

Deidre Bush y, Deputy Clerk