

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, MAY 18, 2020
7:00 PM
MEETING ZOOM**

Present: Jeff Pfannerstill, James Schneeberger, Tim Hallquist, David de Courcy-Bower, Ann Wallschlager and Dino Xykis.

Others Present: Administrator Rhode, Building Inspector Hussinger, Ryan Amtmann, Deputy Clerk Bushey, Kyle Hanson, Jessica Timmer, Buck Knitt, Bob Rosch, Matt Burrow, Nicole Kulas, Steve Declene, Terry Foster, Cole Braun, John & Cheryl Malone, Tim Opaleski, Jeff Saatkamp, Bryan Lindgren and Matt Neumann.

Absent: Jeff Bierman

Call to Order at 7:11 pm-

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of April 20, 2020.

Motion (Wallschlager/Hallquist) to approve the minutes for the April 20, 2020 meeting. Carried (6-0).

2. Architectural Board review and consideration of an application for signage for Reichl & Kolstad Orthodontics, 870 Rose Drive.

Hussinger said they are relocating the wall sign and it will be non-illuminating. There was brief discussion on the sign.

Motion (Wallschlager/Hallquist) to approve signage for Reichl & Kolstad Orthodontics, 870 Rose Drive. Carried (6-0).

3. Architectural Board review and consideration of an application for replacement of a sign for Hartland Terrace, 327 North Avenue.

Hussinger said the replacement sign will be in the same location and the same size. Brief discussion on the replacement sign. Wallschlager asked why they don't do a bigger sign. Hussinger said it is institutional and they don't feel like it needs to be bigger.

Motion (Wallschlager/Hallquist) to approve the replacement sign for Hartland Terrace, 327 North Avenue. Carried (6-0).

4. Plan Commission review and consideration of an Extraterritorial Certified Survey Map in the Town of Delafield.

President Pfannerstill commented this does not affect Hartland and Building Inspector Hussinger said the property would very unlikely ever come to the Village.

Motion (deCourcy-Bower/Wallschlager) to approve the Extraterritorial Certified Survey Map in the Town of Delafield. Carried (6-0).

5. Items related to potential development of property on Campus Drive east of Lake Country Lutheran:

a. Plan Commission review and consideration of a petition to rezone property to the RM-1 Multi-Family Residential District and the RS-5 Single Family Residential District.

Pfannerstill suggested taking this in 2 parts. Rhode said even though it's been to Plan Commission and Village Board before. However this is the first official meeting regarding this especially since there is a new member on the Plan Commission.

Bryan Lindgren was present and said most of the commissioners are familiar with this. He said this property is east of Campus Drive. When they came in with the concept they have stayed pretty consistent with that. He said they envision the site as mixed use type of development. He said it is currently zoned institutional and they would like to propose various density of residential uses with a portion of property being retained by owner for institutional for potential future uses. The property is approx. 53 acres and divided thru center by paved trail and the southern part of the property will be proposed for multi family with an RM-1 zoning. They designed that for multifamily apartments which will have 138 units and the zoning there falls within the RM-1 zoning density allowable. He said on the north side they are proposing single family condos. He said they are hoping to appeal to 1st time buyers with the single family condos, with it probably having more 2-story than ranches. He said there will be connectivity with the trail system. Lindgren said they completed a tree survey and included it with the submittal. He said it allows them to see what areas they can develop and what areas they cannot. Pfannerstill said anyone can look at the tree and traffic study they did and the extent of it and appreciate it. He said it does make it easier to look at the project.

b. Plan Commission review and consideration of a petition for a Planned Unit Development

Ryan Amtmann said village staff reviewed all info and is considering it to be pre- petition PUD. He said what the Plan Commission is looking at tonight is a general conception plan. Village Engineer Amtmann said there are 3 things they want to highlight, have discussion with the Commission and if the Commission wants to move forward then it would be appropriate to give signal of support along general conceptual development plans so Neumann team can assemble remaining things they need to in order to submit it. He said

the parcel of land as it currently stands with the Villages smart growth plan, and calls for the land to split into 3 parcels and for the northern 2 pieces with single family condos and multifamily apartments to be developed as consistent with the plan. He said it also contains UCO, and that preserves parts of the property permanently into the future as environmental corridor for enjoyment of the public. He said INRA encompasses a majority of the site and the write up he provided in the packet, you will see that property as it exists today is fairly wooded and vegetated more so older growth areas.

He said the 2nd key point he wanted to bring to the Commissioners attention is the nature of the infrastructure that would be constructed and that would be the sanitary sewer and water system, the storm sewer and the roadways. He said the primary road would run east-west on top of property existing sewer and water would be a public street and not proposed to connect to Willow Drive. He went on to say everything to the North in the single family condos area would be private infrastructure, the sanitary sewer, the water main, storm sewer, the roadway, pedestrian sidewalks is proposed to be private infrastructure not owned by the Village. He said the long term care and maintenance of the infrastructure would be the responsibility of the condo association.

Lindgren said the comp plan was adopted last fall. The primary road will run on the sewer- it will be a public road and not connect to Willow Drive. The sidewalks will be private and the roadway in the single family condo's area will be narrower. He said the roads in the multi-family area will be private.

Resident Jeff Saatkamp commented about the activity currently going on at the property and if the developer already had approval. Lindgren said a lot of it is normal surveying, soil testing requirements and storm water testing. Resident Dennis Sisko commented that the end of Willow is a spillway because of flooding and would like to know how the Village solve that. Amtmann said they will need to evaluate the flooding pattern and draining patterns. Pfannerstill asked Amtmann if it seemed like an appropriate storm water plan. Amtmann said yes. He said it is a 648 page plan and the water will continue to integrate into the ground. Dennis Sisko commented that it is a shame it wasn't turned into a park. Pfannerstill commented that in the tree study that was done they have the exact coordinate of every tree and there are over 2000 trees. He said the amount of their report/study is extensive and commended them on the job they did with it. He also said it is available on the Village website.

Jeff Saatkamp asked if Neumann Development will be asking for TIF assistance or special care and Pfannerstill said no they will not.

Dennis Sisko asked if Lake Country Lutheran H.S. still owns the property how can the Developers go in there when they don't own it yet. Pfannerstill said they have an agreement.

Jill Purvis of W305 N5250 Gale Ln, asked how many single family condos are being proposed. Lindgren said 47.

Nicole Kulas asked if the Development goes through will the trails be open to the public.

Lindgren said all the trails have been mapped and some will be relocated and it will reserve public right to walk on them.

Cole Braun from the Lutheran High School association commented that they have owned that property for some time and when they cut the trails they were private property but that being good neighbors and wanting to build the community those the trails have been open to the public even though they are located on private property. He said they felt it was important so when they started their discussions with Neumann Developers and Catalyst they were just as eager to continue for that to happen and for the last 10-12 years they have been open to the public even though they are on private property.

Nicole Kulas asked if the High School had any concern with that many people moving in there. Lindgren said a traffic study was done and the roads are able to handle much more than that. There was discussion by the board regarding Willow Drive. It was pointed out that the developer doesn't care if they connect to Willow Drive or not.

Pfannerstill commented that he thinks it looks fantastic and it will give Hartland affordable housing. It was stated that the property is a PUD overlay which calls for heavier density.

Hussinger said they are not utilizing the PUD to maximize the density.

Buck Knitt explained the aesthetics of the buildings and they will have an updated modern look.

Xykis asked what the price range will be, and Mr. Knitt said rents will range from \$1250-\$1800 per month and the units will be 1-2 bedrooms. deCourcy-Bower commented that regarding the aesthetics and the property he felt they did an excellent job. He said the materials look nice, a little different but nice. Hallquist commented that he also liked it a lot. Xykis commented that it is nice and Hartland needs diversity. Wallschlager said she thought the president of Arrowhead H.S. had at one time said if anything gets done back there it has to be connected. Bob Rosch said he sent some documents and on the Arrowhead side if there was discussion on Willow Drive going through they would like to have a discussion on other one going through.

Pfannerstill commented that he feels the road should be connected.

Village Attorney de la Mora said if the Plan Commission should cast a vote it should be for Neumann to submit a full application for the rezoning & development of the parcel & appropriate exhibits for that purpose. He said that way the Plan Commission at the next meeting or meetings can study the details and whether they want to make a recommendation to the Village Board. He went on to say that recommendation would be received by the Village Board and the Board would then be in the position to call for a public hearing. He said the public hearing can be broken into 2 components, 1 component the most important component for the developer to consider the project as a whole without making a final decision about the connectivity of Willow Drive. Attorney de la Mora said the 2nd component would be to consider what to do about Willow Drive.

deCourcy-Bower said it is allowable with what the Comp plan shows and he pointed out that in the Comp plan the southern property shows commercial. There was discussion on the Comp plan showing that property as commercial. deCourcy-Bower commented on the Boundaries in the INRA. He said the density and housing seem consistent and that the road should be tabled to another meeting. There was discussion on having the public hearing in 2 components.

Motion (deCourcy-Bower/Xykis) to recommend the owner of the property and their agent, Neumann Development to submit a full application for the rezoning and development of the parcel & appropriate exhibits for that purpose. Carried (6-0).

6. Announcements:

Pfannerstill said he would like on the next agenda, discussion and consideration for the meeting time, he would like to go back to 7pm for meetings.

7. Adjourn-

Motion (deCourcy-Bower/Hallquist) to adjourn. Carried (6-0). Meeting adjourned at 8:53 pm.

Respectfully submitted by
Recording Secretary,

Deidre Bush y, Deputy Clerk