

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES - AMENDED
MONDAY, AUGUST 17, 2020
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: James Schneeberger, Tim Hallquist, Ann Wallschlager. Jeff Bierman, David de Courcy-Bower and Dino Xykis attended via Zoom.

Others Present: Administrator Rhode, Ryan Amtmann, Attorney De La Mora, Building Inspector Hussinger and Deputy Clerk Bushey.

Call to Order- 7:00 pm

Motion to name a Chairman in Jeff Pfannerstill's absence. (DeCourcy-Bower/Wallschlager). Carried 6-0.

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

Motion (DeCourcy-Bower/Schneeberger) to approve the minutes for the meeting on July 20,2020, with amendments to include DeCourcy-Bower not in favor of connection to Willow Drive and Schneeberger comment.

Carried (6-0).

2. Plan Commission review and consideration of Extraterritorial Certified Survey Map in the Town of Delafield-

Kathy Gutenkunst was present and said they are merging 2 properties to create one and this is Extraterritorial.

Motion (deCourcy-Bower/Schneeberger) to recommend approval to the Village Board for the Extraterritorial Certified Survey Map in the Town of Delafield. Carried (6-0).

3. Architectural Board review and consideration of an application for replacement of signage for Grandma's House Child Care Center, 229 E. Capitol Drive-

Representative from Grandma's House was present and said they would like to upgrade the signage with the new logo. The sign is the same size as the current one and non-illuminated.

Motion (DeCourcy-Bower/Schneeberger) to approve the replacement of signage for Grandma's House Child Care Center contingent on BID approval. Carried (6-0).

4. a. Architectural Board and Plan Commission review and consideration of plans for construction of Units 35-40 and Units 43-44 in the Bristlecone Pine Condominiums-

Bryan Lindgren was present and explained the other amount of condominiums didn't need approval as they are already platted and ready to go so this is for the other 8. He said they have HOA approval and the architectural style matches is consistent with the existing buildings in Bristlecone. Xykis asked about the square footage requirement, and Lindgren said each condo unit is 2000 sq. ft ranch. DeCourcy-Bower said from a materials point of view, it is somewhat consistent with what's existing, and he thinks it is good they are going to be developed but he wants to make sure that as time goes on, there is not going to be mismatch in materials and cause maintenance issues for the association down the road. Lindgren said they worked with Halquist Stone to match the existing stones in the existing buildings. He said regarding the roofing they are transitioning from the cedar to shingle roofing. There was also brief discussion on moving away from cedar siding. DeCourcy-Bower asked about the siding and said the only reason he brought it up, is he wanted to make sure down the road there wasn't some that used more expensive siding and others that used cheaper.

Xykis asked if the roofs on the houses in Bristlecone were cedar and the condominiums would be shingle. Lindgren said yes, several years ago the HOA approved the amendment to change to dimensional shingles.

Bierman asked if there would be pitch change in the height and Lindgren it matched the architectural profile.

Motion (DeCourcy-Bower/Schneeberger) to recommend approval of the construction of units 35-40 and units 43-44 in the Bristlecone Pines. Carried (6-0).

b. Plan Commission review and consideration for Amendment #17 of the Declaration of Covenants, Conditions, and restriction of the Bristlecone Pines.

Lindgren said the vacant land includes an outlot at the end of Sweetbriar Lane. He said a section in the HOA said if the outlot #5 is ever changed, the change in outlot #5 only needed approval of the Golf Course owner and Village of Hartland. He said the Golf Course owner already signed off on it and now it has been referred to the Village to sign off on the change as well. Administrator Rhode gave an example of the tennis courts change and said this is a similar process. Rhode stated that it needs to be signed off on by the Condo Association, the Golf Course owner and the Village, the Village is the last to sign off on it.

DeCourcy-Bower commented on connectivity to the trails, and said it would be nice to have pedestrian access to Merton Ave. Schneeberger asked if it will be a public or private road, it was stated it is public. Lindgren commented that it would hard to connect outlot 5 because of vegetation and DeCourcy-Bower wondered if they could cut out the corner. Rhode reminded everyone that the motion would be a recommendation to the Village Board.

Motion (DeCourcy-Bower/Hallquist) to recommend approval to the Village Board as is with a preference of some type of accessibility if the Board so moves. Carried (6-0).

5. Items related to potential Development of property on Campus Drive east of Lake Country Lutheran: Lot #2:

It was stated this development is for apartments and it came in March for preliminary review but withdrew the project at that time. Representative from Rinka explained the layout of the revised design. The development consists of 6 buildings, 78 - 1-bedroom units and 72 - 2-bedroom units and is more of a walkable community. Some basic points he touched on were reducing the infrastructure by minimizing the alleys, the walkability, maintain the walking paths, maintain existing greenspace, walkup units, wood doors, landscaping, signs. The development has gone from 138 units to 150 units with the units having masonry type siding.

Proposed parking is 108 attached garages and 42 detached garages (all garages distributed across 6 buildings). The development will have proposed amenities of community room, fitness room, management office and outdoor patio and pool.

Wallschlager asked if a road was going between units 2 & 3.

Rhode said the rezone has already been approved and Amtmann provided the memos. Amtmann said the Village Board and Plan Commission has previously seen this. He said the development to the north was approved at the last meeting and the project to the North is a week away from getting started. He said the memo contains items that were provided. He said there will be a Joint Stormwater Management Easement and Maintenance agreement. Rhode pointed out that previous exhibits from the previous meeting were not included in the packet. He said they could be found listed from the last meeting. He said the rezone application is for R-M1, as this will allow for 10% increase in density. There was discussion regarding density, DeCourcy-Bower asked about the density calculation. Lindgren said ½ acre does not include ACO. DeCourcy-Bower asked where the 10% come from and Hussinger said the zoning code. DeCourcy-Bower asked Amtmann if they were taking advantage of the ACO, and Amtmann said no they are not. Xykis asked if 150 was within the limits.

DeCourcy-Bower commented on the road connections and said he thought it would be worth while looking at connection to Campus and Scenic Drive. He said the left turn out of there will be a challenge and he has concerns about the cul-de-sac as well. He thinks people will use Scenic Drive more. He thinks the buildings look great. Schneeberger asked where the dumpsters will be. Amtmann said they are located at the end of the garages and enclosed.

Amtmann pointed out several things in his memo such item #3, the traffic study needs to be referenced and included in the PUD petition. He commented on item #8 regarding the kettle and suggested that they need to do a basic concept level layout on the property to the south and how it would serve the sewer, water and storm water would be handled. He pointed out item 10 regarding applicant confirming adequate parking for residents and guest. He said from staff perspective it is like the ones in the past.

Bierman asked if some of the strips between buildings 3&4 and 5&6 were sloped curbing for people to pull up onto that for guest parking. He also asked how many parking spaces there for guests for 150 units because it states there are 14 spaces for guests. It was stated that the sloped curbing would help with the snow plowing. There was discussion on the curb and the amount of parking spaces. Hussinger said he will need a count for the parking spaces.

Wallschlager about screening for lot 3. There was discussion on the screening and it was stated that the intent of the screening is to knock down headlights on adjacent properties. Amtmann asked them to explain the landscape plan along the southern property line. Fosler said at the present

time there is not much shown for screening on the southern line considering the property adjacent is for future commercial use. Rhode said what staff brought up was the commercial lot and there is a big kettle behind the garages that you can see.

He would like to see a rough layout and a little more detail of how potentially the 2 lots, lot 2 & lot 3 tie together.

Bierman asked about the trail system and parking. He commented on how important the trail system is for the school and that parking could be an issue during cross-country meets. Kyle Hansen from Lake Country Lutheran was present and commented on the trails and how they typically are able to accommodate for parking at the school or near the school. He said they would make families aware that this is private property. Attorney De La Mora asked how many times a year do they host meets and it was stated about 2x a year with close to several hundred participants. De La Mora asked if they arrived by buses and it was stated some arrive by busses. There was brief discussion on parking for use of the trails. Mr. Hansen said most of the trail system is on the school property and the start and finish for meets is on school property.

Wallschlager asked about the square footage of the garages and it was stated they vary in depth.

DeCourcy-Bower commented on the evaluation of connectivity and having some sort of agreement.

Rhode said this will move forward to the next meeting and pointed out that this does not connect to Willow Drive.

Motion (DeCourcy-Bower/Schneeberger) to move concept forward to the next Architectural and Plan Commission meeting. Carried (6-0).

6. Announcements-

Administrator Rhode said President Pfannerstill apologizes for not being able to make it to the meeting and thanks to Ryan Bailey for doing the Zoom portion of the meeting.

7. Adjournment-

Adjourned at 8:14 pm.

Respectfully submitted by
Recording Secretary,

Deidre Bush y, Deputy Clerk