

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AND VILLAGE BOARD MINUTES  
MONDAY, NOVEMBER 16, 2020  
7:00 PM  
BOARD ROOM & ZOOM  
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Jeff Pfannerstill, James Schneeberger, Tim Hallquist, Ann Wallschlager. And 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, Clerk Igl and Deputy Clerk Bushey via Zoom.

Call to Order- 7:02 pm.

**1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of October 19, 2020.**

Motion (Wallschlager/Xykis) to approve the minutes for the meeting on October 19, 2020.

Carried (7-0).

**2. Architectural Board review and consideration of a sign for Stop N Go, 101 E. Capitol Dr-**

Building Inspector Hussinger said it does meet the code requirements and it is internally lite. He said it is replacing existing illuminating signs. There was discussion on message board greeter. deCourcy-Bower asked if the BID approved the signs and Hussinger said yes. Cindy Bluske a representative for Stop N Go was present via Zoom and said there is a dimmers so it would not be so bright and is customizable. Pfannerstill commented that it should have the same guidelines as the Citgo gas station down the road. Hussinger commented that illumination is reduced at certain times which he thinks is 10 pm. Xykis commented he is comfortable with the sign if Hussinger is.

Motion (Xykis/deCourcy-Bower) to approve the application for a sign for Stop N Go, with the condition working with Hussinger and the same rules and regulations as Citgo. Carried (7-0).

**3. Architectural Board review and consideration of sign for Aquatech, 1150 James Drive-**

Hussinger said the proposed sign is composite aluminum and plastic board. There will be no electrical or extra lighting and meets the Hartland sign standards.

Motion (Hallquist/Schneeberger) to approve the sign for Aquatech, 1150 James Drive.

**4. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for the property owned by 227 Investments, N26 W30227 Maple Ave, Town of Delafield-**

Administrator Rhode commented this is extraterritorial and is outside of our reach for sewer and water limits.

Motion (deCourcy-Bower/Xykis) to approve the Extraterritorial Certified Survey Map. Carried (7-0).

**5. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for the Haubner Property, N28 W29721 Oakwood Grove Rd. Town of Delafield.**

It was explained this is extraterritorial where they are combining 6 tax keys into 2 tax keys. deCourcy-Bower asked if there were any concerns and there were none.

Motion (deCourcy-Bower/Xykis) to approve the Extraterritorial Certified Survey Map. Carried (7-0).

**6. Architectural Board/Plan Commission and Village Board review and consideration of items related to development of HAV 0423-981 located on 401 Campus Drive east of Lake Country Lutheran-**

- a. The noticed public hearing opened by the Village President-

Public Hearing opened at 7:26 p.m.

Paul Decker commented on the development.

- b. The public hearing may be closed by a duly made motion by a Trustee-

Motion (Ludtke/Anson) to close the public hearing. Carried (7-0).

- c. The Joint Architectural Board/Plan Commission may consider recommendations to Board of Trustees taking into account information received during the public hearing held with respect to the comments and submissions offered during the Public Hearing held earlier during this joint meeting regarding the petition submitted by Lightning Development LLC acting as agent for the current owner, Lutheran High School Association of Greater Milwaukee, for the Site as indicated in the notice of the public hearing with respect to:

Representatives from Rinka gave a brief overview again of the project. 150-unit apartment units in 6 buildings on 16.92 acres, the main street through the development will have parallel parking on both sides, there will be connectivity to existing trails and meets zoning code for parking. The roads and utilities will be private and green space will be maintained in between the buildings.

- (1) The rezoning of the Site to RM-1 Multiple Family Residential District with a PUD Overlay and also establishing an Upland Conservancy Overlay District (UCO).
- (2) A Planned Unit Development Agreement encompassing the details of the project involving the construction of 150 rental apartment units in 6 buildings within a Site consisting of 16.92 acres-

Wallschlager asked if cars could still drive by both ways on the street that had parallel parking. It was stated that yes traffic would be able to drive both ways on the main street.

Attorney De La Mora said the PUD agreement is substantially finished except for a few exhibits which are forthcoming, and he doesn't see any issues with the agreement. He said the Village Board will need to approve the PUD agreement which incorporates the rezoning. He said the PUD agreement will also provide continuous building of the development until it is finished. De La Mora said the letter of credit has been worked out and the utilities will be privately owned. He said it will also result in the creation of the south lot.

Motion (deCoursey-Bower/Hallquist) to approve and send to the Village Board. Carried (7-0).

- d. The Board of Trustees may receive and take possible action regarding the recommendations of the Joint Architectural Board/Plan Commission with respect to the Site as indicted in the notice in the public hearing held earlier during this joint meeting, namely:

(1) The rezoning of the Site to RM-1 Multiple Family Residential District with a PUD Overlay and also establishing an Upland Conservancy Overlay District (UCO).

(2) A Planned Unit Development Agreement encompassing the details of the project involving the construction of 150 rental apartment units in 6 buildings within a Site consisting of 16.92 acres-

Ludtke asked Attorney De La Mora how long he thinks it will be for the exhibits he is waiting on, Del La Mora said he anticipates it this week or next. He also said this will not be approved by staff until all exhibits are complete.

Meyers asked if anything needed to be done regarding the entrances. Rhode said we have asked for a letter of credit so things can be completed if need be. Trustee Ludtke asked about any parking signs. Rhode said it is private property so he wasn't sure how that would be addressed. Lake Country Lutheran representative said we will have to police them ourselves.

Motion (Connor/Anson) to accept the recommendation of the Plan Commission and move this project forward. Carried (7-0).

## **7. Presentation by Village Engineer Ryan Amtmann related to Water/Sewer Capacity in the North East Section of the Village-**

Amtmann said the info and his memo was included in the packet and relates to the growth in the Village and how it relates to Water and Sewer. He went over the recent developments in the Village. He also went over the recent developments regarding the density. He went on to say that Ruckert-Mielke has

performed infrastructure reviews and planning over the last 20 years to allow the Village to grow in an orderly fashion while not overburdening the capacity of the sewer and water. The last review was done in 2015 which identified several issues.

He went on to explain the exhibit and said all Village wastewater runs thru the area by the Department of Public Works on the North side of the Village and is shared with Delafield. They have met with Village staff to discuss what the likely development densities could be and he explained their findings.

He went over the densities in the Village and said the recent Sunnyslope project was done to eliminate the bottleneck.

**8. Announcements-**

There were none.

**9. Adjournment of Architectural Board/Plan Commission-**

Motion (Xykis/Bierman) to adjourn. Carried (7-0).

**10. Adjournment of Village Board of Trustee-**

Motion (Dorau/Wallschlager) to adjourn. Carried (7-0).

Meeting adjourned at 8:07 pm.

Respectfully submitted by  
Recording Secretary,

Deidre Bush y, Deputy Clerk