

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, DECEMBER 21, 2020
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Jeff Pfannerstill, James Schneeberger, Tim Hallquist, Ann Wallschlager, Jeff Bierman and Dino Xykis attended via Zoom.

Absent: David deCourcy-Bower

Others Present: Administrator Rhode, Ryan Amtmann, Building Inspector Hussinger, Attorney De La Mora, Ben Nelson, Jim Siepmann, John Siepmann, Craig Caliendo and Deputy Clerk Bushey.

Call to Order- 7:00 pm.

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of Joint Architectural Board/Plan Commission & Village Board meeting, November 16, 2020.

Motion (Hallquist/Schneeberger) to approve the minutes for the Joint meeting on November 16, 2020.
Carried (6-0).

2. Discussion/possible action for Sandhill Condominium Development PUD Petition General Development Plan-

Administrator Rhode said they have been here previously with a conceptual for this development. He said they adjusted a couple minor aspects which are in Amtmann's memo. Amtmann said this has been in development for 10 years. He said it originally was 47 single family homes, but they have now decided to utilize a condo & duplex layout. He went on to say there will be much more detail at future meetings which will include the PUD, rezone, and detailed plans. He said they are proposing private water, sewer and roads. Siepmann said the development will have a trail system. The perimeter trail will be privately owned & maintained but it will be open to the public. There will also be an interior trail system that will be available to the residents of the development only. He said at a future meeting they will present how the transportation plan will function and fits with the Village of Hartland plan.

Jim Siepmann was present along with his brother John Siepmann and Craig Caliendo of Kings Way Homes. He said they are proposing 110 units in all with 33 of the units being side by side. He said the sewer and water will be private, there will be a master water meter pit at the south entrance of the development and the water will be metered. He said they are looking to loop the water with connection between Overlook Trails and Sandhill; and will work with the Village Attorney on the agreement of the loop. He explained that Walnut Grove is to the east, 40 acres that they own to west and they own the farmhouse to the north. He said an extended road will go into the 40 acres. He showed the possible relocation of KE in the 40 acres and said if KE were to go that way then Winkleman would be vacated. There will be a break away emergency access and that will need Lisbon

approval. He said there will be public trails on the perimeter of the property, the internal trails will be private and they will have a sign program for the internal trails. There will be 4 phases of the project. Phase 1 will be for the 2 family and 4 family units with phase 2 being the 4 family units. Phase 3 will focus on the center section and phase 4 work will focus on the northerly portion. He said they are using a variety of colors for the units and they will look more like single family homes plus they also came up with another elevation for the 4-unit buildings.

Bierman asked if going with all 4 units would have an effect on the sewer and water. Amtmann said going with all 4-units later would cut down on density somewhere else later.

Xykis asked if the demand is there for 2 & 4 units so it will not end up sitting there for years.

Siepmann said in Oconomowoc Kings Way Homes are selling these kinds of units and cannot keep up with the demand so they feel Hartland will not be an issue.

Xykis asked about the placement of the entrance and Siepmann said it will start on KE and then move to Winkleman Road. Xykis commented that he likes the profiles of the houses and is in favor of it.

Hallquist asked if it is the 2 or 4 units that in Oconomowoc that they cannot keep up with. Caliendo said in Oconomowoc it is all 2 family and they see a gap in the market with the 4-family.

Pfannerstill asked about the trail system and if it will be difficult for the Condo association to take care of the maintenance and will it be incorporated into the documents. Siepmann said it is not an issue in Menomonee Falls development and it is in the Hartland Comp Plan about the trails.

Wallschlager asked if Old Jungbluth road going into the development will stay that way. Siepmann said yes, they have an easement that stays in their open space.

Amtmann asked if the trails will be done over the 4 phases or is it possible to do it in phase 1.

Siepmann said if they could do it without complications they will, however there is a lot of dirt to be moved.

Pfannerstill commented that he thinks it will be a nice project since there will be a change in zoning it helps if documents come into the office on time versus 2 days before.

Attorney De La Mora asked regarding the trail system is they would be open to developing it but not finishing it right away. Siepmann said they would like to wait until they know more construction wise.

He said he does not envision a lot of people going up there until it is finished. De la Mora asked if the trails would connect to the others on the other side. Siepmann said on the west & north no but the south & east will have connectivity.

Motion (Xykis/Schneeberger) to move the project forward to approve the Sandhill Development PUD General Development Plan. Carried (6-0).

3. Announcements-

There were none.

4. Adjournment-

Motion (Bierman/Hallquist) to adjourn. Adjourned at 7:51 pm.

Respectfully submitted by
Recording Secretary,
Deidre Bush  y, Deputy Clerk