

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, JULY 19, 2021
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

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

Excused: Dino Xykis & Ryan Amtmann

Others Present: Interim-Administrator Bailey, Building Inspector Hussinger and Deputy Clerk Bushey.

Call to Order- 7:00 pm

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three-minute time period per person, with time extensions per the Chairman's discretion.

1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes from June 21, 2021.

Motion (deCourcy-Bower/Hallquist) to approve the minutes for the Architectural Board/Plan Commission meeting on June 21, 2021. Carried (6-0).

2. Architectural Board review and consideration of an application for signage for GFL Environmental, 630 Industrial Drive-

Hussinger said they are proposing to install 2 non-illuminated signs, 1 facing west and 1 facing south. He said they don't exceed the max of the code. The signs will be a flush mount flat panel with 1.5 aluminum and painted white and green. Jeffrey Hojnacki from Ascend Design sign company was present for GFL Environmental. Schneeberger asked about the wood post sign that was put up and Mr. Hojnacki said he didn't know if a permit was needed for that. Hussinger commented that all signs need a permit and that they should come back for that. Mr. Hojnacki said they wanted to put up the wood post sign first. Hussinger said the ground sign is very incidental and we can bring it back next time.

Motion (deCourcy-Bower/Hallquist) to approve the application for signage for 2 wall signs for GFL Environmental, 630 Industrial Drive. Carried (6-0).

3. Architectural Board review and consideration of an application for single family condominium plans, elevations and materials for Harbor Homes in the Paradise Trail development.

Corey Garth from Harbor Homes was present to explain the application. He said in phase 1 they have added several new 2 story plans. He said architecturally they are similar to what was approved last fall. Mr. Gerth said Neumann Development will have to approve them as well. He

said they will have a 30-year dimensional shingles, cultured stone, and the color pallet is similar to what was approved. Wallschlager commented on the unfinished basements and asked if some are exposed, and Mr. Gerth said yes some do have exposed basements. She also asked if these are the same size as the other ones, and Mr. Gerth said yes. He said the ranch style ranges from 1500-1800, and the 2 stories are 1800-2300 sq ft. Mr. Gerth said currently there are 10 homes up with 7 having accepted offers. Hussinger said his understanding is the previously approved and these apply to phase 1 & 2. Mr. Gerth said that is their plan.

Motion (deCourcy-Bower/Schneeberger) to approve the application for the Harbor Homes single-family home condominium plans, elevations, and materials in the Paradise Trails subdivision. (6-0).

4. Discuss existing and proposed standards for internally illuminated signage-

Pfannerstill said to the board more time is needed on this, he said some people have requested more time for this item. Bierman said he has been working up in Mequon and he took photos of signs up there. He said their monument signs along the roadways that are illuminated are closed off at the ground, in other words they sit on a pedestal and every pedestal is of masonry. He said some are aluminum and seem to be no bigger than a sheet of plywood. He said they were on multi-tenant properties. Pfannerstill asked even though they had pedestal bases did the store fronts have lit signs. Bierman said at this time of year it wasn't lit. He said they seemed to limit sign size in that area to 32 sq. feet. There was brief discussion on the size and lighting.

Pfannerstill said he appreciated Bierman taking photos, and this is something they need to discuss. He said he thought they all agreed at the last meeting that they don't want signs that are blinding but they also don't want to restrict someone. Pfannerstill said we will bring this back next month. Bierman said there were basically 2 perimeters, the size and the number of lumens inside and that is where the Plan Commission needs to start.

deCourcy-Bower said he did some looking around and found some good sign guidelines that would point them in the right direction. He said he looked around for example of the different American Family signs because there are a lot out there. He said it is not just about size and how lit it is. He doesn't want them to set themselves up for anything to just go thru because it meets a certain criterion. He said having looked at some signs there are good ones and there are some not so good ones. He said we should still have enough control on case-by-case basis to make the determination on whether this is something appropriate or not. deCourcy-Bower said even with standards to have control on whether it is compatible and consistent.

Pfannerstill said if anyone comes up with anything please send it to Hussinger and copy Bailey on it. He said there does need to be standards. Bierman commented that with standards it could go to Hussinger, Hussinger can say it has to fit this size, lumens and then comes to us. Wallschlager commented on the Edward Jones sign near Birch & Banyan.

Motion (deCourcy-Bower/Schneeberger) to table this item. Carried (6-0).

5. Announcements-

None.

6. Adjourn

Motion (deCourcy-Bower/Wallschlager) to adjourn. Adjourned at 7:32 pm.

Respectfully submitted by

Recording Secretary,

Deidre Bush y, Deputy Clerk