

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES**  
**MONDAY, SEPTEMBER 19, 2022**  
**7:00 PM**  
**BOARD ROOM**  
**MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

Others Present: Scott Hussinger, Ben Nelson and Deputy Clerk Bushey.

Excused: Amtmann

Call to Order- 7:00 pm

Roll Call taken.

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.

No Comments.

**1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes from Aug 15, 2022.**

Motion (Hallquist/Bierman) to approve the minutes for the August 15, 2022, meeting. Carried (7-0).

**2. Architectural Board review and consideration of an application for signage for Stor It Right, Hartland, 440 E. Industrial Drive-**

Representative for Stor It Right stated they started out with a monument sign and want an interior sign as well. Representative said a building in the center with storage units on the left and right. He said one building is 65 linear ft. and the other is 50 linear ft and they stayed under the square footage to adhere to the sign criteria. Hussinger asked if it will be illuminated, and the representative said yes. Hussinger asked what time it would shut off and the representative said whatever the Village wants to happen he can make sure the timers are set to what the Village wants. Bailey said he thought he remembered something from a previous meeting that the owner wanting it to be on. Brief discussion on other businesses nearby with illumination. Wallschlager asked the sign will be internally lit and the answer was yes they are internally lit and there will be a power supply going back to a timer. The representative said he can relay to the customer that it needs to be off at 10pm.

Hallquist asked if the storage is open 24/7 and the answer was yes. Brief discussion on motion detecting lights.

Motion (DeCourcy-Bower/Hallquist) to approve the application for signage for Stor It Right with the shut off times as stated. Carried (7-0).

**3. Architectural Board review and consideration of an application for signage for Wisconsin Housing Preservation Corp., 400 and 450 Sunnyslope Drive-**

Hussinger stated this is replacement of 2 ground signs. Wallschlager asked what the reason for replacing the signs and Hussinger said because they are old. Hussinger said they are non-illuminated.

Motion (Hallquist/Wallschlager) to approve the application for signage for Wisconsin Housing Preservation Corp., 400 and 450 Sunnyslope Drive. Carried (7-0).

**4. Architectural Board review and consideration of an application for signage for Kaiser Holihan, 515 W. North Shore Drive-**

Michael Schlueter was present via zoom for Kaiser Holihan. Wallschlager asked if the sign has other tenants on it and Mr. Schlueter said the entire sign will be new and there is only 1 tenant there right now but there will be more tenants added down the road. He said the other 3 open spots will be blank until tenants are added later. Pfannerstill said they would not have to come back because they would be using the same font. Hallquist asked if the new sign will be replacing the existing sign. Mr. Schlueter said they are leaving the existing concrete base on that and removing the arrow feature in there now. He said they are making an aluminum cabinet to slide over the existing brick foundation. Wallschlager asked if there will be landscaping, and Mr. Schlueter said there is currently something there, but he didn't know if they planned on updating that. Schlueter commented that the sign is pretty much sitting on the ground.

Motion (Wallschlager/Xykis) to approve the application for signage for Kaiser Holihan, 515 W. North Shore Drive. Carried (7-0).

**5. Architectural Board review and consideration of an application for signage for Dynamic Laser Parts, 461 Progress Drive-**

Hussinger said there 2 proposed signs, a wall sign and ground sign. He said they both meet the size requirements so that is not an issue however the ground sign should have plantings. He said the ground sign is non illuminated and the wall sign will have internal illuminated. Wallschlager asked if the ground sign is mounted low and Hussinger said it is mounted to 2 posts so yes, it is low. Comment was made that low growth plantings will be needed.

Motion (Xykis/Hallquist) to approve the application for signage for Dynamic Laser Parts, with height requirements as listed by Building Inspector to accommodate low growth plantings and timed lights set for 10pm. Carried (7-0).

**6. Architectural Board and Plan Commission review and consideration of a request from Tim O'Brien Homes for a blanket approval for nine remaining lots in Paradise Trails on Paradise Court-**

Hussinger said there is a different product being installed and he wants to make sure the Plan Commission is ok with it. Representative for O'Brien homes said they are in the 1<sup>st</sup> phase, and it is in a cul de sac that has a little more trees and they are proposing coordinating harmonious architecture. He

said it is a little bit different. He said it is new product for them and a little narrower than what they typically put in a greenfield suburban subdivision. He said they designed 3 new floor plans with 3 elevations each so they will alternate it through out the cul de sac. He said what was approved for Harbor before it is a little different, but most people would drive by and say it is hard to tell the difference.

Xykis asked if the sq. footage is changing and the representative for Tim O'Brien said they are a little bit bigger. He said they are on wooded home sites and there any with full or half exposures in the earlier phases that were built but this cul de sac has some exposure on the rear so there are more windows on the lower level. He said a little more substantial product and the reason they came in is because it was anticipated that it was going to sell at a higher price. He said they have similar interior and similar amenities. Hussinger asked about siding and roofing materials. The rep said dimensional shingles, vinyl siding with some cultured stone on the exterior. Hussinger said they are I compliance.

Bierman asked if there were 2 separate things are being approved. Hussinger explained they are looking for approval for 3 houses and Hussinger said if you approve the blanket approval then agenda item #7 goes away. Bierman then commented on the small window in one of the bedrooms and wanted to make sure it was compliant. Hussinger said when he reviews their plans for each home, he will certainly make sure everything is complaint. Bierman asked about the egress window in the basement and said if they allow an egress window that could open the way for a 5-bedroom house, and would they have to come back to get that approved. Hussinger said it would come to him and not the board. Bierman said he didn't know if the condo assoc. would allow that and Pfannerstill said that is up to the condo association. Xykis said he understands what Bierman is saying but he said they are allowed to do what as long as it doesn't violate the rules of the association. He said we as an Architectural committee cannot dictate the architect shape or the room or of the bedrooms of this house.

deCourcy-Bower said as an arch board the general reason we are here is to approve the arch and vision exterior of houses. He said a good point has come up is when developers come to us and propose a development, we in the village are trying to provide a variety of housing options and a variety of price points. He said the development was brought to us as a more affordable end of the range for single family residences. He asked how does the price point on these compare to the ones that were previously approved. The rep for Tim O'Brien said we are seeing the ones in the earlier phase marketed in the low 5's and these are about \$100,000 more with wooded lots, exposures, and a little more sizeable product. DeCourcy-Bower said he can understand why those wooded lots would maybe be more conducive to larger homes it is a bit bigger but not twice the price, he said we are talking maybe 20%. He said from that perspective the architectural outside and renderings look fine.

Motion (DeCourcy-Bower/Xykis) to approve the request for a blanket approval for what was submitted for the nine remaining lots in Paradise Trails. Carried (7-0).

Schneeberger commented that the building plans are missing some pages and Hussinger said he could make some copies.

**7. Architectural Board and Plan Commission review and consideration of site and building plans for construction of single-family homes in Paradise Trails, 302,306, and 310 Paradise Court.**

This agenda item not needed due to blanket approval being approved in previous agenda item.

**8. Plan Commission consideration of modifications to the multi-family standards in the B-3 Zoning Code-**

Hussinger said this is the second time the Plan Commission has seen this wording and if comfortable with it, you can refer it up to the Vb for their process which will be an initial look, schedule a PH and a final consideration. Pfannerstill commented that a lot of what we are doing here is this is a continuous improvement of our plans for the future and our zoning code.

Wallschlager said she thought something about not going over 3 stories. She asked if that actually went through or was that just a thought. Pfannerstill said the board can make a decision to allow that but he doesn't recall it ending it at 3 stories. Hussinger said the building height in B-3 is resolved. He said it is not to be determined. He said bldg. height is important for a community because it often depends on your firefighting capability to fight fires. He said he thinks we have the ability to fight fires on tall buildings and that's why the VB after the recommendation of the pc can modify bldg. height in the B-3.

Motion (DeCourcy-Bower/Xykis) to approve the modifications to the multi-family standards in the B-3 Zoning Code. Carried (7-0).

**9. Announcements-**

Pfannerstill commented that today in the Village there was an accident, and everyone needs to continue to look and pause at intersections. He said we are going to continue to look into and make the Village a safer place.

Bailey said the office will be closed until 1pm to give staff time to attend the visitation and funeral.

**10. Adjourn**

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

Adjourned at 7:34 pm.

Respectfully submitted by

Recording Secretary,  
Deidre Bush y, Deputy Clerk