

**VILLAGE OF HARTLAND
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, APRIL 21, 2014
7:00 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: David deCourcy-Bower, Tim Hallquist, Dave Lamerand, Randy Swenson and Jack Wenstrom. Excused: Ryan Amtmann and Jamie Stefan

Others Present: Administrator Cox and Deputy Clerk Meyer. Excused: Building Inspector/Zoning Administrator Hussinger.

Roll Call

1. Motion (Hallquist/deCourcy-Bower) to approve the Jt. Architectural Board/Plan Commission Minutes of March 17, 2014. Carried (5-0).
2. Consideration of an Architectural Board Application for a Ground Sign at 1208 HWY 83

Owner: ATB of Hartland LLC, 1208 HWY 83, Hartland, WI 53029
Contractor: Execu Print, 597 Progress Drive, Hartland, WI 53029

The applicant was present. There is an existing multi-tenant ground sign where the upper right corner will have a new sign "sticker" attached for AEGIS Wealth Advisors LLC. The sign has external up-lighting.

Motion (deCourcy-Bower/Wenstrom) to approve the application for a Ground Sign at 1208 HWY 83. Carried (5-0).

3. Consideration of an Architectural Board Application for Two Wall Signs at 510 Cardinal Lane

Owner: CL & D, 535 Norton Drive, Hartland, WI 53029
Contractor: Execu Print, 597 Progress Drive, Hartland, WI 53029

The applicant was present. One sign is above the front door and the other is on the blank wall facing Cardinal Lane. These signs are not lighted.

Motion (deCourcy-Bower/Hallquist) to approve the application for Two Wall Signs at 510 Cardinal Lane for C L & D. Carried (5-0).

The applicant asked the Board about the use of banner signs and they directed him to talk to Building Inspector/Zoning Administrator Scott Hussinger.

4. Consideration of an Architectural Board Application for 139 E. Capitol Drive (Tenant: Lake Country Bed Barn)

Village of Hartland
Joint Architectural Board/Plan Commission Minutes
April 14, 2014

Owner: Arkad Group c/o Jim Muenzenberger, 139 E. Capitol Drive, Hartland, WI 53029

Contractor: Signarama, 601 Ryan Street STE B, Pewaukee, WI 53072

Administrator Cox did not think that this sign had been reviewed by the BID Board. Chairman Lamerand thought that the BID should look at this sign.

Motion (deCourcy-Bower/Wenstrom) to approve an Architectural Board Application for a sign at 139 E. Capitol Drive (Tenant: Lake Country Bed Barn), contingent upon BID Board review. Carried (5-0).

5. Consideration of an Architectural Board Application for 139 E. Capitol Drive (Multi-tenant Wall Sign)

Owner: Arkad Group c/o Jim Muenzenberger, 139 E. Capitol Drive, Hartland, WI 53029

Contractor: Signarama, 601 Ryan Street STE B, Pewaukee, WI 53072

Motion (Wenstrom/Swenson) to approve an Architectural Board Application for 139 E. Capitol Drive (Multi-tenant Wall Sign), contingent upon BID Board review. Carried (5-0).

6. Consideration of an Architectural Board Application for 1050 Walnut Ridge Drive for an Outdoor Lighting Changeover from High Pressure Sodium Fixtures to LED Fixtures

Owner: Helmut Keidl, 1050 Walnut Ridge Drive, Hartland, WI 53029

Contractor: B & K Electric, PO Box 201, Oconomowoc, WI 53066

At the Board level, we are changing the code to allow LED fixtures as opposed to the orange cast high pressure sodium fixtures. This is going to change the landscape of the industrial park. The height of these fixtures will be at 20 feet -- there shouldn't be a problem with the lighting being too noticeable.

Motion (deCourcy-Bower/Wenstrom) to approve an Architectural Board Application for 1050 Walnut Ridge Drive for an Outdoor Lighting Changeover from High Pressure Sodium Fixtures to LED Fixtures. Carried (5-0).

7. Plan Commission and Architectural Board review and consideration of a motion to approve a 18' x 50' addition to the west side of Lake Country Caring at 603 Progress Drive

Applicant: Lake Country Caring

Engineer: Keller Architectural Design, W237S5585 Maple Hill Drive, Waukesha, WI 53189

Carrie Glapinski was present. Lake Country Caring is proposing an 18 foot by 50 foot addition to their existing facility on Progress Drive. The addition will be a storage space

for donated furniture and will be served by an overhead door. The Village Engineer spoke to the architect regarding a few staff matters and was advised of the following:

1. They intend to match the colors of the building and addition by painting.
2. They intend to route the roof drainage of the addition to the storm pond.
3. The existing parking stalls along the southerly lot line are in existing pavement and marked adequately with no planned changes.
4. The addition's side garage door will be for "sideways vehicle" drop off. There is no intent of pulling vehicles into the garage door. Therefore, they see no issue with the adjacent parking stall numbers 12 and 13.
5. The original discussion was to install 3 handicap parking signs; however, Building Inspector Hussinger has stated that only one is required. They will retain that and the other two will be regular parking.
6. There is a small storage shed at the west property line that will stay.

Motion (Hallquist/Wenstrom) to approve an 18' x 50' addition to the west side of Lake Country Caring at 603 Progress Drive, contingent upon the items discussed. Carried (5-0).

8. Plan Commission and Architectural Board review of concept site, building and landscape plans for Waukesha State Bank, 550 Hartbrook Drive, Hartland, WI 53029

Applicant: Waukesha State Bank, Marynell Costa, 151 E. St. Paul Avenue,
Waukesha, WI 53187

Contractor: AG Architecture, Inc., 1414 Underwood Avenue, Wauwatosa, WI 53213

Andy Korb with AG Architecture, Inc., Marynell Costa, civil engineers and a landscape architect were present. Waukesha State Bank has developed a corporate standard and the plan presented to the Plan Commission shows that. There will be stone masonry on the exterior, Eifs, and a dark bronze metal roof which ties in with the free-standing bank branches that Waukesha State Bank has built in the past decade. The branch will feature a community room that can be used even after hours, with its own vestibule and restrooms. There will be three drive through lanes, with the ATM in the first lane next to the building. The applicant will be improving the landscaping buffers on the east and west. There will also be a landscape buffer along Hartbrook Drive. It was noted that in the past there has been a runoff problem on the slope between the hardware store parking lot and the east parking lot of the bowling alley. The applicant will take that under advisement.

The proposed construction would not start until June 2015. Final plans would be brought to the Architectural Board/Plan Commission approximately January 2015.

There is a natural thicket area on the north side of the property which will stay as is. The concept plan seems to have an agreeable building setback.

Motion (Wenstrom/deCourcy-Bower) to approve concept site, building and landscape plans for Waukesha State Bank, 550 Hartbrook Drive, Hartland, WI 53029. Carried (5-0).

9. Architectural Board review and consideration of the final façade and signage finish and color plan for Sendik's Hartland Plaza.

Applicant: Devo Properties, LLC. 11518 N Port Washington Rd, Suite 103, Mequon, WI, 53092

Contractor: MSI General Corp, P.O. Box 7, Oconomowoc, WI 53066

The Director of Facilities for all the Sendik's stores was present. He stated that the owners have come up with new colors for the building. They have selected three colors. The brick on the building will be dark bronze, which will match the roof around the building. The Eifs will be gray. The top band around the building will be natural white. The main wall on the east side is dark bronze. There will be curb and landscaping separating the parking lot and the building. The loading dock will also be on that wall.

A new drawing of the multi-tenant ground sign showed a change --eliminating the original brick design and using the dark bronze color. The Sendik's sign will be red during the day and white at night.

There was discussion regarding the ATM machine building located in the southern part of the parking lot of the Sendik's Hartland Plaza. It was suggested that that building owners should incorporate the color scheme to match the mall. Staff will contact the ATM owner (Great Midwest Bank), to see if they would agree to paint it to match.

Motion (deCourcy-Bower/Wenstrom) to approve the final façade and signage finish and color plan for Sendik's Hartland Plaza. Carried (5-0).

10. Adjourn

Motion (Hallquist/Wenstrom) to adjourn. Carried (5-0). Meeting adjourned at 7:47 PM.

Respectfully submitted by
Recording Secretary,

Lynn Meyer
Deputy Clerk