

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, JANUARY 16, 2022
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Jeff Bierman, Jeff Pfannerstill, Chip Schneeberger, Tim Hallquist, Ann Wallschlager and David DeCourcy-Bower

Excused: Ryan Bailey and Dino Xykis

Others Present: Mike Rodenbaugh, Jim Siepmann, Scott Hussinger, Ryan Amtmann, Ben Nelson and Deputy Clerk Bushey.

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 public comments.

1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes from December 19, 2022.

Motion (Hallquist/Schneeberger) to approve the minutes for the December 19, 2022, meeting. Carried (5-0) with 1 abstention, Wallschlager.

2. Plan Commission and Architectural Board review and consideration of an application for renovations to the site and exterior of the building for 128 Cottonwood Ave, Boardwalk Financial-

Mike Rodenbaugh was present and explained the old fire house once was in this building and they are trying to bring the original look back. He said it is zoned for office use and it will serve as the office space for Boardwalk Financial Strategies LLC. He said they will be brushing up the exterior, install new windows, enlarging south wall windows vertically and clean up the landscaping. He said a deck will be added and the fire escape will be removed. They are discontinuing the use of the alleyway and adding green space. Hussinger said he thinks it is great and wants to make sure the Plan Commission understands what is going on with the exterior.

Mr. Rodenbaugh said they are lengthening the windows to bring in more light and the front door will be moved to the side.

Wallschlager asked about the parking. Mr. Rodenbaugh said there will be 2 in the alleyway, and 3 in the back of the building bringing it to a total of 5. Mr. Rodenbaugh also said he would like to see if the tree in the front could be removed or moved. Wallschlager asked how many employees and Mr. Rodenbaugh said 5 with some working hybrid. There was brief discussion on parking. Hussinger said they are providing more than there was, and it was also stated there are municipal parking lots nearby.

Pfannerstill asked if it meets the code and Building Inspector Hussinger said in the B-3 zoning there is the ability to modify. He went on to say the Village acknowledges parking in the downtown is a challenge.

Steve Berger was present and is the owner of the building at 122 Cottonwood Ave. He said they had an agreement, he said the restaurant opens at 4pm and Boardwalk Financial would be wrapping up their day, so they could share parking.

Schneeberger asked about the fire escape for the second floor. Mr. Rodenbaugh said their architect did the measurements and said they are within code. Hussinger said the current plans are being reviewed at the state level.

Brief discussion on a dumpster and Mr. Berger said they can use theirs.

DeCourcy-Bower said he likes that they are restoring it and bringing it back to life. He said he thinks it looks good. He commented that the comp plan encourages shared parking.

Motion (DeCourcy-Bower/Schneeberger) to approve the renovations to the site and the exterior of the building at 128 Cottonwood Ave. Carried (6-0).

Pfannerstill said the Department of Public Works will let Mr. Rodenbaugh know the process regarding the tree and whether or not it can be removed or moved.

3. Architectural Board Plan Commission review of a request for modifications to Sandhill Condominium layout options.

Jim Siepmann was present and explained the reason for the change. He said there is a huge interest in 2-family units and little in 4-family units. He said they gave 2 options because they aren't sure which one, they want to go with. Pfannerstill commented that it will still be the same number of total units.

Siepmann said it will be a benefit for the Village. Wallschlager asked about the easement and Mr. Siepmann said they would have to realign things in the easement. Bierman said he likes option one better because it has less shared driveways coming into the road. Mr. Siepmann said he would like to have both options approved and they would work with staff on which one works better.

Motion (DeCourcy-Bower/Hallquist) to approve request for modifications to Sandhill Condominium layout options. Carried (6-0).

4. Announcements-

Pfannerstill said they will be relooking at the political sign ordinance.

5. Adjourn

Motion (Schneeberger/Wallschlager) to adjourn. Carried (6-0).

Adjourned at 7:31 pm.

Respectfully submitted by

Recording Secretary,
Deidre Bush y, Deputy Clerk