

**VILLAGE OF HARTLAND
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, MAY 19, 2014
7:00 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Ryan Amtmann, David deCourcy-Bower (participated via phone but abstained from voting), Tim Hallquist, Dave Lamerand (Chairperson), Randy Swenson and Jack Wenstrom. Excused: Connie Casper (first meeting since appointment).

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

Roll Call

1. Motion (Hallquist/Swenson) to approve the Jt. Architectural Board/Plan Commission Minutes of April 21, 2014. Carried (5-0-1).
2. Plan Commission and Architectural Board review and consideration of a site plan for an addition at 455 E. Industrial Drive.

Applicant: Bill Neeman/Eye Com, 455 E. Industrial Drive, Hartland, WI 53029
Contractor: Tim Kneprath/MSI General, PO Box 7, Oconomowoc, WI 53066

Tim Kneprath presented the proposed addition.

The EyeCom/HerbSmith building is currently 60,000 s.f. EyeCom and HerbSmith occupy the front of the building and Johnson Creek Enterprises occupies the back. HerbSmith is growing and proposes a 56,000 s.f. addition. All of the new building materials will match the original building materials. There will be four loading docks and one at grade door. The addition of asphalt will be for the additional parking from 157 to 172 parking stalls. The retention pond will be upgraded to the current code.

Landscaping will be upgraded and two lights will be relocated.

The back of the building will have an architectural feature of metal panels and block towers to break up the wall. The dumpster will be relocated.

The company's main operations will be located in the new addition.

The green space ratio is at 68%.

The applicant has previously worked with staff to complete items that they had requested. DNR approval is still needed for over an acre of disturbance.

Twenty-five additional employees will be added.

Motion (Wenstrom/Hallquist) to recommend to the Village Board Approval of a site plan for an addition at 455 E. Industrial Drive. Carried (5-0-1).

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3. Plan Commission and Architectural Board review and consideration of an Office Addition at 543 S. Industrial Drive.

Applicant: Tom Junker, 541 S. Industrial Drive, Hartland, WI 53029
Contractor: John Kutz/ MSI General Corp, P.O. Box 7, Oconomowoc, WI 53066

The applicants described the materials and colors that will be used for the new office addition.

The addition will face east, the glass used will be tinted, not mirrored, and they meet the green space ratio at 41.3%.

The dumpster enclosure will be developed in the back, with a cyclone fence on all four sides and a cyclone fence gate.

Motion (Hallquist/Swenson) to recommend to the Village Board approval of an Office Addition at 543 S. Industrial Drive, contingent upon the applicant working through the outstanding items with staff. Carried (5-0-1).

4. Plan Commission and Architectural Board review and consideration of site and building plans for the Centennial Park Restrooms at 700 CTH K.

Applicant: Village of Hartland, 210 Cottonwood Avenue, Hartland, WI 53029
Contractor: Kueny Architects, 10505 Corporate Drive #100, Pleasant Prairie, WI 53158

This proposal has been approved by the Park Board. The building is partially grant funded and is outside of the floodplain. The one story block building will house a storage space and two restrooms. There has been some discussion about increasing the pitch of the roof beyond what is in the rendering. The architect was asked to determine whether the building could hold a second story in the future and it could. We didn't want it to be excluded as a possibility. There is no specific plan to do anything with a second floor at this time.

The question was raised regarding the lack of rain gutters. The other park restroom facilities do not have them either, due to concerns about vandalism.

The water from the Centennial restroom roof will drop to the asphalt surrounding the facility and run west to the river. There are two exterior lights on each side on the rendering, but there is a reduction to one light on each side. The Park Board had made a suggestion about using a Solo-Tube on the roof for solar lighting, but a decision has not been made on that.

Motion (Hallquist/Wenstrom) to recommend to the Village Board approval of site and building plans for the Centennial Park Restrooms at 700 CTH K. Carried (5-0-1).

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5. Plan Commission and Architectural Board review and consideration of a conceptual site and building plans for apartments and commercial buildings between E. Capitol Drive and Lawn Street

Applicant: Joe McCormick, 411 W. Main Street #106, Madison, WI 53703
Contractor: Johnson Design, 211 W. 2nd Street, Oconomowoc, WI 53066

Mr. McCormick showed a concept of site and building plans for apartments and a commercial building.

The basic proposal is to construct two apartment buildings on the north end of the lot and take the existing commercial property and build on top of that. The apartment plan has peaked roofs and turrets. There would be a total of 74 units – a mixture of one and two bedrooms.

One plan for the commercial area was to tear down the existing building and build a street front shopping area. However, most of the land is owned by the bank, who doesn't want to sell their property. The architect worked on a plan to make the existing space a two story building with commercial below and living space above.

The apartment buildings will have underground parking.

Mr. McCormick mentioned that the site plan does show a third apartment building on the northeast part of the site plan, however, neither the Village nor the residents have talked about that at all.

David deCourcy-Bower submitted a memo with some of his comments on this proposal and he joined the meeting via speaker phone.

Mr. DeCourcy-Bower listed six comments regarding the plan:

1. The "courtyard" feel of the buildings has disappeared as they are now clustered too closely. This has resulted in more of an alley-way between the buildings and prevents views to the river for a significant portion of the north building. They should shift the southern building further south to maximize views. This allows for the "courtyard" to return and would allow for a community "feature" to clearly define this as a public space rather than a private alley-way.
2. The "feature" could be something like a decorative area with planters and benches in the summer, a patio, etc. space for a small farmers market on the weekends, etc. thought it would be great if this space could be converted into a public outdoor ice rink in the winter. We don't really have this kind of public space in "downtown" Hartland. It would be of benefit to the businesses in the community.
3. The ground floor of the northern portion of the south apartment building may then lend itself to being used as a coffee shop/lunch/dinner venue (like a great spot for Pink Mocha in the northern portion of the strip mall to relocate to).
4. Keeping the existing footprint of the strip mall totally defeats the goal of having shared parking in the rear of the building. By doing a partial demolition of the northern portion of the strip mall, the possibility of expanding the parking to the

- rear behind the Behrend Agency still exists.
5. Reorienting the strip mall towards E. Capitol would allow for an “interest” point, such as a covered walkway/arch through the center of the building, and also allows for an area of outdoor seating to be present on E. Capitol (think coffee/restaurants.) The building would also provide a visual “buffer” from the view of the apartments from E. Capitol Drive.
 6. The existing bank driveway could be used for access. It currently connects to the existing parking lot, and this access could be used rather than having duplicate driveways as current. This enhances the walkability of downtown Hartland. The exact layout of the area could be adjusted.

David Cox suggested rotating the western building so that it would create more space between the apartments and the possibility of a courtyard.

Mr. McCormick mentioned that he has done these types of developments before and there is 40 feet between these buildings, which lets in sunlight, and there is room for places to sit. The public area is by the river, the public will not necessarily walk between the buildings, but they can if they want to. The buildings will be three stories tall (42 feet). There might be 15 residential units above the commercial area.

In 2011 the Village discussed a plan that would keep significant open space at the river edge. The Plan Commission should encourage a public green space for this proposal.

There would be an entrance to parking for the apartments off of Lawn Street. However, Mr. McCormick noted that it would make sense for the drive to come from E. Capitol Drive. The neighbors present at the meeting were concerned about the school traffic on Lawn Street with the addition of the apartment traffic. There would still be access to Lawn Street, but also E. Capitol Drive. There would be 28 ground parking spaces, the rest would be underground.

Chairperson Lamerand stated that we can place the two apartment buildings to maximize the use of the river and possibly pick up some additional green space. The Village will contact the bank to see if they would be willing to sell their back outlot. That would pick up some additional space. The Plan Commission agreed that they were comfortable with the approximate placement of the two apartment buildings and their architectural design.

Regarding the commercial building – Mr. deCourcy-Bower suggested reorienting the strip mall toward E. Capitol Drive and constructing a covered walkway. That would leave the bank driveway as the only ingress/egress. It would not allow for any other access off of E. Capitol Drive. Mr. Lamerand was not sure that is the best approach for a retail development. The current entrance works well in that you pull in the driveway and park diagonal on each side. Mr. McCormick was not in favor of the concept that Mr. deCourcy-Bower suggested.

Jack Wenstrom thought the original plan was for more commercial space. Mr. Lamerand stated that the Behrend property is not available and the bank property is not available. The amount of frontage is less than the original plan.

The general consensus of the board was that they were in favor of the architectural design of the commercial property.

Motion (Swenson/Wenstrom) to approve the conceptual plan of the two apartment buildings and the commercial building, subject to a decision on placement. Carried (5-0-1).

There was no discussion on the northeast phase, as it may not come to fruition.

6. Plan Commission review and consideration of an extraterritorial plat for Woodridge Estates in the Town of Delafield, south of CTH KE

The Neumann Company wants to purchase this land in phases. (The Town of Delafield is still evaluating their decision to allow this). The subdivision development should be slightly less dense than River Reserve. The lots will not have municipal water, but they will have sanitary sewer. The Village had already approved the adjustment of sewer service from Del-Hart to Pewaukee Lake Sanitary Sewer District. Originally there was about a quarter of this development in the Del-Hart district.

One ingress/egress will be directly south of Imperial Drive. A second ingress/egress comes out on Maple Avenue just north of Franciscan Drive. Drainage runs to the south and east to Pewaukee Lake.

Motion (Hallquist/Swenson) to approve the extraterritorial plat for Woodridge Estates in the Town of Delafield, south of CTH KE. Carried (5-0-1).

7. Adjourn

Motion (Wenstrom/Hallquist) to adjourn.

Discussion: The applicants for consideration of a sign at 461 Progress Drive were present and stated that they were supposed to be on the agenda for a sign for their new business, PCI Flooring. It is a non-illuminated sign facing east -- 4 feet high x 8 feet high.

Chairperson Lamerand apologized for the omission of their sign application on the agenda and stated that Scott Hussinger will work with them to approve their sign. They will contact him tomorrow.

After the discussion, the motion to adjourn was carried (5-0-1).

Respectfully submitted by
Recording Secretary,

Lynn Meyer, Deputy Clerk