

**VILLAGE OF HARTLAND
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, JUNE 16, 2014
7:00 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Ryan Amtmann, Connie Casper, David deCourcy-Bower, Tim Hallquist, Dave Lamerand, Randy Swenson and Jack Wenstrom.

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

Roll Call

1. Motion (Hallquist/Wenstrom) to approve the Jt. Architectural Board/Plan Commission Minutes of May 19, 2014. Carried (5-0-2). Casper and deCourcy-Bower abstained.
2. Architectural Board consideration of an application for the construction of a single-family residence to be located on Lot 35, Mary Hill Subdivision, 1174 Mary Hill Circle

Applicant: Roger & Barbara Gruhle, N56 W26308 Foxcroft Ct., Pewaukee, WI 53072

Contractor: Victory Homes of WI, N56 W16688 Ridgewood Dr., Menomonee Falls, WI 53051

The plan has been approved by the Mary Hill Architectural Control Commission and it meets Village requirements.

Motion (Casper/Swenson) to approve an application for the construction of a single-family residence to be located on Lot 35, Mary Hill Subdivision, 1174 Mary Hill Circle. Carried (7-0).

3. Architectural Board consideration for installation of a sign at 461 Progress Drive

Applicant: Mike & Michelle Grau/PCI Flooring & More, 461 Progress Drive, Hartland, WI 53029

Contractor: Signs & Lines by Stretch, W240 S3990 Rockwood Circle, Waukesha, WI 53189

Representatives of PCI were at the May Architectural Board/Plan Commission meeting expecting this issue to be considered then but the item was not included on the agenda. Pursuant to the Architectural Board's direction, staff has worked with PCI to approve the installation of their signage. However, in accordance with practice, staff is requesting the Architectural Board to officially approve the signs.

Motion (Wenstrom/Hallquist) to approve the installation of a sign at 461 Progress Drive. Carried (7-0).

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4. Architectural Board review and consideration for installation of a sign at 140 North Ave.

Applicant: Hartland Animal Hospital, 140 North Ave., Hartland, WI 53029
Contractor: Leah Harnack, 1123 Anoka Ave., Waukesha, WI 53186

This sign will be located in the back parking lot area, close to the driveway. The Animal Hospital is looking to gain visibility.

Motion (Wenstrom/Swenson) to approve for installation of a sign at 140 North Ave. Carried (7-0).

5. Architectural Board review and consideration for installation of a sign at 301 Cottonwood Ave.

Applicant: Marilyn Haroldson/Center for Well Being, 301 Cottonwood Ave., Hartland, WI 53029
Contractor: Signarama, 601 Ryan St. #B, Pewaukee WI 53072

A representative for this project was not present.

It was mentioned that the Business Improvement District has not yet seen this sign.

Motion (Casper/Swenson) to approve the sign for Center for Well Being at 301 Cottonwood Avenue, contingent upon BID approval.

Discussion:

The four 90-watt lights were thought to be too intense. Staff will work with the applicant on an appropriate light level. A timer would need to turn the lights off, preferably by 9:00 PM, but no later than 10:00 PM.

Ms. Casper amended her motion to also include the above language for approval contingencies, along with obtaining BID approval. Carried (7-0.)

6. Plan Commission and Architectural Board review and consideration of site and building plans for an exterior deck at 111 E. Capitol Drive

Applicant: Rocky Soper, Bin One Eleven, 111 E. Capitol Drive, Hartland, WI 53029
Contractor: Chad Kemnitz, 300 Cottonwood Ave., Hartland, WI 53029

Bin 111 has proposed the construction of a new deck on the rear of the building to provide additional outdoor seating. Staff has reviewed the plan and supports the plan with one concern. The deck as proposed seemed to encroach on the neighboring lot to the south. Staff contacted the designer and requested that the location of the property line be determined so that no part of the structure is over the line. Additionally,

through the Business Improvement District, a concept is being considered that would enhance the area between the Bin 111 building and its easterly neighbor through the addition of a walkway and deck over the river. Under the concept, such a deck could abut the Bin 111 deck. As such, staff would recommend a modification to the proposed deck to align its eastern edge with the building edge to facilitate the future connection.

Justin Jackson was present and handed out a new survey and deck plan. The survey showed a property line change from the original thought of where the lot line was. Mr. Jackson also distributed a new deck plan that showed the stairs located on the west side of the deck. The eastern part of the deck will be extended two – three feet to be aligned with the edge of the building.

Mr. Hussinger will confirm the specifications for a commercial deck.

The deck will be constructed from lumber. Mr. Lamerand suggested that Mr. Jackson look into a composite material. Mr. Jackson mentioned that he may receive grant money from the BID and if that happens, perhaps he would then look at the more expensive composite materials.

Motion (deCourcy-Bower/Swenson) to approve a deck for Bin 111, 111 E. Capitol Drive, contingent upon extending the deck to the east building line. Carried (7-0).

7. Plan Commission and Architectural Board review and consideration of site and building plans for construction of a brat stand for community fund raising.

Applicant: Pat Fox/Piggly Wiggly, 505 Cottonwood Ave., Hartland, WI 53029

Brian, Store Manager of Piggly Wiggly, stated that this building plan will replace the current brat stand. The plans include an overhang for shelter from rain/sun, tables and chairs, and a grilling station. The structure is wood-framed and it will be painted to match the building. There will be no lighting – it will only be used during daylight hours.

Motion (Casper/Wenstrom) to recommend approval of the site and building plans for construction of a brat stand for community fund raising, as presented, with any other questions left to the discretion of the Building Inspector. Carried (7-0).

8. Plan Commission and Architectural Board review and consideration for installation of a exterior air-cooled condenser at 1130 James Drive

Applicant: PDC Midwest, Inc., 1130 James Drive, Hartland WI 53029

Dennis Spindler was present representing the landlord and the tenant – Aquatech International.

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The neighbor view of this proposed unit is the side-yard of RC Insurance and the back view would be from the loading docks of the neighboring IDI Insulation Distributors. There are already some landscaping buffers in place.

The noise level of this unit would be similar to an air conditioning unit that a house would have.

Motion (Hallquist/Swenson) to approve installation of an exterior air-cooled condenser at 1130 James Drive. Carried (7-0).

9. Plan Commission and Architectural Board review and consideration of the structure plans for Chimney Swift Roost on the Village-owned Cottonwood Wayside, 901 Cottonwood Avenue.

Applicant: Village of Hartland, Hartland School of Community Learning, Chimney Swift Roost Committee

The Village has been working with students of the Hartland School of Community Learning to construct a Chimney Swift Roost on the Cottonwood Wayside. The final design has been established as a brick and block, 40-foot chimney. The base of the chimney is six feet wide and the tower diminishes to 4 feet wide at the top. The anticipated color scheme includes a lighter colored, split face block at the bottom and a standard red brick for the upper portion. The location is the open space south of the existing shelter at the wayside.

A change that may take place is the addition of lightning protection. The Commission agreed that that would be a good idea.

Motion (Hallquist/Wenstrom) to approve the structure plans for Chimney Swift Roost on the Village-owned Cottonwood Wayside, 901 Cottonwood Avenue. Carried (7-0).

10. Adjourn

Motion (Casper/Wenstrom) to adjourn. Carried (7-0). Meeting adjourned at 7:30 PM.

Respectfully submitted by
Recording Secretary,

Lynn Meyer
Deputy Clerk