

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY MARCH 18, 2024
6:30 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Jeff Pfannerstill, Jeff Bierman, Ann Wallschlager and Chip Schneeberger and David DeCourcy-Bower. Dino Xykis joined via Zoom at 6:44pm.

Others Present: Village Manager Bailey, Ryan Amtmann, Scott Hussinger, Ian Bennett, John Eskau and Deputy Clerk Bushey.

Call to Order- 6:30 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.

- Dennis Sisko 296 Hickory Court– stated that he has concerns regarding flooding since water and sewer went up into the high school. He said there is a trough coming from the hill.

1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes of the February 19, 2024, regular meeting-

Motion (Wallschlager/Schneeberger) to approve the minutes for the February 18, 2024, regular meeting. Carried (6-0).

2. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for the Eskau property, 513 Memory Lane-

John Eskau was present and explained he would like #2 lot unbuildable and returned to just grass, because he is not going to build on that lot. Bailey explained that Mr. Eskau would like to take the two lots and make it into one. Hussinger said staff does not oppose making the two lots into one, but public works made the comment that the village policy is when you abandon one of the lots by combining it with another, the water service needs to be abandoned at the main. Hussinger said that is important, and a condition of approval of the CSM should be that the water service is abandoned at the main. There was brief discussion on a water hydrant that is on the property. Mr. Pfannerstill said they can get some feedback from Public Works. Hussinger said there are two issues here, the zoning, is not a problem, but the mechanics of complying with the standards of public works. Wallschlager asked who pays for abandoning it, at the main and Hussinger said the landowner. Mr. Pallagi, Mr. Eskau's son-in-law asked if they leave it as is, will it stay that way indefinitely and Hussinger said yes.

Motion (DeCourcy-Bower/Hallquist) to approve subject to review and approval from DPW on the approach for abandoning the water main connection to current vacant parcel, tax key HAV0425963004. Carried. (7-0).

3. Architectural Board review and consideration of an application for signage for Kwik Trip, Hwy 83 & Capitol Drive-

Matthew Lepke was present via zoom for Kwik Trip. He said he is the project manager for signage for Kwik Trip. He said they are asking for signage for the site and has seen the sign documents in the packet. He said one thing he wanted to point out is since the earlier application was made by Lacrosse sign group which is the sign company on this project, the decision was made to seek to move the pylon sign from where it was proposed at the northwest corner of the site down a little bit closer to the driveway that comes in from the east off w capitol drive off the north end of the site. He said where it curves in, they would like to move the pylon sign closer to that curve. He said it would be easier to get to, to install and any maintenance in the future. He said otherwise pretty standard sign package and briefly went over all the type of signs. He said they put no parking signs or 2-hour parking on locations near highways and interstates, that way people do not park cars there all day if they are commuting or park overnight if they are traveling through. He said certain sites deal with that more than others. Otherwise, the proposed pylon is thirty feet tall, there is also some grade change there from the road to the sign. On the plan you see, there is a bit of a drop of elevation from Hwy 83 to the site.

Hussinger said he does not have any issues with the signs. Pfannerstill said that sign height is based on its current location and asked if they will run into any height problems if they move that sign. Mr. Lepke said it is 30 ft from base and believes it is actually going lower than higher. Pfannerstill asked if it will affect the proposed development going in across the street. Mr. Lepke said Real Estate would be handling that kind of thing, but he has not discussed that with Real Estate. Wallschlager asked was not it that we could not go higher than 30 ft.? Hussinger said that is a standard, but it also measured from the roadway so now that they are down below, they are not likely to push the limits of our code. He also the reason this is a Plan Development is to overcome any issues with sign height.

Motion (Hallquist/Schneeberger) to approve the signage package for Kwik Trip, Hwy 83 & Capitol Drive. Carried. (7-0).

4. Architectural Board review and consideration of an application for signage for Merge Healthcare Solutions Inc., 900 Walnut Ridge Dr. –

Dalia Villarreal was present via zoom for Merge Healthcare. She said they are refacing the 3 signs from IBM to Merge. She said the signs are at the main entrance, east entrance, and west entrance. Bailey asked if these look like simple replacements and Hussinger said they are. Hussinger said ground signs are not supposed to be internally illuminated and he asked the applicant if the existing signs are internally illuminated. Ms. Villarreal said yes. Hussinger asked about the replacement and Ms. Villarreal said the replacement faces will be the same. She said all they are doing is replacing faces and they are not doing any electrical work. Hussinger said then the Village would support it. Hallquist said he does not have a problem with it since it is located in the industrial park.

Motion (DeCourcy-Bower/Hallquist) to approve the application for signage for Merge Healthcare Solutions, Inc. 900 Walnut Ridge Dr. Carried (7-0).

5. Architectural Board review and consideration of an application for signage for Mosaic Health, 139 Cottonwood Ave. -

Lucas Enge, the owner of the business was present and explained there are a couple issues, one being the height regulation. Hussinger said there has to be an 8 ft. separation between the bottom of the sign and any public sidewalk. Mr. Enge said there is also an issue with the attachment to the stone. He said the sign is high enough, but it is the attachment of the sign to stone. He said one is a village issue and the other is the issue of attaching it. He said it is the existing sign from another building and the company doing the attachment said there is an issue attaching it under the stone. Discussion on possible placement of the sign and the height of the sign. Hussinger said in looking at the picture in the packet, the door appears to be a 7 ft door and the sign is below the top of the door. Brief discussion on tabling this item.

Motion (Hallquist/Schneeberger) to table this until the next meeting. Carried (7-0).

6. Plan Commission review and consideration of a request for Conditional Use Permit and Business Occupancy applications for ib26LLC, 704-706 Rose Dr. –

a. Public Hearing for consideration of Conditional Use request-

Pfannerstill opened the Public Hearing at 7:00 p.m.:

Ian Bennet was present for ib26 LLC. Mr. Bennett is a professional soccer player with the Milwaukee Wave. He is looking to bring soccer training to Hartland. He has teamed up with a gym and they will have a soccer field on one side and a gym on the other side. He said there is a lot of potential in and around the area. He said the program will help them develop their soccer skills, give them training, work on their confidence and their nutrition.

He said they have some big names for the grand opening. He said he plans to stay here for 10-20 years.

Public Hearing was closed at 7: 03 p.m.

b. Consideration of a motion to recommend approval of Conditional Use Permit and Business Occupancy.

DeCourcy-Bower asked if there was sufficient parking. Mr. Bennett said this is not where parents come sit and wait. He said it is all about the kids, it is for parents to drop them off and pick them up. He said there are no games. Hussinger said it is his understanding, there will be no spectators. The question of a restroom came up and Mr. Bennett said there are two bathrooms plus the groups will be small, like ten kids.

Pfannerstill asked if there are any parking restrictions on Rose Drive, in case they have an open house. Hussinger said there are 2 buildings connected at this address and there is plenty of parking.

Motion (Wallschlager/Xykis) to approve the request for Conditional Use Permit and Business Occupancy applications for ib26 LLC, 704-706 Rose Drive. Carried (7-0).

7. Initial Plan Commission review of Conditional Use Permit and Business Occupancy permit applications for SD Hartland, Inc, 805 Cardinal Lane (Mobile Gas Station).

Hussinger said the property is zoned B-2 and this is to operate a gas station. He said this is allowed as a Conditional Use and this is the first step in a Conditional Use permit process.

a. Consideration of a motion to set a public hearing for April 15, 2024.

Motion (Hallquist/ Bierman) to set a public hearing for April 15, 2024. Carried (7-0).

Recess taken at 7:12 p.m.

Meeting resumed at 7:15p.m.

8. Conceptual review of senior living development on Campus Drive –

John Ford from Three Leaf Development was present via zoom to explain the conceptual review of senior living development on Campus Drive. He said as discussed during the approval process last year for the quarry project they approach developments as a partnership and a collaboration mindset with the communities. He said while this development may be smaller than the quarry, it is equally if not more impactful. This development has the potential to have an impact standing multi generations. They often partner with other developers. This is a Joint effort with three leaf and Matter development.

He said some of Matter Development recent projects were included in the packets.

Additional partner is Lake Country Lutheran and Mark Bauer was present to explain their partnership.

He said this has been a dream for them to be able to provide service to community to provide dual education for their students. He envisions opportunities for elder folks to come over for plays, concerts, games and other kinds of events. And or for the students to come over, to read to the elderly and learn more about geriatric care to strengthen relationships between generations. He said it fits into their category of giving back to the community and trying to find a way to purposely use the property in such a way to glorify God and help the community as a whole.

Ford said the proposed development will have 120 units called continuous care which will allow seniors to age in place which includes independent, assisted and memory care.

He said residents can remain in their same unit where services will be brought to them as they age and their needs change throughout the years. The exception would be someone who developed Alzheimer's, they would be transferred to the secure memory care portion of the development. The proposed location is across from Lake Country Lutheran High School adjacent to the woodnote apartments. The site in total is just under nine acres. The site has a use restriction from a deed perspective for a portion of the site. On site plan there is a line that divides the site and there is approximately four acres east of such line where there is no use restriction, where they are proposing the senior development be located. West of the line is limited to recreational, educational and office uses. LCL anticipates at a time to be determined in the future to further this portion of the site with small administrative office space or outdoor recreational space. The area in between the building would be a parking space that could be utilized by both parcels with an access agreement. The site has some significant topography changes that play into our proposed four-story building which includes independent assisted living which would include underground parking and then there would be a one-

story memory care portion that would include a courtyard as well. From a design standpoint one of the key elements in keeping seniors active in their daily lives, and connected to the common areas and amenities, a taller 4-story building vs a 2-story building that is spread out, means seniors do not have to travel as far to use the amenities. He said examples are included in the packet.

Bailey reminded everyone this is a conceptual only and only to decide if this is something they like and would like to move forward. Hallquist commented he liked the concept. Bierman commented on the access point and said as they move forward will that one access point be enough. DeCourcy-Bower said on the overall concept he is intrigued on how the division of the property will work in practical sense with half of the property a parking lot on one and half a parking lot on the other, in the long term maintenance he said he is sure they could get agreements in place but it almost seems easier if it were all in one and you just agree to let someone have access to it. He said maybe with the lot lines as you are planning it, make it simple from an easement point of view of who owns what and who is responsible for what. He said the comp plan currently shows that as commercial and he said the reason for that is there is relatively little available commercial land in the village for future uses and, the concept there was that this would be a property that would serve the residents of the apartments, the school and provide commercial services to those residents. He said that was at least the thought of the concept plan and this is getting away from that. He said he did want to raise it as there are not a lot of commercial properties available in the Village. He said we need to consider do we have enough commercial in the village. Bailey said anything northwest of the dotted line cannot be commercial per their land agreement. He said the land agreement when they bought that from the Wisconsin Dept. of transportation stated it cannot be commercial. DeCourcy-Bower said in that case the comp plan needs to be changed. Bailey said when we put together the comp plan, we were not aware of the land restrictions.

Motion (Hallquist/ Xykis) to approve the concept to move forward. Carried (7-0).

9. Announcements –

None at this time.

10. Adjourn

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

Adjourned at 7:31 pm.

Respectfully submitted by

Recording Secretary,
Deidre Bush y, Deputy Clerk