

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA**  
**MONDAY, JULY 15, 2024**  
**6:30 PM**  
**BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD**

Roll Call

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.

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of the June 17, 2024 meeting.
2. Architectural Board review and consideration of an application for signage for Sjoberg, 620 Cardinal Lane.
3. Architectural Board review and consideration of application for an addition to the residence at 1213 Sunnyslope Drive.
4. Architectural Board review and consideration of application for an addition to the residence at 913 Woods Drive.
5. Plan Commission and Architectural Board review and consideration of plans for an addition of a detached garage and food pantry structure on St. Charles Congregation property, 313 Circle Drive.
6. The Plan Commission will conduct a second review and possible referral to the Village Board of proposed annexation and PUD development ("Project") whose approval is being sought by Gideon Farms LLC on property tax keys MRTT0396999006 and MRTT039699902 located at N56W30020 County Road K, Town of Merton. The Plan Commission will review:
  - a. Proposed petition for direct annexation
  - b. Proposed temporary rezoning to A-1 for the farmland parcel and B-3 for the corner parcel, in conjunction with petition for Planned Unit Development Overlay Zoning
  - c. Proposed Comprehensive Land Use Map amendment and Resolution
7. The Plan Commission will conduct an initial review for proposed PUD development ("Project") whose approval is being sought by Three Leaf Development on property tax key HAV 0423981056 located on Campus Drive. The Plan Commission and Architectural Board will review:
  - a. Proposed preliminary site and building plans for senior living development (120 units);
  - b. Proposed preliminary certified survey map;
  - c. Proposed rezoning to RM-1 in conjunction with a PUD Agreement for the Project;
  - d. Proposed petition for a Planned Unit Development
  - e. Proposed land use amendment and Resolution
8. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regard to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.

## 9. Adjourn.

Ryan Bailey, Village Manager

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: [www.villageofhartland.wi.gov](http://www.villageofhartland.wi.gov) (Government/Agendas and Minutes). Notice: Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Sandee Policello, Village Clerk, at 262-367-2714. The Municipal Building is handicap accessible. To participate in the Village of Hartland "Zoom" meeting with video, <https://us02web.zoom.us/j/88954500185?pwd=HXRvA1znJqPsrGSosgkccpYvyUmbDV.1> The Meeting ID is 889 5450 0185 Passcode is 488234. To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.