

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, NOVEMBER 20, 2017
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: David deCourcy-Bower, Tim Hallquist, Jeff Pfannerstill, James Schneeberger, Randy Swenson, Jack Wenstrom and Tim Fenner

Others Present: Administrator Cox, Building Inspector Hussinger and Deputy Clerk Bushéy

Roll Call

1. Motion (Hallquist/Schneeberger) to approve the Jt. Architectural Board/Plan Commission Minutes of October 20, 2017. Carried (7-0).

2. Architectural Board review and consideration of building plans for construction of a 26 x 28' detached garage for Nick and Katelyn Gomez, 221 W. Park Avenue.

Hussinger explained that the proposed detached garage will be located in the rear yard and is 6 feet off the property lines which falls within the zoning code of 5 feet so on the zoning side it is fine and it will have horizontal siding and dimensional shingles. Pfannerstill asked if at the time it is constructed if it will match the house and Mr. Gomez said no. Pfannerstill asked if within a year if it will match the house. Hussinger said they had come to the Architectural Board/Plan Commission several months ago for approval on a substantial addition but then decided to downgrade the plans to a detached garage. There was discussion on the timeframe of having the detached garage siding match the house and lighting.

Motion (Fenner/Swenson) made to approve the construction of a 26'x28' detached garage, 221 W. Park Avenue subject to the condition that it matches the house in 2 years. Carried (7-0)

3. Architectural Board review and consideration of building plans for a renovation and addition for Donald and Susan Tobias, 1018 Chelsea Circle.

Hussinger explained the Tobias are proposing to do a renovation and addition. He said it meets the zoning requirements. He said the siding and roof will match the house. There was brief discussion on the addition and renovation.

Motion (Wenstrom/Swenson) to approve the building plans for a renovation and addition, 1018 Chelsea Circle. Carried (7-0)

4. Architectural Board and Plan Commission review and consideration of landscape plans for 505-525 Cottonwood Avenue.

Pfannerstill said there has been some work done already. Hussinger asked Alex Brackman to present the landscape plans for 505-525 Cottonwood Ave. Mr. Brackman said the plan is not complete and they are not ready for a complete review for the landscape plan. He said they still need to take into consideration the tree preservation codes. Mr. Brackman was asked what they are lacking and what are they going to add to the plan, and Mr. Brackman said specifically he didn't know, they haven't decided what to do. He said he knows that are certain requirements with the types of trees that they can use to replace the trees that were removed. Hussinger said a specific shield is required for that property as there are residential homes right across the street, so that will need to be addressed. There was discussion on when the landscaping will be completed. Hussinger suggested if the plan is not ready to be acted on, then they should come back next month. Fenner said he would like to see a final landscape plan. deCourcy-Bower asked if they had approved something like this a couple years ago and Hussinger said yes, but that was a parking lot expansion to the east and it included a retaining wall. He said originally there were some plantings placed on top of the wall to knock down headlights but the trees have since been removed. Hussinger said there is a berm there currently that should be better documented as the current one varies from 1-4 ft.

Pfannerstill said he agrees with Fenner, he would also like to see a final plan. He said they are looking at a plan that was supposed to be a replacement however what was there is already gone. It was stated the trees that were there have been cleared and their plan probably can't go in until the spring due to the weather. Mr. Brackman said there have been a couple of frosts and that kind of wiped out the ability to plant this year. Pfannerstill asked Mr. Brackman if they were aware they were supposed to come here before they were removed. Mr. Brackman said they were not aware of the municipality codes, and would not have gone outside the codes had they known that. Pfannerstill said the reason he brought it up is because the neighbors will have to live with the light and noise from the parking lot for the next 3-8 months.

Hussinger said it is his understanding that some of the vegetation was removed to give greater visibility to the businesses from the road. He said if they have signage plans they can bring them in next time and the signage and landscape could be approved together. Brackman said he didn't know if they would that ready in the next 30 days with the signage plan, but the landscape plan would be ready next time. Pfannerstill stated he spoke to the manager of Piggly Wiggly and that from what he gathered it was not the businesses that requested the trees be removed.

Halquist asked if there is anything in the books of any recourse for removing the trees without approval such as fines. Administrator Cox said there is, he said in many cases when they get the permit after the fact, there are double the permit fees for building and 4-5 times the permit fee for tree violations, it just depends on the type of permit. Hussinger said with the residential neighborhood across the street there must be a barrier of at least 6 ft. tall. He said the berm is 3 ft. tall and there needs to be another 3 ft. of tree or bush. A copy of the Administrators memo was given to Mr. Brackman.

Motion (deCourcy-Bower/Fenner) to table landscape plans for 505-525 Cottonwood. Dr. until a later date.

5. Architectural Board and Plan Commission review and consideration of lighting and landscape plans for H.M. Product Solutions, 581 S. Industrial Drive.

Eric Neumann from H.M. Product Solutions was present and said their package was submitted last week. He said they would be adding up/down lights on the west wall, replace lights in 2 existing exits doors and adding an exit light with a brighter light. The plans they submitted the first time had 250 watt fixtures but they decided to lower the wattage and raise the fixture. He said the lights do crossover the property line to the neighbor's property but the adjacent property owner has indicated approval and may benefit from the light as their lot serves as an overflow parking for the Lake Country Racquet club. There was discussion on the light intensity at the property line and the parking lot lighting. The Joint Architectural Board/Plan Commission Board decided to do 2 separate motions for the lighting and landscape plans.

Motion (Fenner/Wenstrom) to approve the lighting plans as presented subject to reducing the wattage/light intensity to comply with the limitations in the ordinance and the staff's approval of the specific fixture to be installed that it is compatible with the structure. Carried (7-0).

Wenstrom mentioned that from Hwy 83 the backside of the large addition doesn't seem to have any character, it just looks like a long building. Mr. Neumann said between the lights, windows and signage there will be some character to the west wall and they can enhance the landscaping to add to that. There was discussion on upright trees and how much room there is for trees.

Motion (deCourcy-Bower/Halquist) to approve the landscape plan for H.M. Product Solutions, 581 S. Industrial Dr. (7-1) Wenstrom voted no.

6. Plan Commission review and consideration of a concept site plan for a condominium development located at CTH K (Lisbon Road) and Winkleman Road.

Matt and Steve Neumann were present to explain the concept plan. Matt Neumann said they were here several months ago presenting a concept plan for 72 units, and they recently acquired a second parcel of 40 acres. He said they are proposing 72 family units on parcels A& B and 54 two-family duplex/condos on parcel C with a future County rd. dissecting the two sites. He said they had originally received recommended approval from the Plan Commission in March of 2017 for the 72 units. One of the things they have had to deal with is where and when the County would do the extension of County rd. KE and one of the main hurdles has been access. Mr. Neumann said they can't come into the development from the west because several months before the March meeting there was another meeting and the neighbors were very resistant to that. The next

connecting point is a busy intersection at KE and K but that intersection is a difficult location for construction entrance and not viable. They then started looking at the possibility of coming in off Winkleman to the east but getting to the development off Winkleman would mean having to go across the development site (Parcel C). He said they had meeting with Seipmann's, the Village and the County. He said while he thought it was productive they don't know when the future County road extension will take place and they have been waiting to see what the County decides. Mr. Neumann said they did come up with the idea of using another 20 acre area to the north for the access which will allow things to move forward with phase I on the east side. He said the 80 acres could also be used as a large area to house dirt from the future Cty road extension and they hope to work with the County in hopes that it may motivate them to move forward.

Fenner asked where the sewer and water ends? Mr. Neumann said the south side of K it then it crosses diagonally, runs the north side of k and then crosses back over to Windrush.

Fenner asked if they had planned for public sewer & water, Mr. Neumann said yes. Fenner said he assumes there is a downstream capacity to accommodate the flow. Administrator Cox said yes and there are connection fees that are addressing the problems that they know of. deCourcy-Bower said in looking at the Village of Hartland Comprehensive Land Use Plan, the density they are proposing is different than what is currently shown in the plan and asked if the Comprehensive Land Use Plan would need to be changed. Administrator Cox said they would need to modify it for either one of the plans they have talked about. He also said not only would they need to address the density but there are some roadway issues and they also need to address the park land so they fit into the picture.

deCourcy-Bower said there are several things he is wondering about

- 1) If this is what the Village is looking for and if this appropriate for this part of the Village.
- 2) In the Land Use Plan the properties to the north are currently shown road access from this development, his concern is with the current development as it is shown, are we precluding developing to the North by not putting in road access.
- 3) Is there a plan for a neighbor park and will there be storm water retention in natural resource area?

Fenner asked what zoning they are going to ask for in the development area. Mr. Neumann said it be underlying zoning.

Mr. Neumann addressed the access to the North issue and said regarding the concern with the farm and the corner; he said there is a future Village well site that has been tested and identified on the map. He also said whether the village uses it or not, he thinks there will be a discussion about the corner ending up in the Villages control not in their control and that would give the Village the decision of what to do with the well. Mr. Neumann said his assumption is a main access point in the Sandhill subdivision and probably north of there is room for an additional access point so that would make 2 access points off of Winkleman. Also in regards to storm water he pointed out there will be storm water in several areas and they have not done any soil boring testing yet.

Fenner pointed out that amending the comprehensive land use plan doesn't happen overnight, it can take about 6 months. He asked how that will work in conjunction with what their plan is and also who initiates the amendment. Administrator Cox said Neumann Development Inc would be

the one to officially initiate the process but they will work with staff to draft what changes need to be made. He said it depends on how much public input there is and how many times the Village Board and Plan Commission want to look at it.

Mr. Neumann said when they start the process to amend the Comprehensive Land Use Plan, there are ways to stack the Public Hearing and meetings in the meantime.

Wenstrom asked what the density is in this area. Administrator Cox said it is zoned RS-1 because the Village assumed that's what they thought would go there based on the concept plans for Sandhill. He said it will likely go to an RS-2 and they might put a duplex zoning on that particular site because it will have all 2 unit houses in it. He said the other piece could have single family zoning and it would all have a PUD overlay. Administrator Cox said with the Comprehensive Plan it would probably be looking at 93 units on the entire site. The other category they could consider is what the sanctuary has downtown which is a medium-low density and that could push the number anywhere from 123-151. He said the Comprehensive Land Use category that the Village already uses described as medium-low density cluster development would apply here and move them towards the density they are proposing if they find that acceptable. Pfannerstill said this has been going on with this property for a long time and before they take the next step, we need to know if conceptually if the board likes that plan and density.

Pfannerstill asked the board if they were willing to take public comments and they said they were.

John Gebhard N56 W28754 County Rd. K- said his understanding is with good Land Use planning as you get farther and farther from the center of our community, developments get less and less. He said what he is seeing here is an excuse for the Village to have a larger tax base and Mr. Neumann to have a substantial checkbook. He stated that the intersection of Winkleman and K and K and KE is a dangerous one and he has seen traffic back up for a mile. He said adding another 250 cars, he said if that intersection is already that compromised why are they trying to jam as much as they can on that property. He said Lake Country is being ruined and he didn't move here to live on top of each other. He said people move here to have room to breathe and jamming that much into that small location isn't giving anyone room to breathe.

Mr. Neumann responded by saying he drives down K every morning and it is always busy so he understands. However the County rd. construction project just isn't high on the County's priority list right now and it has been on the table for at least 10 years now.

Mr. Neumann brought up several points:

- 1) If the village wants new development going in there, there is currently sewer and water there.
- 2) There are new subdivisions going in in that area, 100 1/2 acres lots have been brought on within the Village boundary in the last several years. He said he doesn't know how the Seipmanns feel about that but they have a site like that in Delafield and there is way too much inventory in that price segment.

- 3) This site with the future highway location, 5-10 years from now with that exact same housing it won't work. The reason they are bringing it forward is because it is a little different stock housing opportunity.
- 4) It does build a tax base and if they didn't think it was a profitable project they wouldn't be here. The 40 acres is still in the Village and not annexed yet. The owner is moving up north if it is not developed soon not sure what will happen to it.
- 5) Within that traffic corridor changing that location really changes the dynamic of that 80 acres and make land north of there more accessible.

3 minute recess was taken before taking more comments.

The following residents commented:

William Rademan N55 W285413 CTH K- said if it is ever developed a round-about or 4-way stop would have to go in there because of that much traffic now. He said the traffic is backed up past his property at 8 am in the morning and he would like to keep it as rural as possible.

Penny Jungbluth W282 N5811 Winkleman Rd- stated that their farm is to the North of the development and they have been fighting this road way for a long time. She said there will be a blind corner that will affect them and a number of other properties in that area if the road is put in there. She said they are still farming and there are farm vehicles that come out of that property every day. She said she talked to the Highway Department and previously told there is nothing on the table for 5 years.

Kyle Miller- N76 W29010 County Rd. VV- he said he doesn't know how they can start or plan to start if they don't know where the road is going to go. He said Waukesha County has not come out and done any type of survey. He said there is a paddock used daily by the horse farm that they would have to get rid of, and there are several things Waukesha County hasn't considered before they put this on paper. He is also thinking of purchasing the farm from his grandmother in the future and said there will be more tractors and farm vehicles coming in and out of that property.

deCourcy-Bower said he pulled up the GIS County plan and it does not show the road going to the north. He said he doesn't know what their plan is according to their 2035 plan. He said the inherent question is, is the road really going to go to the north but it sounds like the County hasn't made any commitments as far as building it the north. He asked what the Villages position at this time is.

Pfannerstill said he spoke to Hartland's previous chairman and he said the plan was always to go to the south, but the County won't give on that and even though that may be the better plan they were absolutely not going to do that. He said it sounds like the south is never going to happen. Even though he can't guarantee it, that is the way it sounds. He agrees the best way is to find out

what is going to happen with the road but in regards to discussions with the County we are at a standoff.

Fenner said he is new to the Village having lived here for about 2 years. He said they looked all over and decided they wanted something smaller so they bought a condo in Harland. He said a higher density doesn't scare him. He said the key element to get the project going is the transportation. He likes the project and thinks it is an attractive community for a certain demographic. He is not opposed to the conceptual but said it won't work unless the road is put in that location. He thinks to get answers to some of these questions we should give approval to the conceptual and see what the County is going to say. He said they are not going to get those answers unless we take the next step forward. deCourcy-Bower said part of the reason we have Comprehensive Land Use plan is to facilitate the orderly development of the Village and densities that are appropriate locations in the Village. He said he is on the fence with it, he likes aspects of this concept but he has concerns about the density. His preference is for it not to be connected to KE but to be connected to the east, because there is less traffic coming off those 2 roads.

Pfannerstill said the Boards function is to decide if they want that density but there are many steps the staff needs to take. He said if the Board didn't approve the density conceptually, the petitioners can't move forward and that's why people are here speaking to it but also nothing has to be decided tonight. Administrator Cox said fundamentally what has to be decided is, are you willing to look at a Comprehensive Land Plan change that would allow something like this to go through, that is what the board needs to decide. He said if the board is willing to look at that change then we will work with the Neumann's and bring it to the board. There was more discussion on density. Pfannerstill asked if the board needed more time to think about this.

Fenner said when looking at housing needs, this type of housing is what we should be looking at as a Village and the issues flowing from this housing such as density and transportation are going to be addressed in detail as part of the Comprehensive Land Use Planning amendment. deCourcy-Bower asked if this required a motion, and Administrator Cox said it would be helpful if there was some type of clear direction and that would only come out of a motion.

Motion (Fenner/Halquist) made to accept the Neumann's Conceptual Plan with the general density as it is and moving forward to begin the process of amending the Comprehensive Land Use Plan. Carried (7-0).

7. Review and consideration of a recommendation to the Village Board regarding several minor corrections and updates to the Village Zoning Code.

Administrator Cox reminded everyone that they had discussed the zoning amendments at the October meeting, and they just need a recommendation to the Village board. Motion (Fenner/deCourcy-Bower) to recommend approval to the Village Board regarding several minor corrections and updates to the Village Zoning Code. Carried (7-0).

8. Adjourn

Motion (Wenstrom/deCoursey-Bower) to adjourn. Carried (7-0). Meeting adjourned at 8:58 PM.

Respectfully submitted by
Recording Secretary,

Deidre Bush y, Deputy Clerk