

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

Present: Ryan Amtmann, David deCourcy-Bower, Tim Hallquist, David Lamerand, James Schneeberger, Randy Swenson and Jack Wenstrom (arrived at 7:26 PM, after first vote).

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

Roll Call

1. Motion (Hallquist/Swenson) to approve the Jt. Architectural Board/Plan Commission Minutes of February 20, 2017. Carried (5-0-1). Lamerand abstained.
2. Items related to a request for site and building plans and request for Conditional Use for construction of a secured self-storage facility located at 840 Rose Drive for Benchmark Secured Storage of Hartland LLC.
  - a. **PUBLIC HEARING** for the consideration of a Conditional Use Permit request to construct

No comments were received from the public.

- b. Consideration of site and building plans

Doug Hafemann reviewed the site and building plans that were presented at last month's Plan Commission Meeting. A paved vehicle access wrapping around the east side of the main building and allowing vehicle access to the rear of the property was added to the plan from last month. The intent is to provide the Fire Department access at this location as well as some customer access. However, the Fire Chief has reviewed the design and indicated that the turning radius and width of the pavement would not accommodate a fire truck.

Most of the outstanding items have been addressed. Ryan Amtmann brought forth a few comments that need to be addressed.

- The drainage and landscaping along the western property line. The current tree line/scrub line is still being used for landscaping.
- All the roof drainage is coming off the northwest part of the building, down a pipe into the swale.

The applicant addressed the western property line. There is a lot of buckthorn and scrub vegetation on part of the border. The two residential lots that border the west have quite a few mature trees and the back 30 feet of their lots are left un-mowed and act as a natural buffer. At the existing infiltration basin, there is a tree line and a few trees that wrap around. Some trees have fallen into the basin. The applicant will be cleaning that up as well as getting rid of any

buckthorn on the property. Along the west side, the developer is only grading on one side of the existing channel to make the building pad. All of the trees and natural area will still be there. Once the scrub vegetation is cleared, if there are any gaps, arbor vitae will be planted to fill in.

There are some existing drainage channels already on the property that the applicant will be modifying and making sure the drainage doesn't affect neighboring properties. The water goes into the infiltration basin and the applicant does not see any areas of past overflow or erosion. Infiltration testing does not show any problems, even with a 100 year storm.

Ryan Amtmann was not certain that the water from the roof draining into the swale, then going into the channel to the culvert to the north, would be sufficient. He would like to go out with Scott Hussinger to inspect it in person. It was suggested that the roof drainage be directed to the east, if possible.

If the onus is on the private property owners for screening in that section, perhaps the applicant should check with the those owners to see if they suggest any additional screening or fencing. There is no lighting on the west side and rear of the building.

Mr. Hafemann stated that originally he was under the impression that the drive on the east side of the building was adequate for fire truck access. However, after further investigation by the Fire Chief, it was determined that the drive was not adequate for fire equipment to service the building. What is left is utilizing the easement property, which is at an additional cost to the developer – putting in the asphalt, doing the grading, carrying away soil, crushed stone, etc. for access that right now is being provided by the current drive off of Rose Drive. The applicant is providing unlimited access to the easement with swing gates. He wanted clarity as to why he needs to pave the drive.

The access has to be hard surface, but that could be gravel – an all-weather surface that can be plowed. Mr. Hafemann also raised the question of why he should be required to plow an outlot.

The owners association for the Geason Commerce Center maintains that outlot. They mow it a few times a year. Mr. Hafemann has not contacted the Geason owners association about working with them on maintaining this site. He may do that in the future.

Mr. Wenstrom arrived at the meeting at this point.

Today the gravel access works for what the Village needs in terms of access to the utilities that are there. It is staff's opinion that if there is anything more to protect the investment that Mr. Hafemann is proposing to make, then it would be his responsibility.

The fire department will need to approve the paving on the easement whether it's a hard pack gravel or asphalt, as a condition of approval.

The plan shows a large amount of landscaping on the east side of the property which may be hard to maintain because of plowing during the winter. Perhaps there would be some trade off to not require the extent that is on the plan.

Motion (Swenson/Schneeberger) to recommend to the Village Board approval of site and building plans and request for construction of a secured self-storage facility located at 840 Rose Drive for Benchmark Secured Storage of Hartland LLC, with the following conditions:

- Final site grading and storm water movement plan acceptable to the Village Engineer.
- Screening on the west side – complaints or concerns that may happen in the future about screening to the west may need to be revisited. The extensive landscaping on the east could be pared down in order to add landscaping on the west.
- The Fire Department access needs to be approved by the Village of Hartland Fire Department.

Carried (7-0).

- a. Consideration of a Motion to recommend approval of a Conditional Use Permit

There are no changes.

Motion (Hallquist/deCourcy-Bower) to recommend to the Village Board approval of a Conditional Use Permit for a secured self-storage facility located at 840 Rose Drive for Benchmark Secured Storage of Hartland LLC. Carried (7-0).

3. Architectural Board and Plan Commission review and consideration of site and building plans for construction of an addition to Midwest Composite Technologies, 1050 Walnut Ridge Drive, Ealon, LLC, owner, MSI General, Engineer/Architect.

A version of this project was approved by the Plan Commission and Village Board in September 2016. However, the owners of Midwest Composite have made changes to the site layout and the architectural design of the building that merit review and approval. The new proposal calls for a 48,065 s.f. (previously – 47,240 s.f.) in addition to the existing 60,307 s.f. facility located at 1050 Walnut Ridge Drive in the Bark River Commerce Center. The site is approximately seven acres. The expansion will provide for additional manufacturing space as well as warehousing and shipping/receiving area. While the overall amount of impervious surface changes only minimally (one-tenth of a percentage point increase) the loading dock area moves toward the road and front of the building and the overall height of the building is reduced. Materials and architectural appearance remain the same. No change is proposed to the entry way.

The existing loading docks will stay. The rooftop mechanicals are set back and not visible from the road.

Motion (Swenson/Hallquist) to recommend to the Village Board approval of site and building plans for construction of an addition to Midwest Composite Technologies, 1050

Walnut Ridge Drive, Ealon, LLC, owner, MSI General, Engineer/Architect, contingent upon final engineering approval. Carried (7-0).

4. Plan Commission review and consideration of a concept site plan for a condominium development on the property located at and adjacent to N56 W28628 CTH K (Lisbon Road).

This item returned to the Plan Commission for review of a revised concept plan for 72 condominium units on the 49.4 net acre site north of Highway K east of the Mary Hill subdivision. Based on the Village's Comprehensive Plan, the intended density on this site would be up to 65.87 units (32,670 s.f. per unit). However, if the Commission believes there are enough benefits to the community and appropriate trade-offs can be made, the Zoning Code does allow use of the PUD process to potentially increase density by up to 10%. Transfer of the density from the environmental area to the developed area will require granting of a Conditional Use Permit. Village and County staffs agree that the entrance should not connect with the County highway on a curve and should be moved farther east to the straight section. Additionally, it is likely that the final plans will call for the temporary road to be built off of Winkleman Road to the east rather than off of CTH K to the south as shown. The Winkleman connection is a safer location.

An official objection to the proposed development has been received from the owners of the 38-acre parcel to the north of the subject property.

Matt Neumann reviewed the changes in the concept plan from the last meeting. They had 83 condo units, but the revised concept is 72 units. They increased the number of single family condos and decreased the number of duplex condos. The most discussed item from last month was access (related construction traffic and build out traffic flow). The feedback from last meeting was the road connectivity to Southern Oak Drive, whether there should be public or private roads, the overall density of the site and what the Comprehensive Master Plan will allow as well as what the zoning will allow with a Planned Unit Development.

A few more pods/clusters have been created on the new plan. The single family pods will be at the north and northeast part of the property as well as along the wooded area.

The residents of Mary Hill are strongly opposed to the road being connected. The applicant is willing to do whatever the Village would like, but on the other hand he does understand the residents' perspective on that. If it is fine with the Village, he would not make that road connection, which has multiple challenges. There is a 33 foot wide private driveway in between Mary Hill and this property. The residents' number one concern is safety from construction vehicles and other vehicles taking a short cut through the area. The main entrance to the development will be a landscaped boulevard, which will connect to a large loop road. A planned paved trail to connect to Mary Hill subdivision, would require crossing a driveway that is private property. If necessary the trail could come down south and go along CTH K through the right of way and go back north on the other side. That would require the County's input because it is in their right of way.

Also discussed last month was emergency access at the connection path, which would also require crossing the private driveway. The applicant has not yet met with the private property owner. Knock down ballasts would be used for the emergency access, the same as they have been used in other areas in the Village. The emergency access may not be needed because of the boulevard style main entrance and exit. Mr. Neumann proposes internal private roads for the development.

The question of what the developer will do until the county highway extension is built was asked. Mr. Neumann has not talked to the County yet. A Village approved conceptual plan is needed before taking the plan to the County.

Dave Lamerand stated that issue number 1 is that we need to re-adjust our thinking on the number. We have to look at the zoning and the Land Use Plan. The Land Use Plan calls for single family homes up to 65 sites. If the Plan Commission deems the concept of condominiums is acceptable and the number is acceptable, then we have to change our land use plan and then look into the zoning to see what would apply to this and what would allow for a greater density.

Issue number 2 is the County Highway realignment. It appears that the southern alignment will not happen. The Siepmanns have offered to donate the land for the northern highway realignment. Waukesha County will have to discuss with all the parties the resolution of where the highway will go before we can finalize Mr. Neumann's plan. It might be that the entrance will connect with Winkelman instead of Lisbon. Consideration of the topography of the road, the ingress/egress of other existing parcels that are there and the best and safest way to construct the road will need to be discussed.

The Comprehensive Plan needs to drive the decisions – it is the law of the land. The Plan Commission needs to look at that.

David deCourcy-Bower looked at some of the numbers for density in the Comprehensive Plan for developments with significant environmental areas and what the density is for buildable portions of the property. He suggested 50 units for this parcel. If the 10% is applied for a PUD on top of that, it would be 56 units. This is David deCourcy-Bower's suggestion.

Dave Lamerand stated that it is not how the Village has applied our zoning in our Land Use Plan. He said that we would take the environmental corridor out of the equation. Then it comes down to what is the zoning on the balance 36.25 acres of developable land, which comes to 72.5, but there are deductions from that.

If the plan is acceptable to the Plan Commission, they can conceptually say yes, and when we find out where the County Highway is going to be, they will look at what the acceptable density is going to be.

Mr. Neumann asked if the proposal would need to go through a Comprehensive Plan amendment no matter what. If that is the case and the concept plan is approved, Mr. Neumann has no problem with going through that process. But, he would need clear direction on if this concept plan is acceptable. If he went with the single family homes of 65 units, there is no good-looking way to put 65 homes on this property. The condos

allow cluster type development on a property that has a lot of constraints (the woods, the access, a road that has not been determined, a County Highway challenge on the south, the driveway to the west, a Village well site, and a sewer easement).

If the Plan Commission deems this conceptual project acceptable, the County may possibly start the highway realignment project sooner. If they are not going to start the highway project within the next year, which is unlikely, Mr. Neumann will need to know the location and have the County and Village tell him where the construction traffic and the initial resident traffic would be coming from. The developer wants to build a nicely landscaped entrance/boulevard and would not want to have to move it at a later date.

Once the Village approves this plan on a conceptual basis, then it has to be determined by the County what will be done with the road. Mr. Neumann would like to break ground sometime in 2017, however, realistically it may be spring 2018.

The preliminary layout from the County was done some years ago and that is why this layout is on this concept plan. The Village has talked to the County and the challenge of the entry on the curve is in the passing lanes (by-pass lanes) for left turning traffic into the subdivision and the right turn traffic going into the subdivision. The County agrees with the Village that the entry should be on the straight away. The initial access will come off of Winkelman because it's a long, straight stretch with good sight distances.

Comments from the public:

Mr. Xykis of 605 Southern Oak asked if developing 10 percent over what is zoned is customary for all developments. Mr. Lamerand answered no -- because of the uniqueness of this property, and by taking out the environmental corridor, we are allowing for a Planned Unit Development and a clustering of the homes. Since the roads within will be private, the density can be a little higher. The Plan Commission is allowed to go up 10% in a Planned Unit Development. The law does not say we have to do that.

Carol Jungbluth of the Town of Merton, north of the proposed development, stated that there are two active farm driveways and three resident driveways within 1,300 feet that are trapped by a hill on Winkelman and by what is proposed to be a blind curve. She has slow, large farm machinery traveling on the highway where it is proposed CTH K will intersect with Winkleman Road. It is hard for them to get on the road with their farm equipment now. Traffic on this stretch of the road moves so fast and there is not time to move slow machinery. It's a safety factor that puts her family in danger. The County needs to address this.

Chairperson Lamerand agreed with Ms. Jungbluth regarding the County needing to look at the situation and needing to figure out what they need to do to protect the people involved, including the farm and private driveways. We need to get the answers from the County.

Motion (Swenson/Schneeberger) to approve the conceptual design for a site plan for a condominium development on the property located at and adjacent to N56 W28628 CTH K (Lisbon Road) with a recommendation that it will be contingent upon the

Waukesha County input on the finalization of Jungbluth Road. (6-1). deCourcy-Bower voted no.

The amendment of the Comprehensive Plan will run simultaneously while working with the County on the Road.

The developer needs to have a conversation with the private property owner regarding crossing under his driveway for sewer connection and the emergency access/trail to Mary Hill.

Mark Leslie of 578 Southern Oak, received clarification on the County needing to decide on the timeline and configuration of the road extension.

The property still needs to be annexed from the Town of Merton to the Village of Hartland. If there is a change in the Comprehensive Plan, there would be a Plan Commission meeting, a Public Hearing and a Village Board meeting that would be in the process. Annexation will also need public hearing.

Mr. Neumann asked if the Comp Plan allows for a condominium project if they meet the density. If they stay within the tolerances of the maximum thresholds, is there way to do a condominium development within the current Comp Plan? Or will they have to do an amendment no matter what?

The Village and the Village Attorney will look into that for the answer.

5. Adjourn

Motion (Wenstrom/Schneeberger) to adjourn. Carried (7-0). Meeting adjourned at 8:25 PM.

Respectfully submitted by  
Recording Secretary,

Lynn Meyer  
Deputy Clerk