

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, OCTOBER 20, 2014
7:00 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

Others Present: Scott Hussinger/Building Inspector/Zoning Administrator, David Cox/Village Administrator and Lynn Meyer/Deputy Clerk

Roll Call

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of September 15, 2014

Motion (Hallquist/Swenson) to approve the Architectural Board/Plan Commission Minutes of September 15, 2014. Carried (6-0-1). Casper abstained.

2. Architectural Board consideration of an application for a sign permit for Décor Adore, 139 E. Capitol Drive

Contractor: Cream City Awning, 9588 State Road, Kewaskum WI

This business just sold, but it is remaining largely intact. The awning and signs are the same size as the previous ones -- it's mostly a name and logo change.

Motion (Hallquist/Casper) to approve an application for a sign permit for Décor Adore, 139 E. Capitol Drive. Carried (7-0).

3. Architectural Board consideration of an application for a sign permit for State Farm – Hartland, 418 Merton Ave.

Contractor: Stay-Lite Lighting, W233 N2800 Round Circle West, Pewaukee WI 53072

There are three signs for consideration. They are the same size as the existing signs – there is only a sign copy and color change. One of the signs is a change out on the multi-tenant sign.

Motion (Wenstrom/Swenson) to approve an application for a sign permit for State Farm – Hartland, 418 Merton Ave. Carried (7-0).

4. Architectural Board consideration of an application for a sign permit for Dorner Manufacturing Corp., 975 Cottonwood Ave.

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Contractor: Poblocki Sign Co., 922 S 70th St., West Allis WI 53214

The sign meets our sign requirements and is non-illuminated. At the present time there is no sign on the building.

Motion (Wenstrom/Hallquist) to approve an application for a sign permit for Dorner Manufacturing Corp., 975 Cottonwood Ave. Carried (7-0).

5. Architectural Board consideration of an application for the proposed addition of two roof gables to the front elevation for Mike & Judy Miller, 707 Oakwood Drive

Contractor: J. F. Custom Remodeling, 1702 Boyd Ave., Madison WI 53704

This is not a building addition, just a façade change. The existing gable will be removed and two new gables will be added.

Motion (Casper/Wenstrom) to approve the proposed addition of two roof gables to the front elevation for Mike & Judy Miller, 707 Oakwood Drive. Carried (7-0).

6. Actions related to Plan Commission consideration of a Conditional Use Permit to operate a soccer training facility at 528 E. Industrial Drive.

The proposed soccer facility use is considered a Conditional Use under Village of Hartland Municipal Code section 46-574 (2) "Commercial, recreational establishments...that do not interfere with the permitted uses in the M-1 district."

Petitioner: Strike FC Wisconsin, c/o Kenneth Ward, P.O. Box 180668, Delafield, WI 53018

Property Owner: Hartland Properties, LLC., c/o Richard Reinders, Sr., N5915 Willow Glen Rd., Sullivan, WI 53178

- a. **PUBLIC HEARING** for the consideration of a Conditional Use Permit request to operate a warehouse, handbag production and soccer training facility at 528 E. Industrial Drive.

Public Hearing opened at 7:05 PM.

Kevin Ward, President of Strike FC, stated that for years the organization has shared numerous facilities for practicing, but it is easier and less expensive to be under one roof at one site. Primary operation will be between November and April. The rest of the year will have very light use of the building. Even though the applicant is asking for operating times of 8 AM – 10 PM, the most use will be from 3:30 PM – 9:30 PM, Monday through Friday and most of the day on Saturday and Sunday.

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Mr. Ward met with Village staff regarding recommendations for parking on the site:

- Add ten more parking stalls
- Add signage
- Add no parking signs on the road in front of the property so that vision will not be blocked for exiting the driveways and also to ensure that cars will not be unloading/loading on Industrial Drive

It will primarily be a “drop and run” operation. The space can handle between 60 – 80 kids at a time. In addition to that, there has been some interest by instructors who want to hold Pilates or zumba classes during the day; however, they are not in the business of doing a lot of subletting. There will be no outdoor uses.

No other comments from the public.

Public Hearing closed at 7:10 PM.

- b. Motion (Wenstrom/Hallquist) to approve a Conditional Use Permit to operate a soccer training facility at 528 E. Industrial Drive. Carried (7-0).

Since Joe McCormick was not yet present, Item No. 8 was discussed before Item No. 7.

8. Plan Commission review and consideration of a final extraterritorial plat for Woodridge Estates in the Town of Delafield, south of CTH KE

This parcel is across the road from North Shore Middle School. The Plan Commission has seen earlier plans for other segments of this development at previous meetings. They are developing this parcel in pieces. This is a 75-80 home subdivision. There will be no curb and gutter.

Motion (Lamerand/Casper) to recommend to the Village Board approval of a final extraterritorial plat for Woodridge Estates in the Town of Delafield, south of CTH KE, with the comment that we would urge them to put in walk paths in and around the subdivision. Carried (7-0).

7. Plan Commission and Architectural Board review and consideration of a Land Use Plan Amendment, Zoning Code Amendment, Rezoning Request, Planned Unit Development Request, Right of Way Vacation (Oak Street) and Site and Building Plans for Hartland River Walk Apartments at 208 E. Capitol Dr. (between E. Capitol Drive and Lawn Street)

Applicant: Joe McCormick, 411 W. Main Street #106, Madison, WI 53703

Mr. McCormick was not yet present; however, staff began to review the project.

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The plan was described as being similar to what was previously submitted to the Plan Commission by Mr. McCormick. The project is located on land that is now the Capitol Plaza, two Village-owned lots and land owned by Mr. McCormick. It is a total of 2 ¼ acres – with 39 units per acre. It is a higher density than the Village Land Use Plan calls for and a higher density than has been presented in the past, with 69% hard surface. The plan adds 1800 s.f. to the existing commercial area, 14 apartments on an added second floor and one on the first floor. The total concept calls for 89 residential units as opposed to 80 previously talked about. Staff has sent the developer a letter outlining some issues that need to be addressed – including parking and the entrance on Lawn Street.

Mr. McCormick arrived at 7:22 PM and continued the review.

Additional underground parking has been added so that it is a one to one ratio.

There will be 74 apartment units in the two new buildings and 15 units in the existing commercial space.

The underground parking has one entrance/exit off of Lawn Street. The two buildings will be connected underground.

Mr. McCormick pointed out a bridge that will cross the river to the municipal parking lot.

The north apartment building will be 11 feet from the existing Lawn Street sidewalk.

The green space in front of the apartment buildings is designed to cut off a through-way to the commercial building.

The surface parking stalls bring the total to 143 total spaces, which is a 1.6 parking ratio. Past experience has shown that 1.4 would be sufficient.

The project will provide about \$700,000 to Del-Hart and \$100,000 of impact fees to the Village. If everything goes according to schedule, the project would start in Spring of 2015 and be ready for the Spring/Summer of 2016.

The apartments that will be constructed in the existing commercial building will consist of twelve efficiencies and three one-bedroom units. The residents would have to share the commercial space parking lot. Buildings 1 and 2 are a 60-40 split with most being one bedroom, the rest two bedrooms.

Comments from staff:

- The Land Use Plan Amendment would call for changing from medium density single family for the northern parcels to include them in Mixed Use Commercial/Residential

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- The Zoning Code amendment will call for increasing the maximum density in the B-3 Central Business/Mixed Use District Zoning (Downtown) or another proper district to accommodate the project. Staff anticipates the Code amendment will be drafted to require a Planned Unit Development to achieve this level of density.
- The parts of the property not in the desired District would then be rezoned into the new category.
- Based on the forgoing, the project would be approved using the PUD process.
- The project will undergo the usual approval process related to use, site layout and appearance.
- The Oak Street Right of Way is proposed to be vacated in this project which will require simultaneous consideration.
- A Certified Survey Map will be needed to combine the property into one parcel or properly separate it into multiple parcels.

Comments from the Plan Commission:

- How far is the basement above the floodplain? Mr. McCormick stated that the basement is 1.3 feet above the 100 year flood plain.
- David deCourcy-Bower was hoping to see that the open space for this project could also be used by the community. It's almost too segregated from the community. He would like people to walk through the development and use the space in some fashion, not just for walking, but adding some point of interest. He feels that something is missing.
- Mr. deCourcy-Bower added that he feels the first floor on Building 1 facing the river would be a good spot for commercial space.
- Mr. deCourcy-Bower is looking for something additional other than just a walking path along the river.
- We need to make sure we don't over-require parking on this property. We should consider it overall parking for the downtown area. We don't want to lose valuable green space to parking.
- There will be several common area grills – no grills are allowed on decks.
- David deCourcy-Bower asked if there was a way to connect the green space and Lawn Street to the first floor of the buildings. Perhaps individual entrances to the apartments on Lawn Street. Also, the same idea should be used along the front by the side of the river to give it a community feel. Mr. McCormick agreed with Mr. deCourcy-Bower. However, he usually stays away from that for security issues.

Comments from the public:

- What happened to the drive through from Lawn Street to E. Capitol Drive? Mr. McCormick stated that it was decided to eliminate the drive through.
- What happened to all the green space? There is only 11 feet from the sidewalk to the building.
- Building 2 is the biggest building and the closest to the neighborhood. Could that be the smaller building instead? Also, adding 20 feet to the commercial building encroaches closer to the existing residents.

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- The project is too dense. This is not Madison.
- There will be too much traffic – especially so near Hartland North School
- What indicates that there is a need for these small, high rent apartments? Mr. McCormick answered that it is his experience that people like living downtown and walking to places of business.
- Is there a lighting plan? Mr. McCormick answered that parking lot lighting will point straight down and not overflow into the neighborhood.
- What about garbage? Regarding garbage storage, there will be no outside storage. The two apartment buildings will have dumpsters in the underground parking. The commercial/apartment building will have an inside area for a dumpster.

Chairperson Lamerand stated that reviewing this project will be an ongoing process and no decision will be made tonight. The Village will note the public's concerns about density and traffic. As far as the setbacks, the plan is within Village code. If we are going to have a vibrant downtown, we need people. If we don't have the people, then the businesses will not survive

The Village decided not to have a thoroughfare from Lawn Street to E. Capitol. They would like to see one access on Lawn Street and one on E. Capitol Drive.

There was discussion regarding the location of the sewer main and interceptor on Oak Street. The sewer line will not be moved.

Regarding the developer's TIF request, he was asked to submit a market study. Mr. McCormick has not yet done the study, but he will submit one in the near future.

Administrator Cox asked about the amount of parking at the Delafield apartment complex. Mr. McCormick stated that it is a similar mix of apartments, and their surface lot is half empty.

The downtown Delafield complex was at 100% occupancy in two months.

The rent for one bedroom apartments will range from \$1050 to \$1150 per month. The two bedrooms range from \$1350 - \$1600, with some units at \$1900.

Chairman Lamerand said that the Village will want to look at the access into the underground parking on Lawn Street. Staff has commented that it was not an ideal location from their perspective and encouraged that it might be relocated, perhaps to the southeast corner of Building 2. Staff would like to look at other things that might be done.

Scott Hussinger asked Mr. McCormick what the minimum density would be to make the project viable. Mr. McCormick didn't know, but he didn't think the Village should lower the density.

Administrator Cox stated that from here we would look at this from a perspective of a PUD. It would require at least another run through -- there are a lot of comments and concerns. Does the Plan Commission want to look at the density and parking again? Are the comments and concerns that the Plan Commission wants staff to look at again? Is the orientation of the

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buildings correct? Are we maximizing the aesthetics of the property?

There was a suggestion regarding moving the bridge to be in line with the sidewalk on Lawn Street and not have it so far to the north. It would invite more people to use it. The Plan Commission agreed that might be a good idea.

We anticipate this item to comeback in November for more discussion.

9. Adjourn

Motion (Wenstrom/Casper) to adjourn. Carried (7-0). Meeting adjourned at 8:40 PM.

Respectfully submitted by
Recording Secretary,

Lynn Meyer
Deputy Clerk