

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, MARCH 16, 2015
7:00 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Roll Call

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of February 16, 2015
2. Architectural Board consideration of an application for the construction of a 24' x 30' detached garage at 518 E. Capitol Drive.

Applicant: Jane Schutte, 518 E. Capitol Drive, Hartland, WI 53029
Contractor: J. D. Griffiths, 8401 W. Calumet Road, Milwaukee, WI 53223

3. Architectural Board consideration of an application for placement of a mural by Marlene Millevolte, Lake Country Fine Arts at 112 W. Capitol Drive

Owner: Behrend Property, LLC., 220 E Capitol Dr., Hartland, WI 53029

4. Architectural Board and Plan Commission consideration of proposed façade modifications, CSM and plan of operation including outdoor dining for a proposed restaurant at 122 Cottonwood Ave.
 - a. Review and consideration of proposed Plan of Operation including outdoor dining and parking.
 - b. Review and consideration of Certified Survey Map to divide the properties.
 - c. Review and consideration of the proposed façade improvements.

Applicant/Owner: Cottonwood Investments, d/b/a Beer Snobs, Inc., 724 Winston Way, Hartland, WI 53029
Contractor: Michael Thomas Development, 154 Granville Rd., Cedarburg, WI 53012

5. Architectural Board and Plan Commission concept review and consideration of an application for site and building plans and Conditional Use Permit for construction of a car wash expansion/addition for the property located at 400 E. Industrial Drive.

Applicant: Hartland Service, 400 E. Industrial Dr.
Property Owner: Michael & Debra Kusch, N65W30981 Beaver Lake Rd., Hartland, WI 53029
Architect: MSI General, P O Box 7, Oconomowoc, WI 53066

6. Architectural Board and Plan Commission review and consideration of a plan for construction of a 32-bed Memory Care CBRF and related Land Use Plan Amendment, Zoning, Conditional Use and Certified Survey Map for the properties located at 430, 438 and 444 Merton Ave.
 - a. Consideration of Site and Building Plans and CSM
 - b. Consideration of proposed Conditional Use Permit
 - c. Motion to set a Public Hearing to consider the proposed Conditional Use Permit for April 20, 2015

Applicant: JPS Limited, LLC, 126 E. Prospect Ave., Hartford, WI 53027

Architect: Trio Engineering, 12660 W. North Ave., Brookfield, WI 53005

7. Items related to proposed development of the Four Winds West Subdivision:
 - a. Consideration of a preliminary plat for Four Winds West
 - b. Consideration of a request to rezone the property to RS-1 Single-Family Residential.

Applicant: Jim Sileno, SCI Real Estate, 5429 N 118th Court, Milwaukee, WI 53225

Property Owner: Clark/Joy Vilter, N56W30020 Highway K, Hartland, WI 53029

8. Plan Commission review and consideration of an extraterritorial Certified Survey Map for properties owned by Force Properties, LLC located in the Town of Delafield at W293 N3080 Poplar Dr.
9. Discussion of conceptual TIF #4 adjustments and potential creation of TIF #6 including review of projected time line.
10. Adjourn

David E. Cox, Village Administrator

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 Darlene Igl, WCPC/CMC, Village Clerk, at 262/367-2714. The Municipal Building is handicap accessible.