

**VILLAGE OF HARTLAND
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, JUNE 15, 2015
7:00 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Ryan Amtmann, David deCourcy-Bower, David Lamerand, James Schneeberger, Randy Swenson and Jack Wenstrom. Excused: Tim Hallquist.

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

Roll Call

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of May 18, 2015 and June 4, 2015

Motion (deCourcy-Bower/Swenson) to approve the Jt. Architectural Board/Plan Commission Minutes of May 18, 2015. Carried (6-0).

Motion (deCourcy-Bower/Schneeberger) to approve the Jt. Architectural Board/Plan Commission Minutes of June 4, 2015. Carried (5-0-1). Amtmann abstained.

2. Architectural Board consideration of an application for Lake Country Eye Care illuminated wall sign at 520 Hartbrook Drive.

Applicant: Lake Country Eye Care, 520 Hartbrook Drive, Hartland, WI 53029

Contractor: SIGNworks, 501 W Sumner Street, Hartford, WI 53027

The sign is illuminated LED white faces that match the chiropractor's sign next door.

Motion (Swenson/deCourcy-Bower) to approve the application for Lake Country Eye Care illuminated wall sign at 520 Hartbrook Drive, noting that the applicant was directed to have the lighted sign shut off no later than 10 PM. Carried (6-0).

3. Architectural Board consideration of an application for 30' x 20' attached garage addition at 721 E. Capitol Drive.

Applicant: Michael & Victoria Moen, 721 E. Capitol Drive, Hartland, WI 53029

Contractor: Owner

The garage will be cement block, except for the front, which will be stone that matches the nearby retaining wall. The garage height is approximately 9 feet and will have a flat rubber roof with a railing. The roof will be used as a deck. The exterior garage walls will match the color of the house. The applicant will structure the garage so that the deck area could possibly hold a future room addition. The project meets Village setbacks.

Motion (Wenstrom/Swenson) to approve an application for 30' x 20' attached garage addition at 721 E. Capitol Drive. Carried (6-0).

4. Architectural Board consideration of an application for ProHealth Care updated signage at 1500 Walnut Ridge.

Applicant: ProHealth Care Medical Associates, N17W24100 Riverwood Drive,
Waukesha, WI 53188

Contractor: Kieffer & Co., Inc., 3322 Washington Avenue, Sheboygan, WI 53081

ProHealth Care Medical Associates is changing their name to ProHealth Medical Group. The new signs will reflect the name change. The logo and the letter font will stay the same and the majority of the signs are non-illuminated. The current monolithic type sign will be changed to a low-lying monument sign. Only the top portion of the monument sign will be illuminated, which is the section that says ProHealth Medical Group. The face, not the letters, will be illuminated. The height will be decreased from 15 feet high to 8 feet high, with overall dimensions of 8' x 11'7".

The current two directional signs will be switched out to have them look more like the new monument sign. They will be in the same location. The applicant was directed to have the lighted monument sign turn off by 10:00 PM.

Motion (deCourcy-Bower/Swenson) to approve an application for ProHealth Care updated signage at 1500 Walnut Ridge. Carried (6-0).

5. Plan Commission review and consideration of an amendment to the Conditional Use Permit recently issued for Hartland Service to allow the second wash unit to be unattended and available 24 hours per day.

Applicant: Michael & Deborah Kusch, N65 W30981 Beaver Lake Rd., Hartland, WI
53029

The original plan was to have an attendant car wash that had a track to guide the cars through the car wash. Mr. Kusch was recently informed about a new car wash that uses less equipment and does not need an attendant. Three or four soft brushes go around the car while it stands still. Cars will not be washed as quickly as the original plan; consequently, only two car wash lanes will be needed instead of three. This new car wash washes 15 – 20 cars per hour. Since a conveyor is not needed, the exit will be four inches lower than the previous plan. The plan is to have two automatic car washes – one touch free and one soft cloth. Mr. Kusch would like to keep both car washes open 24 hours. Forty percent of cars are washed after normal business hours.

The overhead doors open up when the blowers turn on. Because the bay is 85 feet in length, the blowers can be staged farther inside the bay resulting in less noise. When the weather is warm, the doors stay open 24/7.

The blower stand for this car wash will have four blowers on it, as opposed to the seven blowers in the previous plan. The decibels will be decreased with the smaller blower system.

If the Village receives complaints of noise from the neighbors about car washing (for example at 4 AM), a change in the allowed car wash timeframe may be needed.

Motion (Swenson/Wenstrom) to recommend approval to the Village Board an amendment to the Conditional Use Permit recently issued for Hartland Service to allow the second wash unit to be unattended and available 24 hours per day, keeping with the original Conditional Use Permit by holding a review in early 2017. Carried (6-0).

It was noted that the Conditional Use Permit could be reviewed earlier, if necessary.

6. Items related to Architectural Board and Plan Commission consideration of the Final Plat, Recreation Center, Entry Monument Sign and Final Landscaping Plan for the Windrush Subdivision.

Applicant: Sunrise Development, LLC, W240 N1221 Pewaukee Road, Waukesha, WI 53188

- a. Consideration of a motion to recommend approval of the Final Plat for the Windrush Subdivision.

There are no changes in the Final Plat since the Plan Commission saw it last year.

Motion (deCourcy-Bower/Swenson) recommend to the Village Board approval of the Final Plat for the Windrush Subdivision. Carried (6-0).

- b. Consideration of the site and building plans for a proposed Recreation Center.

The recreation center will be located at the head of the boulevard at the beginning of the subdivision. A trail system throughout the subdivision will lead to the recreation center. The original idea was to have a club house, however after additional investigation it was found that a club house would not be used as much as a recreation center. The 20' x 20' building will house the equipment for the pool, a chemical room, a changing room, restrooms and it will have an outdoor 20' x 20' covered canopy area. There will be a grilling station under the canopy. The rec center will have a swimming pool, a sports court (basketball, volleyball or tennis), a playground and outdoor fire pit. The U-shaped pool has a 0 – 3 foot portion with water features similar to the splash pad. The center of the pool is 3 feet deep and is a place for mom and dad to sit and watch the kids, but still be in the water. The other portion of the pool will be 3 – 5 feet deep, with a basketball hoop and volleyball net. This configuration will help segregate the older kids from the younger kids. Both the grill and the fire pit will be

portable and not hinder vision of the pool deck, per State Law. The building colors will be earth tones, with similar colored stone and a western flavor to the design. The fencing around the area is secure, except for the sports court section. The pool area will be locked after hours, but the children's area and the sports courts will not be locked.

The building will not have any meeting areas. The rec center will have a small parking lot with 10 spaces.

Motion (Swenson/Schneeberger) to recommend approval to the Village Board a proposed Recreation Center for the Windrush Subdivision. Carried (6-0).

- c. Consideration of the site and plans for a proposed monument entry/subdivision sign.

The entryway will be a gateway effect. A three rail fence will go along the front of the property along HWY K and end at the two columns on each side of the boulevard. There will be working weathervanes on top of each column. A center sign will be in the boulevard. The column signs will be set back about five feet from the curb, far enough to leave room for snow plowing.

Lighting will be behind the sign lettering, with no additional up lighting. The same lighting will be used for the sign on the rec center building.

Motion (deCourcy-Bower/Swenson) to recommend approval to the Village Board for a proposed monument entry/subdivision sign. Carried (6-0).

- d. Consideration of the final subdivision landscaping plans.

The street tree program for the individual lots will be a part of the Developers Agreement and the individual purchasers' agreement to pay for the trees at the time of building permit. Those trees will be placed at the direction of Village staff. The trees will be planted during the Village's next cycle after occupancy. This will ensure that someone is there to take care of the trees.

The street trees at the boulevard will be done immediately.

The Siepmann's are hoping that this site will be the Parade of Homes for 2016. They will be trying to get in as much as they can this fall.

Motion (deCourcy-Bower/Wenstrom) to recommend approval to the Village Board the final subdivision landscaping plans for the Windrush Subdivision. Carried (6-0).

7. Plan Commission review and consideration of a Final Extraterritorial Plat for the Woodridge Estates II Subdivision in the Town of Delafield.

Applicant: Neumann Companies, N27 W24075 Paul Ct, Suite 200, Pewaukee, WI
53072

Motion (deCourcy-Bower/Swenson) to recommend approval to the Village Board the Final Extraterritorial Plat for the Woodridge Estates II Subdivision in the Town of Delafield. Carried (6-0).

8. Adjourn

Motion (deCourcy-Bower/Swenson) to adjourn. Carried (6-0). Meeting adjourned at 7:45 PM.

Respectfully submitted by

Recording Secretary,

Lynn Meyer
Deputy Clerk