

**VILLAGE OF HARTLAND
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, JULY 20, 2015
7:00 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

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

Roll Call

1. Motion (Swenson/Schneeberger) to approve the Jt. Architectural Board/Plan Commission Minutes of June 15, 2015. Carried (6-0).
2. Architectural Board consideration of an application for Elegant Nails Bar for an illuminated sign at 600 Hartbrook Drive.

Applicant: Elegant Nails Bar, 600 Hartbrook Drive, Hartland, WI 53029
Contractor: Bauer Sign, 2500 South 170th Street, New Berlin, WI 53151

There was no representative present at the meeting for this application.

The issue was raised that currently there is a sign in this establishment's window that says "Elegant Nails and Bar." Scott Hussinger stated that a "tavern" is not allowed at this business. He stated on the applicant's building permit that they are not allowed to sell alcohol. They expect to occupy in 30 – 60 days. "No consumption of alcohol" will be stated on their Occupancy Permit. This sign is consistent with the Sendik's Mall sign plan.

Lighted signs can be lit in the evening if the establishment is open. After closing time, the lighting should be turned off by a timer at 10:00 PM.

Motion (deCourcy-Bower/Hallquist) to approve an application for Elegant Nails Bar for an illuminated sign at 600 Hartbrook Drive, noting that it should be consistent with the Sendik's Mall sign plan for lighting. Carried (6-0).

3. Architectural Board consideration of an application for a sign for Lake Country Fine Arts at 112 W. Capitol Drive.

Applicant: Lake Country Fine Arts School and Gallery, 112 W. Capitol Drive,
Hartland, WI 53029
Contractor: Avalon Graphics, 1020 James Drive, Hartland, WI 53029

The sign is non-illuminated and has BID approval.

Motion (Hallquist/Swenson) to approve an application for a sign for Lake Country Fine Arts at 112 W. Capitol Drive. Carried (6-0).

4. Architectural Board and Plan Commission consideration of an application for replacement of existing garage/barn at 563 E Capitol Drive including a height restriction modification.

Applicant: Charles Tindal, 563 E. Capitol Drive, Hartland, WI 53029
Contractor: Owner

The owner has demolished the old barn that was in his back yard. He would like to construct a three-car garage to a height of 17 feet. Under the Village Code, detached accessory structures may not exceed 15 feet in height, but Section 46-926 of the Code allows the Plan Commission and Village Board to allow up to 18 feet under certain conditions. It was noted that the adjoining properties have taller accessory structures on their properties. Mr. Tindal is seeking a wall height of about 10 feet and is using a 6:12 pitch on the roof to be consistent with the pitch of the house, which also has a 9 pitch and an 11 pitch. There was discussion regarding using a truss for a shallow pitch to mimic the line on the east side of the house. The garage is not attached to the house. It was also mentioned that from the road, the garage will not be able to be seen simultaneously with the house. The curb appeal from the road is what should be addressed.

The question was raised, was there thought of reproducing the old barn style for this garage? Mr. Tindal explained that he was told he could not duplicate the 21 foot height of the old barn, which is greater than the 18 foot maximum allowed with Plan Commission's exception. Mr. Tindal's neighbors have 21 foot and 19 foot barns in their yards. Scott Hussinger mentioned that the Village could possibly change their building code to allow certain structures, but it would take 60 days for the amendment process.

The old two story barns add to the historic district. David de Courcy-Bower has one on his property that will eventually need replacing. Aesthetically, if it were to be replicated, would that be consistent with the design elements of our historic district?

The second question, at what point should a homeowner approach the Village Arch Board regarding such a structure? Scott Hussinger recommended homeowners should approach the Village before demolition.

Mr. Hussinger stated that the Village could come up with language that says you can build something similar to what was existing in the historic district. Right now we don't have that. He asked Mr. Tindal if he was willing to wait 60 days for the Village to change the code to allow for special exceptions in the historic district to replace existing structures? Mr. Tindal stated he would like to start his project as soon as possible.

There was discussion regarding adding some architectural features to the current proposed garage plan. Mr. Tindal suggested installing a window that was left over from the house renovation. The Board agreed that the window or a louvered vent would be appropriate. It should be centered on the gable.

Motion (de Courcy-Bower/Hallquist) to recommend approval to the Village Board the application for replacement of existing garage/barn at 563 E Capitol Drive including a height restriction modification, along with the architectural feature centered on the gable. Carried (6-0).

5. Architectural Board and Plan Commission consideration of proposed façade modifications and application for a sign for a proposed restaurant at 122 Cottonwood Ave.

Applicant: Cottonwood Investments, d/b/a Beer Snobs, Inc., 724 Winston Way,
Hartland, WI 53029

Contractor: MTD, 154 Grandville Ave., Cedarburg, WI 53012

- a. Review and consideration of proposed façade improvements to add windows to the east and south side of the building

Three windows will be installed on the east side of the building which will match the rest of the building windows. There is a proposed lease-holder for that section of the building. An additional window will be installed on the south side of the building.

Motion (de Courcy-Bower/Hallquist) to recommend approval to the Village Board the proposed façade modifications for 122 Cottonwood Avenue. Carried (6-0).

- b. Review and consideration of an application for a sign

The Business Improvement District has approved this sign. The wall signs will be installed on the "turret" on Cottonwood Avenue and on Haight Drive. The signs will have gooseneck lighting. The material is cardboard and aluminum. There may be a spacer between the sign and the building wall. Since roof signs are not allowed, the signs will need to be on the parapet wall, not the roof.

Motion (de Courcy-Bower/Schneeberger) to approve an application for a sign for a proposed restaurant at 122 Cottonwood Avenue.

Discussion: The gooseneck lighting will illuminate the sign. The applicant was instructed that the light can be on during the time that the business is open, but it should be turned off at night after closing.

Motion carried after discussion. (6-0).

6. Architectural Board and Plan Commission concept review and consideration of an application for modifications to a car wash facility on the property located at 400 E. Industrial Drive and consideration of possible Conditional Use Permit revisions.

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

Mr. Kusch is now proposing to keep his current 50' x 50' building and put two car washes in that existing building. The building is the perfect size for two car washes and the equipment bay. (The current car wash is 15' x 50'). The blowers will be on the northwest side and the noise will go toward the railroad tracks. The cars will also exit the car wash on the north side of the building. The traffic lanes are exactly in line with the building. With the rezoning, Mr. Kusch had one property with one address. Now he would have two buildings on one property. Mr. Kusch asked the Plan Commission if they would allow him to do this.

The two car washes will be 24/7 operations. There is no need for a longer building in view of the fact that Mr. Kusch decided to install the new trackless/conveyor-less car wash. There will be three free vacuum stations outside the car washes. The trend is that the free vacuum stations draw more revenue from the car washes. The 50' x 15' current car wash space and the storage room will still be converted to additional bays and larger office space.

Formal plans will be presented next month. The car wash building will be considered as an accessory structure, rather than having two principle buildings. If the Village considered this as two principle buildings, it would need a PUD. This plan will require a Conditional Use, which will have to be modified, but a new one will not need to be created.

The Plan Commission agreed that the new plan is a better fit for the property.

This is a conceptual review with a formal review at the August Joint Architectural Board/Plan Commission Meeting.

7. Adjourn

Motion (Amtmann/Schneeberger) to adjourn. Carried (6-0). Meeting adjourned at 7:35 PM.

Respectfully submitted by

Recording Secretary,

Lynn Meyer
Deputy Clerk