

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, JULY 21, 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: 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 June 16, 2014

Motion (Hallquist/Wenstrom) to approve the Jt. Architectural Board/Plan Commission Minutes of June 16, 2014. Carried (7-0).

2. Architectural Board consideration of an application for the construction of a single-family residence to be located on Lot 139, River Reserve Subdivision, 120 Kestrel Way.

Applicant: Joe Guertin, 230 White Pine Rd., Delafield, WI 53018

Contractor: AJ Construction, 2034 Forest Home, Milwaukee, WI 53215

The application meets Village requirements and the plan has been approved by the River Reserve Subdivision Architectural Control Commission.

Motion (Casper/Hallquist) to approve an application for the construction of a single-family residence to be located on Lot 139, River Reserve Subdivision, 120 Kestrel Way. Carried (7-0).

3. Architectural Board consideration of an application for the construction of a 360 s.f. garage addition to the property located at 395 Rustic Lane

Property Owner: Eugene Borchardt, 395 Rustic Lane

Contractor: Eugene Borchardt, 395 Rustic Lane

The plan meets Village setback requirements.

Motion (Hallquist/Swenson) to approve an application for the construction of a 360 s.f. garage addition to the property located at 395 Rustic Lane. Carried (7-0).

4. Architectural Board consideration of an application for building exterior upgrades to the property located at 115-119 E. Capitol Drive

Property Owner: August Fabyan, 115 E. Capitol Drive, Hartland, WI 53029

Contractor: RIGL Construction, 984 Hickory Creek Dr., Oconomowoc, WI 53066

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The owner described the project. The soffits and fascia are deteriorating and they will be replaced. The windows and doors will be replaced. They will power wash the east side of the building that has siding on it and remove the vines from the building. They will paint the front and back brick and replace the railing on the back exterior fire escape.

The applicant has discussed the project with the BID.

Motion (Casper/Hallquist) to approve application for building exterior upgrades to the property located at 115-119 E. Capitol Drive, contingent upon final BID approval. Carried (7-0).

5. Plan Commission items related to the proposed Sanctuary of Hartland Subdivision:
 - a. Consideration of a Petition to rezone the property (Caestecker) from A-1 to RS-4 Single-family Residential Zoning District.

Chris Miller, of Miller Marriot Custom Homes, described the proposed development. There are 27 acres of land. Originally they were looking at 52 units; however the final plan consists of 34 units that will be near downtown, will have walkability with mulched and paved trails through wooded green space, home sizes will range from 1,500 – 2,400 sq. ft., and the lots will be 80 – 100 ft. wide.

The plan shows access to the east of the Sanctuary Subdivision that was described as being for pedestrians, bikes and emergency vehicles only. The initial plan for the access road to be 24 feet wide was discussed by the applicant, Plan Commission and members of the public. It was determined that the access could be somewhere from 8 feet – 20 feet wide and the actual width and surface type will be determined during further discussions with staff. Future planning will also determine if there will be an access gate or other treatment to the access area. The Plan Commission indicated a smaller access road width would be desirable.

Mr. Miller stated that as many trees as possible will be saved. Most invasive species (buckthorn) will be removed. Street trees will be planted. During construction and initially, Mr. Miller or a third party, will maintain the storm water management ponds and he will be in charge of the Homeowners Association.

The Industries for the Blind on Maple Avenue is considering allowing a subdivision entrance sign easement but seems amenable to granting one. The developer is anticipating constructing a minima sign.

Steve Eberle, a Maple Avenue resident, asked about the southwest corner storm water basins. What are they and what will they look like? How will they impact the old homes on Maple Avenue? They have no drainage problems now. Will this create a problem for the homeowners?

The applicant described the wet ponds that will be clay lined. They will meet DNR standards. The Homeowner's Association will need to manage the ponds and infiltration basins, which will be planted with tall grasses and wild flowers. An annual inspection by the Village of Hartland and the Homeowners Association will be required.

Mike Moen, a resident of E. Capitol Drive, mentioned a hole behind his house that is overgrown and was supposed to be part of the storm water management for the Woodlands Subdivision. The Village took note and will check into the situation.

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Another Maple Avenue resident asked what the ponds will look like? The applicant indicated that the wet ponds would hold water at a depth of about six feet with more water during rain events. The infiltration ponds or areas, which will be planted with native grasses and plants, would have 6 – 12 inches of water after a rain event. However, these basins will be dry most of the time. Berms will be built on the west side of the ponds as a buffer for the Maple Avenue neighbors.

The maintenance will include inspection of the bottom of the ponds, and will be monitored for the necessity of dredging from time to time.

Steve Eberle asked about the amount of water the ponds can handle. The applicant stated that the ponds are designed for a 100 year event. Should there be a 500 year event, the water stays on the streets and empties into the storm sewer.

Steve Eckels, a resident of E. Capitol Drive, asked what the standard is for cul de sacs and why the traffic could not enter and exit to the east through the Woodlands Subdivision? The applicant stated that the cul de sac standard is 750 feet. Mr. Eckels' opinion was that there should be a through road to the east.

Chairman Lamerand described the scenarios that could happen if the eastern access was opened to through traffic. There would be more traffic at Maple Avenue from the additional cars coming through from the Woodlands Subdivision. Also, it would create more traffic with the Sanctuary residents driving through the Woodlands and eventually crossing at the awkward intersection at Highland/E. Capitol/Merton/Lisbon.

The developer did try to purchase properties on Maple Avenue directly across from Park Avenue and Warren Avenue. This would have prevented the offset intersection near E. Park Avenue. However, the property owners were not amenable.

The public asked if there was ever a thought to purchase the vacant lot on E. Capitol Drive for access to the site. That option was considered and ruled out as it would add traffic and another offset intersection to an already heavily traveled road with offset intersections.

Chris Eberle, a Maple Avenue resident, was concerned about car headlights shining in the rear of the Maple Avenue homes. The developer felt that the 5 – 7 foot berms behind the storm water ponds would block the headlights from the subdivision street.

The question was asked how many storm water basins will there be. The applicant stated that there will be a wet pond and an infiltration basin to the west and also in the center of the development.

Dave Bischmann, a resident of the Woodlands, realized that the discussions for the east access will be an ongoing process. He suggested that the access have a low impact and special attention be paid to the aesthetics of the eastern terminus of the access road in the Woodlands.

There was a question from an E. Capitol Drive resident about the loss of any trees on the northeast corner of the Sanctuary development. There will not be a loss of trees in that area of the parcel.

A question was asked by a Woodlands resident if there will be no trees behind lots 18 and 19. The applicant indicated that according to the plat and tree survey, it looked like the trees on the Sanctuary lot might need to be cut down to make room to build the house. However, some trees behind the resident's lot are on the outlot belonging to the Woodlands and would not be disturbed.

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It is anticipated that the access path to Maple Avenue between 120 and 128 Maple will be asphalt and will be plowed in the winter. The applicant recommends a 6 foot wide path instead of 8 foot so that there can be more landscaping.

The Village Board will look at this item at their July 28 meeting and they will set a Public Hearing for the August 25 Village Board Meeting.

Motion (Wenstrom/Swenson) to make a preliminary recommendation to the Village Board for approval of a Petition to rezone the property (Caestecker) from A-1 to RS-4 Single-family Residential Zoning District. Carried (7-0).

The question was raised on what the RS-4 zoning means. RS-4 has a minimum requirement of 10,000 sq. ft. lots. If the developer divided this up in traditional grid housing, there could be up to 55 lots on this parcel. Our Land Use Plan calls for up to 55 lots.

- b. Consideration regarding the Preliminary Plat Review and development plans for the Sanctuary of Hartland Subdivision (26.38 acres) for a 34 lot development.

The layout of the lots is not expected change from the preliminary plat. There will be additional discussion at the August 18 Plan Commission Meeting. By initially approving this preliminary plat tonight, the Plan Commission indicates that the layout is acceptable. Staff and the developer will start making the more detailed engineering and supporting documents. They will refine some of the details that were discussed tonight.

Motion (Swenson/Casper) make a preliminary recommendation to the Village Board for approval of the Preliminary Plat and development plans for the Sanctuary of Hartland Subdivision (26.38 acres) for a 34 lot development. Carried (6-1). deCourcy-Bower – No.

This will be a process of the applicant working with staff and adjusting the plans throughout August and September. The public can attend the August 18 Plan Commission Meeting to received updated information.

6. Plan Commission review and consideration of extraterritorial plat for the Kranick property in the Town of Delafield, south of CTH KE.

The Plan Commission already approved the ultimate extraterritorial subdivision plat. The change is that the Kranicks and the developer are now in agreement that the property be sold and developed in three phases and the request is to approve an interim CSM.

Motion (Hallquist/Casper) to recommend approval to the Village Board the extraterritorial plat for the Kranick property in the Town of Delafield, south of CTH KE. Carried (7-0).

7. Review of updates to the FEMA Map for the Village of Hartland and motion to set a Public Hearing for the review of the Map for the August 18, 2014 Plan Commission meeting

There are two changes. One is the changing of the datum plane – from 1929 to 1988. They are also increasing the resolution on the topography.

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Motion (Wenstrom/deCourcy-Bower) to set a Public Hearing for the review of the FEMA Map for the August 18, 2014 Plan Commission Meeting. Carried (7-0).

8. Adjourn

Motion (Casper/deCourcy-Bower) to adjourn. Carried (7-0).

Meeting adjourned at 8:30 PM.

Respectfully submitted by
Recording Secretary,

Lynn Meyer
Deputy Clerk