

**JOINT MEETING OF THE  
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION  
AND VILLAGE BOARD AMENDED AGENDA  
MONDAY, JULY 20, 2020  
7:00 PM  
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.  
AND AVAILABLE ON ZOOM (DETAILS BELOW AGENDA)**

Roll Call

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three minute time period per person, with time extensions per the Chairman's discretion.

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of the June 15, 2020 meeting.
2. Architectural Board review and consideration of a modified application for a sports pavilion for Lake Country Lutheran, 401 Campus Drive.
3. Plan Commission review and consideration of a Certified Survey Map to divide the Zion Evangelical Lutheran Church property located at 415 W. Capitol Drive into two parcels and to consider a petition to rezone the property to the RS-5 Single-Family Residential Estate District.
4. Architectural Board/Plan Commission and Village Board review and consideration of items related to development of HAV 0423-981 located on Campus Drive east of Lake Country Lutheran.

**a. TWO PART PUBLIC HEARING CONDUCTED BY THE VILLAGE BOARD:**

i. to hear comments about the proposed Planned Unit Development Agreement to allow the construction of 47 single family condominiums in an urban cluster community, EXCEPT FOR COMMENTS REGARDING THE CONNECTIVITY OF THE PROPOSED PUBLIC ROAD.

ii. to only hear comments as to whether the proposed public road for this development should be connected to existing Willow Drive to the east of the development.

FOLLOWING THE CLOSE OF THE TWO PUBLIC HEARINGS, THE ARCHITECTURAL BOARD/PLAN COMMISSION WILL DISCUSS AND MAKE A RECOMMENDATION TO THE VILLAGE BOARD ONLY AS TO WHETHER THE PROPOSED PUBLIC ROAD FOR THIS DEVELOPMENT SHOULD BE CONNECTED TO EXISTING WILLOW DRIVE TO THE EAST OF THE DEVELOPMENT.

THE VILLAGE BOARD WILL THEN TAKE UP AND CONSIDER ONLY THE RECOMMENDATION OF THE ARCHITECTURAL BOARD/PLAN COMMISSION AS TO WHETHER THE PROPOSED PUBLIC ROAD FOR THIS DEVELOPMENT SHOULD BE CONNECTED TO EXISTING WILLOW DRIVE TO THE EAST OF THE DEVELOPMENT. BECAUSE OF THE STRONG PUBLIC INTEREST IN THIS ASPECT OF THE PROPOSED DEVELOPMENT, THE VILLAGE BOARD AT THIS POINT IN THE PROCEEDINGS MAY MAKE A BINDING DETERMINATION ABOUT THIS ISSUE BEFORE CONSIDERING ANY OTHER ASPECT OF THIS PROPOSED DEVELOPMENT.

- b. BY THE ARCHITECTURAL BOARD/PLAN COMMISSION:  
Review, consideration and submission of a recommendation to the Village Board regarding the proposed Certified Survey Map to divide property owned by the Lutheran High School Association of Greater Milwaukee east of Campus Drive for future development.
- c. BY THE ARCHITECTURAL BOARD/PLAN COMMISSION:  
Review, consideration and submission of a recommendation to the Village Board regarding the proposed base and overlay zoning requests contained in a Rezoning Petition for property HAV 0423-981 located on Campus Drive east of Lake Country Lutheran, as divided by a proposed Certified Survey Map, for the rezoning of 27.45 acres to RS-5 Single Family Residential with PUD Overlay whose acreage is reduced by (a) an Outlot of 11.0.8 acres to be zoned as an Upland Conservancy Overlay District (UCO); and (b) the dedication of a public road consisting of approximately 1.746 acres without regard to whether it should be connected to existing Willow Drive to the east of the development.
- d. BY THE VILLAGE BOARD OF TRUSTEES:  
Review, consideration and action on the recommendation of the Architectural Board/Plan Commission regarding the proposed Certified Survey Map to divide property owned by the Lutheran High School Association of Greater Milwaukee east of Campus Drive for future development.
- e. BY THE VILLAGE BOARD OF TRUSTEES:  
Review, consideration and action on the recommendation of the Architectural Board/Plan Commission Review regarding the proposed base and overlay zoning request contained in a Rezoning Petition for property HAV 0423-981 located on Campus Drive east of Lake Country Lutheran, as divided by a proposed Certified Survey Map, for the rezoning of 27.45 acres to RS-5 Single Family Residential with PUD Overlay whose acreage is reduced by (a) an Outlot of 11.0.8 acres to be zoned as an Upland Conservancy Overlay District (UCO); and (b) the dedication of a public road consisting of approximately 1.746 acres without regard to whether it should be connected to existing Willow Drive to the east of the development.
- f. BY THE VILLAGE BOARD OF TRUSTEES:  
Review, consideration and possible action to approve the Planned Unit Development Agreement between the Village of Hartland and PARADISE TRAILS, LLC and its exhibits and with possible conditions, including but not limited to the finalization of all exhibits and

approval by village staff of same and supplementation of the PUD Agreement to reflect these proceedings .

5. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.
6. Adjournment of Architectural Board/Plan Commission.
7. Adjournment of Village Board of Trustees.

Tim Rhode, Village Administrator

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: [www.villageofhartland.com](http://www.villageofhartland.com) (Government/Agendas and Minutes). 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.

Individuals attending public meetings in person will be required to **maintain appropriate social distancing**, (i.e., maintain a 6-foot distance) and be **free of symptoms** related to COVID-19.

35014563\_1.DOCX

To participate in the Village of Hartland "Zoom" meeting with video,

<https://us02web.zoom.us/j/84776845946?pwd=M3VIQUEydUI6cVWTDNUamVtd3pkUT09>

To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799. The Meeting ID is 847 7684 5946 and the password is 100093.