

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, FEBRUARY 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 January 19, 2014

2. Architectural Board consideration of an application for a sign permit for Heraeus Electro-Nite, 541 S. Industrial Dr.

Contractor: Badger Lighting & Signs, Box 510-451, New Berlin, WI 53151

3. Architectural Board consideration of proposed awnings and signs for Carl Zeutzus, State Farm Insurance Agency, 135 Cottonwood Ave.

Contractor: Signarama, 601 Ryan St., St. B, Pewaukee, WI 53072

4. Items related to proposed development of the Four Winds West Subdivision:
 - a. Consideration of a Petition to annex property from the Town of Merton owned by Clark and Joy Vilter (53 acres)
 - b. Consideration of a Land Use Plan Amendment to designate the newly annexed land as Low Density Cluster Development and consideration of a recommendation to the Village Board.
 - c. Consideration of a preliminary plat for Four Winds West
 - d. 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

5. Plan Commission review and consideration of an application for review of site and building plans for construction of a 11,500 sq. ft. car wash/detailing building and a 2,300 sq. ft. retail building and related Certified Survey Map, Planned Unit Development and Conditional Use Permits for the property located at 400 E. Industrial Drive.
 - a. Consideration of Site and Building Plans, Planned Unit Development and CSM.
 - b. Consideration of proposed Conditional Use Permits
 - c. Motion to set a Public Hearing to consider the proposed Conditional Use Permit(s) for March 16, 2015

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

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6. Plan Commission review and consideration of a proposed concept plan for construction of a 32-bed Memory Care CBRF and related Land Use Plan Amendment, Zoning, Conditional Use and Certified Survey Map the properties located at 430, 438 and 444 Merton Ave.

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

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

7. Plan Commission review and consideration of a final plat for Sanctuary of Hartland
8. 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