

**VILLAGE OF HARTLAND
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, JULY 18, 2016
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

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

Others: Administrator Cox, Clerk Igl, Building Inspector Hussinger, a large group of citizens, representatives from Habitat for Humanity, representative from Lynch & Associates and Mike Kreitzer (HMH Homes).

Roll Call

1. Motion (Hallquist/Schneeberger) to approve the Jt. Architectural Board/Plan Commission Minutes of June 20, 2016. Carried (4-0).
2. Architectural Board consideration of an application for a sign for Novo Renewing Joy in Life at 139 Cottonwood Ave.

This sign is etched lettering on the window and door. However, there is no information if this has been approved by the BID.

Motion (Hallquist/Schneeberger) to approve an application for a sign for Novo Renewing Joy in Life at 139 Cottonwood Ave., subject to BID review and approval. Carried (4-0).

3. Architectural Board consideration of an application for the removal of a chimney and installation of roof vents on the de Courcy-Bower residence at 515 E Capitol Drive.

This property is on the historic registry. The original chimney was functional. In the past, appliances were attached and discharged into it. Is the masonry chimney deemed as important to the historic nature? At the same time, improving functionality is something the Board needs to deal with.

The Board agreed that the chimney was not a major feature of the house. Only one roof vent will be visible from the street, on the east side of the roof.

Motion (Hallquist/Schneeberger) to approve the removal of a chimney and installation of roof vents on the de Courcy-Bower residence at 515 E Capitol Drive. Carried (4-0).

4. Plan Commission review of a concept plan for a 15 unit single family home development at 1270 E Capitol Drive.

Mike Doble was present from Lynch & Associates, 5482 S. Westridge Drive, New Berlin, WI. He was in attendance on behalf of Habitat for Humanity. The proposal is to develop 15 single family units in a condo-style development. They are cottage style homes with front porches, sidewalk connections and typically rear facing garages. Even though

Habitat for Humanity is the developer (representatives were present to answer any questions), the intent is to have this development help fund their programs and not to have all of these homes be part of their program. They would offer some of these home sites up to the market. It is estimated three of the fifteen home sites would be offered to qualified community families to work with Habitat for Humanity within their parameters. A similar development at Dunbar Oaks in the City of Waukesha has been very successful. The homes would have access via private road. There would be enough room for a fire truck to enter and turn around. The development would be served by municipal water and sewer. Storm water would be handled on the property. There will be mostly two story homes, with some ranch style. The lots are 55 – 60 feet wide and about 70 feet deep.

Dave Lamerand asked if the consultant has given any thought about putting two units together and creating a condo-type building. They responded saying that they are trying to stay away from that. They want individual owners for each building, with the owners taking care of the individual yards, and not an association taking care of the landscaping. When buildings are attached, it takes away of that individual ownership/landscaping.

Lynch and Associates is a consulting engineering firm. Habitat for Humanity has hired them for consulting. Mike Kreitzer (HMH Homes) is the developer of the project.

There was discussion regarding tearing down or keeping the current home on the property. The house has been redone and is in good condition. The developer may wait and see how things go before deciding whether to keep it or tear it down.

Diana Benben, a Town of Delafield resident, asked what the property is zoned. It is currently zoned A-1 Agricultural/Holding District, RS-3 Single Family Residential and UCO Upland Conservancy Overlay District. She asked what the lot size would be under that zoning. RS-3 is 90 foot width, and a 12,000 sf lot size. If this particular plan did go thorough, it would be rezoned to a PUD overlay and also RS-5, which is 70 foot lots and 8,000 sf. Ms. Benben lives near this parcel. She wanted to know what she could do to stop the rezoning and this development. Mr. Lamerand told her that the only thing she could do is to buy the land, or she would have to come up with very good reasons why this plan should not be granted. People can testify at the upcoming rezoning public hearing.

Juanita Biever, a Town of Delafield resident next to this proposed development, wanted to know why she wasn't informed of this. Those parcels within 300 feet of this property were informed. However, it appears she was not notified and Mr. Lamerand apologized. She said her husband spoke to the bank and they were looking at two houses, now there are going to be 15? Mr. Lamerand stated that the bank owned the property and put the parcel and the house up for sale. From what we understand, several people looked at it and several people passed on it because the requirement is that water and sewer are going to have to be extended to that parcel. The parcel was annexed into the Village of Hartland from the Town of Delafield as part of the border agreement between the City of Delafield, the Town of Delafield and the Village of Hartland several years ago. As long as it had no changes to it, it was grandfathered for its use as a bar and a house. When that changed ownership, it reverts back to our long-range plan, and our long-range plan is residential. The bank was aware of this.

The Village doesn't have anything to say until someone buys the property and comes forth with a proposal. In this case, Habitat for Humanity purchased the property. They own the house and all of the vacant land. They came to the Village and said they would like to put in smaller, single family homes, for moderate income working people, price ranges from \$150,000 to \$225,000. We need that type of housing in our Village.

Scott Whitmore, Town of Delafield, stated that it doesn't fit. There is no reason to jam 15 homes in that parcel.

The Town citizens, as well as some of the area Village residents, felt that this project would take away from their property values.

Mike Carew, 1198 Forseth Drive, wondered if the Waukesha State Bank was involved in this project, and if they are just trying to recover their money from when they had taken over this property.

Keith Vandelaarshot, who works for Waukesha State Bank, stated that someone approached the bank and said they were interested in purchasing the property. The bank did not finance their purchase and did not suggest this type of development.

It was clarified that the house on this property is sold, but the land has an offer to purchase from Habitat for Humanity.

It will cost the developer \$400,000 - \$500,000 to hook up to sewer and water in the Village. If someone wanted to continue operating the bar, they would have had the same cost, as it is required with a new owner. Anyone wanting to purchase that parcel will have to make that investment of sewer and water. That cost killed the idea for some of the investors who were interested. The only way to cover that cost is by having higher density.

The current RS-3 zoning would allow about seven lots for this parcel.

The citizens were concerned that this would be a transient neighborhood, with no one staying very long.

Density and traffic were the bigger concerns of the citizens that were present, as well as the fact that they felt more density brought more crime.

To be eligible for a Habitat for Humanity home, for a family of four, the combined income must be \$60,000 to qualify in Waukesha County. Other things that are looked at are their debt and they have to go through financial counseling.

This is not the final meeting on this. There will be many meetings as we go through this process. Notices will be mailed to the neighbors before each meeting.

Some of the citizens present thought that they might be able to tolerate the RS-3 zoning, with seven lots on the property.

Mr. Hallquist asked if this development needs a path system.

The answer to that question is no, because there will be a sidewalk. Mr. Hallquist liked the concept of affordable housing, but the density is a bit too much. Fifteen lots might be an issue.

Ryan Amtmann stated that it's a challenging site because the sewer and water is far away. They need the density to support the cost of putting in sewer and water, but density is no small concern. Habitat for Humanity does have some options of grants to help with the costs.

James Schneeberger thought that the density is an issue.

Dave Lamerand stated that too much density seems to be the general consensus from the Board.

David Cox read an email from David deCourcy-Bower:

In addition to the question about the prices of the houses (which was answered earlier),

1. It seems like some significant encroachment into the environmental corridor to the north side of the property.
2. The density is higher than Highland Avenue.
3. The setback from Capitol Drive is very low for the location in the Village.
4. The example cottage development incorporates more shared lawns/and community facilities by not having individual garage parking (Administrator Cox corrected this statement. The homes will have garages).

Overall, Mr. deCourcy-Bower liked the concept of having this kind of housing. He is not sure this property is the best location at the densities shown. It seems like it's just fitting too much into a small property that has Primary Environmental Corridor. (Similar concerns for the North 40 proposal a couple meetings back).

This parcel is not eligible for a TIF district ... it does not qualify. There may be some funds for Habitat for Humanity as far as a Community Block Grant, or something similar.

Administrator Cox stated that the comment the Village is providing back to the developer and Habitat for Humanity is that the parcel is too dense, there are some concerns about trails/walking paths and staff had some concern about parking. There is also apprehension on how close the development is to the environmental area. The primary issue is the density and related matters to the density.

5. Adjourn

Motion (Hallquist/Schneeberger) to adjourn. Carried (4-0). Meeting adjourned at 8:25 PM.

Respectfully submitted by
Recording secretary,

Lynn Meyer
Deputy Clerk