

VILLAGE OF GRAFTON

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

APRIL 12, 2012

The Architectural Review Board meeting was called to order at 5:05 p.m. by Administrative Secretary Deborah A. Brown, due to the absence of Chair Richard Rieck. Ms. Brown asked for a motion to appoint a Chair Pro-tem for the meeting.

APPOINTMENT OF CHAIR PRO-TEM

Motion by Tom Bartlein, seconded by Frank Lorbecki, to appoint Tom Richart as Chair Pro-tem due to the absence of Chair Richard Rieck.
Approved unanimously.

Board members present: Frank Lorbecki, Tom Bartlein, Tom Richart, and Mark Paschke (5:10 p.m.)

Absent: Richard Rieck

Staff/Officials present: Director of Planning and Development Michael A. Rambousek, Building Inspector Tom Johnson and Administrative Secretary Deborah A. Brown

Others present: Mike Parnon - BrandPoint Design, Mark Mohr and Mark McCune - First Bank Financial Centre, Chris Sauve - VJS Construction Services, and Jeremy Napiwocki.

MINUTES

Motion by Tom Bartlein, seconded by Frank Lorbecki, to approve the minutes of the March 8, 2011 Architectural Review Board meeting, as presented. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None

RESIDENTIAL PLAN REVIEW

1132 Canary Lane-Attached Deck, Owner Jeremy Napiwocki

The Architectural Review Board reviewed the deck plans with owner Jeremy Napiwocki.

Building Inspector Tom Johnson explained that the deck requires Architectural Review Board consideration because the property is located on a corner lot.

Motion by Tom Bartlein, seconded by Frank Lorbecki, to approve the architectural plans for a deck addition to the residence located at 1132 Canary Lane, as submitted. Approved unanimously.

1719 Valley Drive-Attached Deck, Owner, Matt Hall

Mr. Hall was present and reviewed the deck plans with the Architectural Review Board.

Inspector Johnson stated this residence is also located on a corner lot.

There were no comments or concerns by the Architectural Review Board.

Motion by Tom Bartlein, seconded by Frank Lorbecki, to approve the architectural plans for deck addition to the residence located at 1719 Valley Drive, owned by Matthew Hall, as submitted. Approved unanimously.

At this time, Inspector Johnson asked that agenda item # 7 be moved up because he has another commitment this evening.

Motion by Frank Lorbecki, seconded by Tom Bartlein, to move up agenda item #7 –Report of Benchmarks-Inspection Department. Approved unanimously.

REPORT OF BENCHMARKS-INSPECTION DEPARTMENT

The Board members reviewed the Report of Benchmark Measurements through March 31, 2012.

Inspector Johnson noted that the number of permits is up about 50 to 60 percent from the same time last year.

COMMERCIAL PLAN REVIEW

Review and consideration of architectural modifications for First Bank Financial Centre to be located on the northwest corner of Washington Street (WIS 60) and Dakota Drive
Director of Planning and Development, Michael A. Rambousek outlined the background on the new First Bank Financial Centre final plans. He stated that the applicant received approval of a minor site plan amendment from the Plan Commission on March 27, 2012.

Director Rambousek further noted that the applicants now are also seeking approval of architectural modifications by the Architectural Review Board. This 2.58 acres property is located in front of the Aurora Medical Center site and west of Dakota Drive at 1278 Ula Road (WIS 60) and was previously reviewed and approved by the Plan Commission and Architectural Review Board.

The proposed modifications include a reduction in the size of the building from the approved 4,800 square feet footprint to approximately a 3,800 square feet footprint and changes to the upper portion of the building including the roof type. The reduction in building size comes from the rear depth of the building and ultimately this change adds slightly more green space to the site. The applicant has supplied plans to illustrate all of the proposed changes

Director Rambousek further noted that the main architectural feature of the previously approved building design is a barrel-shaped roof that runs north to south. This feature has now been removed and replaced with a regular gable roof that runs the length of the building in the same north-south linear fashion, but it now covers a wider area than the barrel-shaped roof. Keep in mind, there are still portions of the building that will be covered by a flat roof. The drive-thru canopy is also comprised of a gable roof that ties perpendicularly into the main gable roof line. He thanked the applicants for their efforts in working with the Planning and Development Staff on revising the plans in preparation for the Architectural Review Board.

Director Rambousek is recommending approval of the architectural modifications for the previously approved First Bank Financial Centre, as submitted.

Present from First Bank Financial Centre was Mark T. McCune and Mike Parnon from Brandpoint Design-Architect for First Bank Financial Centre, and Chris Sauve of VJS Construction Services.

Mr. Parnon briefly reviewed the new elevations, samples and materials. He noted that because of the cost standpoint of the old roof structure and the problems that design entailed, they are now going with regular gable roof that runs the length of the building in the same north-south linear fashion. He stated that the base of the building consists of split-faced concrete block on all building elevations, with brick located in the middle portion of the elevation, and what appears to be a stucco accent band at the top of the wall. The WIS 60 building (north) elevation is designed as a false entrance façade. He also noted that as requested by the Planning and Development Staff, both the north and south elevations now include additional detailing and building undulation that give the front a three-dimensional feel. The face of the gable roof has good dimensions and proportions and now has added accent features and lines that enhance this section and appropriately link it with the rest of the building architecture. In addition, the patio at the back of the building has been extended further out from previous plans and the front elevation has been enhanced in this matter as well. This modification adds significant architectural interest at the front of the building. The gable roof face on the west side of the drive-thru gable canopy matches the two main gable roof faces, but at a reduced scale. In addition, as an added architectural detail that covers the ATM lane, a cantilevered awning now provides shelter from natural elements such as UV rays. This awning is a significant improvement from the previously approved design and alternative plans that have been previously submitted to the Planning and Development Staff for initial review.

Mr. Parnon also took the time to thank Director Rambousek and the Planning and Development Staff for assisting them in the redesign efforts and they will continue to work with the staff on the signage and landscaping plans. He also thanked Mr. Paschke and Bartlein for their input.

Mr. Richart indicated that he liked the new plan. Mr. Lorbecki agreed.

Mr. Paschke stated that he has some minor details that could be worked out at staff level. He also questioned if the monument sign was approved.

Director Rambousek responded no, that only the building style has been approved. He will begin working on the review of the signage in the near future.

Mr. Bartlein stated that he liked the new design as well.

Motion by Tom Bartlein, seconded by Frank Lorbecki, to approve the architectural modifications for the previously approved First Bank Financial Centre building to be located on the northwest corner of Washington Street (WIS 60) and Dakota Drive as submitted. Approved unanimously.

Review and consideration of minor architectural modifications to Oak Street Commons building for O'Reilly Auto Parts store to be located at 1965 Wisconsin Avenue

Director Rambousek gave a brief summary on the O'Reilly Auto Parts project. He stated that O'Reilly Auto Parts received Plan Commission approved for a conditional use permit for an auto supply store to be located at 1965 Wisconsin Avenue on March 27, 2012.

O'Reilly is proposing to occupy 7,582 square feet of the existing 21,800 square feet multi-tenant building known as Oak Street Commons. O'Reilly will be occupying space the tenant space at the north end of the building formerly occupied by Hobby Town and part of the adjacent space as well. The property is zoned C-2 Neighborhood Business and SIC 5531 is classified as an auto supply store in this district. He noted that the proposed exterior improvements involve the installation of a new store front system on the east elevation of the building. This will include new clear windows and existing windows that will be clear and also have an applied tint. The applicant will need to provide samples of the windows so a determination can be made by the Planning and Development Staff as to whether the tinted windows will be acceptable. In addition, existing areas of the building fascia will be repaired. However, the existing decorative band at the top of the building will be removed and there is nothing proposed to replace this feature. A portion of the fascia above this tenant's storefront will be painted red to provide background for the proposed wall sign. The Planning and Development Staff is concerned on how this modification will relate to the rest of the building. Therefore, the applicant will need to provide plans that include the entire front elevation with a fascia design that relates among each tenant space. It is possible the applicant will have a solution to this issue prior to the meeting.

No other site improvements are proposed at this time other than required maintenance to parking areas and lighting.

The Architectural Review Board members held discussion on the layout of the wall signage and window tints.

Mr. Paschke stated that he is concerned with the fascia being painted red. He stated that he would not have a problem with a red plaque that would frame the signage lettering, but he was not in favor of the fascia, itself, being painted red.

Mr. Bartlein agreed and stated that he had the same concern and he agrees with Mr. Paschke on the plaque idea.

Director Rambousek showed a drawing that depicted all of the tenant spaces and named the future tenants of the center.

Mr. Richart mentioned that the door should be located under the signage. Mr. Bartlein agreed.

Mr. Richart summarized the comments of the Architectural Review Board stating that the applicant will have to submit a final plan for the proposed wall signage and the cosmetic fascia design. The details of these plans should include the wall signage style and placement being revised based on the expectations of the Architectural Review Board and having the applicant provide window tint samples for the next meeting. Mr. Richart also indicated that it was the consensus of the Architectural Review Board that these final details should not prevent the applicant from obtaining any other necessary permits for the project.

Motion by Tom Bartlein, seconded by Frank Lorbecki, to approve the architectural plans for the O'Reilly Auto Parts store to be located at 1965 Wisconsin Avenue (Oak Street Commons building) subject to the following conditions: 1) the applicant must submit a final signage plan that with required modifications that include locating the sign directly above the customer entrance, the sign consisting of a plaque-type background if a red background is desired or channel-mounted/non-raceway signage mounted directly to the existing green fascia if no red background is desired; 2) the applicant shall submit samples of the window proposed window tint(s) to be used for this tenant space, and 3) the decorative trim boards and accent squares remain on the fascia throughout the Oak Street Commons building and repaired and updated where needed. These required re-submittals are seen as minor issues by the Architectural Review Board and shall not prevent the applicant from obtaining any other necessary permits for the project. Approved unanimously.

OLD BUSINESS/NEW BUSINESS

Tom Richart suggested that should the Shopko Store parking lot ever comes up for repaving, that we should look at the direction of traffic flow when making the first left turn near the summer garden center location. The traffic marking and parking spaces should be revised if and when Shako comes forward with a plan.

ADJOURN

Motion by Mark Paschke, seconded by Frank Lorbecki, to adjourn the meeting at 5:53 p.m. Approved unanimously.