

## VILLAGE OF GRAFTON

### ARCHITECTURAL REVIEW BOARD MEETING MINUTES

**MAY 31, 2012**

The Architectural Review Board meeting was called to order at 5:00 p.m. by Chair Richard Rieck.

Board members present: Richard Rieck, Tom Bartlein, Mark Paschke, and Tom Richart

Absent: Frank Lorbecki

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

Others present: Rich Pipek–Groth Design Group, Tim Van Ryzin-Regal-Beloit, Wayne Wiertzema-Wangard Partners, Jim Bilsle-Design 2 Construct, and Jon Wallenkamp-Kueny Architects.

#### **HEAR PERSONS REQUESTING TO BE HEARD**

None

#### **MINUTES**

Motion by Tom Richart, seconded by Tom Bartlein, to approve the minutes of the April 12, 2012 Architectural Review Board meeting, with so noted changes on page 3, paragraph 4 changing north to south as referring to the false entrance facade elevation, page 4, paragraph 4, spelling error from approved to approval, and final spelling error on page 5 last paragraph spelling error from Spako to Shopko. Approved unanimously.

#### **COMMERCIAL PLAN REVIEW**

##### **Review and consideration of architectural plans requested by Grafton Water and Wastewater Utility for a proposed utility storage facility replacement to be located at 1900 Ninth Avenue**

Director of Planning and Development, Michael Rambousek gave a brief background to board members regarding the applicant, Kueny Architects, LLC requesting a proposed utility storage facility to be located 1900 Ninth Avenue, known as the Grafton Water and Wastewater Utility.

Director Rambousek noted that the proposed storage garage facility is 9,000 square feet in area and at its tallest average point from grade is 30 feet and will be located at the northeast corner of the site just east of the main vehicular entrance into the overall site from Falls Street. The garage will a split grade building taking into account the slope of the hill on the east side of the property making the second floor of the garage accessible to fleet vehicles via the existing incinerator parking lot. The lower level will also be accessible by fleet vehicles via the main entrance to the site.

Director Rambousek recommended that a brick material be added to the north elevation that wraps around the west elevation at least until the pedestrian door. The windows on the north elevation should also be accented with pre-cast sills or lintels. The mezzanine roof peak should also have a slight overhang. He also would like the applicant to consider reducing the amount of windows on the north elevation from three sets to two sets and center them to the peak of the main roof line.

Director Rambousek then turned to the architect, Jon Wallenkamp-Kueny Architects, LLC to present the current changes and modifications that were made since the Plan Commission meeting on May 22, 2012. Mr. Kueny then gave description of the materials and the project construction design. He noted that some of the requested changes by the Planning and Development have been addressed. He then reviewed the revised plans with the Architectural Review Board.

The Architectural Review Board members held a limited discussion on the changes that the Planning and Development Staff had suggested and the discussion to the plans such as removing the bonding pattern on the upper level of the north elevation and moving the lower banding up to match with the west and east elevations, the removal of all the transom windows, and the addition of a header detail above the doors.

Motion by Mark Paschke, seconded by Tom Bartlein, to approve the architectural plans for a proposed utility storage garage facility to be located at the Grafton Water and Wastewater Utility, 1900 Ninth Avenue, subject to the following conditions: 1) all modifications to the north building elevation as discussed to create better architectural details on this elevation to be reviewed by the Planning Director; 2) to include the removal of all transom windows; 3) addition of header detail above the doors, and 4) removal of upper banding on the north elevation, and return back to the Architectural Review Board upon completion of final plans with material samples. Approved unanimously.

**Review and consideration of architectural plans requested by Groth Design Group for proposed office building to be located on future Badger Court to accommodate offices of Regal-Beloit**

Director Rambousek stated that the applicant, Groth Design Group, is requesting Architectural Review Board consideration of architectural plans for a new single story 45,218 square feet LEED office building for Regal-Beloit to be located on southwest corner of the soon to be constructed Badger Court and Cheyenne Avenue. He further noted that construction is anticipated to begin almost immediately after approval of the project and is scheduled to be completed by December of 2012.

Director Rambousek stated that the Planning and Development Staff believes that the front main entrance or the east elevation is contemporary and nicely designed. He also mentioned that the rest of building lacks the same level of architectural quality. With some minor changes to these elevations would greatly help the look of the building. He then suggested to the Architectural Review Board members that certain principles must be addressed on the other elevations of this proposed building. A definitive base for the building is lacking. He stated further that this specific principle is especially important with a single story building of this type. In addition, there is no relationship between the extraordinary entrance feature and the rest of the building. It appears an attempt may

have been made to reach this principle with the eclectic window designs that appears throughout each of the building elevations, but it is unsuccessful in tying the building design together. Some minor changes would greatly help the look of the building. Director Rambousek then suggested a few examples. He stated for example, the window sills could be extended past the window frames and a unique course bond of brick could create the illusion of a building base by enhancing these regulating lines. In addition, the light gray brick around the windows could also be equally dispersed around the windows.

Director Rambousek identified that the exterior lighting including wall sconces, pedestrian bollards, and parking lot lighting is in the process of either being reviewed or modified to better fit the architecture of the building. He added that wall sconces may be limited or not even added to the building. The Planning and Development Staff expects to work with the applicant between now and the next scheduled Architectural Review Board meeting to solve these issues.

Director Rambousek then recommended the approval of the architectural plans requested by Groth Design Group for proposed office building to be located on Badger Court to accommodate corporate offices for Regal-Beloit subject to the following conditions: 1) final details of the building materials being modified to create a building base with material changes at this regulating line; 2) all lighting to be modified to be fit the contemporary look of the building, and 3) all mechanical units screening.

Director Rambousek then introduced project architect/applicant, Rich Pipek of Groth Design Group- N58 W6181 Columbia Road, Cedarburg, and WI. Also present was Tim Van Ryzin-Regal-Beloit, Wayne Wiertzema-Wangard Partners, and Jim Bilse-Design 2 Construct.

Mr. Pipek reviewed the details on the elevations and material samples. He stated that the main entrance is a two-story contemporary design comprised of windows with an angular shed style roof with extended eaves. The main entrance is then brought back to a more human scale with a five-section arbor that centers over the main doorway. The building is comprised of two shades of gray colored brick, a series of off-set windows with transoms, precast sills, and an EIFS section that runs across the top of each building elevation with metal coping. The west elevation includes an at-grade delivery door and an adjacent pedestrian door. The east and west building elevations include glass entrance doors with side panels and transoms and the center of each elevation. He noted that they had some challenges with the grading level changes and wetlands of the property. He also identified the two roof top mechanical units which are proposed to be located in the center of the roof. He stated the office space consists of approximately 130 open cubicles and the windows are giving the natural lighting needed for these areas.

Mr. Pipek also noted that the mechanical units would not be seen from the street side of Cheyenne Avenue because of the slope of the property.

The Architectural Review Board members held discussion on the color of the brick samples, window pattern and bonding patterns, and the mechanical units.

Mark Paschke stated that he liked the color pallet, but had concerns about the mechanical units in regard to the screening for Cheyenne Court appearance.

Tom Richart questioned the type of glass being used and the shadow line around the front east elevation.

Chair Rieck felt that the mechanical units review could be worked out at staff level as well as the contemporary lighting in the parking lot.

Mr. Pipek indicated that the glass would be clear certified glass and they would be working Director Rambousek with the details of those materials as well as the lighting issue in the parking lot.

Motion by Tom Bartlein, seconded by Tom Richart, to approve the architectural plans requested by Groth Design Group for proposed office building to be located on Badger Court to accommodate corporate offices for Regal-Beloit subject to the following conditions: 1) final details of the building materials being modified to create a building base with material changes at this regulating line; 2) all lighting to be modified to be fit the contemporary look of the building and worked with the Planning and Development Staff, and 3) all mechanical units screening to be worked at staff level. Approved unanimously.

#### **OLD BUSINESS**

Tom Richart mentioned the visible view of the new structure on the roof of the Village Center building on 13<sup>th</sup> Avenue and Washington Street just as an observation.

Mr. Richart also questioned if the property located on the 11<sup>th</sup> Avenue, owned by Liz and Tim Kohler, was ever going to return with plans by the owners.

Tom Johnson mentioned that to his knowledge that project is no longer being pursued.

#### **NEW BUSINESS**

None

#### **ADJOURN**

Motion made by Tom Richart, seconded by Mark Paschke, to adjourn the meeting at 5:53 p.m. Approved unanimously.