

VILLAGE OF GRAFTON

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

AUGUST 23, 2012

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

Board members present: Richard Rieck, Thomas Richart, Tom Bartlein, Mark Paschke, and Frank Lorbecki.

Staff/Officials present: Michael A. Rambousek, Director of Planning and Development

HEAR PERSONS REQUESTING TO BE HEARD

None

MINUTES

Motion by Frank Lorbecki, seconded by Mark Paschke, to approve the minutes of the July, 2012 Architectural Review Board meeting with corrections. Approved unanimously.

REVIEW JULY 2012 INSPECTION/ASSESSMENT BENCHMARK REPORT

Motion by Frank Lorbecki, seconded by Mark Paschke, to approve the July 2012 Inspection and Assessment Benchmark Report as presented. Approved unanimously.

RESIDENTIAL PLAN REVIEW

Hillcrest New Single Family Home Revision; Lot 23 Blackhawk Valley Phase I

The Architectural Review Board reviewed the revised plans as submitted for the proposed single family home.

Motion by Tom Bartlein, seconded by Mark Paschke, to approve the architectural plan revisions to a new single family home to be located at Lot 23 Blackhawk Valley Phase I. Approved unanimously.

COMMERCIAL PLAN REVIEW

Review and consideration of architectural plans requested by Mike Klingl of Greenberg Farrow (Agent) for Meijer proposing a Super Center and C-Store/Gas Station to be located on the east side of Port Washington Road just south of the Target/Home Depot parcel

Director Rambousek introduced the project stating that the applicant is requesting approval of a rezoning petition and conditional use permit (CUP) approval for a grocery/department store, typically referred to as a “supercenter”, that is over 50,000 square feet in total floor area. Meijer is also proposing to develop a fuel center with an associated convenience store (c-store). The proposed site for this project is located on the east side of Port Washington Road and immediately south of the woodlands on the south side of the Home Depot store property. Along with Plan Commission review and consideration of this project, the Architectural Review Board is required to review the proposed architectural plans of the primary building and the c-store. Director Rambousek also stated that in this particular case, the proposed Meijer super center is 191,352 square feet and the proposed c-store will be 2,460 square feet but he is recommending that the c-store and fuel center not be reviewed for consideration at this meeting. Director Rambousek stated that the c-store building would need to return to a future Architectural Review Board meeting if the applicant wishes to pursue that approval.

Director Rambousek then reviewed the architectural plans stating that the west elevation of the main store will have two main entrances. The north entrance vestibule will provide direct access to the “Home” side of the store and the south entrance vestibule will be signed as “Fresh” to direct customers to the grocery side of the store. A pharmacy drive-thru is also proposed to be located at the northwest corner of the store and will be located at the northwest corner of the store directly in front of the garden center. The proposed materials for this elevation and the building overall consists of two full glass vestibules at the front for each entrance and then a series of regular sized brick of tan with sandstone finish and red and almond bricks with typical finish. There is also an accent brick that is blue with a glazed finish located in various section of each elevation. Both entrances also include a blue awning supported by brick columns. The roofline of the front elevation does a great job with undulation for the entire length of the building with parapet walls and the vestibule sections rising above the primary roof line. The south building elevation includes many of the same materials and also includes the loading docks and trash refuse areas. The Planning and Development Staff would like to see additional screening and green space. The building materials are similar to the front elevations, but the roofline and facade remain too linear and need to be enhanced, at least on the western half. The north elevation includes the outdoor storage area. This area consists of a black wrought iron (aluminum) style fence around the perimeter with a small canopy that extends outward from the building. A framed roof covering then provides shelter over the rest of the outdoor display area. As with the truck docks and refuse area, the roofline and facade are too linear and need to be further enhanced. The rear elevation faces I-43 and utilizes the same masonry materials and color patterns of the other elevations. However, the roof does not undulate in this area like it does on the front building elevation. In the time since the first Plan Commission meeting the applicant has worked with the Planning and Development Staff to significantly enhance this side of the building. Based on the initial review of the architectural plans by the Planning and Development Staff several modifications were requested and have since been made. These changes are now included on the revised plans. These changes included widening and/or capping the parapet walls on the front elevation, adding an accent brick in areas of previous

monotony, identifying the internal structural components inside the vestibules as a visual architectural component, framing the Meijer wall sign, adding wall sconces to the building, tying together the linear components of the building together with a top, middle, and base section for each elevation, and individually channel mounting all wall signage. On the north elevation a brick base should be added as a base for the wrought iron fencing (on front elevation as well), the drive-thru canopy should consist of the same material as the front awnings, and the continued linear integration of sections of the elevation. Additional landscaping and screening will also be added in this area. The south elevation has also been enhanced with established linear relationships between sections of the building.

Director Rambousek stated that the east elevation, which serves as the rear of the building and is highly visible from I-43, includes the establishment of linear relationships between building components, adding interest to areas of monotony with accent brick, and the framing of the Meijer wall sign. The rear elevation has also been substantially enhanced with landscaping between the building well and I-43. In addition, the area just north of this elevation will provide a location for public art that will be reviewed by the Public Arts Board at a future date. All of these modifications are now included in the plans that have been provided to the Architectural Review Board. However, there are additional changes the Planning and Development Staff would like the applicant to consider. This includes the addition of more roof line and wall undulation on the east and south building elevations and window fenestration added to the top level of the east building elevation.

Director Rambousek then recommended that the Architectural Review Board approve the architectural plans by the Architectural Review Board as requested by Mike Klingl of Greenberg-Farrow for a proposed Meijer super center to be located on the east side of Port Washington Road just south of the Target/Home Depot parcel, subject to the following conditions: 1) review and approval of this project by the Plan Commission and Village Board; 2) modifications to the east and south building elevations such as wall and roof line undulation; 3) the addition of windows to the top section of the east elevation, and 4) the c-store returning to the Architectural Review Board at a future date for consideration.

Mike Klingl of Greenberg-Farrow was present to go over the architectural plans with the Architectural Review Board. He also stated that he was comfortable adding more roofline undulation to the east and south building elevations but wanted the applicant to consider a different alternative to windows at the top of the east elevations.

Mr. Klingl then went over a plan that displayed a bricked-in window design for the rear elevation.

Director Rambousek stated that he liked this modification and requested that the same brick pattern be used behind the front and rear wall signs.

Mr. Klingl stated that would be acceptable.

Mark Paschke stated that he was comfortable with the architectural plans as submitted with the appropriate changes.

Frank Lorbecki stated that he was comfortable with the plans.

Tom Bartlein stated that he liked the revisions and complimented the applicant on the design.

Tom Richart mentioned other projects the Architectural Review Board reviewed in this area and questioned if the brick size was too small. He also asked about the epoxy color that would be used.

Director Rambousek stated that he thought the brick size was appropriate.

Mark Paschke agreed.

Mr. Klingl stated that he would provide the epoxy color in the future.

Motion by Mark Paschke, seconded by Frank Lorbecki, to approve the architectural plans as requested by Mike Klingl of Greenberg-Farrow for a proposed Meijer super center to be located on the east side of Port Washington Road just south of the Target/Home Depot parcel, subject to the following conditions: 1) review and approval of this project by the Plan Commission and Village Board; 2) modifications to the east and south building elevations such as wall and roof line undulation, and 3) the c-store returning to the Architectural Review Board at a future date for consideration. Approved unanimously.

OLD/NEW BUSINESS

None

ADJOURN

Motion by Tom Bartlein, seconded by Mark Paschke to adjourn the meeting at 5:47 pm. Approved unanimously.