

VILLAGE OF GRAFTON

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

May 30, 2013

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

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

Staff/Officials present: Village Administrator Darrell Hofland, Building Inspector Tom Johnson, and Administrative Secretary Deborah A. Brown

Others present: Scott Uhen-Demlong Builders, Will Hollrith-Hollrith Realty, Jamie Scofield, and Mark Hans of JW Industries representing Grafton School District, and David Boehm, 843 Overland Trail

MINUTES

Motion by Tom Bartlein, seconded by Frank Lorbecki, to approve the minutes of the May 9, 2013 Architectural Review Board meeting, as presented. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None

RESIDENTIAL PLAN REVIEW

A. Lot 92, Blackhawk Valley Phase IV-New single family home-Demlang Builder

The Architectural Review Board reviewed the single family home architectural plans with builder-Scott Uhen of Demlang Builders to be located at 2142 Yuma Street.

There were no concerns or comments.

Motion by Tom Bartlein, seconded by Frank Lorbecki to approve the architectural plans for a single family home located at Lot 92, Blackhawk Valley Phase IV, as submitted. Approved unanimously.

B. Lot 41, Blackhawk Valley Phase II-New Single Family Home-Kaerek Builders

The Board members reviewed the single family architectural plans to be located at 1924 Blackhawk Drive, Lot 41, Blackhawk Valley Phase II.

Will Hollrith was present for this item.

A short discussion was held on look-alikes in the subdivision.

Chair Rieck clarified that William Ryan Homes Subdivision was the only subdivision in Village of Grafton that had restricted a look alike policy.

Motion by Tom Bartlein, seconded by Tom Richart to approve the architectural plans for a single family home located at Lot 41, Blackhawk Valley Phase II, as submitted. Approved unanimously.

C. Lot 25, Shady Hollow Phase 1-New Single Family Home-Kaerek Builders

Will Hollrith was present for this item as well.

The single family architectural plans for Lot 25, Shady Hollow Phase 1 to be located at 1067 Candleberry Lane was reviewed by the Architectural Review Board members.

There were no concerns regarding this submittal and comment was made in regard to having activity in the subdivision development was a good sign of the housing market turning a positive direction.

Motion by Frank Lorbecki, seconded by Tom Bartlein to approve the architectural plans for a single family home located at Lot 25, Shady Hollow Phase 1 - 1067 Candleberry Lane as submitted. Approved unanimously.

D. 843 Overland Trail-Garage Addition-Wolter Brothers Builders

The property owners, Mr. and Mrs. David Boehm were present for any questions that the Board members may have on their garage addition.

A brief discussion took place on the siding to match the home and so noted that the architectural plans showing a window and a door on the garage.

There were no more comments or concerns, the Board moved forward with the approval.

Motion by Frank Lorbecki, seconded by Tom Bartlein to approve the architectural plans for a garage addition to be located at 843 Overland Trail, as submitted. Approved unanimously.

Chair Rieck asked the Board members is they had any objections to moving up item 5-B. There were no objections.

COMMERCIAL PLAN REVIEW

Review and consideration of proposed Grafton High School Athletic Field-Press Box/New Bleacher Structure

Administrator Hofland gave background into the proposed site improvements for the Grafton High School Athletic Field.

He stated that the Grafton School District is proposing the replacement of the existing athletic field (football/track field) press box/bleachers, located at 1800 Washington Street. The School District construct a new bleacher structure to accommodate 1200 people and will provide for ADA access and seating.

He explained that the structure will consist of a gray metal paneled shroud on all elevations including bleacher skirting. This enclosed structure will benefit the School District in providing for additional inside storage area. The structure will have a three foot wide orange stripe across the west (back) elevation and the south and north elevations. In addition to the orange stripe, four 9 foot overhead doors on the west elevation and two 5 foot overhead doors will be painted orange. The chain link fencing on the structure will be painted black. The press box is a 30 foot 8 inch by 8 foot metal structure with seven east elevation windows and a door on the north and south elevations.

A signage package and lighting package have not been submitted for review by the Planning and Development Staff. The signage package will be presented to the Plan Commission for their consideration and approval.

He further noted that the plans submitted to the Planning and Development Staff include complete elevation of the press box/bleachers structure. The structure is substantially comprised of metal panels. This is contrast to all other high school/elementary school structures which are constructed of non-metal materials. The metal panels and skirting will provide for a clean appearance in lieu of the existing exposed bleachers superstructure. The inclusion of the orange stripe is an appropriate selection to reflect school colors. The School District has also selected an orange color on the overhead doors. In order to balance the square footage of the orange paint on the west elevation overhead doors, the School District has identified that the adjacent concession block building will be repainted from its all orange color to a substantially gray color to tie into the proposed press box/bleacher structure.

He also noted that the press box consists of gray metal panels and black shingles. The Architectural Review Board should consider the need for adequate wide gray framing around all doors and windows.

The Planning and Development Staff is asking for the School District to present a landscaping plan that should include half dozen trees to be planted west of the new structure to mask the length of the structure.

Present for the Grafton School District to answer any questions regarding the materials proposed were Jamie Scofield and Mark Hans of JW Industries-athletic facility products and custom fabrications company.

The Architectural Review Board then reviewed the material samples. They held a short discussion on the type of color trim to be used on the windows and door

wrap. It was the consensus that corner trim should match the gray on the bleacher structure itself. The window trim color should be white

Motion by Tom Bartlein, seconded by Tom Richart to approve the elevations of the press box/bleacher structure located at 1800 Washington Street athletic field as presented subject to the following conditions:

1) adequate framing of the press box windows and doors, 2) lighting package to be reviewed and approved by the Planning and Development Staff, and 3) wall signage to be approved by the Plan Commission, 4) trim on roll up doors and corner trim should match the gray color of the bleacher structure, and 5) all the window wraps should be white in color. Approved unanimously.

Review and consideration of architectural modifications for Twin City Plaza (NAPA) Façade Improvements located at 1720 Wisconsin Avenue

Administrator Hofland then introduced the next proposed façade modifications for Twin City Plaza building located at 1720 Wisconsin Avenue. He stated at the recent Plan Commission meeting on May 21, 2013, the applicant, John Bruecker-1720 Properties LLC, obtained approval on a site plan and a conditional use permit for the former Banner Craft building and site. The building would accommodate an auto supply store - NAPA Auto Parts.

He noted that the Architectural Review Board had previously approved façade renovation plans to Twin City Plaza for the building located at 1750-70 Wisconsin Avenue and Ozaukee Ace Hardware.

He also explained that Architectural Review Board member, Mark Paschke has spent a great deal of time with the Brueckers on coming up with modifications that would be cost effective for the property owners as well as appealing to the new tenant who will occupy the entire building.

The plans submitted to the Planning and Development Staff include a complete façade renovation for the building located at 1720 Wisconsin Avenue. The existing brick on the building will remain, be cleaned and tuck pointed. New 4 inch veneer brick column wrap with precast cap will be installed on existing column locations. The proposed brick will match existing building brick on the west elevation. There will be new fascia, drip and coping on the west elevation as well. The applicants will also provide a new metal gable roof to match the roof on the building to the south. They will also provide new landscape plantings adjacent to the front elevation. New sconce type light fixtures on exterior face of columns on the west elevation will also be installed. The applicant will also be updating the windows with 1 inch insulated glass in new aluminum frames on the store front.

The Planning and Development Staff recommends that the Architectural Review Board review the proposed tint of windows.

The wall signage on the west elevation must be reviewed by the Planning and Development Staff and presented to the Plan Commission for approval, consistent with the South Commercial District signage guidelines.

At this time, the Board members reviewed the material samples and held discussion on the front (west elevation) the column treatment decorative bases and the tint for the windows.

The members were in agreement to keep the columns as presented but did request that the tint on the windows be lightened up from the sample submitted.

Motion by Frank Lorbecki, seconded by Tom Bartlein to approve the facade renovation plans to the 1720 Wisconsin Avenue building located in the Twin City Plaza as presented subject to the following conditions: 1) the glass tint on the west elevation windows to be moderate to low tint; 2) building lighting features to be reviewed by the Planning and Development Staff; 3) brick column wrap with precast cap at existing column locations as presented; and 4) natural mulch landscaping planters under the west elevation canopy with planting materials to be submitted for approval by Planning and Development Staff; 4) wall signage to be approved by the Plan Commission, and 5) trim on the window frames should be aluminum color. Approve 4-0 (Paschke - abstain).

OLD BUSINESS

None

NEW BUSINESS

Administrator Hofland informed the members that the second round of interviews for the Director of Planning and Development position was taking place this month and that hopefully the Village would have someone employed in July.

ADJOURN

Motion by Tom Richart, seconded by Frank Lorbecki, to adjourn the meeting at 5:50 p.m. Approved unanimously.