

VILLAGE OF GRAFTON
ARCHITECTURAL REVIEW BOARD MINUTES
THURSDAY, FEBRUARY 12, 2015

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

Board members present: Trustee David Liss, Tom Bartlein, Tom Richart, and Frank Lorbecki

Board members absent: Mark Paschke

Staff/Officials present: Director of Planning and Development Jessica Wolff

Others present: Bob Meier representing Habitat for Humanity; Aaron Matter, Eric Harmon, and Mike Miller representing Capri Communities; and Steve Jeske and others representing McDonald's

MINUTES

Motion by Mr. Bartlein, seconded by Mr. Lorbecki to approve the minutes of the December 11, 2014 Architectural Review Board meeting as presented.
Motion carried.

APPROVAL OF BUILDING INSPECTION REPORTS DECEMBER 2014 AND JANUARY 2014

Motion by Mr. Lorbecki, seconded by Mr. Richart to approve the building inspection reports for the months of December 2014 and January 2015.
Motion carried.

PERSONS REQUESTING TO BE HEARD

None.

RESIDENTIAL PLAN REVIEW

A. 1911 Blackhawk Drive; Lot 34-Blackhawk Valley Phase IV; Kaerek Homes

The Board reviewed the plans. There was discussion about whether this house was identical to a house recently approved across the street. Director Wolff offered to confirm with the Building Inspector that it is not identical.

Motion by Mr. Lorbecki, seconded by Mr. Bartlein to approve the architectural plans for a new single family home to be located at 1911 Blackhawk Drive known as Lot 34-Blackhawk Valley Phase IV, as presented. Motion carried.

COMMERCIAL PLAN REVIEW

A. Review and consideration of the Habitat for Humanity architectural plans for a multi-family project located just west of Sendik's on Wisconsin Avenue

Director Wolff reviewed the proposed single family house. The applicant, Habitat for Humanity - Ozaukee Inc., is presenting building elevations for the single family home at their project on Columbia Road. Building elevations for the duplex building will be presented in the future. Bob Meier was present representing the applicant.

Motion by Mr. Richart, seconded by Mr. Bartlein to approve building elevations for the single family home at the Habitat for Humanity- Ozaukee Inc. project on Columbia Avenue with the following condition: final siding color selection shall be approved by the Director of Planning and Development.
Motion carried.

B. Review and consideration of Village Pointe Commons senior living community to be located at 1953 Wisconsin Avenue

Aaron Matter, Development Manager of Capri Communities, reviewed the changes in the project since the Board conducted a preliminary review in November 2014. The number of units has increased from 202 to 227; 20 of the additional units comes from a new fourth floor at the assisted living building. The overall height of this building remains the same since the new floor will replace what was almost a story of exposed foundation on the east elevation. The main entrance was redesigned to accommodate emergency vehicles. The development now includes a pool area on the enclosed parking level floor of Phase 2 of the independent living building. The driveways of the casetta layout has changed from a loop drive to a hammerhead and the floor plan has changed to a rectangular shape. The applicant is also removing the canopy near the entrance to the memory care building.

The Board discussed the building material colors and decided that given the limited color selection of the applicant's preferred materials, the proposed colors were acceptable. There was also a discussion about mechanicals. The applicant explained that all mechanicals will be located on the Commons roof, but that they were still debating between magic paks or a heat pump system for HVAC. Condensers, if used, would be located in alcoves on the building exterior regarding or which system is selected. The magic pak system would include the use of grates on the exterior of the building which would be painted to match the adjacent material.

Mr. Richart likes the appearance of the buildings in the rendering and elevations and noted that the building elevations do not reflect the actual building material colors.

Motion by Mr. Bartlein, seconded by Mr. Lorbecki to approve building elevations for Village Pointe Commons requested by Capri Communities based on the following conditions:

1. Identify the location of and completely screen all roof-mounted mechanicals from view.
2. Submit final building elevations based on final HVAC design (including all grates) to be approved by the Director of Planning and Development.
3. Signage shall be approved separately by the Director of Planning and Development.

Motion carried 3-1 (Richart-nay).

C. Review and consideration of McDonald's restaurant to be located on WIS 60 in Grafton Commons (Parcel 10-020-06-011.00)

The McDonald's team noted that the building is separated into three volumes but focuses on the customer space. There was discussion about digital ordering kiosks with a pick-up area and traditional ordering spaces. Mr. Richart asked about accessibility to bathrooms during drive through only hours. The applicant noted that the building will be locked after dining room hours.

There was a discussion on the west elevation and transition between the glass and the brick. Mr. Richart felt there was too much yellow on this elevation and the applicant noted that this is an area for localized graphics. Mr. Richart suggested using cast stone under the windows on this elevation rather than brick. The applicant reminded the Board that they are trying to divide the exterior into the three volumes. They will work on new design to transition around this corner as well as the final brick color.

Chair Liss and Mr. Bartlein like how it looks. Chair Liss noted that the north elevation has a long wall of brick but it is acceptable. The project will come back to the Board in March.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURN

Motion by Mr. Richart, seconded by Mr. Bartlein to adjourn at 6:30 p.m. Motion carried.