

VILLAGE OF GRAFTON
ARCHITECTURAL REVIEW BOARD MINUTES
TUESDAY, MARCH 24, 2015

The Architectural Review Board meeting was called to order by Chair David Liss at 5:15 p.m.

Board members present: Trustee Dave Liss, Tom Bartlein, Tom Richart, Frank Lorbecki, and Mark Paschke

Staff present: Director of Planning and Development Jessica Wolff

Other Officials present: President Jim Brunquell

PERSONS REQUESTING TO BE HEARD

None.

MINUTES

Motion by Mr. Richart, seconded by Mr. Paschke to approve the minutes of the February 12, 2015 Architectural Review Board meeting as presented.
Motion carried.

COMMERCIAL PLAN REVIEW

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

The applicant, Steve Jeske from Haag Muller on behalf of McDonald's, is returning to the Architectural Review Board to present building elevations for a new McDonald's restaurant on WIS 60. The subject property is a 1.85-acre site located east of Kohler Credit Union and is the last remaining lot in Grafton Commons. The Plan Commission reviewed the Concept Plan on February 24, 2015. Some of the comments and concerns at the Plan Commission level was to enhance the south elevation and the use of different materials to break up the both the north and south elevations.

The Board discussed the single brick color and mortar options. The applicant noted that all mechanicals would be located on the roof on the west end of the building. The applicant presented a new option for the graphic on the west and north sides of the building. Rather than being filled with words related to the McDonald's brand, it would have words related to Grafton (e.g., Lime Kiln Park, Bridges, local streets). The Board thought it was an interesting idea but it looked too busy. Staff will work with McDonald's on the final design for the graphic.

Motion by Mr. Paschke, seconded by Mr. Bartlein to approve the building elevations for McDonald's restaurant as requested by Steve Jeske of Haag Muller Inc. based on the following conditions:

1. No window tinting shall be allowed. Window trim shall be natural anodized aluminum.
2. Mortar color to be approved by the Director of Planning and Development.
3. All vents and mechanical equipment must be screened from view or enclosed in a chase constructed of materials similar to those used on the building.
4. Provide elevations and building materials for the dumpster enclosure to be approved by the Director of Planning and Development.
5. The final design for the local graphic on the west and north elevations shall be approved separately by the Director of Planning and Development.
6. Signage shall be approved separately by the Director of Planning and Development.

Motion carried.

OLD/NEW BUSINESS

None.

ADJOURN

Motion by Mr. Paschke, seconded by Mr. Richart to adjourn at 5:55 p.m. Motion carried.