

VILLAGE OF GRAFTON
ARCHITECTURAL REVIEW BOARD MINUTES
THURSDAY, APRIL 16, 2015

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

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

Board members excused: Mark Paschke

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

Others present: Cindy Schaffer representing Schaffer Development, Cliff Mayer of MHA, Phil Schultz of Horizon Design & Build, and Bob Henderson of Henderson Group

PERSONS REQUESTING TO BE HEARD

None

MINUTES

Motion by Tom Richart, seconded by Frank Lorbecki to approve the minutes of the March 24, 2015 Architectural Review Board meeting as presented.
Motion carried.

APPROVAL OF THE INSPECTION REPORTS FOR FEBRUARY AND MARCH 2015

Building Inspector Tom Johnson explained that due to computer complications, the only Inspection Report submitted is the February 2015. He stated that he will have the March 2015 report next month.

Motion by Frank Lorbecki, seconded by Tom Bartlein to approve the February 2015 Inspection Report as presented. Motion carried.

RESIDENTIAL PLAN REVIEW

A. New Single Family Home; Blackhawk Phase IV; Lot 76; Henderson Group

The Board members reviewed the single family home architectural plans. There were no comments or concerns.

Motion by Frank Lorbecki, seconded by Tom Bartlein to approve the architectural plans for a new single family home to be located at 2123 Yuma Street known as Lot 76, Blackhawk Valley Phase IV as presented. Motion carried.

COMMERCIAL PLAN REVIEW

A. Review and discussion on initial architectural plans for the Lumberyard 1505 mixed use development project located on the west sit of Wisconsin Avenue, south of Beech Street

Village Administrator Darrell Hofland gave background on the mixed use development project. He stated that the applicant, Shaffer Development LLC, is presenting building elevations for a new mixed use development at the former Lumberyard site in downtown Grafton to be named "Lumberyard 1505." The subject property is a 4.7-acre site located southwest of the intersection of Wisconsin Avenue and Beech Street. The Community Development Authority (CDA) has worked almost ten years to assemble the property for this redevelopment project. He noted that the first phase will be reviewed tonight. The Village staff have met over the past few months with the Developers to come up with plans. He further stated that this project will go to Plan Commission on April 28, 2015 for initial Concept Plan review. It will return to the Architectural Review Board for the final plan review in June, 2015.

He noted that the project will be developed in multiple phases. Phase one includes a single building that wraps around the northeast portion of the site. The building will be three to four stories and will include 72 apartments, approximately 10,000 square feet of first floor retail space along Wisconsin Avenue, and an outdoor patio. Phase one will also include 75 underground parking spaces for the apartments and 92 surface parking spaces. Mr. Hofland then introduced Cindy Shaffer of Shaffer Development.

Ms. Shaffer gave a brief background on her development company which specializes in challenging site developments and introduced her team. Mr. Schultz explained that of the 72 units in the first phase building, it will consists of efficiencies, one and two bedrooms, and a few three bedroom units.

Mr. Mayer reviewed the project and noted that the proposed building materials include a mix of precast concrete veneer stone, cement lap siding, and cement siding in smooth finish panels. The balconies will have prefinished metal railings. The windows on the commercial store fronts will have dark bronze anodized frames. He explained that the materials are different but complementary to those in other downtown developments. He noted that the brick and stone color selected have a similar look as the Heritage and the Grafton Hotel buildings and the first building of the Lumberyard 1505 is consistent in scale with these buildings. He also indicated that they are presenting two color schemes for Board consideration: (1) tans and browns with red accents and (2) tans and browns with white accents.

The Architectural Review Board members held discussion on the color selections, building material samples, and mechanical equipment locations.

It was by consensus that the Architectural Board members choose the tans and browns with red accents. Administrator Hofland noted that the sample of the

precast concrete veneer stone is not representative in terms of individual stone size; there should be fewer smaller stones and more larger ones. They also would like to see all furnace vents and all mechanical equipment identified on the site plan. They also reminded the developers and architects that no mechanicals should be visible in future building elevations.

Chair Liss thanked the Village staff and the developers for working so well together on this project and look forward to reviewing the final plans in June 2015.

OLD BUSINESS

Tom Richart asked Building Inspector Tom Johnson to check on the new home construction on 11th Avenue, north of Broad Street in regards to the windows on the garage.

NEW BUSINESS

- A. Discussion of changing Architectural Review Board meeting time:
Architectural Review Board members held a short discussion on changing the starting time of the meetings. It was by consensus that the Architectural Review Board meetings should start a 6:00 p.m.

Chair Liss and the Board members took a moment to thank Board member Tom Richart on his 22 years serving on the Architectural Review Board. Tonight was his last meeting.

ADJOURN

Motion by Tom Richart, seconded by Frank Lorbecki to adjourn at 5:47 p.m. Motion carried.