

VILLAGE OF GRAFTON
ARCHITECTURAL REVIEW BOARD MINUTES
THURSDAY, JUNE 18, 2015

The Architectural Review Board meeting was called to order by Chair David Liss at 6:00 p.m.

Board members present: Trustee Dave Liss, Mark Paschke, Tom Bartlein and Koby Scheel

Board members excused: Frank Lorbecki

Staff/Officials present: Building Inspector Tom Johnson and Director of Planning and Development Jessica Wolff

Others present: Vincent Micha, Todd Opgendorth, Jim Hinze, Kevin Steltenpohl, Cindy Shaffer, Philip Schultz, and Mark Helminiak

PERSONS REQUESTING TO BE HEARD

None

MINUTES

Motion by Mr. Bartlein, seconded by Mr. Scheel to approve the minutes of the May 28, 2015 Architectural Review Board meeting as presented. Motion carried.

APPROVAL OF THE INSPECTION REPORTS FOR MARCH, APRIL, AND MAY 2015

Mr. Johnson noted that the Board is receiving several past months of report because the Inspection Department went through a software upgrade earlier this year and wanted to make sure the reports were correct before submitting them to the committee.

Motion by Bartlein, seconded by Scheel to approve the Inspection reports for March, April, and May 2015. Motion carried.

RESIDENTIAL PLAN REVIEW

- A. 389 Homestead Trail; Vincent Micha; attached deck on a corner lot**
The Board reviewed the plans.

Motion by Bartlein, seconded by Scheel to approve the architectural plans for an attached deck to be located at on a corner lot at 389 Homestead Trail, as presented. Motion carried.

B. New Single Family Home; Blackhawk Phase IV; Lot 74; 2149 Yuma Street; Hometown Building

The Board reviewed the plans.

Motion by Mr. Bartlein, seconded by Mr. Scheel to approve the architectural plans for a single family home to be located at 2149 Yuma Street, known as Lot 74, Blackhawk Valley IV, as presented. Motion carried.

COMMERCIAL PLAN REVIEW

A. Review and discussion on architectural plans for the Master Tool and Mold Inc. building addition located at 765 11th Avenue

Director Wolff described the simple building addition to accommodate a crane. The applicant noted that the existing building will be painted to match the addition.

Motion by Mr. Scheel, seconded by Mr. Bartlein to approve building elevations for an addition to Master Tool & Mold Inc. at 765 11th Avenue, as presented. Motion carried.

B. Review and consideration on architectural plans for the Grace Lutheran Church building addition located at 715 Sixth Avenue

Director Wolff described the two additions: one for offices on the south side of the building and another for a kitchen on the northwest corner. Mr. Hinze presented the building materials. Mr. Scheel asked about glass tint. Mr. Hinze noted that it is all the same as the lighter tint in the existing office. There was a discussion about windows on the northwest corner. The existing EIFS is between the two additions and will be painted to match the new siding colors. There was a discussion about the kitchen hood vent; the exhaust on the roof, which is not depicted, must be screened.

Motion by Paschke, seconded by Scheel to approve building elevations for Grace Lutheran Church located at 715 Sixth Avenue, with the following conditions:

1. All hood exhaust and furnace vents shall be enclosed in a chase constructed of materials similar to those used on the building.
2. Relocate and appropriately screen all heating, venting, and air-conditioning equipment.

Motion carried.

C. Review and consideration of architectural plans for the mixed use building at Lumberyard 1505 located at 1505 Wisconsin Avenue

Director Wolff noted that there are no substantive changes to the architecture for the project. Mr. Helminiak presented the building materials and noted that the window sashes will now be a lighter clay color due to manufacturer availability. There was a discussion about the balcony and overhang trim. The glass on the

retail portions will be clear and residential windows will be high efficiency with low-e coating. There was a discussion about building elevations and the location of steps.

Mr. Johnson asked about the underside of the balcony decks. Mr. Schultz noted that the decking materials would be a dark brown composite which is not finished on the underneath side; support beams will be a dark treated lumber. He is concerned about creating habitat for insects and noted that the underside of the decks will be in the shade and not obvious from the ground.

Mr. Scheel asked about the design of the wall to the underground parking. Mr. Phil noted this will be landscape block. All HVAC equipment for the retail spaces will be on the roof. All furnaces will be in the residential units and condensers will be on center of the roof. Intake and exhaust furnaces vents and drier vents will be on the exterior façade based on the location of the furnaces. The specific location of the vents will be determined after the design of the HVAC system.

There was a discussion about the fourth floor outdoor deck railing. Mr. Helminiak indicated that the railing will be the same as individual unit decks with planters.

Motion by Mr. Bartlein, seconded by Mr. Paschke to approve the final architectural elevations for a mixed use building located at 1505 Wisconsin Avenue known to be as Lumberyard 1505, with the following conditions:

1. All heating, venting, and air-conditioning equipment shall be roof-mounted and not visible from the ground level.
2. Revise building elevations to include all exterior vents.
3. Revise the building elevations to include a customer entrance on Wisconsin Avenue on the northeast corner of the building outside of the patio.
4. Revise the building elevations to include the number of feet and steps up to each entrance, if any.

Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURN

Motion by Mr. Scheel, seconded by Mr. Paschke to adjourn at 7:05 p.m.
Motion carried.