

VILLAGE OF GRAFTON
ARCHITECTURAL REVIEW BOARD MINUTES

OCTOBER 8, 2015

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

Board members present: Trustee Liss, Tom Bartlein, Koby Scheel, and Frank Lorbecki

Members excused: Mark Paschke

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

Others present: Scott Van Dyke, Dave Stubbs and Jerry Molitor representing UFS, Kevin Wahlgren representing J.B. Real Estate, George Edwards and Bob Duckart representing Our Savior Lutheran Church, and Will Hollrith representing Kaerek Builders

PERSONS REQUESTING TO BE HEARD

None.

MINUTES

Motion by Mr. Lorbecki, seconded by Mr. Scheel, to approve the minutes of the September 10, 2015 Architectural Review Board meeting, as presented.
Motion carried.

RESIDENTIAL PLAN REVIEW

TREEHOUSE; 419 WASHINGTON STREET; SCOTT VAN DYKE

Mr. Van Dyke was present and distributed photos of the treehouse. Trustee Liss noted that this project was approved by the Zoning Board of Appeals.

Motion by Mr. Bartlein, seconded by Mr. Scheel, to approve the construction of a treehouse at 419 Washington Street, as presented. Motion carried.

NEW SINGLE FAMILY HOME LOT 25; CHEYENNE ESTATES; HILLCREST BUILDERS

Motion by Mr. Lorbecki, seconded by Mr. Bartlein, to approve the architectural plans for new single family home to be located on Lot 25, Cheyenne Estates by Hillcrest Builders. Motion carried.

NEW SINGLE FAMILY HOME LOT 59; BLACKHAWK VALLEY PHASE III; KAEREK BUILDERS

Motion by Mr. Lorbecki, seconded by Mr. Bartlein, to approve the architectural plans for new single family home to be located at 2131 Wichita

Lane - Lot 59, Blackhawk Valley Phase III, Kaerek Builders, as presented.
Motion carried.

NEW SINGLE FAMILY HOME LOT 28; SHADY HOLLOW PHASE I; KAEREK BUILDERS

Motion by Mr. Bartlein, seconded by Mr. Scheel, to approve the architectural plans for new single family home to be located on Lot 28, Shady Hollow Phase I; Kaerek Builders, as presented. Motion carried.

COMMERCIAL PLAN REVIEW

REVIEW AND DISCUSSION ON NEW ARCHITECTURAL PLANS FOR A CHANGE TO THE ENTRANCE/EXIT TO POURVINO AT 1239 WASHINGTON STREET

Director Wolff explained that the applicant is returning to the Architectural Review Board because of a change to the location of the previously approved new entrance/exit to Pourvino. The new elevation also includes two louvered vents for intake and exhaust for a possible future cooktop hood system. The Board discussed the appearance of the louvers and the lack of other viable options for the exhaust system.

Motion by Mr. Bartlein, seconded by Mr. Scheel to approve the new building elevations for an entrance/exit and the louvers at Pourvino at 1239 Washington Street, with the condition that future louver installation only applies to Pourvino (i.e., a different user would need to reapply).
Motion carried.

REVIEW AND CONSIDERATION OF ARCHITECTURAL PLANS FOR VESTIBULE ALTERATION AND COVERED ENTRANCE ADDITION TO UNITED FINANCIAL SERVICES LOCATED AT 2230 DAKOTA DRIVE

Dave Stubb and Jerry Molitor were present representing UFS. There was a discussion about the color of the glass for the new vestibules. Mr. Stubbs indicated that the glass would be tinted bronze to match window trim and the upper portion of the main entrance would be opaque spandrel glass.

Motion by Mr. Bartlein, seconded by Mr. Lorbecki to approve the architectural plans for vestibule alteration and a new covered entrance addition to United Financial Services located at 2230 Dakota Drive as presented. Motion carried.

REVIEW AND CONSIDERATION OF ARCHITECTURAL PLANS FOR AN ADDITION TO J.B. REAL ESTATE BUILDING LOCATED AT 2260 DAKOTA DRIVE

Kevin Wahlgren was present representing J.B. Real Estate. There was a discussion about the center score block versus a rectangular block. Overhead doors would be white to match the block. The Board reminded Mr. Wahlgren that no roof top mechanicals can be visible from the public street. Mr. Wahlgren indicated that all mechanicals would be located in the center of the roof so they would not be visible.

Motion by Mr. Lorbecki, seconded by Mr. Scheel, to approve the architectural plans for an addition to the J.B. Real Estate building located at 2260 Dakota Drive subject to the following conditions: 1. Block size on all sides of the addition would reflect the pattern in the existing office area. 2. Raise the window header to align with the top of the band. Motion carried.

REVIEW AND CONSIDERATION OF ARCHITECTURAL PLANS FOR A GARAGE TO REPLACE OLD SHED LOCATED AT OUR SAVIOR LUTHERAN CHURCH AT 1332 ARROWHEAD ROAD

George Edwards and Bob Duckart were present representing Our Savior Lutheran Church. Director Wolff noted that the proposed garage/storage building will have vinyl siding. Staff would usually require nonresidential accessory buildings to use the same buildings materials as the principle building, in this case split-face masonry block and vertical siding. Staff supports the proposed all vinyl siding garage/storage building design based on the location on the northeast corner of the lot (not visible from public street or nearby properties), proximity to the original church building which is clad in siding, and the purpose of the building.

Motion by Mr. Lorbecki, seconded by Mr. Bartlein, to approve the architectural plans for a garage to replace an old shed, located at Our Savior Lutheran Church 1332 Arrowhead Road, as presented. Motion carried.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURN

Motion by Mr. Bartlein, seconded by Mr. Lorbecki, to adjourn at 6:42 p.m. Motion carried.