

VILLAGE OF GRAFTON

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

MARCH 10, 2016 AT 6:00

***AMENDED**

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

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

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

Others Present: Erik Jensen of LJM Architects, Kevin Claerbaut of Pace Industries, Nathan Wellman of Berengaria, Sue Thierfelder of Thierfelder Builders, and Dick Daehnert of RLD

APPROVAL OF THE FEBRUARY 11, 2016 ARCHITECTURAL REVIEW BOARD MEETING MINUTES

Motion by Mr. Bartlein, seconded by Mr. Lorbecki, to approve the minutes of the February 11, 2016 Architectural Review Board Meeting, as presented. Motion carried.

APPROVAL OF 2016 INSPECTION BENCHMARKS FOR JANUARY

Motion by Mr. Lorbecki, seconded by Mr. Bartlein to approve the January 2016 Inspection Report as presented. Motion carried.

HEAR PERSONS REQUESTING TO BE HEARD

None

RESIDENTIAL PLAN REVIEW

New Single Family Home; CSM # 3780 Lot 2; 1500 Block of 12th Avenue, Thierfelder Builders

The Commission discussed the architectural plans for the home. Sue Thierfelder noted that the property owner wanted to blend into the neighborhood. The applicant asked if they could make the window on the south side (dining area) the same as the window on the east elevation. The Commission agreed to that change.

Motion by Mr. Paschke, seconded by Mr. Scheel to approve the plan for a new single family home at CSM #3789 Lot 2, 1500 Block of 12th Avenue with the change in the window. Motion carried 4-0 (Bartlein – abstain).

Elevation Remodel, 966 13th Avenue, New Horizon Ventures

The Commission reviewed the architectural plans for the elevation remodel. Tom Bartlein presented the minor elevation change to replace the front door with a patio door and create a front porch.

Motion by Mr. Lorbecki, seconded by Mr. Paschke to approve the plan for an elevation remodel at 966 13th Avenue. Motion carried 4-0 (Bartlein – abstain).

COMMERCIAL PLAN REVIEW

Review and consideration on architectural plans for an addition to Pace Industries, Inc. located at 1600 Seventh Avenue

Director Wolff presented the architectural plans for the addition. There was a discussion of the trash compactor. Erik Jensen noted that the building has faded and that they are now proposing the siding color will be gray.

No roof top mechanicals are depicted on the elevations. However, the applicant indicated that some existing mechanicals would need to be relocated but that they would be out of site from Seventh Avenue as well as from the east. All mechanicals must be screened if visible.

There is a cooling tower on the north side of the addition that was not depicted on the elevations.

Motion by Mr. Bartlein, seconded by Mr. Paschke to approve building elevations for an addition to Pace Industries Inc. located at 1600 Seventh Avenue including changing the siding color to gray to match the existing. Motion carried.

Review and consideration on architectural plans for Grafton Marketplace to be located near 1600 Port Washington Road (Meijer Outlot #3)

Director Wolff presented the architectural plans for the project. Nathan Wellman from Berengaria reviewed the project. The wall pack lights on the sample board have been removed. The canopies at each entrance will be lighted.

There was a discussion on the window tinting. The windows on the south elevation may need to be spandrel glass to provide privacy to dental patients.

There was a discussion about the color of the various building materials. Color tones should be similar to Meijer.

Motion by Mr. Paschke, seconded by Mar. Bartlein to approve architectural plans for Grafton Marketplace to be located near 1600 Port Washington Road (Meijer outlot #3) with the following conditions:

1. Revise elevations to note clear versus spandrel windows.
2. All ground and roof top mechanicals shall be fully screened.
3. Lighten the shade of ST-2 cap.
4. Final building elevations to be approved by the Director of Planning and Development.

Motion carried.

Review and consideration on façade alterations for Little Hands Day Care to be located at 2089 Wisconsin Avenue

Director Wolff presented the architectural plans for the project. Dick Daehnert discussed the details of the new materials including color of the existing and new metal panels.

Motion by Mr. Bartlein, seconded by Mr. Lorbecki to approve façade alterations for Little Hands Day Care to be located at 2089 Wisconsin Avenue with the following conditions:

1. Note on the building elevations that all existing cement block will be repaired and painted including the east elevation (i.e., the taller wall facing Wisconsin Avenue).
2. Exterior on-building lighting to be approved by the Director of Planning and Development.
3. Replace rusted downspouts.
4. Final building elevations to be approved by the Director of Planning and Development.

Motion carried.

OLD/NEW BUSINESS

None

ADJOURN

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