

VILLAGE OF GRAFTON

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

OCTOBER 8, 2009

The Architectural Review Board meeting was called to order at 5:00 pm. by Chair Richard Rieck.

Board members present: Tom Bartlein, Mark Paschke, Tom Richart, and Richard Rieck,

Absent: Frank Lorbecki

Staff/Officials present: Director of Planning and Development, Michael A. Rambousek, Building Inspector Tom Johnson, Community Activities Director, John Safstrom, and Administrative Secretary, Deborah A. Brown

MINUTES

Motion by Tom Richart, seconded by Tom Bartlein, to approve the minutes of the September 10, 2009 Architectural Review Board Meeting, as presented. Approved unanimously.

APPROVAL OF SEPTEMBER 2009 BUILDING INSPECTOR'S REPORT

The Architectural Review Board members reviewed the September 2009 report.

Motion by Tom Bartlein, seconded by Mark Paschke, to approve the September 2009 Building Inspectors report, as presented. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None

RESIDENTIAL PLAN REVIEW

Troy & Maureen Hartjes-1919 Blackhawk Drive-New Single Family Home

Travis Hendricks-Contractor was present to review the architectural plans for new single family home owned by Troy and Maureen Hartjes located at 1919 Blackhawk Drive and known as Lot 33, Blackhawk Valley Subdivision.

The Board briefly reviewed the project.

Motion by Tom Bartlein, seconded by Tom Richart, to approve the architectural plans for the construction of a single-family residence located at 1919 Blackhawk Drive; know as Lot 33, Blackhawk Valley Subdivision as presented. Approved unanimously.

John & Kendra LeCloux-1832 16th Avenue-Garage Addition

Ronald Dowty-Contractor for the owners, John and Kendra LeCloux was present to review the architectural plans for a garage addition to the residence at 1832 16th Avenue.

A brief discussion took place on adding a window to the back of the garage. Board members suggested that a window could possibly be placed in the rear of the garage if owners wished; however, the Board was willing to approve the plans as submitted.

Motion by Tom Richart, seconded by Tom Bartlein, to approve the architectural plans for a garage addition to be located at 1832 16th Avenue as presented. Approved unanimously.

Joseph & Yvonne Wolf-1632 Willow Court-Garage Addition

Joseph Wolf, owner of the residence at 1632 Willow Court, was present to review the architectural plans for a garage addition.

Motion by Tom Bartlein, seconded by Mark Paschke, to approve the architectural plans for a garage addition to be located at 1632 Willow Court as presented.
Approved unanimously.

Andrew & Kari Schwartz-1128 Sunset Court-Residential Addition

Joel Keshemberg-Contractor was present to review the architectural plans for a home addition to 1128 Sunset Court, owned by Andrew and Kari Schwartz.

Motion by Mark Paschke, seconded by Tom Bartlein, to approve the architectural plans for a residential addition at 1128 Sunset Court, as presented. Approved unanimously.

COMMERCIAL PLAN REVIEW

Review and consideration of architectural plans of a new park shelter for the Village of Grafton and Lion's Park to be located at 1121 Keup Road.

Director of Planning and Development, Michael A. Rambousek provided background on the new park shelter for Lion's Park located at 1121 Keup Road. He stated that the shelter is proposed to be located in the center of the park, south of the primary trail loop. The park is zoned PR – Park and Recreation and within that district a shelter is a permitted use and structure. The site plan for the shelter was approved by the Plan Commission on September 22, 2009.

Mr. Rambousek stated that the proposed shelter is a hexagon and will be constructed almost entirely of split-faced (architectural) concrete block save for the door, windows, posts, and concrete cap onto of the piers (post base) and seat wall. Also, at approximately the ½ level of the building elevation one course of smooth faced block will be added as an accent material.

The roof will be hexagonal shaped with dimensional asphalt shingles with full rain gutters at the lower roof line and fascia boards connecting to each post.

The hexagonal floor plan is split into four different areas. More than half of the floor space will be comprised of the open shelter and the remaining three areas will consist of a men's restroom, women's restroom, and a locked storage area. The restrooms will be ADA compliant with two toilets (men's restroom will have one toilet and one urinal) and a single vanity for each. The storage room will be a locked area only available for Park and Recreation storage. The open shelter will also include two drinking fountains. The floor of the entire shelter will be 4" thick concrete.

The west elevation will include the access door for the storage area with a window on each side for each restroom facility. The north and south elevations of the shelter will each include a door for each restroom.

Director Rambousek indicated that Staff is suggesting a few changes to the building to enhance its appearance. First, the posts that support the overhang for the open shelter should be dual posts. This will provide the wide expanse of the roof with a little more balance in relationship to its support structure. Second, the windows should be of a security glass that will not easily break due to vandalism. Third, each of the doors should have an architectural element added such as panels. Finally, instead of the smooth faced block in the middle of the building elevation, a soldier course of brick could be added. Then the headers of each door and window could be accented with a soldier course and the sills of the windows could include a buttress course.

Architectural Review Board member Tom Bartlein excused himself on this agenda item. Mr. Bartlein was involved with the architectural plans for the Lion's Park shelter. He reviewed the materials to be used on the new park shelter.

A short discussion took place on adding detail to the top and bottom of the pillar posts.

Mr. Bartlein also stated that all of the suggestions from Staff have been incorporated in the new architectural plans that he was reviewing with the Board members tonight with the exception of the detail on the pillars and the security glass to be used on all the windows.

Motion by Tom Richart, seconded by Mark Paschke to approve the site for the Lion's Park shelter subject to the following conditions: 1) the posts that support the overhang for the open shelter should be dual posts; 2) the windows should be of a security glass that will not easily break due to vandalism; 3) each of the doors should have an architectural element added such as panels, 4) instead of the smooth faced block in the middle of the building elevation, a soldier course of brick could be added and the headers of each door and window could be accented with a soldier course and the sills of the windows could include a buttress course. Approved (3-0) T. Bartlein –abstained.

OLD BUSINESS

None

NEW BUSINESS

Building Inspector Tom Johnson informed the Board members that the Village of Grafton will be working closely with the City of Wauwatosa and the Southeastern Wisconsin Building Inspectors Association regarding a possible change to the way building permit fees are calculated. He indicated that he will provide additional information as it is available.

ADJOURN

Motion by Mark Paschke, seconded by Tom Bartlein, to adjourn the meeting at 5:32 p.m. Approved unanimously.