

VILLAGE OF GRAFTON

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

NOVEMBER 11, 2010

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

Board members present: Tom Bartlein, Richard Rieck, Tom Richart, Frank Lorbecki, and Mark Paschke (5:07 p.m.)

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

Others Present: Jeff Hook, Terry Helland, and Jerad Protaskey-Opus North Corporation, Michael and Stacy Gauthier-Gauthier Biomedical, Inc., Doug Weas-Weas Development, and Bill and Sue Hass-Village residents.

MINUTES

Motion by Tom Bartlein, seconded by Frank Lorbecki, to approve the minutes of the October 14, 2010, Architectural Review Board Meeting, as presented. Approved unanimously.

APPROVAL OF October 2010 INSPECTOR'S REPORT

The Architectural Review Board members reviewed the Inspector's Report for October 2010.

Motion by Tom Bartlein, seconded by Tom Richart, to approve the October Inspector's Report. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None.

RESIDENTIAL PLAN REVIEW

William Ryan Homes- New Single Family Home-Lot 18, Falls Crossing-2434 Kiowa Drive

The Architectural Review Board members reviewed the architectural plans for a single-family home to be built on Lot 18, Falls Crossing Subdivision - 2434 Kiowa Drive.

There were no concerns with the submitted plans.

Motion by Frank Lorbecki, seconded by Tom Bartlein, to approve the architectural plans for a new single-family home to be located at 2434 Kiowa Drive, and known to be Lot 18, Falls Crossing Subdivision as presented. Approved unanimously.

Agnew-Storage Area Below Deck–1910 Kiowa Drive

Building Inspector Tom Johnson gave a brief background summary regarding the storage area (shed) below the deck located at 1910 Kiowa Drive.

It was the consensus of the Architectural Review Board members to table this item until the applicant re-submits the plans with pictures of the storage area (shed) and the location of the storage area along with the condition that all materials used in the construction of this shed must match the materials on the existing home.

Motion by Tom Richart, seconded by Mark Paschke, to table this item until the applicant re-submits plans with pictures of storage area (shed) and the location of the structure. Approved unanimously.

COMMERCIAL PLAN REVIEW

Consideration of proposed modification to the architecture of the previously approved clinic building to be located at 2061 Cheyenne Court

Director Rambousek addressed the Architectural Review Board members regarding follow-up discussion and potential consideration regarding modifications to the Columbia-St. Mary's Medical Clinic currently under construction at 2061 Cheyenne Court. He stated that the Planning and Development Staff recently reviewed the Columbia-St. Mary's Clinic, during a routine site inspection, and found major architectural modifications to the south (WIS 60) building elevation where the apex and extrados portions of the three center arches are now covered by a fascia molding strip.

Director Rambousek indicated that the modification in question was a result of a decision made during the construction process by the future building operators to lower the interior wall height in the rooms located on the south side of the building. Unfortunately, the unintentional consequence of this decision was a lower exterior wall height on the south (WIS 60) building elevation that caused conflict among the previously mentioned architectural details. Since windows are always set at a fixed height, this interior change meant fewer courses of brick above the windows and the overlap of the arches by the fascia molding strip. On the most fundamental level this modification destroys the visual balance and harmony of an extraordinarily well designed elevation that was approved by the Architectural Review Board. The good news is that when the Planning and Development Staff brought this modification to the attention of the architect and developer, they agreed with the concerns and immediately stated they would find a way to correct the issue.

Director Rambousek stated that he brought the matter forward to the Architectural Review Board on October 14, 2010, and at that meeting it was decided that that the architect and developer should return to the next meeting with some alternative solutions. It was also stated at that meeting that the future building tenant should also be comfortable with any proposed solutions by the developer.

Director Rambousek indicated that the architect and developer have now created two different alternatives that attempt to solve this issue for the Architectural Review Board to

consider at this meeting. The first alternative solution is located in the top elevation of the provided plan. It involves the retention of the fascia molding strip, but the strip will now be trimmed so it fits tangentially with the apex and extrados portions of the arches. The second alternative solution involves the complete removal of the fascia molding strip, which will be substituted with a very thin strip of about 1 inch or a concealed sealant or caulk.

Director Rambousek stated that the Planning and Development Staff feels most comfortable with the second alternative solution because it most closely resembles the originally approved plans and involves the least amount of architectural design modifications to the building. He added that, if in fact, this alternative is approved by the Architectural Review Board, the Planning and Development Staff would like to review a color rendering or a photo-shopped visual interpretation of the revised elevation prior to final staff sign-off.

Director Rambousek introduced Doug Weas of Weas Development. Mr. Weas briefly reviewed the two alternatives that Director Rambousek explained. He also summarized how the error occurred and explained that it happened in the field during the construction process. Specifically, the building contractors never made an adjustment to the arch height, which unfortunately caused the decorative molding strip to cover up the top portion of the arches on the south elevations.

Tom Bartlein stated that he was more in favor of first alternative.

Mark Paschke was leaning towards the second alternative, but had an additional idea that might help the arches and the molding work together.

Tom Richart was also in favor of the second alternative because it caused the least disruption to the approved architecture.

Chair Rieck stated that he liked the first alternative.

After the Architectural Review Board further discussed and reviewed each alternative it was the consensus that the first alternative was most preferred and they stated that if Director Rambousek found a more suitable solution by working with the developer he could use his own discretion and approve that possible alternative at staff level if it looked better from an architectural perspective.

Chair Rieck thanked Director Rambousek for bringing this item to the attention of the Architectural Review Board so a solution could be found during the construction period and not when it would be too late or costly to correct.

Motion by Tom Bartlein, seconded by Mark Paschke, to approve the first alternative presented by the developer which involves the replacement of the existing fascia molding strip with a very thin molding strip of about 1 inch and also give Director Rambousek the ability to approve any additional

alternative that may be created after this meeting which may provide a better design solution. In addition, a color rendering or photographic representation of the option must be provided as part of the review by Director Rambousek. Approved unanimously.

OLD BUSINESS

None.

NEW BUSINESS

Initial comments for architectural plans for Gauthier Biomedical at 1333 and 1345 Ulao Road

Director Rambousek stated that he placed this item under new business because a formal review was not requested at this time. The applicant and the Planning and Development Staff simply want to ensure they are on the correct path with the building's architectural design and then the project will return before the Architectural Review Board at the December 9, 2010, meeting.

Director Rambousek provided background on the new proposed building concept which is a 58,000 square foot facility to be located at 1333 and 1345 Ulao Road (WIS 60). This space consists of 28,000 square feet of office space on two floors and 30,000 square feet of manufacturing space on the base floor. He added that the properties involved in this project are currently located in the Town of Grafton and will need to be annexed into the Village of Grafton as part of a future Plan Commission review. He stated that as he said earlier, he would like to get basic input and comments just to make sure the architects are headed in the right direction.

Chair Rieck then asked the project management team to introduce themselves.

The project management team consisted of: Michael and Stacy Gauthier (owners), Gauthier Biomedical, Inc.; Terry Helland, Architect, Opus North Corporation; Jeff Hook, Senior Project Manager, and Jerad Protaskey, Project Assistant.

Terry Helland stated that it has been a pleasure to work with the Village of Grafton staff on this project and he simply wants the Architecture Review Board to express any immediate concerns they may have before returning to the Board for formal approval next month. He stated that the owners are creating an upscale building with high quality materials that will serve as a showpiece for their business. The north elevation on Washington Street (WIS 60) will consist primarily of glass with some masonry accent columns. The glass is proposed to be clear and interior lighting will remain on during the evening, creating an ambiance. He continued by stating that the rest of the building will consist of high quality masonry materials and windows.

Mark Paschke stated that he would like to see more vertical banding, the extension of roof trellis' and an emphasis on the roof-top terrace area. He wanted to also ensure that all visible roof-top mechanical equipment will be screened appropriately.

Overall, the Architectural Review Board was pleased with the initial plans and the consensus on the concept design was favorable.

Director Rambousek summarized by stating that the project is off to a great start and he is looking forward to the formal review of the final plans. He then thanked the Gauthiers and the project management team for submitting such an outstanding project.

Chair Rieck also commended the Gauthiers for making the Village of Grafton the home of their future building.

ADJOURN

Motion by Mark Paschke, seconded by Frank Lorbecki, to adjourn the meeting at 6:05 p.m. Approved unanimously.