

VILLAGE OF GRAFTON

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

MAY 12, 2011

The Architectural Review Board meeting was called to order at 5:02 p.m. by Chair Rieck.

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

Staff/Officials present: Director of Planning and Development Michael A. Rambousek, and Administrative Secretary II Deborah A. Brown.

MINUTES

Motion by Tom Richart, seconded by Mark Paschke, to approve the minutes of the April 14, 2011 Architectural Review Board Meeting as presented. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None.

RESIDENTIAL PLAN REVIEW

William Ryan Homes-New Single Family Home-1985 Shasta Avenue

The Board reviewed the architectural plans for the construction of a new single-family residence to be located at 1985 Shasta Avenue, known as Lot 1, Falls Crossing Subdivision.

A short discussion took place on the front elevation of the proposed home. It was the consensus of the members that the change in the front elevation was enough to move forward with the approval.

Motion by Frank Lorbecki, seconded by Tom Bartlein, to approve the architectural plans for a new single-family home to be located at 1985 Shasta Avenue and known to be Lot 1, Falls Crossing Subdivision as presented. Approved unanimously

William Ryan Homes-New Single Family Home-1918 Kiowa Drive

The Architectural Review Board members reviewed the plans for construction of a new single-family residence to be located at 1918 Kiowa Drive, and known to be Lot 20, Falls Crossing Subdivision.

There were no comments or concerns from the members.

Motion by Tom Bartlein, seconded by Mark Paschke, to approve the architectural plans for a new single-family home to be located at 1918

Kiowa Drive, and known to be Lot 20, Falls Crossing Subdivision as presented. Approved unanimously.

Liz and Tim Kohler-Home addition 1538 11th Avenue

Director Rambousek indicated that Liz and Tim Kohler are submitting revised plans for the home at 1538 11th Avenue. He indicated that the Plan Commission will be reviewing the project site plan at the May Plan Commission meeting.

Director Rambousek explained that the owners of this vacant lot in the Village and the home owners of the house in Shorewood, Liz and Tim Kohler were present to answer questions on the revised architectural plans of a single family home to be located at 1538 11th Avenue. The modification is for the placement of the home on the lot to face front of side yard.

He also stated that he was opposed to the new site plan placing the side of the home, in the front of the lot. He stated that he did not think that the new site plan shows a good curb appeal.

Ms. Kohler explained to the Board members that the home was original built for a corner lot. She further stated that they were faced with three challenges to modify the home for future owners that would be in their better interest. This involved adding a first floor bathroom, adding a third bedroom, and adding an attached garage.

Ms. Kohler thinks that the new modified plans and site plan were the best option to accommodate all the changes and additions and to help also with extending the bigger backyard.

The Board held a short discussion on improving the curb appeal of the home. It was the consensus of the members to have a few minor amendments done to the west elevation or the front elevation. They moved forward to approve the architectural plans with conditions.

Motion by Tom Bartlein, seconded by Mark Paschke, to approve the architectural plans for the proposed single family home addition to be located at 1135 11th Avenue, owners Tim and Elizabeth Kohler subject to the following conditions: 1) west elevation basement windows to be removed; 2) add a decorative brick pattern in the chimney pattern; 3) Both gable areas in the west elevation shall be done in brick; 4) the windows on the west elevation must be dental molding or decorative brick coursing; 5) the former front door should be replaced with a window to match other windows, and 6) all changes and new architectural plans must be reviewed by Village staff. Approved unanimously.

REVIEW INSPECTION AND ASSESSMENT DEPARTMENT APRIL BENCHMARK REPORT

The benchmark report was reviewed by the Board members.

Motion made by Tom Bartlein, seconded by Frank Lorbecki, to approve the Inspector's Benchmark Report as presented. Approved unanimously.

OLD BUSINESS/NEW BUSINESS

None

ADJOURN

Motion made by Mark Paschke, seconded by Tom Bartlein, to adjourn the meeting at 5:40 p.m. Approved unanimously.