

## VILLAGE OF GRAFTON

### ARCHITECTURAL REVIEW BOARD MEETING MINUTES

**AUGUST 25, 2011**

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

Board members present: Thomas Richart, Richard Rieck and Frank Lorbecki.

Board members absent: Tom Bartlein and Mark Paschke

Others Present: Joshua Bruesewitz representing William Ryan Homes; Kathleen McGlone, representing Slow Pokes, 1229 12<sup>th</sup> Avenue, Grafton, WI 53024; Michael and Stacy Gauthier and John Mann representing Gauthier Biomedical, 1235 Dakota Drive, Grafton, WI 53024 and, Greg Uhen of Eppstein Uhen Architects.

Staff/Officials present: Building Inspector Tom Johnson, Assessment Technician Cindy Geiger and Director of Planning and Development Michael A. Rambousek

#### **MINUTES**

Motion by Thomas Richart, seconded by Frank Lorbecki, to approve the minutes of the July 14, 2011 Architectural Review Board meeting, as presented. Approved unanimously.

#### **HEAR PERSONS REQUESTING TO BE HEARD**

None.

#### **REVIEW OF THE INSPECTION AND ASSESSMENT BENCHMARK REPORT**

Motion by Frank Lorbecki, seconded by Thomas Richart, to approve the Building Inspector's Benchmark Report as presented. Approved unanimously.

#### **RESIDENTIAL PLAN REVIEW**

##### 1719 Valley Drive; New SF Home; William Ryan Homes

Joshua Bruesewitz of William Ryan homes was present to review the architectural plans for a new single-family residence to be constructed at 1719 Valley Drive, Lot 2, Blackhawk Valley.

Motion by Frank Lorbecki, seconded by Thomas Richart, to approve the architectural plans for a new single family residence at 1719 Valley Drive, as presented. Approved unanimously.

2015 Wichita Lane; New SF Home; William Ryan Homes

Joshua Bruesewitz of William Ryan homes reviewed the architectural plans for a new single-family residence to be constructed at 2015 Wichita Lane, Lot 6, Blackhawk Valley.

Motion by Thomas Richart, seconded by Frank Lorbecki, to approve the architectural plans for a new single family residence at 2015 Wichita Lane, as presented. Approved unanimously.

1961 Blackhawk Drive; New SF Home; William Ryan Homes

Joshua Brusewitz of William Ryan homes reviewed the architectural plans for a new single-family residence to be constructed at 1961 Blackhawk Drive, Lot 10, Blackhawk Valley.

Motion by Frank Lorbecki, seconded by Richard Rieck, to approve the architectural plans for a new single family home at 1961 Blackhawk Drive, as presented. Approved unanimously.

**COMMERCIAL**

Gauthier Biomedical architectural plans -2221 Washington Street (WIS 60)

Director of Planning and Development, Michael A Rambousek provided background on the new architectural plans submitted by Gauthier Biomedical, Inc. He stated that the new plans depict an approximate 77,100 square feet building to be located at 2221 Washington Street. This project received conditional use permit approval on July 26, 2011, by the Plan Commission. The approval was subject to several conditions including final Architectural Review Board approval of the plans. The Architectural Review Board previously reviewed plans for this project in early 2011. The size of the building shown on the former plans was 58,000 square feet.

Director Rambousek stated that the new 77,100 square feet building will consists of office space, warehouse space and manufacturing space on the base floor and could have two additional future phases added to the building which will also require architectural plan review and approval by the Architectural Review Board.

Director Rambousek indicated that the architects for the project have made all of his recommended changes to date. Director Rambousek requested the following additional changes: brick accent details should be added to the east, west and north building elevations as window details and to ease the transition between different materials along this elevation; awnings should be added as an architectural detail to the northernmost window on the east elevation; and all roof equipment must be screened.

Chair Richard Rieck asked that the architect make a presentation regarding the project.

Greg Uhen of Eppstein Uhen Architects reviewed the architectural plans in detail with the Architectural Review Board. He also provided samples of all of the materials. He stated that the stone articulation for the wall on the west elevation has not yet been decided.

Chair Rieck recommended that the architect work with Director Rambousek on the final material choice for the stone wall.

Mr. Uhen stated that they went over Director Rambousek report and stated that adding the brick details at the windows and points of material transition was a very good suggestion and as a result they have now updated each elevation with those changes. He stated that regarding the awning recommendation, they want to differentiate the main entrance from the rest of the building and the addition of an awning might confuse people. As a result they are asking that the plans be approved without an awning on the east elevation.

Chair Rieck stated that he did not have an issue with window as is, and would recommend no awning.

Director Rambousek stated that now that the additional brick detail has been added to the windows he does not have an issue with the window not having an awning.

Frank Lorbecki agreed that the window was fine without an awning.

Thomas Richart also agreed with Mr. Lorbecki.

Greg Uhen stated that they have screened all of the roof equipment that is unsightly and have located it in a single area with screen walls on the roof. He indicated that the remaining rooftop units are for circulation purposes and are spread out on the roof based on the location of production areas. These units are painted a color that is similar to the rest of the building. He stated that he would prefer not to screen these units because it would actually make the building look larger and call attention to the roof portion of the building. He stated that these units, as shown on the plans, will barely been seen and are not obtrusive visually.

Chair Rieck stated that he agreed and would prefer that these units not be screened. He stated that they look fine as presented and most likely the will not be noticed.

Mr. Richart agreed and stated that a screen wall would look worse.

Mr. Lorbecki also agreed and stated that he preferred that they not be screened because they look fine as shown.

Mr. Richard stated to the applicants that he liked the previous version of the building but likes this building even better.

Motion by Frank Lorbecki, seconded by Richard Rieck, to approve the architectural plans for a new 77,100 square feet building located at 2221 Washington Street (WIS 60) to be constructed for office and manufacturing space subject to brick accent details added to the east, west and north building elevations as window detailing and in material transition areas and

the approval of the stone wall located on the west building elevation by the Director of Planning and Development Staff. Approved unanimously.

### **OLD/NEW BUSINESS**

Director Rambousek updated the Architectural Review Board on the status of the architectural plans for Slow Pokes, located at 1229 12<sup>TH</sup> Avenue. He stated that there are no longer any changes that will be proposed to the front building elevation and there is only a slight bump out proposed on the side of the building with a cooler added to the back of the building. As a result he stated that he has approved the plans at staff level. He stated that if the applicant decides to modify the front of the building he will require the project to return to the Architectural Review Board.

Mr. Richard stated that he had no issues with the plans, but asked why the siding ran vertical in the proposed bump-out area.

Ms. McGlone stated that this was to differentiate the new area.

Director Rambousek stated that it is normal to match the materials but also differentiate the new and old areas on historic type buildings.

Chair Rieck stated that he liked the plans and wished Ms. McGlone well.

### **ADJOURN**

Motion by Frank Lorbecki , seconded by Richard Rieck, to adjourn the meeting at 5:50 pm. Approved unanimously.