

VILLAGE OF GRAFTON

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

OCTOBER 6, 2011

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

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

Absent: Frank Lorbecki

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

Others present: Mark McCune-First Bank Financial Centre, Mike Parnon-Brandpoint Design, Kevin Stanton-NAPA Auto Parts, John and Irene Bruecker-Twin City Plaza, Daniel Betla and Jeff Prochnow-Village Center Project, and Paul Seul of Monches Construction Company for Super Lube project

MINUTES

Motion by Tom Richart, seconded by Tom Bartlein, to approve the minutes of the September 15, 2011 Architectural Review Board meeting, as presented. Approved unanimously.

APPROVAL OF SEPTEMBER 2011 INSPECTION AND ASSESSMENT BENCHMARK REPORT

Motion by Tom Bartlein, seconded by Mark Paschke, to approve the Building Inspector's September 2011- Benchmark Report as presented. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None

COMMERCIAL PLAN REVIEW

Review and consideration of architectural plans for the Village Center building located at 1219-1287 Washington Street as requested by property owner, Jeff Prochnow.

Director of Planning and Development, Michael A. Rambousek gave background into the Village Center second floor project. He stated that the applicant, Jeff Prochnow, recently received Plan Commission approval to utilize the second floor of the Village Center buildings located at 1219-1287 Washington Street as both residential and commercial office space. This was approved as part of a major amendment to the already approved PUD Plan Unit Development for the building and site. The amendment now allows the second floor of each building to be utilized as residential units subject to Plan Commission approval. He further noted that the applicant is also proposing architectural

changes to the building as part of this approval process which will require the approval of the Architectural Review Board. These modifications include the addition of two steel balconies and an addition to the top of the roof.

Director Rambousek indicated that the main residential unit of the second floor of the Washington Street building will include the addition of a small penthouse type structure that will provide outdoor access to a deck and garden area on the roof of the building. In addition, the applicant is proposing two steel balconies on the second floor of the east elevation to be used by this residential unit. The building that fronts 12th Avenue will remain unchanged. The arbor structure at the top of the roof will be comprised of siding that matches the existing panels on the building elevations, windows and a flat roof with extended rafter details. The balconies will include a steel shed roof that has a corrugated appearance. He noted that the roof area is intended to serve as a yard for the main residential unit with the penthouse providing the access to this area. As a result, this roof area will have to be fenced for safety purposes and the Architectural Review Board should review this fencing to ensure it looks appropriate on the roof. The applicant will provide further proof at this meeting that this fence will not be visible from the street and sidewalk grades in the area.

Present were Dan Betla and Jeff Prochnow to answer any questions regarding the project.

Mr. Prochnow distributed a rendering showing what portion of the arbor structure would be seen from street level.

Mark Paschke stated that he did not like the angle of the arbor structure at the base of the roof and was concerned about this look.

Richard Rieck stated that he liked the arbor roof and the angle would not be visible from the ground.

The other Architectural Review Board members held discussion on the arbor structure and the visible view of the structure from the street and agreed with Richard Rieck.

Motion by Tom Bartlein, seconded by Richard Rieck, to approve the architectural plans for the Village Center building located at 1219-1287 Washington Street subject to the final review of the fencing detail on the roof by the Planning and Development Staff. Approved 3-1 (M. Paschkenay).

Review and consideration of architectural plans for NAPA Auto Parts located at 1750 Wisconsin Avenue (Twin City Plaza)

Director Rambousek updated the Architectural Review Board members on the building addition of NAPA Auto Parts. He indicated that Twin City Plaza owners, John and Irene Bruecker, and NAPA Auto Parts are requesting Architectural Review Board approval to construct a 3,500 square foot addition to be located at the southeast corner of the NAPA Auto Parts tenant space. The addition will bring the total amount of floor occupied by

NAPA to 8,160 square feet. Recently, the Plan Commission approved an amendment for a conditional use permit to allow this addition.

Director Rambousek provided background on outdoor storage for NAPA. He noted that the proposed addition is simplistic in that it will have exterior materials that match the existing building. This consists primarily of 12 inch concrete block with metal coping across the top of the elevation. All sides of this addition are comprised of the same painted concrete block material that matches the existing building in each location of the addition. The north elevation also includes the new truck loading dock and stairway with hand rail. The proposed addition will be at least 30 feet from the existing Ozaukee Ace Hardware building.

Director Rambousek introduced Kevin Stanton manager of the NAPA Auto Parts store in Grafton, and the property owners, John and Irene Bruecker.

The Architectural Review Board members held a short discussion on screening of the two roof mechanical units. Mr. Bruecker indicated that there would be two new additional units located on the roof.

Director Rambousek responded that these new units would be required to be screened.

Motion by Tom Bartlein, seconded by Mark Paschke, to approve the architectural plans submitted by property owners John and Irene Bruecker and NAPA Auto Parts located at 1770 Wisconsin Avenue subject to the screening of all new mechanical units on the south and west side of the roof with a decorative panel. Approved unanimously.

Review and consideration of architectural plans for First Bank Financial Centre to be located on WIS 60 at the northwest corner of Washington Street and Dakota Drive.

Director Rambousek reviewed the First Bank Financial Centre project. The applicant is requesting review and consideration of the architectural plans for their proposed building. He informed the Architectural Review Board members that the Plan Commission and Village Board approved a petition to annex 2.58 acres of property located in front of the Aurora Medical Center site and west of Dakota Drive at 1278 Ulao Road (Town of Grafton address). In addition, the property was rezoned from A-3 Agricultural Holding District to PUD – Planned Unit Development and a conditional use permit for SIC 6022 State commercial banks with driveway thru facility was approved. Now the Architectural Review Board must review the proposed architectural plans. The First Financial Bank Centre project will consist of a 4,800 square feet building located at the 1278 Ulao Road site. The bank will be a full service business, mortgage, retail lending, and depository services.

Director Rambousek further informed the Architectural Review Board members that the base of the entire building will consist of limestone block on all building elevations, with brick located in the middle portions of the elevation, a stucco accent band and a limestone face just below the roof. He also noted that the main feature of the building is a barrel-shaped roof that runs north to south. The roof extends over the main building

entry on the north building elevation supported by two columns. These columns are comprised of limestone and brick and support a limestone band that runs horizontally across each column. Each of these columns will include a wall sconces shaped as the bank logo. A series of square windows then lead to the roof structure. Below this area and underneath the roof overhang the main entrance doors are slightly recessed from the rest of the elevation. He added it is important to note that all wall signage proposed on the building is not part of this approval and will be reviewed and considered as part of the sign application process by the Planning and Development Staff.

Director Rambousek introduced Mark McCune of First Bank Financial Centre and Architect Mike Parnon of Brandpoint Design to speak on this project.

Mr. McCune gave a brief overview of the model they presented. He noted that this particular property had many challenges when designing the building with wetlands and other physical obstacles on this site. He further noted that the front (south) elevation visible from WIS 60 copies the north building elevation with the same materials, but does not have an entrance, the roof extension and limited undulation. He stated that the west elevation will include the drive thru canopy that will extend outward to cover two drive lanes. He also noted that the canopy will also include a barrel-shaped roof with two support columns comprised of brick with a split-faced block base. The east elevation also has a small barrel-shaped roof section that extends outward about 5 feet that is also supported by two columns comprised of the same materials. The east elevation will also include an emergency door and due to the sites major grade changes will have an exposed basement wall.

Project architect Mike Parnon of Brandpoint Design distributed a revised rendering of each elevation.

The Architectural Review Board members held a lengthy discussion on the details of the design and materials to be used on the building. They reviewed with Mr. Parnon the color scheme of the building and the materials that were being looked at for construction.

Director Rambousek stated that the front elevation should be further enhanced in a similar manner as rear elevation. He added that the Planning and Development Staff does not see a need for the roof to extend over this area, but would like better overall undulation on the building wall. This could be done by better defining the false columns and continuing that articulation through the horizontal limestone area. So in essence, this area will still have a “false” edifice but with better articulation.

He noted that the plans indicate windows on the exposed basement wall, but the project architect has indicated that he would prefer to match this elevation with the proposed retaining wall. The Planning and Development Staff does not have an issue with this request.

Mr. McCune and Mr. Parnon stated that they were simply looking for conceptual approval of the plans at this point.

After discussion, the Architectural Review Board members came to the consensus that they would accept and approve the plans conceptually but would like the project to return with final architectural plans and details at a later date.

Motion by Mark Paschke, seconded by Tom Bartlein, to approve the conceptual plans for First Bank Financial Centre to be located on WIS 60 at the northwest corner of Washington Street and Dakota Drive subject to better overall undulation added to the south building elevation and more contemporary parking light fixtures being added to match the building and final architectural plans to come back for final approval by the Architectural Review Board. Approved unanimously.

OLD BUSINESS

Tom Bartlein requested that the Architectural Review Board members review a proposed minor design change to the Lion's Park shelter project. He stated that he mentioned the potential for this possible change at the last meeting. He then reviewed the architectural plan modification with the Architectural Review Board at this meeting.

It was the general consensus of the Architectural Review Board members to accept the changes to the Lions Park shelter to now include the vent/glass block window combination for each restroom.

NEW BUSINESS

Paul Seul of Monches Construction Company and the project manager and contractor for Super Lube was present to review material samples and plans with the Architectural Review Board members. His project was reviewed by the Community Development Authority (CDA) on October 5, as part of a facade grant request for the building located at 1552 Wisconsin Avenue. At that meeting the CDA approved the grant but requested that the Planning and Development Staff review the plans and materials of the project with the Architectural Review Board and get a general consensus of approval for the design.

The Architectural Review Board gave a favorable consensus to proceed with the materials and colors of the Super Lube project located at 1552 Wisconsin Avenue, as presented. The Architectural Review Board also stated that they were very impressed with the proposed restoration of the building.

ADJOURN

Motion by Mark Paschke, seconded by Tom Bartlein, to adjourn the meeting at 6:20 p.m. Approved unanimously.