

VILLAGE OF GRAFTON

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

NOVEMBER 10, 2011

The Architectural Review Board meeting was called to order at 5:00 p.m. by Administrative Secretary Deborah A. Brown.

APPOINTMENT OF CHAIR PRO TEM

Motion by Tom Richart, seconded by Frank Lorbecki, to appoint Mark Paschke as Chair pro tem due to the absence of Chair Richard Rieck. Approved unanimously.

Board members present: Mark Paschke, Frank Lorbecki and Tom Richart

Absent: Richard Rieck and Tom Bartlein

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

Others present: Frank Oetlinger - Oetlinger Precision Manufacturing Company

MINUTES

Motion by Tom Richart, seconded by Frank Lorbecki, to approve the minutes of the October 6, 2011 Architectural Review Board meeting, with a change to page 5 the paragraph above adjourn should read restoration of the building. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None.

COMMERCIAL PLAN REVIEW

Review and consideration of architectural plans for a proposed accessory building at Oetlinger Precision Manufacturing Company building located at 1058 Overland Court

Director of Planning and Development Michael A. Rambousek stated that this project consists of two architectural projects submitted by the applicant, Frank Oetlinger of Oetlinger Precision Manufacturing Company. The first is the review and consideration of architectural plans for an addition to the Oetlinger Precision Manufacturing Co. building located at 450 Ninth Avenue which will also require conditional use review and consideration by the Plan Commission. The second item is the review and consideration of a proposed accessory building at Oetlinger Precision Manufacturing Co. located at 1058 Overland Court which will require Plan Commission review and consideration of the site plan on November 29, 2011.

Director Rambousek requested that the accessory building for Oetlinger Precision Manufacturing Co. located at 1058 Overland Court be reviewed first by the Architectural Review Board. This project will also require review and consideration of the site plan by the Plan Commission. The proposed accessory building will be used for vehicle and equipment storage. It will be located to the west of the primary building already located on that property.

Director Rambousek further noted that the new accessory building is 3,870 square feet in area. This building will be located at the rear of the property and will be 15 feet tall and consist of metal panels on all elevations with a standing seam roof at a 1/12 pitch (the building must be 15 feet or less in height pursuant to the zoning code). The west elevation will include five garage doors for equipment and vehicle access and one pedestrian door. The south elevation will also include a pedestrian door.

Present was Frank Oetlinger, owner of Oetlinger Precision Manufacturing Company.

Mr. Oetlinger asked if an early start permit could be issued for this building subject to the approval of the Inspector Tom Johnson. He added that just being allowed to prepare the site with grading would be helpful.

Chair Mark Paschke indicated that he would need to talk with Building Inspector Tom Johnson about an early start permit for this project.

Mr. Oetlinger indicated that he would be happy to do that.

Motion by Frank Lorbecki, seconded by Tom Richart, to approve the architectural plans for a proposed accessory building at Oetlinger Precision Manufacturing Co. located at 1058 Overland Court subject to the building being a maximum of 15 feet in height. Approved unanimously.

Review and consideration of architectural plans for an addition to the Oetlinger Precision Manufacturing Company building located at 450 Ninth Avenue

Director Rambousek stated that the second project for review is the review and consideration of architectural plans for an addition to the Oetlinger Precision Manufacturing Co. building located at 450 Ninth Avenue, which will also require conditional use review and consideration by the Plan Commission.

Director Rambousek stated that this project is a large addition that consists of two components: a 1,426 square foot office addition at the front of the building and 20,700 square foot warehouse/manufacturing addition on the east side of the building. He further explained that the building addition to the front of the Oetlinger Precision Manufacturing Co. building located at 450 Ninth Avenue is an expansion of the existing office area that will be located at the southwest corner of the building.

The 1,426 square foot addition will consist of a red brick veneer that will match the elevation of the existing building with a band of stucco and aluminum windows running through the center of the new elevations of the south and west facades.

The 20,700 square foot warehouse/manufacturing addition on the east side of the 450 Ninth Avenue building is slightly taller than the existing warehouse/manufacturing area by approximately 3 feet. This addition will be comprised entirely of bronze colored metal panels with a standing seam metal roof with a 5/12 pitch. The east elevation will include a garage door, pedestrian door and two windows. The north and south elevations also include a pedestrian door. He added that the north elevation does not include the band and will consist entirely of the brick veneer and three sets of aluminum windows with decorative lintels. The roof will be comprised of a bronze standing seam metal roof to match the existing building roof and is directly in the view of Overland Court.

Director Rambousek stated that the Planning and Development Department requests the addition of a brick base with windows be placed appropriately in the middle section of this elevation. These modifications will give this street elevation a three-tiered look and reduced the building scale to a more human level. These modifications should also work well with the existing portion of the building because the new addition will be connected to the loading dock area and that should allow for a graceful transition of building materials. He noted that the rest of the addition matches the materials of the existing elevations as they were previously approved and for the most part the new addition is inconspicuous other than the noted north elevation.

Director Rambousek further explained that the plans do not indicate any mechanical rooftop units on the new addition.

Chair Paschke indicated that he was in agreement regarding the staff suggestions for the north elevation in regards to additional windows and a brick base.

Mr. Oetlinger indicated that he is concerned about adding several windows because the sunlight affects the precision of their machinery. He stated that he mentioned this issue the last time one of his buildings was reviewed many years ago before the Architectural Review Board. However, he stated that he would be open to a few windows in appropriate locations.

Chair Paschke stated that Director Rambousek should work with Mr. Oetlinger and his architects on reaching a final decision in regards to the additional windows to be added on the north elevation along with the addition of a brick base.

Motion by Frank Lorbecki, seconded by Tom Richart, to approve the architectural plans for an addition to the Oetlinger Precision Manufacturing Co. building located at 450 Ninth Avenue subject to the following conditions: 1) approval of a conditional use permit by the Plan Commission; 2) the addition of a brick base with windows to the middle section of the north elevation that fronts Overland Court to be worked out and approved at staff level, and 3) the screening of all mechanical roof equipment. Approved unanimously.

OLD BUSINESS/NEW BUSINESS

None

ADJOURN

Motion by Tom Richart, seconded by Frank Lorbecki, to adjourn the meeting at 5:18 p.m. Approved unanimously.