

VILLAGE OF GRAFTON

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

FEBRUARY 9, 2012

The Architectural Review Board meeting was called to order at 5:05 p.m. by Administrative Secretary Deborah A. Brown, due to the absence of Chair Richard Rieck. Ms. Brown asked for a motion to appoint a Chair Pro tem for the meeting.

APPOINTMENT OF CHAIR PRO TEM

Motion by Tom Richart, seconded by Tom Bartlein, to appoint Mark Paschke as Chair protem due to the absence of Chair Richard Rieck. Approved unanimously.

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

Absent: Richard Rieck

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

Others present: Jay Peirick-Marcus Investments, Eric E. Thom-Continental Properties Company, Inc. and Gary Kretchmer-Ram Tool, Inc.

MINUTES

Motion by Tom Richart, seconded by Tom Bartlein, to approve the minutes of the December 8, 2011 Architectural Review Board meeting, as presented. Approved unanimously.

Chair Paschke asked for a motion to move up agenda item 6.

Moved by Tom Richart, seconded by Tom Bartlein, to move up the agenda item – Review of December 2011 and January 2012 Inspection /Assessment Benchmark reports. Approved unanimously.

REVIEW DECEMBER 2011 AND JANUARY 2012, INSPECTION /ASSESSMENT BENCHMARK REPORT

Motion by Frank Lorbecki, seconded by Tom Bartlein, to approve the December 2011 and January 2012 Inspection and Assessment Benchmark reports as presented. Approved unanimously

HEAR PERSONS REQUESTING TO BE HEARD

None

COMMERCIAL PLAN REVIEW

Architectural plan review of a proposed Goodwill Store and Donation Center to be located at 1715 Wisconsin Avenue

Applicant, Jay Peirick, Marcus Investments and property owner - Continental Properties representative Eric E. Thom were present and gave a brief summary of the project. They reviewed changes to the elevations of the building located at 1715 Wisconsin Avenue in the former Sears store. Mr. Peirick stated that the request for architectural review was part of the conditional use permit application process for a Goodwill Store and Donation Center. He further indicated that the building is owned by Continental Properties Company, Inc. and is zoned C-2 Neighborhood Commercial District and within that zoning district SIC 5932 Used Merchandise Store (resale shop) is a conditional use. He also added that the Goodwill Store will include a donation drop-off center on the north side of the building. The proposed drop-off area will replace the outdoor storage area that was utilized by the previous tenant. The store will operate seven days a week with hours being 9:00 a.m. to 9:00 p.m. Monday thru Friday, Saturday from 9:00 a.m. to 7:00 p.m., and Sunday from 10:00 a.m. to 6:00 p.m. He added that they plan on opening the store for business in June 2012 and will occupy all 21,400 square feet of the existing building.

Director Rambousek provided an overview of the project architecture. He stated that the front of the store will continue to be located on the east elevation that faces Wisconsin Avenue. Each building elevation will be cleaned and the existing concrete block (CMU) will be painted tan with blue coping at the top of each wall. A series of box wall sconces will shine downward from the top of north, south and west elevations. The front elevation will also include the main pedestrian entrance that will be brought to prominence by protruding sign fascia/canopy comprised of gray colored vertical standing seam metal panels. The canopy is supported by brick columns and will provide coverage over the main store entry.

Director Rambousek outlined Planning and Development Staff recommendations on this project. He stated that an EIFS or stucco finish be used as the primary material for the fascia of the canopy and the applicant has made that modification on this most recent set of plans. In addition, the brick columns should include CMU at each base that matches the building. He also added that the west elevation will include a single loading dock that runs parallel to a compactor along the west wall. The truck dock and compactor will drop gradually to about four feet below grade and will be guarded by a rail but both entities will not be screened from the view of the Ozaukee Interurban Trail. This is an issue that should be addressed by the applicant with landscaping or a screening wall that ties into the building.

Director Rambousek stated that the project marks a fine enhancement architecturally to this existing building and the Planning and Development Staff has only minor issues. He stated that the applicant should work to better screen the loading dock area with landscaping or a screening wall comprised of CMU and that the signage package should be designed to fit with the architectural scheme of the building such as including the CMU building materials in the base of the monument and/or directional signage.

The Architectural Review Board held limited discussion on the screening of the loading dock area to hide it from the bike trail.

Motion by Tom Bartlein, seconded by Frank Lorbecki, to approve the architectural plans for a proposed Goodwill Store and Donation Center to be located at 1715 Wisconsin Avenue subject to the following conditions: 1) the applicant should work to better screen the loading dock area with landscaping or a screening wall comprised of CMU and 2) the signage package should be designed to fit with the architectural scheme of the building. Approved unanimously.

Review and consideration of minor architectural plan revision for a previously approved building addition to be located at 1420 Cheyenne Avenue, owner Kannenberg, LLC.

Director Rambousek introduced Gary Kretchmer of Ram Tool, Inc. Mr. Kretchmer was present to review a modification to allow for a metal panel wall on the east elevation for a distance of about 78 feet.

Director Rambousek gave a brief background on the applicant, Ram Tool, Inc. He stated that the project received Architectural Review Board approval of a proposed building addition to the existing property located at 1420 Cheyenne Avenue. The construction of the proposed addition has commenced and will consist of 16,413 square feet that will be located on the east side of the existing building and will connect in a perpendicular fashion.

Mr. Kretchmer added that the metal panel wall is proposed to partially substitute the approved precast concrete panel wall to allow for a future addition to this eastern portion of the building. The metal panel wall will run a linear length of 78 feet and will fit seamlessly between two precast concrete panels and will also blend-in by color. He then provided a material sample of wall type for review. He further stated that the metal wall panels will then allow for easy “punch-out” for a future addition to this area of the building.

Director Rambousek stated that Ram Tool, Inc. has indicated that the future addition will occur in approximately 18 months. He suggested that the Architectural Review Board may want to discuss a time limitation on the 78 feet of metal wall panel of 2.5 years and at such time if the “future” building addition has not occurred, this section will be replaced with the regular precast concrete panels.

A short discussion was held and it was the consensus to require the applicant to replace the 78 feet of metal wall panel at the time of the new addition.

Motion by Tom Richart, seconded by Tom Bartlein to approve the proposed minor architectural plan revision of the building addition located at 1420 Cheyenne Avenue requiring the applicant to replace the 78 feet of metal wall panel at the time of the new building addition at which time the metal panels will need to be replaced with precast concrete. Approved unanimously

OLD BUSINESS/NEW BUSINESS

None

ADJOURN

Motion by Tom Richart, seconded by Tom Bartlein, to adjourn the meeting at 5:30 p.m. Approved unanimously.