

Architectural Control Board

Minutes of November 28, 2011

The meeting was called to order at 7:00 p.m. In attendance were Mike Bickler, Sandy Eppers, Paul Clarkson, Jim Perkins, Rick Andritsch, Don Wiemer (Village Administrator), and Michele Cannariato (Current Secretary).

Also present were Steven Wallace, 4408 Deer Park Road, Carrie Apker, 4400 Deer Park Road, and Kean Kemnitz, Professional Consultants, Inc., 300 Cottonwood Ave. #7, Hartland, WI for Ewald Chevrolet-Buick.

1. Motion (Clarkson/Bickler) to approve the minutes from the October 24, 2011 meeting, Carried Unanimously.

2. Discussion/action regarding Mr. and Mrs. Jeff Fellows, 36712 Armour Road, for a backyard fence with gates.

Mr. and Mrs. Fellows were not in attendance. The plans were presented for sideyard/backyard perimeter fence for the dogs. It will not be on the property line. The ornamental gate facing Armour Rd. will be black and the rest will be white chain link, 5 feet high.

Mr. Steven Wallace expressed concern about disrupting the deer that cross through that area and suggested an electric fence. Mr. Bickler responded that the Fellows had looked into an electric fence and decided to go with the chain link. Mr. Wallace also was concerned about the white color being an eyesore. It was discussed that the Fellows should change the chain link color to black or green.

Motion (Bickler/Eppers) to approve the plans with the stipulation that the color of the chain link fence be changed to black or green. Carried Unanimously

3. Discussion/action regarding Ewald Chevrolet – Buick, 36833 East Wisconsin Ave., for reconstruction of the showroom and changes to the north elevation of the dealership building.

Kean Kemnitz from Professional Consultants, Inc., presented the plans. There will basically be two additions, one in the northeast corner with a new ramp. All the additions will be built on existing asphalted areas, not green areas. The second addition will be a new “New Car Delivery Bay” area with 2 all aluminum glass garage doors, and a new large concourse, with an ADA walkable ramp that will also accommodate cars. The whole customer service/convenience area will be renovated and will have tile floors. They are contemplating building a “quick-lube” area in the service/convenience section. The showroom will be upgraded to General Motors specifications.

The outside of the building will be renovated. All windows will be replaced with clear, not colored glass, the fascia will be torn off and replaced with brushed stainless ACM panels, and the main tower of the entry portal with the icon will be faced with “Chevy” blue. The

east side of the building will be completely refaced and the entire building will be repainted. The building signage will actually be reduced from the present size.

During board discussion, it was brought up that once these plans were approved by the Architectural Control Board, they would then be presented to the Plan Commission for approval. Mr. Wiemer expressed concern that with the building additions, there will be a decrease in available parking and therefore, emergency vehicle access could be compromised. He advised that a new parking plan, encompassing enough room for emergency vehicle routes, would have to be drawn up and presented to the Plan Commission for approval.

Motion (Bickler/Clarkson) to approve the plans as submitted. Carried Unanimously.

5. A motion (Bickler/Clarkson) to adjourn was made at approximately 7:35 p.m., Carried Unanimously.

Respectfully submitted,
Michele Cannariato