

**VILLAGE OF ELM GROVE
BUILDING BOARD
MEETING MINUTES
Tuesday, April 29, 2003, 7:30 AM, Park View Room**

1. Roll Call

Present: Mr. Baesemann, Ms. Dunn, Mr. Fronberry, Mr. Liechty, Mr. Oliveri, Mr. Sayas, Mr. Sobczak, Mr. Valentin

Excused Absence: Mr. Francois

Also Present: Ms. Susan Freedy, Mr. Mark Reinders, Mr. Jim Read, Ms. Bonnie Topczewski, Ms. Rebecca Finn, Mr. Matthew Mikolajewski

2. Reinders Inc. – 13400 Watertown Plank Road – Building Alteration

Mr. Mark Reinders and Mr. Jim Read, architect, represented the proposed building alteration to the eastern façade of 13400 Watertown Plank Road. Mr. Baesemann began by reading the meeting minutes from April 15, 2003 regarding this item.

Mr. Liechty asked if the door at the northernmost point of the alteration is new? Mr. Reinders stated that it is, and that it is required for emergency exit.

Mr. Liechty questioned if the exhaust vent that drapes over the side of the building would be removed? Mr. Reinders stated that the vent is necessary for feed production, and therefore, it can be removed when the building is altered.

Mr. Valentin emphasized the importance of the meeting minutes and discussion at the January 7, 2003 Building Board meeting when this proposal was originally presented to the Board. Mr. Valentin stressed that the style of the proposed east façade is very different than the west façade.

Mr. Fronberry questioned why siding couldn't be used on the entire east façade? Mr. Reinders reminded the Board that the Reinders have always altered the building in phases. Siding was only included on a portion of the west façade in 1994, and it wasn't carried through to the rest of the façade until 1998.

Mr. Valentin expressed concern about completing the project in stages. Mr. Reinders replied that the building was built in stages.

Mr. Baesemann moved the discussion back to the eastern façade, noting that at previous meetings, the Board had discussed the possibility of using an alternative material to the corrugated metal. Mr. Liechty stated that he supports "breaking-up" the elevation of the building; however, he questioned if there was another material that could provide the gray/green contrast.

Mr. Reinders stressed that they desire to maintain a sense of antiquity, and to use "old" materials that are characteristic of the time period that the mill was constructed.

Mr. Oliveri stated that overall, he supports the use of different materials, and the overall appearance of the façade; however, he expressed concern about the use of corrugated metal. Mr. Oliveri also stated that he felt the mechanical and utility equipment should be screened.

Ms. Finn stated that after speaking with CP Rail, it was determined that the trees that existed along the railroad tracks were removed because of maintenance issues. It is likely that similar spatial concerns would prevent the Reinders from constructing a screen. Ms. Finn suggested that painting the utilities might be a better course of action.

Mr. Sayas stressed that the Reinders are a good corporate resident, but that this façade is also very visible. Mr. Sayas stated that he supports the improvement, but not the corrugated metal.

Mr. Fronberry stated that he supports the improvement, but that the new corrugated metal will not blend well with the existing metal.

Mr. Fronberry was excused from the meeting.

Mr. Sobczak stated that he thought the composition of the façade was very nice, and that some metal should be located on the façade, although not necessarily in the form of the corrugated metal panels.

Ms. Dunn stated that she liked the proposed changes.

Mr. Liechty stated that the composition looks great, the colors are interesting, but that he is uncomfortable with the large metal panels.

Mr. Valentin stated that he appreciates that something is begin done to the building; however, the proposal appears too modern, and does not fit into the neighborhood.

Mr. Baesemann reiterated that the Board members appeared to have objection to the use of metal panels, but not the roofline of the structure.

Mr. Reinders stated that the color of the metal will tone down after a couple of months.

Ms. Bonnie Topczewski, Mr. Reinders perspective tenant, voiced her support for the façade as proposed.

Mr. Reinders reminded the Board that the original proposal included all metal, and the Board had suggested one reason for not approving the proposal was because the metal was out of proportion. Mr. Reinders stated that he now believes the metal to be in good proportion.

Mr. Oliveri expressed concern about the maintenance of the corrugated metal.

Mr. Reinders illustrated that virtually no maintenance has occurred with the corrugated metal on the existing silo tower for roughly fifty years. Mr. Reinders offered to clean and repair all of the windows on the silo structure, and to move the three air conditioning units located along the base of the east façade.

Mr. Oliveri expressed concern that the corrugated panels will eventually look like the metal on the silo structure. Mr. Oliveri stated that he would be more comfortable if the corrugated metal on the silo was improved.

Mr. Baesemann clarified that although channel siding is used on the front façade of the building, clapboard (Hardiplank) siding will be used on the east elevation.

Mr. Liechty expressed concern about the rain gutter located on the northern portion of the façade.

Mr. Baesemann questioned Mr. Reinders if he would be able to commit to the rehabilitation of the silo structure. Mr. Reinders stated that he could not at this time, partially because it is a designated historic structure.

Mr. Liechty motioned to approve the proposed east elevation, and three new windows on the south façade, as illustrated on Sheet A3-O dated April 16, 2003, noting the following conditions:

- The existing utilities and mechanical equipment on the east façade will be painted to match the base color of the building.
- The three air conditioning units along the east façade will be relocated.
- The existing roof vent will be removed.
- The existing rain gutter located on the northern portion of the renovation will be moved so that it does not conflict with the appearance of the new façade.
- The existing feed duct will be removed.
- The two vertical gas lines will be moved so that they are not visible from the exterior of the building.
- All windows on the silo structure will be cleaned, repaired, and replaced if necessary.
- The metal portion of the building located just north of the renovation will be painted to match the color scheme used on the renovation.
- If, at a future date, the silo structure is renovated, it will be done so in a way that mimics its current condition and materials used on rehabilitated portions of the building.
- The corrugated metal on the renovation is only being approved because there is existing corrugated metal on the building, the historic nature of the structure, and the location adjacent to the railroad tracks.

Mr. Liechty also noted that when erected the exterior architectural appeal and functional plan of the proposed structure will not be at variance or so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, nor at variance with the intended character of the applicable zoning district as stated in Chapter 335 Zoning, as to be likely to cause a substantial depreciation in the property values in the immediate neighborhood.

Mr. Oliveri seconded. Motion carried 5-1, with Mr. Valentin voting no.

3. Approval of minutes

No action taken.

4. Old Business

No action taken.

5. New Business

No report.

6. Adjournment

Mr. Liechty motioned to adjourn. Mr. Oliveri seconded. Motion carried 6-0.
Meeting adjourned 8:45 AM.

Respectfully Submitted,

Matthew B. Mikolajewski
Assistant Planner