

**CITY OF FRANKLIN
ARCHITECTURAL REVIEW BOARD MINUTES
OCTOBER 12, 2006**

- A. ROLL CALL
- Chairman Naujock called the meeting of the Architectural Review Board to order at 7:00 p.m. on October 12, 2006, in the Inspection Conference Room at Franklin City Hall, 9229 W. Loomis Road, Franklin, WI.
- Present were Messrs. Bollis, Jost, Mainus, Naujock, Alternate Member Cieszynski and Inspector Baumgart. Mr. Kazmierski arrived at 7:40p.m.
Excused was Mr. Werner.
- B. APPROVAL OF MINUTES
SEPTEMBER 28, 2006
- Mr. Jost moved to approve the minutes of the regular meeting of September 28, 2006 as submitted. Seconded by Mr. Cieszynski, motion carried.
- C. NEW BUSINESS
1. MIKE & KAREN HARRINGTON
4923 W. DEVINSHIRE DRIVE
CONTRACTOR: STONEGATE HOMES LLC

Mr. Jost moved to approve the plans for a single-family dwelling as submitted. Seconded by Mr. Bollis, motion carried.
2. CADE HOMES INC
7631 W. WINDRUSH LANE
CONTRACTOR: CADE HOMES INC.

Mr. Mainus moved to approve the plans for a single-family dwelling as submitted. Seconded by Mr. Jost, motion carried.
3. CADE HOMES INC.
7623 W. WINDRUSH LANE
CONTRACTOR: CADE HOMES INC.

Mr. Kazmierski moved to approve the plans for a single-family dwelling as submitted. Seconded by Mr. Jost, motion carried.
4. EDWARD FRAMNES & CAROL STILSON
8277 S 42 STREET
CONTRACTOR: INNOVATIVE EXTERIOR CONCEPTS LLC

Mr. Jost moved to approve the plans for an addition to a single-family dwelling as submitted with all new roofing and siding to match existing. Seconded by Mr. Mainus, motion carried.
5. ROGER PIOTROWSKI
7660 S. NORTH CAPE ROAD
CONTRACTOR: HOMETOWN BUILDING SUPPLY

Mr. Jost moved to approve the plans eliminating two windows at the left elevation for the reason that the original side elevation did not have windows, the large evergreens screen the elevation and the building proximity to the adjacent buildings. Seconded by Mr. Bollis, motion carried.
6. ADAM & JOANNA WROBLEWSKI
7510 S. 68 STREET
CONTRACTOR: MASTERCRAFT BUILDERS

Mr. Jost moved to approve the plans for a single-family dwelling with the addition of two windows to the side of the garage on the left elevation to be 48" x 64" and materials to match existing. Revised plans must be submitted at time of permit application. Seconded by Mr. Kazmierski, motion carried.

7. OPEN PANTRY FOOD MARTS
7610 W. RAWSON AVENUE
CONTRACTOR: SIGN EFFECTZ INC.

Mr. Jost moved to approve the plans for pylon sign "A" as submitted subject to meeting the requirements of the sign code. The Architectural Board review/approval for the Open Pantry wall and pylon signs is limited to design approval of the signs only. No permits for these signs will be issued until the following issues have been resolved.

1. The gross sign area of the four signs submitted exceeds the maximum allowable sign area.
2. The existing Citgo signs located on the gas island canopies have not been included in the area of existing signs and will further exceed the maximum allowable sign area.
3. No provision has been made for signs for the vacant tenant spaces. There is no sign area for signs for tenants in the vacant store spaces.
4. All of the wall mounted tenant signs must be channel letter type signs and shall be of single color for sign faces and illumination. Red and green sign faces have been proposed, only a single color will be permitted.

Seconded by Mr. Bollis, motion carried.

8. OPEN PANTRY FOOD MARTS
7700 W. RAWSON AVENUE
CONTRACTOR: SIGN EFFECTZ INC.

Mr. Bollis moved to approve the plans for pylon sign "B" as submitted subject to meeting the requirements of the sign code. The Architectural Board review/approval for the Open Pantry wall and pylon signs is limited to design approval of the signs only. No permits for these signs will be issued until the following issues have been resolved.

1. The gross sign area of the four signs submitted exceeds the maximum allowable sign area.
2. The existing Citgo signs located on the gas island canopies have not been included in the area of existing signs and will further exceed the maximum allowable sign area.
3. No provision has been made for signs for the vacant tenant spaces. There is no sign area for signs for tenants in the vacant store spaces.
4. All of the wall mounted tenant signs must be channel letter type signs and shall be of single color for sign faces and illumination. Red and green sign faces have been proposed, only a single color will be permitted.

Seconded by Mr. Jost, motion carried.

9. OPEN PANTRY FOOD MARTS
7610 W. RAWSON AVENUE
CONTRACTOR: SIGN EFFECTZ INC.

Mr. Bollis moved to approve the plans for the wall sign for "Willow Creek Coffees" on the East elevation subject to meeting the requirements of the sign code. The Architectural Board review/approval for the Open Pantry wall and pylon signs is limited to design approval of the signs only. No permits for these signs will be issued until the following issues have been resolved.

1. The gross sign area of the four signs submitted exceeds the maximum allowable sign area.
2. The existing Citgo signs located on the gas island canopies have not been included in the area of existing signs and will further exceed the maximum allowable sign area.
3. No provision has been made for signs for the vacant tenant spaces. There is no sign area for signs for tenants in the vacant store spaces.
4. All of the wall mounted tenant signs must be channel letter type signs and shall be of single color for sign faces and illumination. Red and green sign faces have been proposed, only a single color will be permitted.

Seconded by Mr. Jost, motion carried.

10. OPEN PANTRY FOOD MARTS
7610 W. RAWSON AVENUE
CONTRACTOR: SIGN EFFECTZ INC.

Mr. Bollis moved to approve the plans for a wall sign for "Santa Fe Café Fresh Burritos" subject to meeting the requirements of the sign code. The Architectural Board review/approval for the Open Pantry wall and pylon signs is limited to design approval of the signs only. No permits for these signs will be issued until the following issues have been resolved.

1. The gross sign area of the four signs submitted exceeds the maximum allowable sign area.
2. The existing Citgo signs located on the gas island canopies have not been included in the area of existing signs and will further exceed the maximum allowable sign area.
3. No provision has been made for signs for the vacant tenant spaces. There is no sign area for signs for tenants in the vacant store spaces.
4. All of the wall mounted tenant signs must be channel letter type signs and shall be of single color for sign faces and illumination. Red and green sign faces have been proposed, only a single color will be permitted.

Seconded by Mr. Jost, motion carried.

11. JOHN & JACQUELINE NELSON
7787 S. NORTH CAPE ROAD
CONTRACTOR: SAME

Mr. Bollis moved to approve the plans for the addition to the single-family dwelling for the reason that the original side elevation did not have windows and the proximity to adjacent buildings with new materials to match existing. Seconded by Mr. Kazmierski, motion carried.

12. EDUARDUS HANSEN & DAWN WILKE
3047 W. YORKSHIRE CIRCLE
CONTRACTOR: DEMLANG BUILDERS INC.

Mr. Jost moved to approve the plans for a single-family dwelling as submitted. Seconded by Mr. Kazmierski, motion carried.

13. THREE CELLARS LLC
6939 S. RIVERWOOD BOULEVARD
CONTRACTOR: BAUER SIGN CO.

Mr. Jost moved to approve the plans for a monument sign face change as submitted subject to meeting the requirements of the sign code. Seconded by Mr. Kazmierski, motion carried.

14. THREE CELLARS LLC
6955 S. 27 STREET
CONTRACTOR: BAUER SIGN CO.

Mr. Kazmierski moved to approve the plans for a wall sign on the East elevation as submitted subject to meeting the requirements of the sign code. Seconded by Mr. Jost, motion carried.

15. THREE CELLARS LLC
6955 S. 27 STREET
CONTRACTOR: BAUER SIGN CO.

Mr. Kazmierski moved to approve the plans for a wall sign on the North elevation as submitted subject to meeting the requirements of the sign code. Seconded by Mr. Jost, motion carried.

D. ADJOURNMENT

Mr. Jost moved to adjourn the meeting at 7:55 p.m. Seconded by Mr. Kazmierski, motion carried.