

**VILLAGE OF FREDONIA**  
**ARCHITECTURAL CONTROL BOARD MEETING MINUTES**

Fredonia Government Center  
242 Fredonia Avenue, Fredonia, WI  
January 19, 2022

The Architectural Control Board meeting was called to order at 7:00 p.m. by Chair John Long.

Board members present: John Long, Jessica Franck, Damon Ward, and Tom Miller.

Board members absent: Bob Lallensack.

Staff/Official present: Building Inspector John Derler, Building Inspector Roger Kison, and Village Clerk Melissa Depies.

Others present: Ben Sippel, Sippel Electric.

**Approve Minutes**

Motion by Tom Miller, seconded by Jessica Franck, to approve the November 3, 2021 Architectural Control Board meeting minutes as presented. Motion carried.

**Plans for changes to existing structure at 211 Highland Drive; Sippel Electric**

John Long stated that this item has been reviewed and approved by the Plan Commission.

Ben Sippel, Sippel Electric, explained that the center of the building will be raised approximately 6 feet giving the building more height. On the east side of the building the existing drive through canopy and driveway will be removed, the windows will be raised, and bushes and landscaping will be added. There will be two overhead doors added on the west side.

The building will be gray with black windows, doors and roof. There will also be accent lighting on the building.

Tom Miller stated that this will be a great renovation for this corner.

The existing 7' X 9' sign structure will remain. Mr. Sippel showed the board some sample drawings of proposed signage for his business and questioned if the Village had any restrictions to adding phone numbers or web sites to the sign. All members agreed that all of the signage samples were acceptable. Adding of a phone number and/or web site is not an issue. Tom Miller stated the only issue he would have with signage is to make sure it does not interfere with the vision triangle. Mr. Sippel replied that he was using the existing sign structure; no changes will be made to the location or structure.

John Long questioned if a vent or decorative piece should be added to the gables facing the street to break up the wall. Mr. Sippel indicated that he will be putting in accent lighting around the building to help break things up.

Mr. Sippel stated that the floor is spancrete over the basement which has no supporting interior walls. He is anticipating that the only piece of equipment that will be parked inside is the scissor lift as all employees take their vans home. The building will be used for racking, storage, and a small office.

John Long questioned the dumpster. Mr. Sippel stated that there is an existing dumpster pad that he would consider using. John Long stated that the dumpster would require an enclosure. Mr. Sippel then questioned if he would be allowed to park a trailer in that location. Parking of a trailer is not an issue and is allowed.

It was requested that an address block be added to the building.

An address change was discussed. Mr. Sippel requested that the address remain the same as it would be costly for him to make a change.

Motion by Tom Miller, seconded by Damon Ward, to approve the plans as submitted by Sippel Electric for renovations to 211 Highland Drive. Motion carried.

Mr. Sippel is anticipating an early April start date.

#### **Items for Future Consideration by the Village Board**

John Long reported that Hillcrest Building may be bringing a CSM forward and that there may be possible industrial park matters in the near future.

John Long also reported that there is a tree leaning on a house at 211 North Milwaukee Street; John Derler will talk to the property owner.

Jessica Franck questioned the status of the fence for Jimmy B's. A letter will be drafted and sent requesting that the fence project get started.

#### **Adjourn**

Motion by Jessica Franck, seconded by Damon Ward, to adjourn the meeting at 7:45 p.m. Motion carried.