



## **Design Review Board Meeting Minutes April 14, 2016**

3930 N. Murray Avenue, Shorewood, WI

### **1. Call to order.**

The meeting was called to order at 5:00 p.m. Members Present: Chair David Drews, Robert Gosse, Kathryn Kamm, Nick Carnahan, Bryan Koester, Mike Oates, Wesley Brice and Mike Skauge (alternate). Also present Planning Director Ericka Lang and Building Inspector David Henson.

### **2. Approval of March 24, 2016 meeting minutes.**

Mr. Koester moved to approve with the change to item #3 to read, "Adding a panel over the entrance door would align the door opening with the existing windows". Seconded by Mr. Carnahan. Vote 4-0 (Mr. Drews, Mr. Skauge, Mr. Koester, and Mr. Brice)

### **3. Further consideration of a one-story rear addition at residential property 4470 N. Lake Drive, property owners Bill and Marian Nasgovitz.**

Mr. Rory Palubiski (designer) presented the proposed rear addition to the garage noting the re-submittal of the original plans. Mr. Carnahan commented that the wide fascia on the new addition was inconsistent with the fascia on the existing home. Mr. Palubiski agreed the fascia seemed thicker although with the copper flashing and gutters the fascia would tone down. Mr. Palubiski added they should have provided more detail on the plans as to the gutter apron and gutters. Mr. Drews commented on the overall design as being bulky. Ms. Kamm moved to approve with the condition that the addition matches the detailing at the existing bay windows on the rear elevation, seconded by Mr. Koester. Vote 7-0.

### **4. Further consideration of the installation of a front yard patio at residential property 4505 N. Woodburn Street, property owners Fred and Ann Lonza.**

City Wide Concrete Contractors presented the proposed street yard patio. Mr. Carnahan questioned if the elevation would be the same as the existing. Jim from City Wide noted the existing stoop was to be removed and replaced at the same elevation to include a patio, which would extend to the south just past the window well. Ms. Kamm questioned if railings would be required. Mr. Henson noted that railings are not required. Jim from City Wide noted the owner may want to add railings in the future. Mr. Carnahan noted the railings must be submitted to the Design Review Board if added. Mr. Carnahan moved to approve with the condition Village staff was to assure appropriate screening is to be installed, seconded by Ms. Kamm. Vote 7-0.

### **5. Consideration of façade signs at 4488 N. Oakland Avenue, applicant John Duggan.**

John Duggan was present, proposing a wood blade sign directly above the bar entrance, set off of the wood façade panel. There are four goose neck lights on the two sides of the wood panels above the windows. The lights will not directly light the blade sign. The

sign will be eight feet from grade and will project 40 inches and will use natural steel brackets.

Mr. Carnahan moved to approve, seconded by Mr. Oates. Vote 7-0.

**6. Consideration of façade and outdoor improvements for proposed business at 4144 N. Oakland Avenue, applicant Paul Miller.**

Architect Chris Socha from Kubala Washatko presented the façade and site improvements for a proposed restaurant. The project enlarges the one-story building, adding on to the front and north side and creating a large outdoor patio in front and south side.

The building is currently set back from the front boundary 37 feet. The front addition is 8 feet higher than existing building and will have clerestory windows. Adding CMU gray-stained galvanized shingled wall, cedar trellis' with garden wall, wood fence in front, hand-crimped shingles, aluminum and glass doors, clear cedar around trash enclosure, red corrugated metal above front door, large caliper tree on south side of patio surrounded by cedar benching, festoon lighting, clear anodized windows. Cedar will have clear stain to show weathering but darker stain front fence and garbage enclosure. Showing only two sides of roof top system screened. Rear existing wall is concrete block that will be painted.

Patio wall right at property edge on south side, with green vine wall. East wall will match height of existing building.

Built in benches and trellis around fire pit [not determined if permissible], change in patio flooring differentiating front and back with middle path,

Member comments:

- Look at east and north facades.
- Concern look of block wall and possible failure of vine growth
- Concern of stained CMU block
- Uncertain of certain site details

Mr. Gosse moved to approve the building improvements, trellis and west fence work with further consideration needed for signage, rooftop screening, fireplace screen wall and southwest pole. Seconded by Mr. Brice. Mr. Gosse requested more detail of eastside block wall. Vote 7-0.

**7. Consideration of second floor rear addition at residential property 4332 N. Marlborough Drive, property owners Fernando and Nilda Cortez.**

Mr. Fernando Cortez (Owner) presented the proposed second story addition where the objective was to create addition living space. Mr. Drews commented that the windows were not drawn to scale. Mr. Cortez noted the existing windows on the east and south elevations shall be relocated to the new exterior walls. Mr. Oates noted the proposed location of the windows should be reviewed as they relate to the water closet. Mr. Drews questioned the proposed options presented for the rake line at the south elevation. Mr. Cortez explained he wanted a cleaner look to the rake line. Mr. Skauge suggested the exit rake remain as is. Mr. Carnahan suggests the exiting rake to be removed were the siding would be continuous. Mr. Oates moved to approve with giving the owner the option to construct the rake line using either option, seconded by Ms. Kamm. Vote 7-0.

**8. Consideration of addition along west elevation at residential property 4467 N. Lake Drive, property owners John and Lindy Florsheim.**

Jim Dorr from Living Space Design-Build presented the proposed reconstruction, with addition of the existing attached garage. Mr. Carnahan questioned the proposed material for the railings. Mr. Dorr noted iron railings would be used. Mr. Carnahan moved to approve as drawn, seconded by Ms. Kamm. Vote 7-0.

**9. Consideration of window alteration along south elevation at residential property 1911 E. Lake Bluff Blvd., property owner Doug Skinner.**

Mr. Doug Skinner presented the proposed alterations to the south elevation second floor window. Mr. Skinner noted the reason for the change in style was for easier operation of the window due to its location. Mr. Drews noted the new window should have a wider mull to match the existing windows. Mr. Skinner explained the new window style would be a slide-by. Mr. Oates note cautioned the increased width of the window may bring the elevations to close the rack. Mr. Drews commented that the slide-by units is not consistent with the exiting windows although there is an awning window at the first floor on the same elevation. Mr. Oates moved to approve as drawn, seconded by Mr. Koester. Vote 7-0

**10. Consideration of window alterations along the north elevation at residential property 4442 N. Sheffield Avenue, property owners Joel Rast and Cliona Draper.**

Ms. Draper presented the proposed window alteration noting the project was due to recent storm damage to the siding. Mr. Carnahan questioned if the new windows would match the exiting. Ms. Draper explained the project consisted of a new fireplace with new windows on either side. Mr. Drews questioned if the new windows would be shorter than the existing. Ms. Draper noted the window would be shorter. Mr. Carnahan moved to approve with the condition the new windows be held at the same head elevation as the existing, seconded by Mr. Gosse. Vote 7-0

**11. Future agenda items.**

**12. Adjournment.**

Meeting adjourned at 6:33 p.m.

Recorded by,



Building Inspector David Henson