

Design Review Board
Meeting Minutes
Thursday, February 14, 2019

3930 N. Murray Avenue, Shorewood, WI



1. Call to order.

The meeting was called to order at 5:00 p.m.

Members present: Chair Robert Gosse, Kathryn Kamm (arrived during item 3), Bryan Koester, Scott Kraehnke, Mike Oates (arrived during item 3), John Rizzo and Mike Skauge. Others present: Bart Griepentrog, Planning & Development Director; Steve Lindner and Melissa Rudolph.

2. Approval of January 24, 2019 meeting minutes.

Mr. Rizzo motioned to approve the minutes as drafted; seconded by Mr. Skauge. Vote 5-0.

3. Consideration of the application and plans on file for the enclosure of a portion of the rear porch at residential property 3955 N. Harcourt Place, property owners Michael and Kristen Gravelle.

Steve Lindner presented the project, noting that the goal is to provide a first floor powder room under the existing porch on the rear of the property. All exterior colors and materials were designed to match the existing house. Mr. Rizzo questioned if the proposed window would be double-hung, and was assured it would be. Mr. Skauge asked if the existing windows were 60/40 double-hungs. The applicant confirmed that they were, but noted that the new window was likely too small to make a 60/40 work. Mr. Oates questioned the trim boards within the stucco areas and noted that the other areas predominately featured vertical elements. Ms. Kamm concurred, and questioned if the horizontal band could be eliminated. She also requested to see photos of other elevations on the house for reference. It was noted that the return wall on the north elevation was also stucco with a horizontal band. The applicant informed that the trim boards of some sort would be necessary to hide seams in the stucco. Mr. Oates noted that if a horizontal band was necessary on the return wall, it should be located at the same level as the cap stone.

Mr. Oates motioned to approve the plans as submitted, with the removal of the horizontal trim on the west and north elevations, noting that if horizontal trim was necessary on the north elevation, it should be located at the same height as the brick cap; seconded by Mr. Skauge. Vote 7-0.

4. Further consideration of the application and plans on file for exterior modifications at commercial property 4023-27 N. Oakland Avenue, property owner Columbia St. Mary's, Inc.

Melissa Rudolph re-presented the item, noting some changes in the internal soffit and proposed window film. She noted that three different transparency weights were proposed, with the heaviest on the bottom and lightest on the top. Mr. Kraehnke indicated that this was the best version he has seen thus far. Mr. Skauge questioned the space between the window and proposed bathroom wall, noting that it appeared to be under 12 inches. Chair Gosse questioned how that wall could be constructed. Mr. Oates mentioned that if the wall could be shifted to the right, the bathrooms could possibly be re-oriented allowing the corridor to front the windows. Ms. Rudolph indicated that they tried that, but it did not work due to her client's waiting area layout desires. Ms. Kamm expressed that she thought a re-orientation of the bathrooms was possible and that, although fritting would still be required, it would work better. Mr. Oates noted that the plans, as submitted could not be constructed, so it was worth revisiting.

Mr. Rizzo noted that randomness of the window film was ok, but suggested that perhaps too much randomness was being proposed and that some sort of order to the randomness might help. Mr. Oates noted that the six middle windows were covered in heavy masses of film. Ms. Kamm agreed and suggested that more randomness could be added to the middle.

The Board generally agreed that the proposal was closer to acceptable on the fritting and that the bathroom wall was still a problem. Ms. Rudolph suggested that she would look into re-orienting the layout, but could not promise that it would work with her client's needs.

No action was ultimately taken on this application.

5. Adjournment

Mr. Skauge motioned to adjourn the meeting at 5:45 p.m.; seconded by Mr. Oates. Vote 7-0.

Recorded by,



Bart Griepentrog, AICP
Planning & Development Director