

Design Review Board
Meeting Minutes
Thursday, February 28, 2019



3930 N. Murray Avenue, Shorewood, WI

1. Call to order.

The meeting was called to order at 5:01 p.m.

Members present: Chair Robert Gosse, Wesley Bryce, Kathryn Kamm (arrived during item 4), Bryan Koester (arrived during item 4), Scott Kraehnke, Mike Oates (arrived during item 4), Mike Skauge and Mary Wright (arrived during item 4). Others present: Bart Griepentrog, Planning & Development Director; Paul Giesen, Katherine Kasper, Steve Servais, Mary Richter (via telephone) and Elan Peltz (via telephone).

2. Approval of February 14, 2019 meeting minutes.

Mr. Skauge motioned to approve the minutes as drafted; seconded by Mr. Kraehnke. Vote 4-0.

4. Consideration of the application and plans on file for a rear two-story addition and exterior modifications at residential property 4330 N. Alpine Avenue, property owners Dane and Katherine Kasper.

Paul Giesen introduced the project and handed out a set of updated plans for the Board's consideration. He noted that the current house featured a hybrid style between its Mediterranean origins and the indoor pool addition. The current plan would add a second story to the pool addition and convert the existing garage into living space. The modified structure would also feature a new drive through garage. In terms of architecture, the addition would be clad in brick on the front façade and siding on the other elevations. The brick would be painted white to match the existing house. The entire clay tile roof would be replaced with asphalt shingles.

Ms. Kamm asked for details on the windows. She was informed that the new windows would be aluminum clad casements, but that the second story would feature double-hung windows because casements would not work with the roof overhang.

Mr. Oates asked for details on the siding and was informed that it would be LP Smart Siding. He also asked for clarification on the roof, and the architect confirmed that the whole roof would be replaced with asphalt shingles.

Mr. Skauge questioned the interior floor plan, and the architect confirmed that the pool would remain and that a new playroom would be constructed above it. He also noted that a new master suite would be built above the garage and new kitchen.

Ms. Kamm asked what would happen to the clay tiles on the end walls. The architect noted that that detail would need to be figured out.

Ms. Wright questioned what would be happening with the gutters and was informed that new gutters would need to be installed on the entire house, as the existing style was unique. She also questioned what the final square footage of the whole house would be upon completion and was informed that it would be 6,212 sq. ft.

Ms. Kamm questioned the gable height of the plans on the existing and new addition versus a photo of the house, noting there appeared to be a difference.

Mr. Oates noted the brick return on the west façade. The architect was open to different ideas and suggested that it could be designed to read as a pilaster. Ms. Kamm suggested that there be a plane change at the material transition.

Mr. Oates further questioned the gable within the hip roof, and the architect informed that it was functionally necessary for head height, but also aesthetically desired since it mimicked the front elevation. Mr. Oates also questioned the two back patios and their respective railings. The architect noted that wood deck would be updated and the current railings, which do not meet code, would become conforming where replaced. He also noted that the front of the house currently featured three different styles of railings that also do not meet current code. Lastly, Mr. Oates questioned the reveal of the siding and was informed it was 5 inches.

Ms. Kamm motioned to approve the plans with confirmation that the soffit and gables of the addition match the existing; seconded by Mr. Oates. Vote 8-0.

5. Consideration of the application and plans on file for window modifications at residential property 4142 N. Prospect Avenue, property owners Jason and Rebecca Mitich.

Steven Servais, contractor, introduced the project, explaining that the proposed exterior changes are due to an internal kitchen remodel to accommodate additional countertops. The windows in this area are currently casement windows that open to the inside. Those windows, along with two additional double-hung windows in the kitchen, (10 in total) would be replaced with casements featuring a horizontal divided light of contemporary style. He also noted that most of the house's windows featured brick sills, but these new sills would be limestone, which would match the front and be more durable. Ms. Kamm questioned if anything was changing on the north elevation, and Mr. Oates questioned if anything was changing on the front (west) elevation. The contractor confirmed that neither of those elevations was changing. Ms. Wright asked if all seven windows on the south elevation would be at the same height, and the contractor confirmed. The contractor also noted that all of the brick and mortar infill required for these windows would match.

Mr. Oates motioned to approve the project, as submitted; seconded by Ms. Wright. Vote 8-0.

6. Further consideration of the application and plans on file for the exterior modifications at commercial property 4001 N. Downer Avenue, property owner Blackwatch '68 Properties.

Mary Richter explained the proposed scope of the project via telephone. She noted that with the addition of a sprinkler system, the rear exiting plans had changed and that the external balcony and stairway was no longer needed. Ms. Kamm confirmed that the balcony would be completely removed. Ms. Richter noted that a new rear patio would be located on the roof structure and that the railing would match that of the front. Lastly, she also noted that a

doorway would be infilled with brick to match, as it was no longer needed. Mr. Oates questioned the brick infill noted underneath a window, and Ms. Richter reminded the Board that this window was approved in a previous review. Ms. Kamm asked if the brick would be painted, and the applicant indicated that none of the brick on that façade was painted, but rather would all just be cleaned up.

Ms. Kamm motioned to approve the project, as submitted; seconded by Mr. Koester. Vote 8-0.

3. Consideration of the application and plans on file for the extension of an existing dormer at residential property, 2516 E. Stratford Court, property owner Jon Englund.

(The Board took this item out of order, as they were waiting for the applicant to arrive to explain the project. The applicant never arrived, but due to the small scale of the project and the appropriate drawings, the Board was willing to consider the item; noting that it should not set a precedent for future reviews, however.)

The Board discussed that the plans showed an increased dormer of similar style to the existing that would extend an additional 5 ft. and provide greater internal clearance. It was also noted that the extension would not be very visible from the front public frontage.

Mr. Oates motioned to approve the project, as submitted; seconded by Mr. Koester. Vote 8-0.

7. Adjournment.

Mr. Skauge motioned to adjourn the meeting at 6:15 p.m.; seconded by Mr. Koester. Vote 8-0.

Recorded by,



Bart Griepentrog, AICP
Planning & Development Director