

Design Review Board
Meeting Minutes
Thursday, April 11, 2019



3930 N. Murray Avenue, Shorewood, WI

1. Call to order.

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

Members present: Wesley Brice, Robert Gosse (arrived during item 9), Kathryn Kamm (arrived during item 9), Bryan Koester, Scott Kraehnke (acting as Chair), Mike Skauge and Mary Wright. Others present: Bart Griepentrog, Planning & Development Director; Brook Meier, David Rosene, Rodd Caspersen, Alyson Lippman, Terrance Casper, Lynn Bichler, Elly Wolko, Jason Baner, David Karademas, Enrique Guerrero and Ramesh Pujara.

2. Approval of March 14, 2019 meeting minutes.

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

9. Consideration of the application and plans on file for the modification of the main business entrance at commercial property 2500 E. Capitol Drive, property owner Shorewood Animal Hospital.

Mr. Kraehnke confirmed that the proposed changes under consideration were on the south and west elevations. Mr. Meier, the project architect, noted that the new material will be toned down and not match the brick. The brick was too unique to match. Mr. Kraehnke asked what color the proposed metal panels would be and was informed that they would be dark bronze. It was also clarified that the metal frame would be forest green. Mr. Gosse questioned the screening of the air conditioning on the west elevation. Mr. Meier noted that it would be screened with a solid wall with open air above. Ms. Kamm requested information regarding the roof over the entry. Mr. Meier noted that it would be covered with slats. Ms. Wright noted that it would be similar to a pergola.

Ms. Kamm motioned to approve the plans, as submitted; seconded by Mr. Koester. Vote 7-0.

10. Consideration of the application and plans on file for the installation of new signage at commercial property 2500 E. Capitol Drive, property owner Shorewood Animal Hospital.

Mr. Griepentrog noted that the application was for a sign along the edge of the canopy with 8 inch tall anodized aluminum letters $\frac{3}{4}$ of an inch thick. Mr. Gosse questioned if the other sign would remain, and the applicant confirmed that it would. Mr. Gosse noted that the other sign had been approved in the past.

Mr. Gosse motioned to approve the plans, as submitted; seconded by Mr. Koester. Vote 7-0.

3. Further consideration of the application and plans on file for an illuminated façade wall sign at commercial property 3555 N. Oakland Avenue, property owner Select Property Group, LLC.

Mr. Griepentrog noted that the sign had already approved, but without the requested backlighting color. Mr. Caspersen provided a sample of the proposed letter with purple back lighting for consideration. He also noted that the film cuts off 50% of the light provided by the white LEDs. Mr. Skauge noted that the lighting was very subtle.

Mr. Skauge motioned to approve the plans, as submitted; seconded by Ms. Gosse. Vote 7-0.

4. Further consideration of the application and plans on file for the installation of a front yard patio at residential property 1616 E. Olive Street, property owners Aaron and Alyson Lippman.

Ms. Lippman noted that the plans provided to the Board were outdated and emailed Mr. Griepentrog the proper set of plans for consideration. Ms. Wright questioned why the plants were not proposed to be in the ground surrounding the patio, and Ms. Lippmann responded that they wanted to preserve lawn space. Mr. Kraehnke asked if the planters were moveable and was informed that in theory, they were, but that was not the intention. Mr. Gosse noted that as screening, the planters were more effective than if the landscaping were planted directly into the ground. The Board also confirmed that no trim boards would be on the planter.

Mr. Gosse motioned to approve the plans, as submitted; seconded by Ms. Kamm. Vote 7-0.

5. Consideration of the application and plans on file for the installation of a new window on the west elevation at residential property 2010 E. Kenmore Place, property owners Benjamin Endres and Kristin Rehberg.

Mr. Casper presented the project and noted that the plans were for a new 30' x 12' vinyl clad window within the bathroom. Mr. Skauge confirmed that the window was not operable. Mr. Gosse asked if the plans were to scale, and Mr. Casper informed that they were not. Mr. Gosse asked if the window would be as wide as the others on the same façade, and was informed that it would be. Mr. Skauge noted the multiple layers of vinyl siding and suggested that it would be hard to install. Mr. Gosse questioned if two 15" windows would look proportionally better. The contractor informed the Board that the window was already ordered, but that he could apply a middle band. The contractor noted that the style of window was intended to be modern. Ms. Kamm discussed that the location of the window is hard to see, and Mr. Skauge agreed.

Mr. Koester motioned to approve the plans, as submitted, in consideration of location of the window not being easily visible from the public frontage; seconded by Ms. Kamm. Vote 7-0.

6. Consideration of the application and plans on file for a rear two-story addition at residential property 2407 E. Menlo Blvd., property owners Scott Tisdell and Stefanie Jacob.

Ms. Bichler presented the project to the Board. She noted that this project had been reviewed before, but that it did not move forward within the year, so a new review was required. She noted that three transom windows were being added above the windows on the second floor, and that the new windows and stucco would match the existing. She noted that the patio door windows would be removed. Ms. Wright confirmed that the railings would be wrought iron. Ms. Kamm asked what would happen to the current bump out on the rear façade with the addition of the new deck with brick piers. She was informed that it would be incorporated into the proposed addition, and appropriately filled in with stucco and brick to match. It was noted that the existing AC unit on the second floor roof would remain. Ms. Wright expressed appreciation that the patio door windows were being removed. Mr. Kraehnke added that he liked the dimension provided by the new transom windows. Ms. Kamm agreed. Ms. Bichler noted that they would complement the proposed vaulted ceiling. Mr. Skauge confirmed that stucco would return into the windows to match existing detail.

Mr. Skauge motioned to approve the plans, as submitted; seconded by Mr. Gosse. Vote 7-0.

7. Consideration of the application and plans on file for window alterations at residential property 4314 N. Newhall Street, property owner Elwira Slawek-Wolko.

The applicant presented the project noting that a new bay window was being requested with double-hung windows on either side. The sill for the new windows would be raised 6 inches above current window height. The Board confirmed that the windows would be aluminum clad and that they would project a total of 14 inches. Mr. Kraehnke confirmed that the asphalt shingles above the new window would match existing.

Ms. Kamm motioned to approve the plans, as submitted; seconded by Ms. Wright. Vote 7-0.

8. Consideration of the application and plans on file for a full façade addition including second floor balconies at commercial property 4600-4610 N. Wilson Drive, property owner Karademas Management.

Mr. Karademas introduced this project noting that it would be just one of several to come over the next few years driven by the improvements on Wilson Drive. His plans are to start with this commercial building and then move onto the apartment buildings. He noted that the current building is somewhat tired and needed an upgrade. He is proposing to add a six foot addition that would allow for a second level balcony. The current four foot wood frame and awning would be removed. Ms. Kamm asked him to confirm the proposed materials, and she was informed that the brick would match and that there would be new stone at the base of each column with capstone. Mr. Bryce asked if the brick would be real or veneer, and Mr. Karademas affirmed that it would be real. Ms. Kamm questioned the details for the proposed railings and was informed that they would be white wrought iron. She also confirmed that the existing through AC units would remain. Mr. Gosse questioned if the dormers would have any function. Mr. Karademas responded that their only function would be to match the apartment buildings. Ms. Kamm asked what material would be below the storefront windows and was

informed that it is existing brick. Ms. Wright provided that it was a nice addition to Wilson Dr. and confirmed that the parking would remain.

Mr. Skauge motioned to approve the plans, as submitted; seconded by Mr. Koester. Vote 7-0.

11. Discussion of Design Review Board 2018 accomplishments and future initiatives.

Mr. Griepentrog provided an overview of the Board's 2018 accomplishments and informed members that suggestions for any 2020 additions would be discussed at the next meeting. He noted that the previous initiatives from 2019 would be represented for consideration. He also noted that in the absence of available staff time initiatives could be worked on by individual DRB members and brought to the group for consideration.

12. Adjournment.

Mr. Koester motioned to adjourn the meeting at 6:25 p.m.; seconded by Mr. Skauge. Vote 7-0.

Recorded by,



Bart Griepentrog, AICP
Planning & Development Director