



Design Review Board
Meeting Minutes
Thursday, March 12, 2020
3930 N. Murray Avenue, Shorewood, WI

1. Call to order.

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

Members present: Chair Scott Kraehnke, Bryan Koester, Ryan O'Connor and Mike Skauge.

Others present: Mark Porreca, A.J. Rudnitzki, Nick Carnahan, Kate Carnahan, Jon Wallenkamp, Paul Giesen, Stephen Smith, Jovana Cubric, Mike Wroblewski, Chris Tinker, Thomas Conlon and Bart Griepentrog, Planning & Development Director.

2. Approval of February 27, 2020 meeting minutes.

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

3. Consideration of the application and plans on file for a window alteration and installation of new windows (rear elevation) at residential property 2524 E. Menlo Blvd., property owners Peter Lucier & Rachel Drzewicki.

Mark Porreca presented the item noting that the rear porch had been enclosed at some time, and that the property owners would like to add windows to the space. The north elevation already had one window, but modifications to that elevation were also proposed. He pointed out that the plans show both the existing and proposed conditions.

Chair Kraehnke clarified that two windows would be on each side elevation and three on the end. He questioned if they were all double-hung, which Mr. Porreca confirmed. Mr. Skauge questioned the molding around the windows, and Mr. Porreca mentioned that the windows would be Marvin clad windows with clad brick molding. Mr. Skauge also confirmed that the windows would be 50/50, which was consistent with the majority of the house.

Mr. Skauge moved to approve the project as submitted; seconded by Mr. Koester. Vote 4-0.

4. Consideration of the application and plans of file for the installation of a new façade on east facing foundation wall at commercial property 1200 E. Capitol Drive, property owner Kivley Investments LLC.

A.J. Rudnitzki presented an overview of the project on behalf of the property owner. He noted that the wall on the side of the building has been being patched and painted for over 15 years, but that it was time for a more comprehensive fix. In order to do so, parts of the wall that are

beyond repair would be removed and the whole wall would be finished in either stamped concrete or a split-faced material similar or complementary to the trail bridge.

Chair Kraehnke confirmed that the current wall was block. Mr. Skauge questioned if the wall was a retaining wall or part of the foundation. Mr. Rudnitzki informed that approximately 65% of it was part of the building and noted that a vaulted sidewalk was above. It was suggested that nearby floor space could be used for either storage or a community room.

Mr. O'Connor suggested that a rendering showing the proposed stone on it, ideally with the bridge shown for context, would be preferred. He noted that the Board's review was primarily dealing with aesthetics as opposed to function. He also noted that the building previously was home to the Brooks Stevens headquarters, although acknowledged that the building looks different today. Mr. Skauge agreed that a rendering would be needed to give an idea of what the finished conditions would actually look like. He questioned if stamped concrete or cultured stone was going to be used, and the applicant noted that they were leaning towards stone.

Chair Kraehnke questioned what would happen to the bushes that are currently in front of the wall. Mr. Rudnitzki noted that those bushes were difficult to maintain, and that they would likely be removed. Understanding that the wall would be even more exposed, Chair Kraehnke also agreed that either an elevation or rendering would need to be submitted.

No action was taken on the item, which is expected to come back to the Board within 2-4 weeks with the requested plans.

5. Consideration of the application and plans of file for the window alterations and addition of railing at residential property 2018 E. Marion Street, property owner Nick Carnahan.

Nick and Kate Carnahan presented the item, introducing themselves as the owners, designers and contractors. They stated that they own this standard Shorewood duplex, which has a 1963 rear addition. They would like to add a deck above that addition and rearrange the windows, while keeping true to its modern spirit. The side windows would be removed and infilled with salvaged siding and the rear windows would be replaced with two larger salvaged casement windows.

Mr. O'Connor questioned if the siding would be painted, and Mr. Carnahan noted that it would remain white. Chair Kraehnke questioned if the current second story door was operable, and Mr. Carnahan noted that it was, but that it has been blocked off since a 2016 project. He also clarified that the railing would be weathered horizontal cedar boards with 1/4" gaps. Mr. Skauge confirmed that the railing would need to be installed at an appropriate height and questioned if the vines on the façade would be removed. Mr. Carnahan responded that they would be trimmed back. Chair Kraehnke questioned if the siding would be patched or replaced. Mr. Carnahan confirmed that patching was preferred but that residing with LP siding could take place if patching was not feasible.

Mr. Carnahan summarized that the corner windows on the east and west would be blocked in and sided over and that the new vertical north-side windows would be 4 ft. wide from the current height to the baseboard. Mr. Skauge noted that they would bring in a lot of light.

Mr. Koester moved to approve the project as submitted; seconded by Mr. Skauge. Vote 4-0.

6. Consideration of the application and plans on file for the relocation of the dumpster enclosure at commercial property 3936 N. Murray Avenue, property owner North Shore Fire Department.

Jon Wallenkamp of Kueny Architects provided an overview of the project. He noted that the dumpster is being relocated to the northwest corner of the property as a result of the recent property split and ownership change. Mr. Griepentrog clarified that the need for separate dumpsters for Village Hall and the Fire Department was related to the property split.

Chair Kraehnke questioned if the enclosure was four-sided and had gates. Mr. Wallenkamp confirmed that it was and noted that the gates were shown on the south side in the detail section. Mr. Koester questioned the size in relation to a parking space, and Mr. Wallenkamp noted that it was 12'8" x 18'4", which is slightly larger than a parking space. Chair Kraehnke questioned how the materials would be finished, and it was noted that the cedar would be stained dark brown to match the building.

Mr. Koester moved to approve the project as submitted; seconded by Mr. O'Connor. Vote 4-0.

7. Consideration of the application and plans of file for the enclosing of a front porch at residential property 3804 N. Prospect Avenue, property owner Mark Lewis.

No one was present to represent this item, so it was deferred to a future meeting for consideration.

8. Consideration of the application and plans on file for the construction of a new single-family residence (updated design) at residential property 2521 E. Lake Bluff, property owners Richard and Suzanne Powers.

Paul Giesen presented the updated design for this project. He requested that an additional revision be considered on the west side of the house. The Board was acceptable to the updated plans, but requested a description. Mr. Giesen provided that the three piano windows on the west elevation would be replaced by two double-hung windows, which would flank the bed. He also described the other changes, noting that the floor plans related to the kitchen and master bedroom had been flipped and that second floor living space was added, including a bedroom over the garage. He believes this brought down the massing of the house and produced a more balanced design. The general concept of the design remained the same.

Chair Kraehnke confirmed that the windows layouts and gables had been swapped to accommodate the flipped floor plan. Mr. Koester confirmed that the materials had not changed and noted that the redesign was fairly straightforward. Mr. Skauge noted that he liked the redesign better.

Mr. Skauge moved to approve the project as submitted, with the addition of the revision to replace the three piano windows on the west elevation with two double-hung windows; seconded by Mr. Koester. Vote 4-0.

10. Consideration of the application and plans on file for the site plan including the outdoor seating patio and dumpster enclosure at commercial property 4334 N. Oakland Avenue, business owner Fiddleheads Coffee.

Stephen Smith, project architect, along with Jovana Cubric and Mike Wroblewski of Fiddleheads, presented an overview of the project. They noted that the plans call for a north-side patio within the green space aside the soon-to-be former Sherwin Williams. The patio would be approximately 800 sq. ft. with 2x2 pavers around a centralized fireplace. A railing fence would enclose the space and be surrounded by soft plantings. The east end of the patio would be enclosed by a cedar wall with a dumpster enclosure with gates to access the containers from the driveway. Triangle-shaped sunshade awnings made of canvas would be hung over either end of the patio with the middle over the fireplace remaining open. Festoon lighting, strung by guy wires, would also be installed.

Mr. Skauge applauded the applicants for using this vacant space in a good way and noted that he had no problems with the proposal. Mr. Koester questioned if signage was also being considered, and it was confirmed that signage would be reviewed at a later meeting. It was also noted that if the signage were to be submitted as shown on the rendering that there may be issues with it.

Mr. Skauge moved to approve the plans, as submitted; seconded by Mr. Koester.

Mr. Griepentrog interjected to question whether or not the proposed architectural changes to the building were also expected to be considered at tonight's meeting. The applicant confirmed that was their intent. Chair Kraehnke noted that the agenda included "plans on file" within the title and was willing to consider them.

Mr. Smith summarized that the area located approximately concurrent to the larger limestone border on the north façade would be cut out and an overhead garage door and personnel door would be installed in that area to open out to the patio.

Chair Kraehnke questioned if the garage door would be operable, which Mr. Smith confirmed. It was noted that the garage door and personnel door would open up directly to the patio without a change in elevation. Mr. Smith also noted that the door would be dark brown to match the existing trim color in order to be sensitive the current building. Mr. Skauge questioned the head height, which was clarified to be in line with other openings on the façade.

Chair Kraehnke questioned the canopy shown over the new opening, and Mr. Smith provided details noting that it would be a 3'8" projection to provide protection from the elements. Chair Kraehnke questioned the materials of the canopy, which were confirmed to be a wrapped metal in a bronze color.

Mr. O'Connor noted that the improvements work with the architecture.

Mr. Skauge moved to approve the project as submitted, with the inclusion of the overhead and man doors with overhead canopy projection, but excluding any signage; seconded by Mr. Koester. Vote 4-0.

9. Consideration of the application and plans on file for the installation of exterior hanging lights over the outdoor seating/parklet at commercial property 4515 N. Oakland Avenue, business owner Three Lions Pub.

Mr. Griepentrog provided a brief overview of the project, noting that the Village Board approved the installation of the parklet and overhead lighting, but clarified that per both Village Ordinance and the Parklet Policy that the lighting needed to be reviewed by the Design Review Board. Chris Tinker questioned if this needed to be reviewed every year, and Mr. Griepentrog stated that as long as it does not change it would not need to be.

It was noted that there were no height concerns with the lighting as shown, as long as no one was hitting their heads. Mr. Skauge questioned if the two poles in the center were at the outer edge of the parklet and the two outside poles were at the inner edge of the parklet. The applicant clarified that they were all at the outer edge, but that the two outside poles were taller than the inner poles for aesthetic reasons.

Mr. Koester moved to approve the plans, as submitted; seconded by Mr. O'Connor. Mr. Tinker once again questioned if any changes would need to come back to the Board, which Mr. Griepentrog confirmed. Vote 4-0.

11. Adjournment

Mr. Skauge moved to adjourn the meeting at 5:50 p.m.; seconded by Mr. Koester. Vote 4-0.

Recorded by,



Bart Griepentrog, AICP
Planning & Development Director