



Design Review Board
Meeting Minutes
Thursday, June 25, 2020
via tele/videoconference

1. Call to order.

The meeting was called to order at 5:02 p.m.

Members present: Chair Scott Kraehnke, Wesley Brice, Bryan Koester, Mike Oates, Ryan O'Connor, Mike Skauge and Mary Wright (arrived during item 3).

Others present: Ariane Strombom, Reza Namin, Jovana Cubric, William Bixford, Chris Howley, Pat Uding, Susan Goulett, Brad Jors, Emily Schoenrock and Bart Griepentrog, Planning & Development Director.

2. Approval of June 11, 2020 meeting minutes.

Mr. Skauge moved to approve the minutes as drafted; seconded by Mr. Oates. Vote 6-0.

3. Consideration of the application and plans on file for a window/door alteration at residential property 4475 N. Murray Avenue, property owner Ariane Strombom.

Ariane Strombom provided an overview of the project, which involved new windows on the north and south elevations and a doorway on the west elevation of the first floor of a previous rear addition. She indicated the improvements would add energy efficiency.

Chair Kraehnke questioned if the existing openings would be shrunk. Ms. Strombom confirmed that they would be and that siding to match the existing house would be installed. She also confirmed that the new doors and windows would match the others on the home and have white trim. Mr. O'Connor questioned the current base material on the addition. Ms. Strombom noted that it was currently metal that was installed after the plastic, faux rock was removed. Mr. Oates confirmed that siding would be installed in its place.

Chair Kraehnke requested confirmation of the proposed improvements on the south elevation. Ms. Strombom indicated that there were currently four windows panels that would be removed and replaced with three windows and no doors. She noted that the north elevation would have a similar width pattern, but that the middle window would be shortened to accommodate a new fireplace. Chair Kraehnke asked if there were other skinny windows on the house, and Ms. Strombom noted that there were not, but that these skinny windows were intended to preserve the aesthetic of the addition. Mr. Oates noted that he understood what was trying to be accomplished and stated that the different vocabulary was fine. Ms. Strombom also noted that the narrow windows would open whereas the center panel would not.

Mr. Oates moved to approve the plans as submitted; seconded by Mr. O'Connor. Vote 7-0.

4. Further consideration of the application and plans on file a modification to the windows on the south elevation at residential property 4420 N. Woodburn Street, property owner Reza Namin.

Mr. Namin presented a brief overview and noted his previous appearance at the June 11th meeting. He clarified that after the last meeting an interior wall was relocated so that no exterior changes were now being proposed on the rear elevation.

Ms. Wright stated that the new plans looked better. Mr. O'Connor agreed and also noted that additional information on the window trim on the north elevation was provided, as requested.

Mr. Koester moved to approve the plans as submitted, seconded by Ms. Wright. Vote 7-0.

5. Further consideration by Special Exception of the application and plans on file for the installation of awning, canopy and wall signage at commercial property 4334 N. Oakland Avenue, business owner Fiddleheads Coffee.

Jovanna Cubric of Fiddleheads Coffee presented her request for a signage Special Exception. She noted that they incorporated feedback from the May 28th meeting into the revised package. At that meeting a blade sign was recommended, but Ms. Cubric indicated that site conditions were not favorable for that type of sign, so they opted to apply for a Special Exception for additional wall signage. She also noted that the awning signage was modified to better fit in with the rest of the building.

Mr. Oates stated that the revised submission looked more appropriate now. He agreed with the decision to remove signage from the awning slope and had no issues with signage on both flaps, as it was understated. He also appreciated that the corner sign was simplified and maintained the appearance of the brick pier. Mr. O'Connor agreed and expanded that he also liked the lighting choice. He questioned if that fixture could be continued on the north side of the building as well. Ms. Cubric stated that they would be willing to look into the lighting as suggested. Chair Kraehnke agreed with the revisions and stated that the existing light on the north side did not bother him, but if they wanted to change it he also was not opposed. Ms. Wright concurred.

Ms. Wright moved to approve the Special Exception, as submitted, based on site considerations and the aesthetics of the sign matching the vintage of the building; seconded by Mr. Koester. Vote 7-0.

6. Consideration of the application and plans on file for modifications to the previously approved new house at residential property at 3534 N. Lake Drive, property owner Chris Abele.

William Bixford presented an overview of the revised plans. He noted that after going through the permit process, structural engineering and civil work that the previous plans no longer worked. As a result, they were proposing to move the building westward, which would result

in a large reduction in earthwork, excavation and hauling. He noted that it was still located east of the neighboring buildings. He also pointed out that the entry to the garage was relocated to the north side of the building, rather than in front. As a result of the shifted foot print, the height of the previous design exceeded what was allowed per the zoning code. In order to meet that maximum height, the cornice was lowered by 1 ft. 6 in., while keeping the same proportion and roof pitch of the previous design. However, that also required that the second floor windows be turned into dormers. On the front elevation two new elliptical windows were added on either end. Second floor windows were also modified on the north and south elevations with the addition of another elliptical window. On the east façade the majority was kept the same with a lowered cornice and a few minor adjustments to balconies and overhangs. He also stated that no materials were changing and believed that the architecture remained the same as what was presented and approved last August.

Chair Kraehnke stated that the new design added articulation to the roofline, which was plainer before. He believed this livened up the design. He also liked the addition of the elliptical windows and relocated garage entrance, which he believed was also more practical. Mr. Oates noted that all of the moves were improvements. He believed the design was more proportional and that the windows broke up the previous massing. He added that the elliptical windows were a nice touch and that parking off to the side created ceremonial and functional separation. Mr. O'Connor agreed that the improvements provided a significant change in character. He noted that the building was now more residential in scale. Mr. Koester stated that the changes were an improvement.

Mr. Koester moved to approve the project as submitted; seconded by Mr. Oates. Vote 7-0.

7. Consideration of the application and plans on file for the removal of a front entryway deck and the installation of a new awning, post column and railings at residential property 4519 N. Sheffield Avenue, property owner Patrick Uding.

Pat Uding presented the project by describing the photos that were submitted. He noted that the older photo showed the house with an awning and the original entryway. He stated that at some point the awning was removed and a wooden deck was added. He noted that the deck had already been removed to restore the original entry condition and that he'd also like to re-install an awning. He provided that the new aluminum awning would be 60" x 60" with a support column and railing.

Mr. Oates stated that the improvements were simple enough and the details could be confirmed with shop drawings. He was ok with the applicant working with the building inspector to confirm those before installation. Mr. O'Connor stated that he was not a huge fan of aluminum, but it appeared to be original and in keeping with the character of the house. He also stated that the improvements were better than the previous wood deck.

Mr. Oates moved to approve the project as submitted, subject to shop drawings being submitted to the building inspector for approval prior to installation; seconded by Mr. Skauge. Vote 7-0.

8. Consideration of the application and plans on file for the installation of a wall sign at commercial property 4012 N. Wilson Drive, business owner The Glamour Company.

The sign contractor representing the item presented an overview. She noted that the design was the exact as the other wall signage on the building. Chair Kraehnke confirmed that even the same font would be utilized.

Mr. O'Connor moved to approve the project as submitted; seconded by Mr. Skauge. Mr. Koester questioned whether or not side triangles would be installed as they were on some of the other signs on the building. Mr. O'Connor expressed his opinion that they should not be. Mr. Oates added that he thought they were distracting. It was noted that the triangles would not be added. Vote 7-0.

9. Consideration by Special Exception of the application and plans on file for two wall signs at commercial property 3948 N. Maryland Avenue, business occupant Milwaukee Yoga Center & Blooming Lotus Bakery.

Susan Goulette presented the request for Special Exception clarifying that the current tenant space is configured as one space with three storefront panels. She noted that the two northern storefronts front what will be the yoga space and that the right side will serve as the entryway and bakery display and sales. Director Griepentrog noted that a similar condition existed on the front of the building where City Market also received a Special Exception to install signage above each storefront.

Mr. Skauge moved to approve the Special Exception, as submitted based on two businesses being located within the same building and existing building precedent; seconded by Mr. Koester. Vote 7-0.

10. Consideration of the application and plans on file for landscape improvements at the Shorewood High School at 1701 E. Capitol Drive, property owner Shorewood School District.

Brad Jors and Emily Schoenrock presented the item by describing the proposed landscaping improvements.

Chair Kraehnke confirmed that area under consideration was located in front of the new addition. Mr. O'Connor stated that any planting is an improvement. Mr. Jors noted that twenty feet was kept clear in order to maintain a fire lane.

Mr. Koester moved to approve the project as submitted; seconded by Mr. O'Connor. Vote 7-0.

11. Adjournment

Mr. Skauge moved to adjourn the meeting at 6:01 p.m.; seconded by Mr. Oates. Vote 6-0.
(Ms. Wright left prior to adjournment.)

Recorded by,

A handwritten signature in blue ink that reads "Bart Griepentrog". The signature is written in a cursive style.

Bart Griepentrog, AICP
Planning & Development Director