



Design Review Board
Meeting Minutes
Thursday, July 24, 2014
3930 N. Murray Avenue, Shorewood, WI

1. Call to order.

The meeting was called to order at 5:00 p.m. Members present: Chair David Drews, Robert Gosse, Mike Skauge, Ariane Strombom and Nick Carnahan.

2. Approval of July 10, 2014 meeting minutes.

Mr. Carnahan moved to approve the minutes with noted changes, seconded by Mr. Gosse. Vote 5-0.

3. Consideration of the installation of a fireplace bump out on east elevation of residential property 1905 E. Olive Street, property owner Jason Babcock.

Jason Babcock and John Baugnet were present. Some changes made from the previous discussion was shortening the overhang and lengthening the center part. The siding was also changed to three inch.

Mr. Babcock realizes the home has several different siding on it and wants to eventually change it back to the original three inch siding which is why the fireplace is showing that size.

Members discussed using brick instead of siding, which is a material that would have been used at original construction. The chimney is a lot deeper than would typically see.

Mr. Babcock was concerned that if it were brick, it would throw off the symmetry of the home as viewed from the front because the porch columns are brick. He's also concerned about matching the red brick.

Ms. Strombom prefers the original drawing over the revised.

Ms. Strombom moved to approve original drawing with three inch lap siding, seconded by Mr. Skauge. Mr. Gosse asked if the fascia overhang would be too much.

Vote: Drews	Yes
Skauge	Yes
Ariane	Yes
Carnahan	No
Gosse	No.

Vote to approve 3-2.

4. Consideration of the installation of new attached garage and storage area at residential property, 4467 N. Lake Drive, property owner John Florsheim and Linda Yaeger.

Architect James Stearns was present. The current brick garage has significantly settled. Will try to use existing brick and important to match mortar. New garage will be three feet wider.

Members discussed a single garage door versus two.

Windows will be aluminum clad which the owners began to swap out on the remaining of the house.

Mr. Skauge moved to approve as presented, seconded by Mr. Gosse. Vote 5-0.

5. Further consideration of proposed Metro Market grocery store, parking deck and mixed use buildings on the west side of Oakland Avenue from E. Kenmore Place to E. Olive Street.

Architect Brian Miller reviewed changes to the mixed use building. The first floor front façade was changed to brick with some limestone. Brick buff colors shown. All masonry is at grade level.

Members discussed the proposed colors and are concerned about one of the new brick colors.

Mr. Drews questioned the quality of the smooth panel assembly, noting a similar project has markings on the façade from runoff. Mr. Miller said would not happen because using extruded reglets and has drip edge. Nichiha panels used as rain screen so water goes behind.

Mr. Skauge favors the changes to the first floor front facade.

Mr. Carnahan prefers the original palette. The base now feels divorced from rest of building.

Mr. Drews showed pictures of various mid-rise buildings and materials used, highlighting the difference between brick and panels. He is concerned about the balance of flat panels.

Mr. Miller gave details of the windows and how changes from upper and lower.

Mr. Carnahan asked for confirmation of the underside of the balconies.

Mr. Miller explained the rendering is incorrect. The balcony will be have solid siding up to 32 inches in height and a railing from there on up. The under carriage will have 2 x 8" painted wood joists.

Members were concerned of the maintenance and longevity of wooden and painted joists.

Mr. Sig Strautmanis from General Capital suggested they could look into adding a perforated panel on the underside.

Ms. Strombom said she likes the brick on the first floor but concerned how it integrates with the rest of the building.

Mr. Gosse noted that there is so much detail to this project but have not been provided those details. Further drawings are needed. Mr. Carnahan agreed.

Mr. Strombom was excused at 7:15 p.m.

Mr. Gosse moved to approve the mixed use schematic design, requesting further details are brought back to the committee as they become available. Seconded by Mr. Carnahan. Vote to approve 4-0.

Mr. Strautmanis highlighted the items in need of further review for the grocery store and parking deck.

For the brick columns, the caps were swapped out with Alucabond product that is being used above the first floor of the grocery store corner. Alucabond was also added on the second floor corner. Members did not like the addition of the upper corner Alucabond. Mr. Strautmanis will remove.

Mr. Carnahan questioned the depth of the return where the glass meets the brick above the first floor corner.

Mr. Strautmanis pointed out that the red horizontal accent line above the first floor was changed to precast. Members agreed with the change.

Members previously commented about wrapping the materials around to the back southwest corner and adding details above the dock door. Mr. Strautmanis showed alternatives. A single row of clerestory windows were added above the dock door.

Mr. Drews asked if the dock bay was missing a column on the west side. If the column was meant to be shown then another alternative is to change the corner to all red brick and wrap around. Mr. Strautmanis will provide that alternative.

Members agreed they would like to see a dock door for aesthetics and safety.

The last item brought up from the last meeting was about plantings in the rear greenway where stormwater elements are planned. Mr. Strautmanis said that in discussion with the Village Engineer there cannot be any plantings.

Another change not requested was removal of the rear trellis because of existing power lines. Members discussed the materials and felt vines would grow on aggregate precast panels without the trellis.

Mr. Strautmanis moved on to changes of the parking deck. The largest change was closing off the entire rear wall. It showed open before because of required ventilation concerns. Neighbors are concerned about headlights at night, so closing off would eliminate concern. As shown, the first three levels will be aggregate panels and the upper acid-etched. All the columns are brick.

Mr. Gosse suggested opening the first bay at all levels at the northwest corner at the rear, next to the pedestrian arcade, to enhance sight lines. He also suggested mimicking the panel pattern on the side to the back, using aggregate where there's openings and smooth where there's already smooth. Members agreed with suggestions.

Members requested a new rear elevation without vines.

The last item that was looked at was the brick stair tower in the front. Previously members questioned if red brick would be better. Mr. Strautmanis showed both colors. All agreed the original color preferred.

Mr. Strautmanis conveyed that the entire projects schematic design has been approved. He will begin the design-build documents and bring back for full review of details.

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6. Further consideration of proposed multifamily in the River District at 3900 N. Sherburn Place, developer Sherman Associates.

Item removed from agenda.

7. Such other matters as are authorized by law.

8. Adjournment.

The meeting was adjourned at 7:50 p.m.

Recorded by,

A handwritten signature in cursive script that reads "Ericka Lang". The signature is written in black ink and is positioned below the "Recorded by," text.

Ericka Lang