

AESTHETIC DESIGN AND SITE PLAN REVIEW BOARD
Monday, March 22, 2021

The Aesthetic Design and Site Plan Review Board meeting was called to order at 6:01 p.m. by Chairperson Dennis Statz in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Jon Burk, Cheryl Frank, Dave Augustson, Dennis Statz, Rick Wiesner, Kelsey Fox, and Mark Struck were present. Also present were Alderman Spencer Gustafson, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Christopher Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

Adoption of Agenda: Moved by Mr. Augustson, seconded by Mr. Burk to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from December 14, 2020.
4. Consideration of: Review of conceptual design for Breakwater Apartments, to be located at 92 E. Maple Street.
5. Consideration of: Miniature Golf Facility, located at the northeast corner of Grant Ave. and Hwy 42/57.
6. Adjourn.

All ayes. Carried.

Approval of minutes from December 14, 2020: Moved by Mr. Wiesner, seconded by Ms. Fox to approve the minutes from December 14, 2020. All ayes. Carried.

Consideration of: Review of conceptual design for Breakwater Apartments, to be located at 92 E. Maple Street: Mr. Olejniczak stated that Breakwater Apartments is one of the proposed projects on the West Waterfront. It is planned to be a 53-unit apartment building. The Plan Commission is working with the developer on a Planned Unit Development. In addition, approval is needed from the Aesthetic Design & Site Plan Review Board.

Developer Andy Dumke, representing Northpointe Development, and Architect Jonathan Brinkley were present via Zoom presenting the plans for their development. Mr. Brinkley said this is a unique project. They had done several different site plans. Conceptual review approval was received from the Plan Commission. The highest point for entry to the site is from Maple Street. All the sites in that area need to come out of the flood plain. They are required to have a 15-foot flood buffer around the building. Because of the water table and the flood plain elevation, the parking level, which is the basement, will actually start at the current grade. Cars will need to enter off of Maple Street, up and over the flood buffer, into the parking level. Pedestrians will enter in between floors. The building will have a masonry base all the way around the parking level. The parking level sticks up about 7 feet and the apartments will start above that base. There will be four stories with a wood construction and flat roof. A flat roof building trends to a more modern building. There will be recessed balconies, along with brand identity signage at the main entrance and secondary entrance located by the shared parking. Colorful LED lighting is proposed with three shades of blue to create a nighttime identity.

Mr. Dumke explained that they intentionally left off colors and building materials information at this time because people get too directed on colors and building materials rather than looking at the structure itself. At the next meeting they will have a 3D rendering with colors and building materials. The goal at this meeting is to look at the facade itself and the balconies, and get a feel for the architecture.

Mr. Olejniczak stated that this is a chance for the Board to offer feedback. It is early in the process and they are not looking for approval at this time.

Mr. Statz said that given the odd shape of the land, he thought this was the best footprint with still having onsite parking, along with shared parking.

Mr. Dumke stated that their goal was to maximize the site without going overboard with too many units. Parking is important to them for the success of a project, and to make sure there was a minimum of one parking stall per unit on site and the majority of those to be underground parking.

Mr. Augustson stated that he liked the design and is a good fit with what is going on in the area. He was a little apprehensive about the lighting around all four sides of the building. He does not want to see neon lights. He was not familiar with the LED strip lighting and would like to see samples of colors.

Mr. Burk called this an excellent plan.

Ms. Fox said she loves the design. The aesthetic blends really well what is going on over on the West Side. It is modern and exciting. Aesthetically looking at the design she was struggling with the abbreviation of apartments vs. residences.

Mr. Struck agreed with everyone's comments. He had a concern about landscaping in the future and how bright the lights will be.

Mr. Wiesner questioned the retaining wall. Mr. Olejniczak responded that it is approximately two feet above the sidewalk, but this would be worked out with the City Engineer.

Chris Kellems, 120 Alabama Street, stated that the LED lighting needs to be toned down. Even though architects are working together, there is not a project coordinator for the West Waterfront. There is no unified look for the West Waterfront. The granary is a historical building and is going to stay there. The look of the proposed building evokes an apartment building in Madison called Elevate. It has the same roof line. We want to look historical and something that fits. The major thing she would like to change is the roofline to make it look more fitting instead of looking like Madison or anywhere else in this country. She thought a campus-type thing, with a building having a steep pitch where solar can be added, as well as e-charging in the parking lot area.

Mr. Wiesner stated that so much of the West Side has some function of stone on it. Mr. Brinkley responded that they are planning to have three materials, wood tones in light gray, masonry, and dark blue grey. The base of the building will be uniform all the way around with either masonry or big block fiber cement panels resembling limestone. A couple of schemes will be brought to the next meeting.

Mr. Brinkley mentioned that they want this development to be harmonious, but can play off the material pallet of the granary by using corrugated metal siding.

Alderman Gustafson agreed with the thoughts on stonework. Stonework on some of the buildings on the West Side is elaborate and is a staple in this community. Limestone would be a great idea.

Mr. Brinkley will do more research and see how they can blend in.

No action was needed at this time.

Consideration of: Miniature Golf Facility, located at the northeast corner of Grant Ave. and Hwy 42/57: Susan Hartzell, 817 Superior Street, presented her plans for a miniature golf course. She stated that she has been working on the landscaping design with Sterling Landscape. She passed around color samples of the building that included blue siding with a charcoal gray roof, white trim, and a white roll-up garage door. It will be very natural looking with the landscaping and fits into the neighborhood as well. The clubhouse building is 24' x 16', with bathrooms and an office area. There are nine recessed LED lights that are 20 feet tall and are downward facing. There is not a lot of noise with miniature golf so no sound barriers are needed. The location would be two football fields away from the apartment buildings. The tallest structure will be the 14' tall lighthouse that will be located in the pond. Hours will be from 10:00 a.m. to 10:00 p.m.

Mr. Struck likes the project, but was concerned with the looks of the clubhouse. He would like to see it jazzed up somewhat. It looks like a storage building in the back of someone's yard. Ms. Hartzell responded that there will be a sign on the outside of the building.

Ms. Frank stated that the roof seemed to be a little flat. Some cute landscaping could be done around the building.

Mr. Struck suggested steepening the roof. Ms. Hartzell will see if that can be done.

Mr. Augustson added that a wider, 3.5" trim could be added around the windows and garage door.

Mr. Olejniczak thought this was a good design. Some of the narrow green strips in the parking lot could be combined and make more functional and possibly have one on each side of the driveway. Instead of 3 feet wide, the strips could be 6 feet wide. More bushes could be planted.

Mr. Wiesner said either way he was ok with the building. It should look like a shack.

Mr. Sullivan-Robinson stated that the signage showed light shining up, but should have the light shining down. The building, general site layout, lighting, landscaping, and one sign is what is being approved. Mr. Statz added the suggestion of combining the narrow green strips and making larger, downlighting on the sign, and trim discussion.

Moved by Mr. Burk, seconded by Ms. Frank to issue a certificate of appropriateness as presented and discussed, including a 3.5 inch trim around the windows, downlighting on the signage, and parking lot landscaping alterations. All ayes. Carried.

Adjourn: Moved by Mr. Augustson, seconded by Mr. Struck to adjourn. All ayes. Carried. The meeting adjourned at 6:55 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary