

AESTHETIC DESIGN AND SITE PLAN REVIEW BOARD
Monday, December 14, 2020

The Aesthetic Design and Site Plan Review Board meeting was called to order at 6:00 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 and Kelsey Fox were present. Excused: Member Mark Struck. Also present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Christopher Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from October 26, 2020.
4. Consideration of: Facade changes to Zoerb's Paint and Decorating, 49 S. Madison Avenue.
5. Consideration of: Facade and site improvements for Virlee Gunworks, 1019 Egg Harbor Road.
6. Consideration of: Roof pitch request from Thomas and Pamela Sadowske for a manufactured home to be located on the northeast corner of S. 16th Place and Texas Place.
7. Adjourn.

All ayes. Carried.

Approval of minutes from October 26, 2020: Moved by Mr. Augustson, seconded by Ms. Fox to approve the minutes from October 26, 2020. All ayes. Carried.

Consideration of: Facade changes to Zoerb's Paint and Decorating, 49 S. Madison Avenue: Mr. Sullivan-Robinson stated that Mr. Statz had brought to his attention that some changes were being done to the Zoerb's building. The canopy on the first floor was removed, blue siding was added in replace of the canopy, new transom windows were installed into the existing spaces on the first floor, as well as four windows installed on the second floor that were smaller than the actual window space. Blue siding and white vinyl trim was added to fill the gaps around those windows.

Tom Cofrin, owner of Zoerb's, explained that the canopy was old and a panel had fallen off. He had called Brian Lackie to see if he could repair it. It was unrepairable. They removed the awning and ended up using the same siding and color to match Terry Wulf's building on the next block. They tried to make it look as old as possible. Mr. Lackie installed the largest size windows that he could buy off the shelf.

Ms. Fox liked the idea of using a similar look from down the street.

Mr. Wiesner stated that he liked the first floor, but the windows on the second floor don't fit the building.

Mr. Statz told Mr. Cofrin that he should have come to the Board before any work was completed.

Mr. Cofrin apologized for not getting approvals before things were done. Mr. Lackie had purchased the largest windows he could while the lift and crew were still available to do the work. It wasn't intended to shorten up the windows or to save money. As long as they were there, they did the windows, too.

Mr. Statz stated that it did look refreshing and didn't destroy anything. The window frames and sills are still there. Windows can be made to fit.

Mr. Cofrin said that he had no intention of replacing the windows in the back of the building. Mr. Wiesner suggested that if he did replace the windows in back of the building in the future, the new windows in the front could be used in the back and then new windows could be installed that would fit the opening. Mr. Cofrin agreed to doing that.

A short discussion was held. Moved by Mr. Statz, seconded by Mr. Burk to grant a certificate of appropriateness as presented. Carried, with Mr. Augustson voting no. Carried.

Consideration of: Facade and site improvements for Virlee Gunworks, 1019 Egg Harbor Road: Steve Estes, owner of the property, and Dave Phillips, representing Bayland Buildings, explained that Scott Virlee from Virlee Gunworks, would like to construct a 10,000 square-foot gun range in the front part of the building. They will be occupying 28,000 square feet of the 140' x 200' building. They will be selling guns, ammunition, and provide a classroom for hunter's safety classes. There will be all new bathrooms, heating and cooling, insulation, and flooring, as well as a bullet-proof and sound-proof lining. The facade will be cleaned up and the outside of the building and entranceway will be repainted using a grey color, with the addition of a black and yellow colors to match their store in New Franken. The exhaust fans will be removed. New glass entry doors will be installed. A valance will be placed over the entry doors and classroom door. Lighting will be placed over the doorways and on the signage. Dumpsters will be moved to the side of the building and enclosed. The whole parking lot will be repaved and lines added in summer 2021.

Mr. Estes added that new outdoor downward lighting will be installed in the parking lot. He hopes to redevelop the rest of the property. They will not install larger windows due to safety concerns. Bars will also be added to the windows. In the shooting range, customers will not be shooting at paper, but they will be shooting at images.

Mr. Burk questioned if there was anything in the code regarding misfire in the City limits. Mr. Sullivan-Robinson responded that it is all state regulated under the building code.

Mr. Olejniczak questioned the existing guard rail in front of the building. Mr. Estes responded and said that was there to prevent anyone from driving into the building. It was suggested to add some type of landscaping in front of the guard rail.

Mr. Augustson also suggested adding landscaping to the right of the classroom door for the length of the building.

Discussion continued. Moved by Mr. Augustson, seconded by Ms. Fox to grant a certificate of appropriateness as presented, subject to landscaping being added to the south of the classroom door for the length of the building. Signage would need to be approved at a different meeting. All ayes. Carried.

Consideration of: Roof pitch request from Thomas and Pamela Sadowske for a manufactured home to be located on the northeast corner of S. 16th Place and Texas Place: Mr. Sullivan-Robinson stated that the Sadowske's would like to place a single-family home on a vacant lot on the corner of S. 16th Place and Texas Place. In the zoning code, there is a section regarding the general aesthetics code for single-family homes. The code was put in place to limit certain types of manufactured homes on residential lots. There is one exception to have a lesser pitch if approved by the Aesthetics Board. He did a calculation of the different roof pitches in the neighborhood. The applicant is seeking approval for a 3/12 pitched roof. He felt that the general home would fit in the neighborhood. The house will be placed on a slab.

Mr. Augustson pointed out that the engineering submitted from North County Homes states the roof has a 2.3/12 pitch. He thought it looked like 85% of the roof was 2.3. The whole roof would have to be rebuilt. If a garage was added, the garage height would have to be the same as the house.

Mr. Sadowske said that because of the multiple roof pitches that was the only engineering they had. They like the house because of the multiple pitches. There are areas with a 2.3/12 pitch and other areas with a 3/12 pitch. Other models are available with a 3/12 pitch that come in sections and would need to have a foundation. He and his wife both have bad knees and wanted to only install a slab. There would be a 2-foot crawl space. The reason for wanting that lot is because the neighborhood has that type of look. A higher pitched roof would bump up the price of the home another \$50,000. The cost of this home is \$105,000.00.

Mr. Wiesner noted that the house next door to this lot is assessed at \$150,000. If you add the cost of the lot and garage, the assessed value would be similar. It is just that the roof is so flat.

Mr. Sadowske asked that if the roof is designed for the snowload, is it that much of a deal for a 2.3/12 or a 3/12 verses a 4/12 pitch? If the home is placed where other homes have the same general look and price range, is the roof pitch that big of a deal?

Mr. Statz responded that there are quite a few homes in that neighborhood that have a 4/12 pitch. A 2.3/12 pitch is a pretty shallow pitch. It really is about aesthetics.

Mr. Olejniczak stated that the rules were designed to force manufactured homes to blend in with stick-built homes. Is this really a 2.3/12 pitch and is it too flat to be aesthetically compatible?

Mr. Augustson didn't think that with a 2.3/12 pitch it would visually fit in the neighborhood. He didn't think that even a 3/123 pitch would. The garage should not be dominant.

Mr. Statz suggested that the Sadowske's look for something with more of a pitch and if it has to be under 4/12 to come back to the Board.

After further discussion, it was moved by Mr. Augustson, seconded by Ms. Fox to deny the request for a certificate of appropriateness. All ayes. Carried.

Mr. Olejniczak told Mr. Sadowske that the Board's decision can be appealed to the Common Council.

Adjourn: Moved by Mr. Burk, seconded by Mr. Wiesner to adjourn. All ayes. Carried. The meeting adjourned at 7:03 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary