

MINUTES ARE NOT OFFICIAL UNTIL NEXT SUBSEQUENT MEETING

**VILLAGE OF NEW GLARUS
DESIGN REVIEW COMMITTEE MEETING
September 29, 2016**

Call Meeting to Order: Chair Kaye Gmur called the meeting to order at 8:00 a.m.
Present: Kaye Gmur, Esther Zraggen, Laci Bainbridge, Mark Janowiak, and Pat Thorson. Others Present: Gof Thomson, Mary Thomson, and Administrator Bryan Gadow.

Approval of Agenda: Motion by Esther Zraggen to approve the agenda as amended, second Laci Bainbridge. Motion carried.

Consideration: Swiss Design Review Application – Hinterstaedtli LLC (1118 2nd Street):

Kaye Gmur indicated that as the project was exclusively residential in use that the Swiss Design guidelines did not seem appropriate to apply in this particular case. She noted that the property was in a residential neighborhood and the project was working to match the character of that neighborhood, while incorporating certain Swiss design elements where appropriate. She recommend that the Committee waive the Swiss Design Ordinance requirements for this particular Application.

Motion by Pat Thorson to waive the Swiss Design review requirements. Second by Mark Janowiak. Motion carried.

Adjournment: Motion by Laci Bainbridge, second by Mark Janowiak to adjourn at 8:03 a.m. Motion carried.

Minutes taken by: Bryan Gadow, Administrator

**VILLAGE OF NEW GLARUS
DESIGN REVIEW COMMITTEE MEETING
September 27, 2016**

Call Meeting to Order: Chair Kaye Gmur called the meeting to order at 8:20 a.m.
Present: Kaye Gmur, Esther Zraggen. Others Present: Gof Thomson, Mary Thomson, Carol Richards (Architect for Hinterstaedtli LLC) and Administrator Bryan Gadow.

Lack of Quorum: Administrator Gadow noted that due to the lack of quorum, no committee action could take place at this meeting, and any official actions would need to be reschedule to a meeting where a quorum of members were present. He noted that the members present could hear a presentation from the Applicant without taking any action.

Presentation on Swiss Design Application from Hinterstaedtli LLC: Gof Thomson provided a presentation on the application, noting that they want the buildings to fit into the residential theme of the neighborhood rather than the Swiss commercial design required by ordinance. However, he committed to including the following design items from the Swiss Design Ordinance:

- Pitched roof to allow for solar panels
- Standing seam metal roof
- Window recesses – building efficiency
- Small garden structures for screening adjacent neighbors
- Color – not ready to commit to a color decision, as they want to use recycled bricks. Likely red and brown brick colors.
- Would like to use environmental sensitive, composite materials were appropriate

Kaye Gmur noted that she did not have an issue with the material composition, as it has a modern Swiss look. Esther Zraggen asked what people think Swiss design actually is, it is not all chalet style. Carol Richards noted that good design comes down to appropriate scale and materials.

Administrator Gadow stated that they would schedule another meeting with the Swiss Design Committee to formally review this application at a later date.

Adjournment: Motion to adjourn by Esther Zraggen, second by Kaye Gmur to adjourn at 8:35am. Motion carried.

Minutes taken by: Bryan Gadow, Administrator

**VILLAGE OF NEW GLARUS
DESIGN REVIEW COMMITTEE MEETING
September 20, 2016**

Call Meeting to Order: Chair Kaye Gmur called the meeting to order at 8:01 a.m. Present: Kaye Gmur, Esther Zraggen, Laci Bainbridge, and Pat Thorson. Others Present: Jeff Lahey (Architect for Brenda's Blumenladen) and Administrator Bryan Gadow.

Approval of Agenda: Administrator Gadow noted that the Applicant for Agenda Item 4 (Hinterstaedtli LLC) had a family emergency and was unable to attend the meeting. He suggested that Agenda Item 4 be postponed to a future meeting. Motion by Esther Zraggen to approve the agenda as amended, second Laci Bainbridge. Motion carried.

Approval of Minutes: Motion by Laci Bainbridge to approve the minutes of 6/21/16 as presented, second by Esther Zraggen. Motion carried.

Consideration: Swiss Design Review Application – Brenda's Blumenladen (17 6th Avenue):

Administrator Gadow provided a recap of the Application, noting that Brenda Sigenthaler, owner of Brenda's Blumenladen submitted the attached design review plan set for the construction of a new 4,000 square foot (SF) building as part of their existing property. The new building would be located on the western portion of the lot, and would allow for reconfiguration of their retail and office space. The Plan Commission reviewed the project and approved a variance for parking and the site plan on August 18th.

The proposed design would incorporate the following Swiss design details including:

- Colors for materials are Biscuit (off-white) for lower siding, Seal (grey) for upper siding, and Chocolate (brown) for trim (Section 118-24(C)(9))
- Roof material is architectural shingles in dark brown (Section 118-24(C)(2)(c)(1)&(2))
- Roof material for porch area is metal in dark brown (Section 118-24(C)(2)(a))
- Roof overhangs (Section 118-23(H))
- Roof pitch of 4/12 (Section 118-24(C)(2)(a))
- Wood siding material (Section 118-24(C)(3)(2))
- Balcony (Section 118-24(C)(4))
- Window boxes (Section 118-23(E))

Jeff Lehey, Architect for Brenda's Blumenladen, presented the concept design for the new proposed building on the property. He noted that the 2nd story would be office space for the Brenda's staff, and that they would add plantings to the balconies and windows. In addition, the addition will provide a garage for van and forklift, allowing them to clean up the corner of the property. Mr. Lahey noted that there would be brown architectural shingles, and the colors were proposed as Biscuit (off-white), Seal (gray), and Chocolate (brown). There would also be flat applied signage. Esther Zraggen stated that it would be a nice addition to the community.

Motion by Laci Bainbridge to approve the Swiss Design review application. Second by Esther Zraggen. Motion carried.

Adjournment: Motion by Pat Thorson, second by Laci Bainbridge to adjourn at 8:20 a.m. Motion carried.

Minutes taken by: Bryan Gadow, Administrator

**VILLAGE OF NEW GLARUS
DESIGN REVIEW COMMITTEE MEETING
June 21, 2016**

Call Meeting to Order: Chair Kaye Gmur called the meeting to order at 8:01 a.m. Present: Kaye Gmur, Esther Zraggen, Mark Janowiak, and Pat Thorson. Others Present: Lauren Downing (Arc Design), Ryan Swanson (Arc Design) and Administrator Bryan Gadow.

Approval of Agenda: Motion by Mark Janowiak to approve the agenda as presented, second Esther Zraggen. Motion carried.

Approval of Minutes: Motion by Mark Janowiak to approve the minutes of 11/19/15 as presented, second by Pat Thorson. Motion carried.

Consideration: Swiss Design Review Application – Casey’s Market (1019 State Hwy 69): Administrator Gadow noted that the application was for Swiss Design review for the replacement of the Swiss Lanes with a new gas station from Casey’s Market. Ryan Swanson of Arch Design (for the Applicant) reviewed the proposed Swiss design elements, including: a hipped roof with gable extension with beams; shutters with real windows; spandrel glass with trim for the window above the faux balcony projection; siding materials; stucco-like EIFS at the base of the building; and screening for kitchen vent.

Mark Janowiak stated that the design met the letter of the ordinance, but noted the use of generic hardi-board siding for the rest of the building, which was less Swiss-like. Mr. Swanson asked if one option would be to wrap the whole building in the stucco-like EIFS. The Committee agreed with that approach.

Kay Gmur suggested that flowerboxes or planters be added to the entrance of the building. Mr. Swanson agreed that those could be added. Kay Gmur also suggested that Canton Shields be added to the exterior and scalloping be added at the roofline. Mr. Swanson agreed that those items could be added to the design.

Mark Janowiak noted examples in the community where good design elements were added, but lacked a contrast of color to highlight unique elements. The Committee discussed to option of increasing the amount of EIFS, but having the hardi-board as a contrasting material starting at the edge of the gable roof extension in a dark brown color. Mr. Swanson indicated that he would review both the full EIFS option and the increased EIFS/hardi-board option with Casey’s, and then review with staff before sending to the Committee.

Motion by Pat Thorson to approval the Swiss Design review application, contingent on incorporating the following design modifications: 1) inclusion of flowerboxes or planters at the entrance of the building; 2) addition of scalloping trim on the roofline; 2) addition of Canton Shields on the exterior of the building; and 4) inclusion of either a) an all EIFS exterior (i.e. remove the hardi-board siding), or b) incorporation of more EIFS on the exterior and limit the use of hardi-board to an area between the roof and break line at the gable roof edge, in a dark brown color. Second by Esther Zraggen. Motion carried.

Administrator Gadow noted that the architects would update the drawings based on this recommendation, and he would pass them along to the Committee for review.

Adjournment: Motion by Mark Janowiak, second by Pat Thorson to adjourn at 8:29 a.m. Motion carried.

Minutes taken by: Bryan Gadow

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