



WHITEFISH BAY COMMUNITY DEVELOPMENT AUTHORITY

MEETING NOTICE AND AGENDA

Monday, August 10, 2020

6:00PM

Meeting will be held at: <https://www.gotomeet.me/wfbvillage/cda>

Access Code: 960-283-949

Phone Number Log In: +1 (872) 240-3412

I. Call to Order and Roll Call

II. General Business

- Approved 1. Approval of Minutes from the meeting held on April 15, 2020.
- Approved 2. Review and action on architectural and site plans for Town Bank to be located at 105 W. Silver Spring Drive

III. Adjourn

Due to the COVID-19 pandemic, this meeting is being held via remote conference only. Members of the media and public may attend by logging onto <https://www.gotomeet.me/wfbvillage/cda>. The access code is 960-283-949. The phone number to log in is +1 (872) 240-3412. All public participants will be muted during the meeting. Members of the public wishing to communicate to the Commissioners should email p.boening@wfbvillage.org at least 24 hours prior to the meeting with "Message to Commissioners" in the subject line. Those messages will be provided to the Commission Members. Agendas and minutes are available on the Village website (www.wfbvillage.org)

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at (414) 962-6690. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village including in particular the BID Board may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village website (www.wfbvillage.org)

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

April 15, 2020

6:00 pm

VILLAGE OF WHITEFISH BAY – GoToMeeting

I. Call to Order and Roll Call

Chairperson Ray Krueger called the meeting to order at 6:00

Present: Chairperson Ray Krueger, Village President Julie Siegel, Village Trustee Jay Saunders, Brian Vanevenhoven, Jim Roemer, Mike Harrigan, Mike Dwyer, Sarah Malik

Also Present: Village Manager Paul Boening, Assistant Manager Tim Blakeslee, Public Works Director John Edlebeck, Village Attorney Chris Jaekels

II. General Business

1. Approval of Minutes from the meeting held on February 24, 2020.

Jim Roemer moved to approve the minutes of the February 24, 2020 meeting. Sarah Malik seconded. Motion passed 7-0.

2. Review and action on architectural plans for a proposed second story addition at Schwanke-Kasten located at 417 E. Silver Spring Drive.

Village Manager Paul Boening provided a summary of the project and the recommendations of ARC. James Dallman with La Dallman Architects provided a summary of the project and agreed with ARC's recommendations. There was a discussion about the visibility of mechanicals.

Mike Dwyer moved to approve the plans as presented subject to the conditions applied by ARC. Jay Saunders seconded. Motion passed 7-0.

3. Review and action on professional services proposal from raSmith for redevelopment of Consaul Commons.

Public Works Director John Edlebeck provided a summary of the project. There was a discussion about project costs so far. There was discussion about utility work as exclusion in the contract and the current project schedule.

Jim Roemer moved to approve the contract with raSmith as presented. Seconded by Mike Harrigan. Motion passed 6-1 (Saunders Dissenting).

III. Adjourn: Jay Saunders moved to adjourn at 6:31 pm. President Siegel Seconded. Motion passed 7-0.

DRAFT



CDA MEETING STAFF REPORT

REPORT TO: Chairman Ray Krueger & CDA Members

REPORT FROM: Tim Blakeslee – Assistant Village Manager

DATE: 8/5/20

AGENDA ITEM: Review and action on architectural and site plans for Town Bank to be located at 105 W. Silver Spring Drive

ACTION REQUESTED: ☐ Ordinance ☐ Resolution ☒ Motion ☐ Information Only

BACKGROUND

On January 22, 2020, the CDA reviewed and approved the architectural and site plans for Town Bank to be located at 105 W. Silver Spring Drive based on a recommendation from ARC in December 2019.

In July 2020, Town Bank submitted revised architectural design plans for the primary bank structure. ARC reviewed these plans at their regular meeting on July 23, 2020. By a vote of 3-2 ARC recommended the CDA approve the revised design plans for Town Bank as submitted.

The proposed changes are noted below and included in the attached plans. A high-resolution version of the revised plans can be found at the following link (file size: 225 mb) <https://www.wfbvillage.org/DocumentCenter/View/1145/105-w-silver-spring-7-23-20>. The revised plans show a side by side comparison between version approved in January 2020 and the newly proposed design with proposed changes highlighted in blue boxes.

The site plan, dumpster enclosure, landscaping/screening plan, mechanicals, lighting plan, And sign plan (other than where noted) are not being evaluated at this time and remain as approved by the CDA on January 22, 2020. Building Services Director Joel Oestreich and DPW Director John Edlebeck have reviewed the plans on behalf of the Village. Director Edlebeck is working with the developer on the final engineering plans and has no significant concerns.

LIST OF PROPOSED CHANGES:

East Elevation:

- Change cast stone to Exterior Insulation and Finish System (EIFS) in same color and

texture (2 locations).

- Revise arch radius/mullion layout of lobby window
- Marquee sign updated per BOW approval
- Lower height of corner cast stone panels to match window height

West Elevation

- Change cast stone to Exterior Insulation and Finish System (EIFS) in same color and texture
- Marquee sign updated per BOW approval
- Replace cast stone panels above windows w/ brick; Lower height of corner cast stone panels to match window height
- Revise this storefront to add an egress door from stairwell for code purposes.

North Elevation:

- Revise arch radius/mullion layout of lobby window
- Marquee sign updated per BOW approval
- Omit parquette pattern and replace with standard brick; update signage per BOA approval. Change cast stone to Exterior Insulation and Finish System (EIFS) in same color and texture
- Replace cast stone panels above windows w/ brick; Lower height of corner cast stone panels to match window height

South Elevation:

- Remove window to accommodate electrical/server equipment behind
- Notch parapet to allow roof access per code
- Brushed aluminum signage updated per BOA approval; replace parquette pattern with field brick
- Lower height of corner cast stone panels to match window height
- Omit canopy
- Added electrical room door.
- Reduce length of window and increase amount of spandrel due to restroom/tell cash areas behind
- Change cast stone to Exterior Insulation and Finish System (EIFS) in same color and texture (2 locations)
- Revise arch radius/mullion layout of lobby window

RECOMMENDED ACTION

To approve the revised architectural design plans for the primary bank structure as submitted.

Town Bank – New Branch

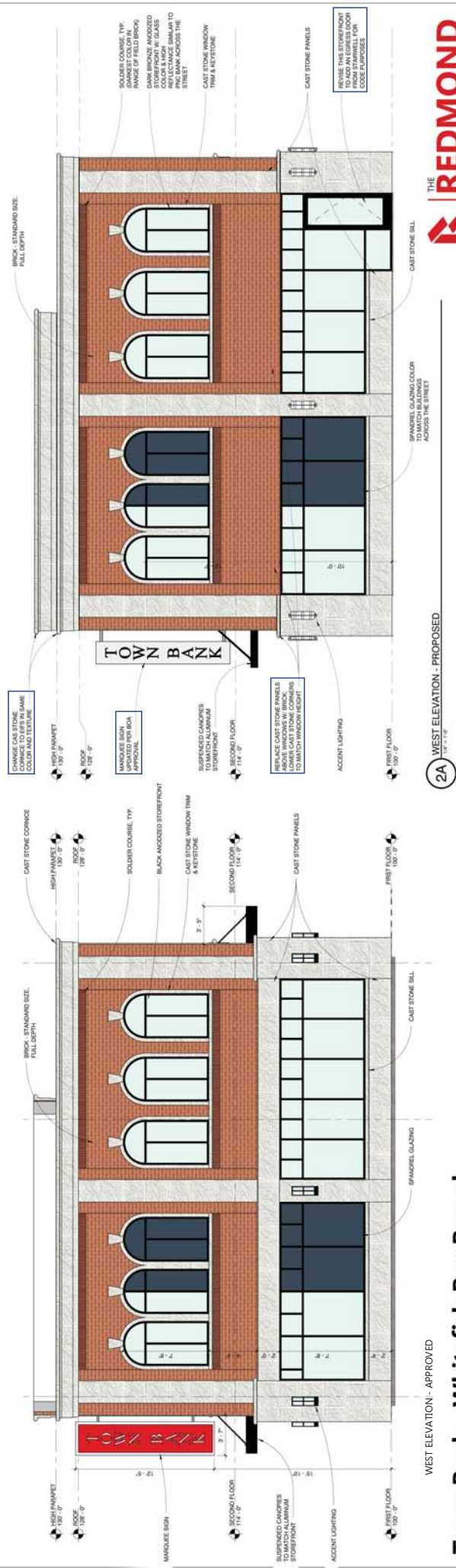
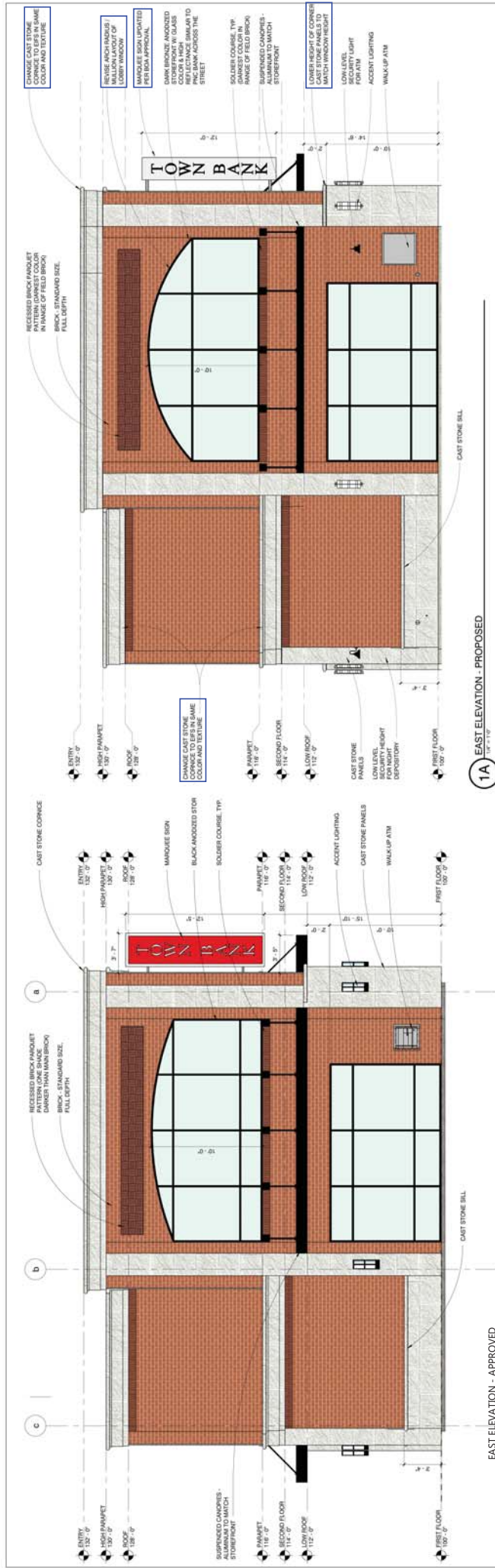
105 W Silver Spring Drive

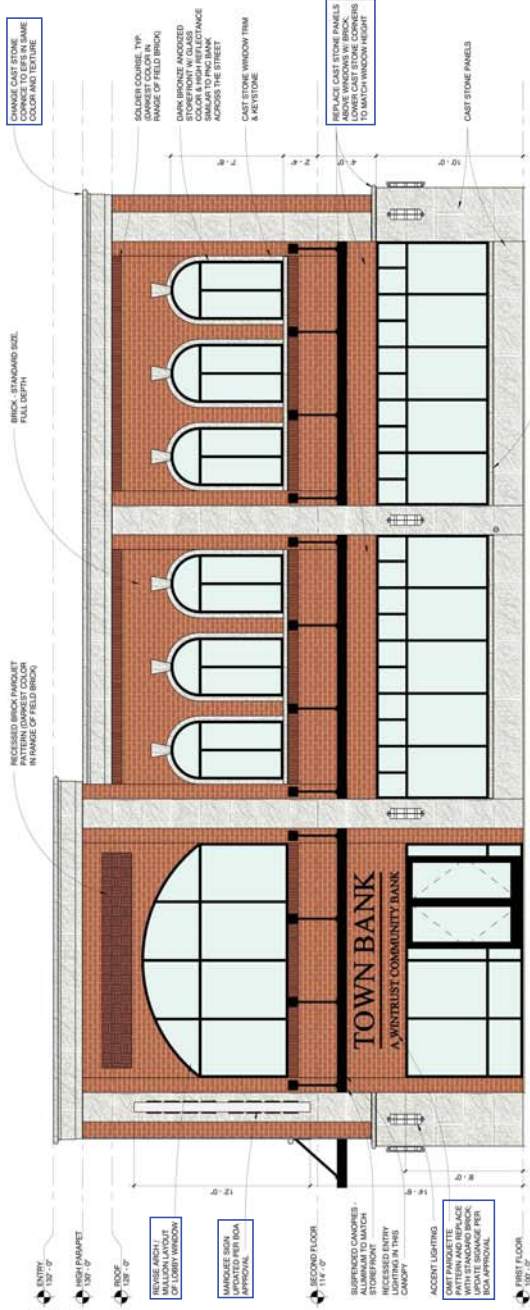
3 June 2020

Statement of Intent

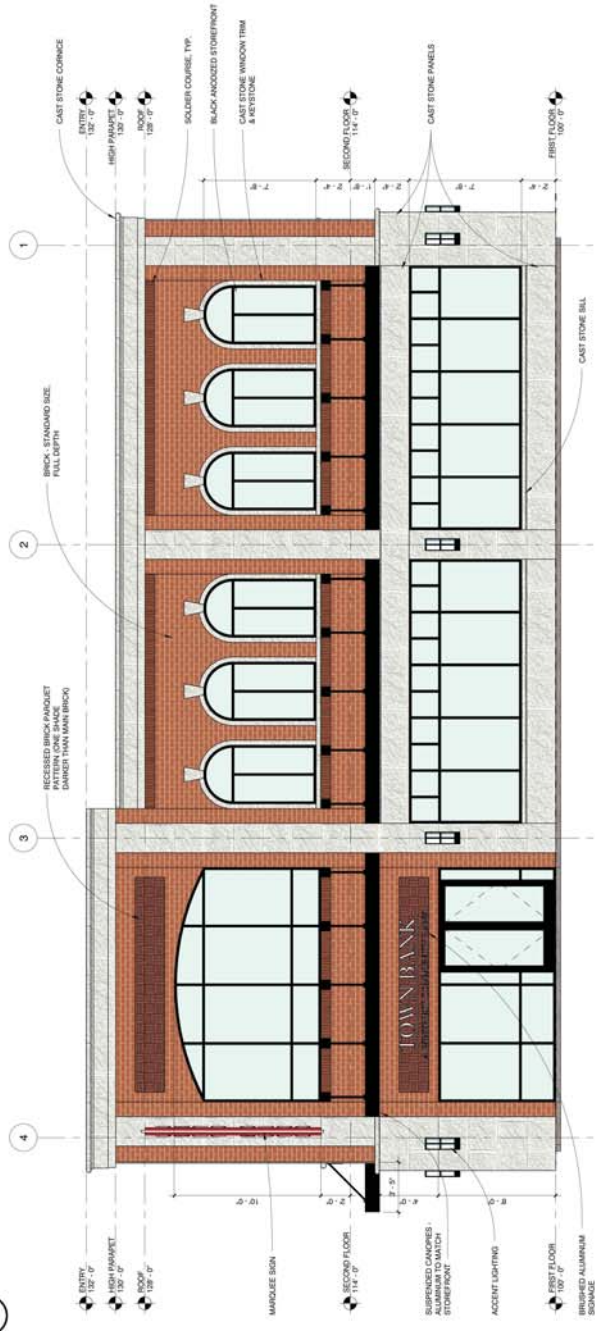
This project involves the combination of two lots at 105 W Silver Spring Drive and the tearing down of (2) single-story non-descript buildings on those two lots. In its place will be a new proposed 2-story bank branch for Town Bank, who has branches and offices throughout the Chicago area and Southeastern Wisconsin. Because of the small site, this bank branch will be unique in that it does not have a drive-up directly attached to the building, but a remote drive-up lane on the south side of the lot that will be screened from the neighboring properties to the south.

The design concept was previously approved by ARC in December 2019 and at this time we are requesting a few minor exterior changes that do not affect the overall character and intent of the design. These changes are driven primarily by practicality and constructability concerns, as well as cost savings requested by the bank.





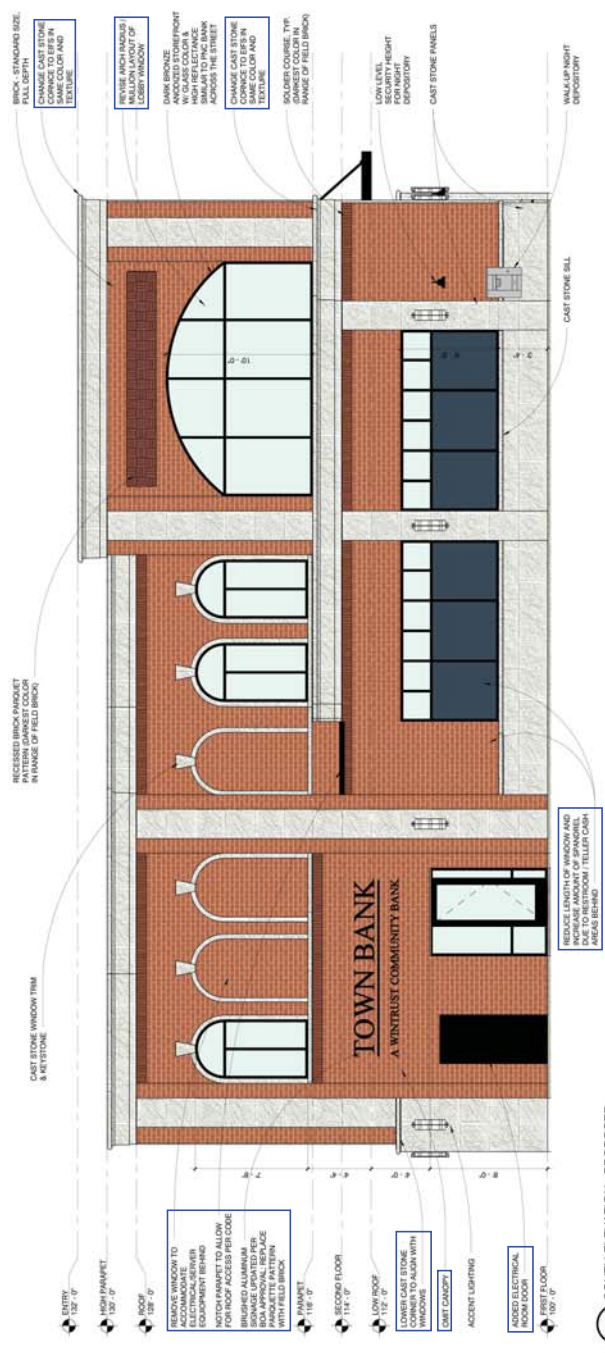
1A NORTH ELEVATION - PROPOSED
1" = 12'



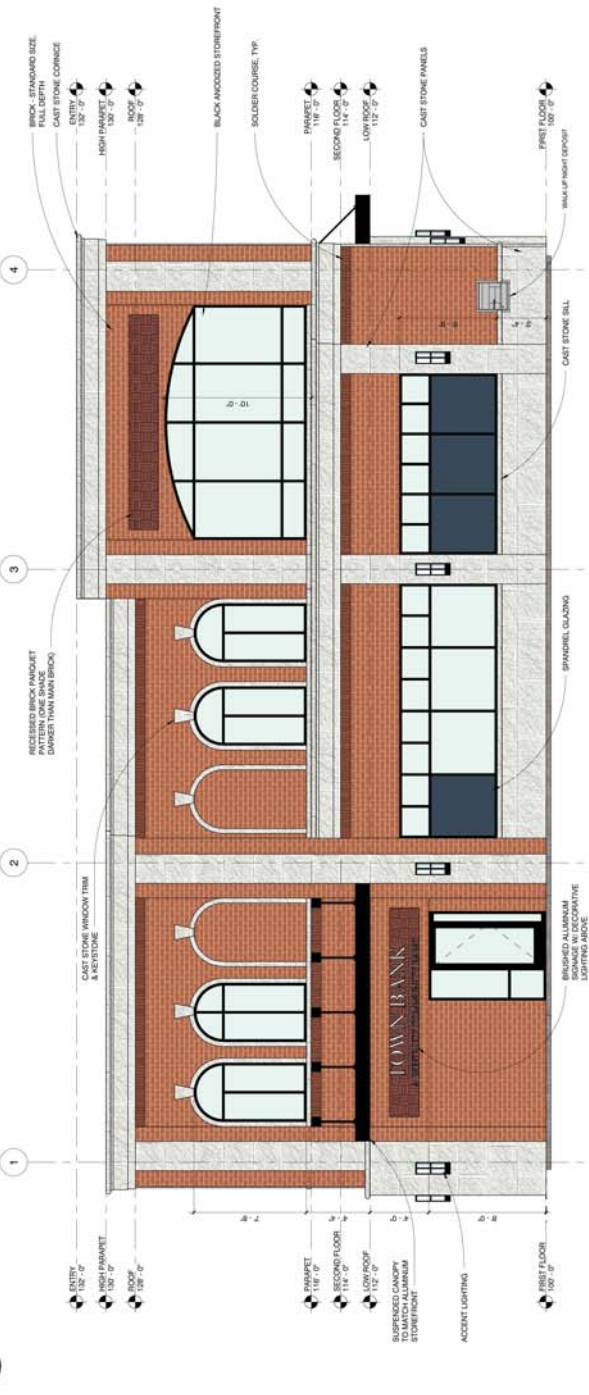
NORTH ELEVATION - APPROVED

Town Bank - Whitefish Bay Branch

Schematic Exterior Elevations



1A SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"



SOUTH ELEVATION - APPROVED

Town Bank - Whitefish Bay Branch

Schematic Exterior Elevations