

Date: April 8, 2020

To: Village of East Troy Plan Commission

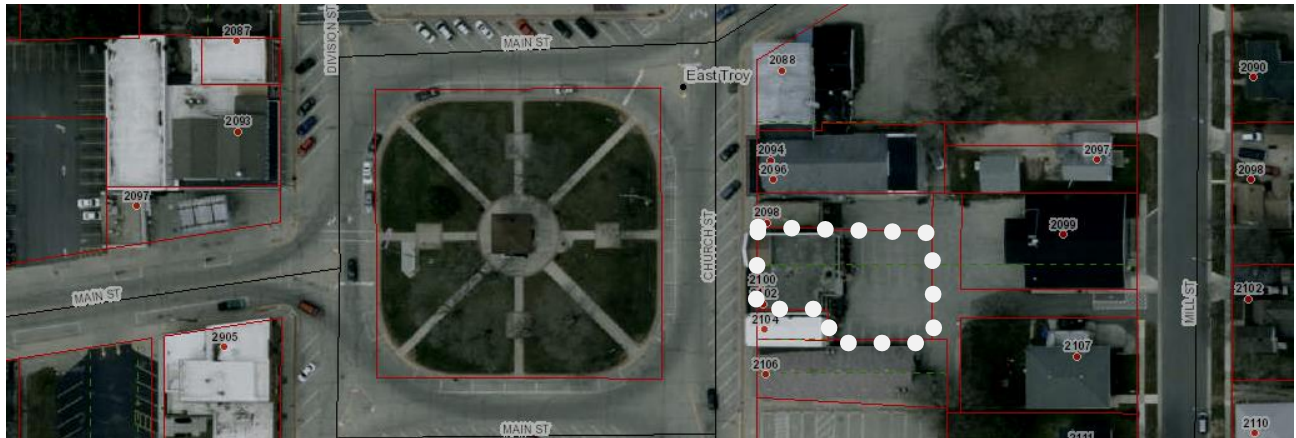
From: Tim Schwecke, AICP, Zoning Administrator

Subject: Downtown design review for 2100 Church Street (ROP 00059); 2100 Church LLC, applicant (Brooke Kesselhorn, agent)

Application 2020-09; <https://s.zoninghub.com/NSDAIXYRDC>

Meeting: April 13, 2020 Plan Commission meeting

2100 Church LLC owns the building located at 2100 Church Street and has submitted a petition to modify the exterior façade facing Church Street. The proposed work includes new windows, a new exterior double door with awning, new light fixtures, and an inset clock above the large window on the second floor. The existing wood trim for the parapet cap and cornice will remain, but be painted to match the bronze window frames.



The property is located in the downtown design review district, and the proposed work requires Plan Commission review.

Windows/door The petitioner is proposing anodized metal for the double door and window frames. This material is listed in the zoning code as a permitted material. The size of windows and the doorway will not be changed.

There are wood half-circles above the three existing windows on the second floor – they will be retained.

Awning A soft-sided awning is proposed above the front door. Lighting inside of the canopy is specifically prohibited in the zoning code. The property owner must obtain approval from Walworth County for the canopy to encroach into the street right of way.

Outdoor lighting The petitioner is proposing to replace the existing fixtures on either side of the door. The three other fixtures depicted on the rendering will not be installed. The proposed light fixtures comply with the lighting standards in s. 510-95. In this regard, the fixtures do not need to be full cutoff because the light bulbs are less than 100 watts.

Signage Signage is not being proposed at this time. The sign on the rendering is for the benefit of the client.

Public notice Aside from being included on the meeting agenda, no other public notice is required.

Motion for approval: Approve the revisions to the façade as proposed, provided the property owner works with Walworth County to record an encroachment agreement to install the awning above the public sidewalk (if so required by the county)

Attachments:

1. Application materials (no date)

2100 Church Street
Proposed Renovation



Items needing approval:

- Clock or similar plaque on the second floor replacing the “Hudec Building 1991” plaque, we would prefer a clock



- Exterior lighting- we will only update the existing light fixtures which are to the left and the right of the front door entry – fixture is designed for 60-watt bulbs



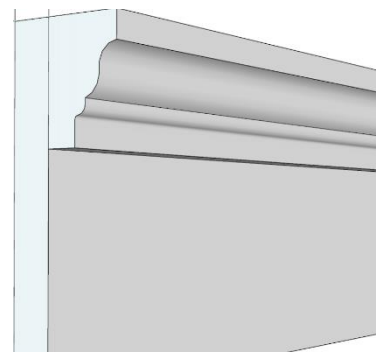
- One awning above front door entry- as pictured in rendering above
- New windows- as picture in rendering above



- Grid on half circle window will stay, painted bronze to match new window frames

- Half circle “fan” feature above the three windows on second floor will remain (not shown that way in after rendering).

- Trim moulding will be added around the window frames and painted to match the color of the frame. The image to the right shows the style of the trim.



Front Door- dark color either to match the windows or almost black. The image to the right shows the proposed style.

Items not a part of the project at this time:

- The signage on the second floor is NOT the signage. This was a rendering to see what lettering would look like. No signage on the building at this time.

