

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES

March 7, 2006

Lower Level Conference Room, City Hall

Present: Rob Vanden Noven, Mike Muller, Julie Voeller, Chief Mark Mitchell, and Dennis Wiese. Also Present: City Planner Randy Tetzlaff.

1. ROLL CALL. Rob Vanden Noven called the meeting to order at 3:05 p.m. and noted that a quorum was present.
2. PUBLIC APPEARANCES: None.
3. APPROVE MINUTES: **A motion was made by Mitchell, seconded by Muller, to approve the minutes of the February meeting noting. All members voting aye, the motion carried.**
4. REVIEW AND RECOMMEND A REVISED BUSINESS, SITE, AND OPERATIONAL PLAN FOR THE KNIGHT BARRY TITLE COMPANY OFFICE, 117 W. GRAND AVENUE, UNITED CONSTRUCTION, APPLICANT. It was noted that the Plan Commission had sent this matter back to the Board because the Commissioners were not satisfied with the building's appearance. Representatives of United Construction presented a revised building that included brick and new window treatments. Board members were generally pleased with the new revisions but were concerned with the rear elevation. **A motion was made by Muller, seconded by Mitchell to recommend approval of the revised elevation as well as the removal of the stone and metal siding on a portion of the rear and replacement with hardiplank; no other changes to the site plan were made. All voting aye, the motion carried.**
5. REVIEW AND RECOMMEND FINAL BUILDING AND SITE PLANS FOR NEW CONDOMINIUM DEVELOPMENT LOCATED IN MISTY RIDGE, STH 32, GENERAL CAPITAL GROUP, APPLICANT. Last month the Board informally reviewed concept plan for this development. The developer has incorporated the comments of both the Board the Plan Commission into the new final plan. **A motion was made by Voeller, seconded by Muller to recommend approval of the final building and site plan subject to final review by the City Engineer. All voting aye, the motion carried.**
6. REVIEW AND RECOMMEND BUILDING AND SITE PLAN FOR NEW CONVENIENCE CENTER AND CAR WASH AT 1800 N. WISCONSIN STREET, ZABEST COMMERCIAL GROUP, APPLICANT. Representatives of Zabest presented plans for a new retail development to replace the former Burger King. The Board members were pleased with the proposed building quality, appearance, and site amenities. A few issues were raised regarding the proposed right-turn in only, the location of the Wisconsin Street sidewalk, and the excess parking shown. **A motion was made by Vanden Noven, seconded by Mitchell to recommend approval of the building and site plan subject to revising the turning radius of the right-turn in; reducing the parking by 2 stalls and replacing with more landscaping; and installing a depressed curb for the sidewalk crossing. All voting aye, the motion carried.**

7. REVIEW AND RECOMMEND FAÇADE REMODELING, NEW BUILDING ADDITION AND SIGNAGE FOR EVS AUTOMOTIVE DEALERSHIP, 1180 S. SPRING STREET, JPI DESIGN, APPLICANT. Representatives of JPI presented plans to convert the current auto dealership into the Jeep-Chrysler corporate image. Changes include covering the metal façade panels, adding a new entry, new building signage, and small addition. Also included is a new sign along S. Spring Street. The Board was in agreement with the building modifications, however, it was pointed out that the proposed signs exceeded the requirements of the new sign code (total signage exceeded 200 SF; monument sign exceeded 12 feet and 125 SF in size). Due to the negative grade of the site, Board members suggested a new definition for sign height is needed. **A motion was made by Vanden Noven, seconded by Muller to recommend approval of the building façade changes and site plan as submitted. Also recommend that the Plan Commission that relief be given to the signage to accommodate a monument sign exceeding 125 SF in size and 12 feet in height; and that total signage may exceed 200 total SF. All voting aye, the motion carried.**
8. REVIEW AND RECOMMEND RETAIL BUILDING ADDITION FOR EWIG BROTHERS FISH, 121 S. WISCONSIN STREET, HAAG MULLER, ARCHITECTS. A new retail structure is to be built next to the existing fish operation. The architect reviewed the plans and building elevations. Efforts would be made to integrate the new addition with the old. Parking would be removed and new landscaping added. **A motion was made by Wiese, seconded by Mitchell to recommend approval of the building and site plan as presented. All voting aye, the motion was carried.**
9. REVIEW AND RECOMMEND CONCEPT PLAN FOR THE SMITH BROTHERS MARKET PLACE, 100 N. FRANKLIN STREET, LIGHTHOUSE DEVELOPMENT COMPANY, LLC, APPLICANT. The new owners presented conceptual plans for the redevelopment of the Smith Brothers property. Plans show a raised boardwalk along the south side of the building extending around on the east side to make the building and new businesses more accessible. New landscaped areas and sidewalk would be added. An area for outdoor dining on the east side is also proposed. Handicapped parking would be provided across E. Grand Avenue in the Holiday Inn parking lot. A joint trash collection area is also proposed for the City-owned land behind the Schooner Bar. The new owners are first seeking conceptual area because the Common Council must grant a license agreement to occupy right-of-way. Plans for the interior and façade were briefly discussed; however, more detailed plans would be forthcoming. **A motion was made by Vanden Noven, seconded by Muller to recommend approval of the concept plan. It was noted that before the final plan were submitted the owners would work with City staff regarding driveway radii, curbing, etc. All voting aye, the motion carried.**
10. REVIEW AND RECOMMEND REVISED PARKING AREA FOR 16-UNIT CONDOMINIUM AT 1401 GARAY LANE, PEBBLEBROOK HOMES, APPLICANT. Tetzlaff reviewed the parking lot histories of this lot and the adjacent apartment building. The two owners have been unable to work together to utilize the existing lot. It would most effective if they could; if not, they should go ahead and submit plans for their respective lots. **A motion was made by Wiese, seconded by Voeller to recommend that the owners be persuaded to work out a joint parking lot. It not, then each is to submit a new plan with appropriate landscaping. All voting aye, the motion carried.**

11. REVIEW AND RECOMMEND NEW SUBDIVISION SIGN FOR HIDDEN HILLS, SWEETWATER BOULEVARD, BIELINSKI HOMES, APPLICANT. A new monument sign is proposed to be constructed within in outlot in the Sweetwater Boulevard. The outlot is to be owned and maintained by the homeowners association. The sign will be ground illuminated and will be landscaped. **A motion was made by Vanden Noven, seconded by Mitchell to recommend approval of the sign as submitted. All voting aye, the motion carried.**

12. REVIEW AND RECOMMEND PLANNED DEVELOPMENT OVERLAY FOR PORTIONS OF GREYSTONE TO PERMIT SETBACK REDUCTIONS FOR TWO-FAMILY LOTS, B&N DEVELOPMENT, APPLICANT. The developer has found that many of the two-family lots are too small for the single-story units now being demanded by the market. In addition, many of the lots lose buildable area due to drainage easements. It was pointed out the Board expressed concerns about lot sizes during the plat review process and the developer assured the Board that structures could be accommodated. It is being proposed that an overlay be created to allow shallower setbacks for the garage units. A representative of the developer also suggested that the overlay apply to only single-story units and that they must be condos. **A motion was made by Vanden Noven, seconded by Voeller to recommend approval of a Planned Development Overlay for a portion of Greystone to allow 20 foot setbacks on two-family lots to accommodate one-story condominiums. All voting aye, the motion carried.**

13. REVIEW AND RECOMMEND NEW PUBLIC RESTROOMS NEAR THE MARINA, HAAG MULLER ARCHITECTS, APPLICANT. Two sites were reviewed; one along the Harborwalk, just to the east of the maritime display; the other immediately east of the municipal pump station. The pros and cons of each location was discussed as well as building and site plans for each. **A motion was made by Wiese, seconded by Mitchell to recommend approval of the building and location near the maritime display subject to minimizing the loss of parking. All voting aye, the motion carried.**

14. REVIEW AND RECOMMEND PLANNED DEVELOPMENT OVERLAY FOR LAKE POINTE CONDOMINIUMS, JIM READ, APPLICANT. This item was tabled at the request of the applicant.

15. FORTH COMING EVENTS

16. ADJOURNMENT. **A motion was made by Wiese, seconded by Vanden Noven to adjourn. The meeting was adjourned at 6:40 p.m.**