

CITY OF PORT WASHINGTON  
DESIGN REVIEW BOARD MINUTES

May 9, 2006

Lower Level Conference Room, City Hall

Present: Rob Vanden Noven, Mike Muller, Chief Mark Mitchell, Julie Voeller, 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.
2. APPROVE MINUTES: **A motion was made by Muller, seconded by Mitchell, to approve the minutes of the April meeting. All members voting aye, the motion carried.**
4. REVIEW AND RECOMMEND A SPECIAL EXEMPTION TO EXCEED THE HEIGHT AND SIZE REQUIREMENTS FOR A MONUMENT SIGN AT 1190 MINERAL SPRINGS ROAD, MANITOWOC CRANES, INC., APPLICANT. Manitowoc Cranes recently acquired Exactech in the industrial park. Corporate-wise, they purchased similar signs for all of their operations that lists each of their divisions. The signs were fabricated in France and are over 20 feet in height and greater than 125 sq. ft. in size; both of which exceed the City's sign requirements. The Board agreed that the signs were attractive and were in scale with the building. Members were concerned on what criteria could be used to justify a special exception. They suggested some alternatives including dividing the sign to create two conforming monument signs, or attaching the proposed sign to the building façade. **A motion was made by Vanden Noven, seconded by Mitchell to deny the granting of a special exception. All voting aye, the motion carried.**
5. REVIEW AND RECOMMEND A CONCEPT BUILDING AND SITE PLAN AND CONDITIONAL USE GRANT TO PERMIT OUTDOOR DINING AT 301 E. PIER STREET, THE NEW HORSEFEATHERS AT COOPERS LANDING, APPLICANT. The applicant's architect reviewed both exterior and interior plans to convert the former Great Lakes Marine into a new restaurant. The courtyard area would become an outdoor dining area and the lower level would become a future meeting and banquet area. The Board discussed adding some on-site parking as well as new landscaping in the courtyard. **A motion was made by Vanden Noven, seconded by Wiese to recommend approval of the building and site plan subject to adding landscaping and parking to the courtyard, and signage on the south roof. All voting aye, the motion carried. A motion was made by Vanden Noven, seconded by Mitchell to recommend approval of a conditional use grant to permit outdoor dining. All voting aye, the motion carried.**
6. REVIEW AND RECOMMEND BUILDING AND SITE PLAN FOR NEW COMMERCIAL BUILDING LOCATED ALONG THE 1100 BLOCK OF S. SPRING STREET, DOWLING CONSTRUCTION, APPLICANT. The applicant presented plans for a new building to house a Fastenal store. The plan showed parking in-front due to the inability to add such to the side or rear. In the future, an addition to the rear is likely; the sides have grade issues. Additional landscaping would be added to shield the parking from the street. Different ideas were suggested to enhance the

building façade including detailing and materials. **A motion was made by Wiese, seconded by Voeller, to approve the building and site plan subject to modifying the exterior façade and adding more landscaping or frontyard berms. All voting aye, the motion carried.**

7. REVIEW AND RECOMMEND REVISED BUILDING AND SITE PLAN FOR COFFEE KIOSK AT THE CORNER OF N. WISCONSIN AND WHITEFISH, CITY BREW COFFEE, APPLICANT. Tetzlaff reviewed the proposed changes since this item was referred back by the Plan Commission. Concerns were raised regarding landscaping and kiosk materials. The Board concurred with the proposed site plan alterations and agreed that some belt-line brick and enameled brick looked most appropriate.
8. REVIEW AND RECOMMEND REVISED BUILDING AND SITE PLAN FOR WOODRIDGE CONDOMINIUM DEVELOPMENT, BRENDAN SULLIVAN, APPLICANT. The new owner desires to completely revise the approved Woodridge plan. The new development would keep the same mix and density of units, however, the new site plan would be a low-impact development using the existing topography and the buildings would be of a higher architectural quality. The Board was impressed with the proposed changes to the plan **A motion was made by Vanden Noven, seconded by Mitchell to approve the revised plans. All voting aye, the motion carried.**
9. FORTH COMING EVENTS. None.
10. ADJOURNMENT. **A motion was made by Mitchell, seconded by Voeller to adjourn. The meeting was adjourned at 5:30 p.m.**