

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES

August 7, 2007

Lower Level Conference Room, City Hall

Present: Rob Vanden Noven, Mike Muller, Mark Mitchell, and Julie Voeller. Also Present: Randy Tetzlaff, Director of Planning & Development.

1. ROLL CALL. Rob Vanden Noven called the meeting to order at 3:00 p.m. and noted that a quorum was present. He also noted that Dennis Wiese was absent and excused.
2. PUBLIC APPEARANCES: None.
3. APPROVE MINUTES: **Motion by Muller, seconded Vanden Noven to approve the July minutes as distributed. All voting, the motion carried.**
4. SPECIAL EXCEPTION TO ALLOW A NEW DETACHED GARAGE TO BE CONSTRUCTED WITH REDUCED OFFSETS AT 1417 N. WISCONSIN STREET, STEINKE SERVICES, INC., APPLICANT. Bob Meyer stated that this is a single family home that does not have any garage. The garage as plotted does not permit the safe exiting of the south stall of the garage. The distance from the proposed garage and house is only 20 feet. The owners are requesting to locate the proposed garage to the north side of the garage is 4 feet from the north property line. This would allow a somewhat straighter exiting of the garage. The owners are also requesting the west side of the garage be parallel to the existing fence and be located 3 feet from the west property line. This is one of 3 single family properties that are in the RM-2 zoning district, the other two have detached garages. Behind this property and to the south of the property are multi-family dwellings. **A motion was made by Vanden Noven, seconded by Voeller to approve recommending that a special exception be granted noting that there will no adverse neighborhood impacts. All voting aye, the motion was approved.**
5. REAR STUDIO AND GARAGE ADDITION TO EXISTING COMMERCIAL BUILDING AT 125 W. GRAND AVENUE, HAAG MULLER ARCHITECTS, APPLICANT. John Reichert, the pewter artisan has purchased the former Port Abstract building. He is proposing to construct an addition to the rear of that building consisting of a studio, garage and an access for the upstairs living units. In the future, he plans to convert the 2 apartments to a condominium unit for himself. He would also like to make the roof of the new addition a "green roof." The rear exterior as proposed is attractive and the Board suggested a future remodeling of the front façade. On site parking is provided for the 2 rental units. **A motion was made Vanden Noven, seconded by Voeller to recommend approving the studio and garage addition as presented. All voting aye except Muller who abstained, the motion was approved.**
6. CONCEPT PLAN REVIEW FOR REDEVELOPMENT PROJECT AT 539-541 N. WISCONSIN STREET, HAAG MULLER ARCHITECTS, APPLICANT. This property is referred to as the former Whitman Brewery consisting of an old 3-story brick structure and an underground cavern used to store the beer. The brewery dates back to the mid to late 1800's but over time, the building and cavern haven fallen into disrepair. The structure was last used as tri-plex apartment building. The property also has split zoning, the front half is CCM, Central City Mixed; the rear along Harrison Street, is zoned RM-1, One and Two-Family. There is also an existing driveway easement off

Wisconsin Street that serves the property to the south facing Harrison. The property was recently purchased and the new owner now proposes to renovate the old brick structure as a single family and construct three attached townhouses fronting onto North Wisconsin Street. Access for all the units would be from Harrison Street. Another option is to demolish the existing structure and replace it with a new home, similar in character of the neighborhood, as well as building the townhouses. If the concept plan is approved, the property would need a planned development overlay to allow for higher density, and some floor area and open space leniency. The concept "B" was generally well-received by the Design Review Board. Single family use along Harrison Street is appropriate. Due to the condition and location of the existing structure, the Board would prefer a new single family structure. Historic tax credits may be available for the existing structure only if it is used as an income producing use such as commercial or, apartments. Access via Harrison is preferred to Wisconsin Street. Having the building closer to Wisconsin would also make sense because the buildings to the north have no setbacks. The townhouses would be narrow and be walk-ups and each unit would be a stepped-down elevation. The Board was concerned about the lack of green area or open space. Narrowing the driveway was suggested. **A motion was made by Voeller, seconded by Mitchell, to recommend approval of concept plan "B"; more green space should be incorporated including the narrowing of the driveway to 15 feet; and architectural treatments. All voting aye, except Vanden Noven, the motion was approved.**

7. LANDSCAPE PLAN FOR THE PORT WASHINGTON GENERATING STATION, 146 S. WISCONSIN, WE ENERGIES, APPLICANT. WE Energies is submitting a landscape plan for the peripheral areas around the power plant. At the entry point to the plant, the design shows more ornamental types of plant material; along the Mineral Springs Creek corridor, the plant materials are more of a natural-type of vegetation. The areas to the north of the plant that may be available to the City and the area east of the plant were not included. The plans for these areas have not yet been finalized. The Design Review Board was receptive to the plan as presented. Questions were raised about the area where the entry drive crosses the creek; that area should be left more mesic and not mowed. There was also discussion about the area near the intersection of Chestnut and Wisconsin Streets where it was suggested that the retaining there be removed and areas to the east be left more natural. It was also suggested that in the long-term, WE Energies should consider either planning or allow to be planted, some trees along the north face of the bluff (area south of the plant) in order to both enhance the look and to stabilize the bluff. **A motion was made by Vanden Noven, seconded by Mitchell to recommend approval of the plan as presented subject to adding more mesic landscaping along the creek east of the concrete wall and close to the stream. All voting aye, the motion carried.** (We Energies agreed to consider planting trees on the north face of the bluff).
8. FORTH COMING EVENTS. None.
9. ADJOURNMENT. **A motion was made by Vanden Noven, seconded by Voeller to adjourn. The meeting adjourned at 4:30 pm.**