

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES

December 9, 2008
Lower Level Conference Room, City Hall

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

1. ROLL CALL. Vanden Noven called the meeting to order at 3:05 p.m. and noted a quorum.
2. PUBLIC APPEARANCES: None.
3. APPROVE MINUTES: **Motion by Voeller, seconded by Muller to approve the minutes as distributed. All voting aye, the motion carried.**
4. SPECIAL EXCEPTION TO ALLOW A REPLACEMENT SIGN FOR AURORA ADVANCED HEALTHCARE AT 1777 W. GRAND AVENUE, POBLOCKI SIGN COMPANY, APPLICANT. Poblocki Sign is proposing to replace the pole mount Advanced Healthcare sign with a new monument sign for Aurora-Advanced Healthcare. They are requesting a sign exception because the new sign will be higher and larger than what is permitted in the sign ordinance. The new sign will also be moved closer to the building as a result of the reconstruction of STH 33. The existing Advanced Healthcare sign is 18 feet high. The items or parameters where a sign exception is required:
 - The proposed sign will be 16 feet high; identical to the Aurora sign located on the east side of the CTH LL bridge;
 - It will be 16 square feet larger than permitted; and
 - The masonry base will constitute 24% of the sign as opposed to 40% as required

The Design Review Board reviewed the proposed sign and found that it would not impact the neighborhood and that a special exception was warranted for height, size, and masonry base requirements. **A motion was made by Wiese, seconded by Mitchell to recommend that a sign exception be granted for height, size, and masonry base requirements. All voting aye, the motion carried.**
5. NEW ROOFTOP RESIDENTIAL SOLAR COLLECTOR FOR DOMESTIC WATER HEATING SYSTEM AT 537 N. MONTGOMERY STREET, GREEN SKY ENERGETICS, APPLICANT. This is the second type of solar project reviewed by the City. The Design Review Board, while supportive of this type of alternative energy system, some members are concerned about neighborhood aesthetics. As proposed, the collector unit would sit a top the roof peak and be very visible from the street. The Board discussed placing the unit behind the roof peak and the installer agreed that would work because the angle would still receive sunlight. The installer agreed that this was possible and would not reduce the efficiency of the system. **A motion was made by Wiese, seconded by Voeller to recommend approving the installation of the rooftop collector as long as it was not visible for a 6' tall person standing on the sidewalk. All voting aye, the motion carried.**
6. CONCEPT DEVELOPMENT PLAN FOR A MIXED USE PROJECT ALONG STH 32 BETWEEN CTH LL AND SAUK DRIVE CARDINAL (NORTH OF HARRIS BANK), TRUDY LLC, APPLICANT. This is only a concept review and the applicant is only seeking input and ideas for their proposed project. The project entails a mixed-use development consisting of commercial and residential uses. It would be an extension of the Harris Bank project and would compliment the senior housing proposed on the adjacent property by Brendan Sullivan. To make such a development viable, it must be larger in size and direct access to STH 33 is needed. The site design, the internal road layout, proposed uses, financing in the form of a "pay as you go TIF" was discussed. The members were generally positive of what they say and encouraged the applicant to continue to refine the plan and access issues. **No action was taken.**
7. FORTH COMING EVENTS. None.
8. ADJOURNMENT. **A motion was made by Wiese, seconded by Voeller to adjourn. The meeting adjourned at 4:16 pm.**