

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES

March 3, 2009

Lower Level Conference Room, City Hall

Present: Rob Vanden Noven, Dennis Wiese, and Chief Mitchell. 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 was present.. He also noted that Julie Voeller and Mike Muller were absent and excused.
2. PUBLIC APPEARANCES: None.
3. APPROVE MINUTES: **A motion was made by Mitchell, seconded by Wiese to approve the minutes of the February meeting as distributed. All voting aye, the minutes were approved.**
4. BUILDING AND SITE PLAN FOR A TEMPORARY STRUCTURE CONTAINING AN AQUAPONICS RESEARCH FACILITY AT 233 E. PIER STREET, PAT WILBORN, APPLICANT. The applicant proposes erect a temporary greenhouse-like structure to house an aquaponics demonstration project. It would be 20'x 25' in size and constructed with a plastic-like material called polycarbonate. Inside there would be 2 1000 gallon tanks holding the fish and plants. The facility would be open to the public and used for educational demonstrations. There was discussion about the need for fence and it was agreed that none was needed. Structurally, Wiese indicated that an architect would need to provide plans showing the structural strength of the structure. Aesthetics was also discussed. Both Mitchell and Wiese agreed that the applicant kept up his property and that care and condition should not be a problem. The applicant agreed with having an annual review of the condition of the structure. **A motion was by Mitchell, seconded by Wiese to recommend approval of the building and site plan subject to a review of the building code and an annual review. All voting aye, the motion carried.**
5. CONCEPT PLAN TO ALLOW A PORTABLE TOILETS FACILITY (CANS-TO-GO) ON THE CORNER OF BYWATER DRIVE AND SUNSET ROAD, JOE TAYLOR, APPLICANT. The applicant would like to relocate 2 businesses currently in Milwaukee, Best Waste Solutions which does food waste, and Cans to Go, a portable restroom business. He has looked at a number of industrially zoned sites but has not found one either available or feasible. This particular site is on the corner of Bywater and Sunset in the Industrial Park. Both the City and the owner, Paul Weise, had envisioned something of higher use (jobs or tax base), but because this is an industrial use, we thought is best to bring for a concept plan for review and approval, prior to the applicant purchasing the property. If approved, he would return with a more detailed building and site plan. The existing 4.5 acre parcel would be divided to create a new 2 acre parcel that the applicant would purchase. A new industrial type building with masonry base and metal construction would be erected. The outdoor storage area would be fenced so that the portable toilets would not be visible from view from either Bywater or Sunset. The parking are would be paved and the site landscaped as per our zoning ordinance. Since the site is appropriately zoned for this use, the Design Review Board agreed that the proposed use of the site was acceptable. **A motion was made by Wiese, seconded by Mitchell to recommend approval of the concept plan as presented. All voting aye, the motion carried.**

6. BUILDING FAÇADE RESTORATION PLAN FOR 122-128 N. FRANKLIN STREET, ZIMMERMAN ARCHITECTURAL STUDIOS, APPLICANT. At the request of the Common Council, the building inspector issued Zoning and Other Code Violation Orders on the former M&I property. One of corrective measures required was that *“the exterior of the building must be restored to its pre-demolition condition.”* During a conference call held in early to mid-February between city officials and representatives of the owners, it was agreed that they would hire an architect and submit plans for the exterior for the March Design Review Board and the Plan Commission. It must be remembered that while the old bank building is covered with white terra cotta, the adjacent building, known as the Business Men’s Club, was covered with a white metal material that simulated the terra cotta look. The plans as submitted for the old bank building were well received by the Design Review Board. White reinforced fiberglass glazing would be filled-in where the terra cotta was removed. On the former Men’s Club building, new white aluminum panels would again be placed to cover the degraded façade. While most of Board members agreed that the new panels would likely look better than those that were removed, perhaps there were other, even less expensive alternatives. The two historic preservation technical advisors to the Board suggested that leaving the old façade and patching the holes and covering with a breathable sealant and adding inexpensive windows in the old window openings may be better alternative. This alternative would allow better future options if the buildings were not demolished. The owners agreed that this option is being considered. **A motion was made by Wiese, seconded by Mitchell to approve the plans as submitted, however if feasible, an option that excluded the aluminum panels for the former Mens Club would be used. All voting aye, the motion carried.**
7. FORTH COMING EVENTS. There were none.
8. ADJOURNMENT. **A motion was made by Mitchell, seconded by Wiese to adjourn. The meeting adjourned at 4:12 pm.**