

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
May 4, 2010
Lower Level Conference Room, City Hall

Present: Rob Vanden Noven, Amanda Williams Chief Mitchell, Amanda Williams, and Brenda Fritsch (late). Also Present: Randy Tetzlaff, Director of Planning & Development.

1. ROLL CALL. Vanden Noven called the meeting to order at 3:00 p.m. and noted a quorum was present.
2. PUBLIC APPEARANCES: None.
3. APPROVE MINUTES: On a motion by Mitchell, seconded by Williams, the minutes of the previous meeting was approved as distributed.
4. BUILDING AND SITE PLAN FOR 123 N. PARK STREET (FORMER BECKER OIL), MATT BOHN, APPLICANT. Matt Bohn who used to work at old Four Seasons is now proposing to acquire the former Becker Oil property and convert it into a new Four Seasons business. The existing owner will be responsible to remove the oil tanks and clean-up and remediate the site. Bohn is proposing to remodel the building including repainting, adding new awnings, windows and roof repair. He also proposing to pave the parking area and erect a new business sign. The Board members were pleased to see this property reused and thought the location would work well for the business. Although the building has a sheet metal exterior, it would be nice to see it clad in different material, but since this is new business, it is unreasonable to require it. New paint and adding the awnings will be a major improvement to the aesthetics of the building. Board members suggested that the parking area be narrowed and replace the pavement with more lawn area. Bohn indicated that no outdoor storage was needed; he had sufficient space indoors. He was also informed that the sign as shown needs to have a 10 foot setback and perhaps should be moved to the northside of the driveway. He has agreed to provide landscaping as per our code; it is unlikely he will have parking lot lighting; the lighting will be on the building. **A motion was made by Mitchell, seconded by Fritsch to recommend approval of the building and site plan subject to landscaping, sign, and parking lot (if necessary) requirements. All voting aye, the motion carried.**
5. NEW CONCESSION STRUCTURE FOR THE PORT SOCCER CLUB, LOCATED ON THE CORNER OF S. SPRING STREET AND SUNSET ROAD, CHUCK LANSER, APPLICANT. The Soccer Club is proposing to construct a concession stand at the soccer located on the Ozaukee County grounds next to the Justice Center. The building's location would be on the southwest of the off-street parking area. There would be an overhead door on the north elevation and future concession window on the west side. Hardi-plank would be used for siding and asphalt shingles on the roof. Ozaukee County needs to give formal approval for the building to be erected but has indicated support for it. There was discussion regarding the blank wall (east side) facing S. Spring Street. A suggestion was made that a sign saying "Port Washington Soccer Club" would be suitable. It was also suggested that a concrete slab or surface be provided around the base of the building. There was also concern expressed by the City Engineer that since this a graveled lot, there is some runoff from the lot, onto the driveway, and thence onto the sidewalk and street. It was mentioned that the Soccer Club has no money to pave the lot and the County will not pave it. This matter needs to be resolved between the City, the County, and the Soccer Club. **A motion was made by Fritsch, seconded by Vanden Noven to recommend approval of the**

building and site plan subject to resolution of the erosion or run-off problem. All voting aye, the motion carried.

6. SPECIAL EXCEPTION FOR A MONUMENT SIGN FOR PIZZA HUT AT 1021 N. WISCONSIN STREET, POBLOCKI SIGN, APPLICANT. Pizza Hut is proposing to replace its existing or pylon sign with a new monument sign. The sign meets the height and size requirements but not the required 10 foot setback. The applicant really wants to utilize the existing footing but that would place the sign as close as 3 feet off the property line. A special exception is being requested. The members agreed the sign as proposed was too drab and black in color. The applicant tried some alternative locations; that being on the north and south corners of the building with the required 10 foot setback. Unfortunately, by doing this, the sign is not visible from direction or the other. The DRB members noted that the building and original sign were erected under a different zoning code. They felt location in front of the building as proposed was the most logical and appropriate location. However, to be so located meant some changes to the sign. To reduce the mass, they suggested lowering the sign by 2 feet; and to reduce the drab, black color, they recommended that the base be a brick facing that matches or compliments the building. The sign company representative in attendance concurred. **A motion was made by Vanden Noven, seconded by Mitchell to recommend that a special exception be granted to permit the new monument sign to be placed closer than 10 feet subject to reducing the base height of the sign by 2 feet and providing a brick masonry base. All voting aye, the motion carried.**
7. SPECIAL EXCEPTION TO EXCEED THE SIZE REQUIREMENT FOR AN ACCESSORY STRUCTURE (BACKYARD SHED) AT 225 E. DOUGLAS STREET, FRANKLIN PLIER, APPLICANT. The applicant proposes to remove an existing oversized shed (192 SF) a replace with a new oversized shed. The new shed will be 252 SF in size; the code allows a maximum size of 150 SF. In order to do, he must first obtain a special exception. The location of the shed (current and proposed) is set back far in the lot and shielded by trees. The applicant is proposing to clad the shed with cedar siding and add an overhead door. Unlike the existing shed, the new one will have a concrete foundation. The DRB members while noting the large size of the shed, felt that because the lot is large and secluded, the shed will not have any negative impact on the neighborhood. **A motion was made by Mitchell, seconded by Williams to recommend that a special exception be granted to permit the construction of an oversized shed or accessory structure. All voting aye, the motion carried.**
8. OUTDOOR PATIO AREA FOR GOPHER ONE AT 605 W. GRAND AVENUE, DONNA FERRAINO, APPLICANT. The owner of Gopher One desires to create an outdoor area for smokers. The area chosen is on west side of the building in the parking lot. The plan submitted and reviewed by the DRB was inadequate. The members agreed that the area shown was too small; that if approved, the parking lot should be modified to bring it more into compliance with current ordinances. **A motion was made by Vanden Noven, seconded by Mitchell to have City staff draft a new design that incorporates parking setback and some landscaping and present the plan to the owner. All voting aye, the motion carried.** It is understood that if she agrees, the applicant may present the new plan to the Plan Commission for their review and approval, or may choose to have no action taken.
9. FORTHCOMING EVENTS. None.
10. ADJOURNMENT. **A motion was made by Vanden Noven and seconded by Williams to adjourn. All voting aye, the meeting adjourned at 4:28 pm.**