

CITY OF PORT WASHINGTON  
DESIGN REVIEW BOARD MINUTES  
December 11 2012  
Lower Level Conference Room, City Hall

Present: Rob Vanden Noven, Chief Mitchell, Brenda Fritsch and Jorgen Hansen. Absent and Excused: Mike Muller. 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. It was noted that Jorgen was officially appointed to the Board.
2. MINUTES: **Motion made by Mitchell, seconded by Fritsch to approve the minutes of the last meeting. All voting aye, the minutes were approved.**
3. PUBLIC APPEARANCES: None.
4. CONCEPT PLAN FOR A MIXED USE DEVELOPMENT LOCATED IN THE EAST 100 BLOCK OF N. FRANKLIN STREET, RENEW PORT HOLDINGS LLC, APPLICANT. RPH is proposing a concept plan for the site that includes reuse of the existing former bank building and Harry's, new commercial space on the first level, underground parking, and up to 18 units of residential on the upper floors. Sustainability is the objective of the project and the Design Review Board was impressed by the building design elements including having different and distinct building elevations as well as capturing elements from other downtown buildings. Floor plans are well designed and made to be flexible. The use of the commercial space including the pocket area is also well designed. The building height will exceed 35' with the highest point 45'-6" that will not be noticeable from the street. The zoning code requires an additional 14 parking stalls and the developer would like up to 18 or 19 more so each unit can have 2 stalls. Ingress and egress from the underground parking will be on the east side. **A motion was made by Vanden Noven, seconded by Fritsch to recommend approval of the concept plan as presented. All voting aye except Hansen who abstained; motion carried.**
5. FAÇADE PLAN FOR THE RESTORATION OF THE BOERNER MERCANTILE BUILDING 211 N.FRANKLIN STREET, FRANKLIN STREET HOLDINGS LLC, APPLICANT. Although the project is a renovation, the work proposed is close to a historic restoration of the building as it looked a century ago. On the sides and rear of the building, all of the windows have been re-opened and several will have their sills lowered to allow larger windows. The outside stairs along the alley will be re-opened as well as many of window wells. A new handicapped entry will also be added. The Design Review Board found the façade plans to be "outstanding." **A motion was made by Mitchell, seconded by Fritsch to recommend approval of the façade plan as presented. All voting aye, the motion carried.**
6. ALLEY AND PARKING LOT PLAN FOR WEST 200 BLOCK OF N. FRANKLIN STREET, FRANKLIN STREET HOLDINGS LLC, APPLICANT. The alley plans are similar to the plans for the alley next to the PWHS museum and Schooners' Pub. The adjacent property owners will be responsible for improvements next to their respective properties; the City will provide decorative pavers. The City will need to approve the plans next to the Boerner Building; as plans are developed for the other side of the alley.

As for the parking lot, the house once owned by the Lueptow's has been removed and will be replaced with parking and landscaping. The overhead utility lines will be buried in this area along with a portion of area now a City parking lot. The City and Franklin Street Holdings are currently negotiating an exchange of parking lots. This lot will become private and will be reconstructed and re-configured. There was some concern regarding the flow and that the 2-way should be revised to one-way south. **A motion was made by Vanden Noven and seconded by Fritsch to recommend approval of the alley and parking plans subject to the parking lot lane being changed from 2-way to one-way south as discussed. All voting aye, the motion carried.**

7. FORTH COMING EVENTS: None
8. ADJOURNMENT: **On a motion by Mitchell, seconded by Vanden Noven the meeting was adjourned at 4:37 pm.**