

CITY OF PORT WASHINGTON  
DESIGN REVIEW BOARD MINUTES  
September 17, 2013  
Lower Level Conference Room, City Hall

Present: Rob Vanden Noven, Chief Mitchell, Brenda Fritsch, Jorgen Hansen, and Jeremy Hartline. Also Present: Randy Tetzlaff, Director of Planning & Development.

1. ROLL CALL. Meeting called to order at 3:05 p.m. and noted a quorum was present.
2. MINUTES: **Motion made by Mitchell to approve the minutes of the last meeting. All voting aye, the minutes were approved.**
3. PUBLIC APPEARANCES: None.
4. SPECIAL EXCEPTION FOR A STORAGE SHED AT 1510 N. BENJAMIN STREET, CRAIG AND ASHLY HAFELE, APPLICANT. The applicant removed an old shed and is now requesting to erect a new one 28" from the rear lot line and 70" from the side yard. Zoning requires a minimum of 10 and 15 feet. There is also a 12 foot utility easement along the rear lot line. The backyard is quite large to accommodate the shed within the required side and rear yard requirements. As proposed, the shed would be very close to the adjacent neighbor. In granting a special exception, the City may require some architectural treatments, screening or other measures. The members did not find locating the shed near the back lot lines to be objectionable. However, the shed should not be closer than the neighboring one. In addition, the Board thought having accessory structures adhere to the same yard standards as the principal structure was excessive. **A motion was made by Hartline to recommend that a special exception be granted to allow the shed to be moved closer to the rear and side lot lines; same distance as the neighbor to the south. All voting aye, the motion carried.**
5. SPECIAL EXCEPTION FOR AN ATTACHED GARAGE AT 124 W. WASHINGTON STREET, JOHN REICHERT, APPLICANT. The original house was built on a small lot over 150 years ago and an addition was constructed on the rear of the house +/- twenty years ago. Records indicate that there was never a garage on the property. Vehicles used to be parked on the east side of the property; partially encroaching on City property where the firehouse stands. A few years back, the Common Council conveyed a 10 foot strip of property to the applicant so that he would have property to legally park his vehicles. He is now requesting permission to erect an attached car garage that will be 2'-6" from the east lot line and 0' on the north side. The garage as proposed is a minimally-sized structure. When the City conveyed the 10' wide strip of land to the applicant, it also offered to convey land to the north to a previous owner who declined. The new property to the north has now indicated interested in the 10' strip of land. If he is able to receive the land, he has indicated willingness to convey additional land to the applicant so that he can land behind the new garage. The applicant wants the garage addition to be architecturally compatible with the historic home. The members agreed a special exception is warranted but the front and possibly side elevation should be brick like the house. **A motion was made by Mitchell to recommend approval of a special exception to allow a 2'-6" side yard on the east side and a 0" setback on the rear subject to crème city brick be added to front of the new garage and the City conveying additional land on the north. All voting aye, the motion carried.**
6. REVISED SITE PLAN FOR DREWS TRUE VALUE HARDWARE, 1629 N. WISCONSIN STREET, PAUL DREW, APPLICANT. Three years ago, the Plan Commission approved a site plan for the hardware store that included additional parking and a new structure on the north side. Since that time, the applicant has only added a graveled parking area. At the urging of others, we have pressed him to either pave the lot or bring forth a revised plan.

The applicant has been monitoring his customer counts, sales, use of the site, etc. He has also researched other garden centers and found that the structure he originally proposed would only be used a few months, and for the remainder of the year it would be used only for storage. In addition, and more importantly, he has found that the north winds and lack of sunlight is not conducive to plants, flowers, etc. and therefore, he needs to keep that product on the south side of the store and make available the north side for equipment rental. With cold weather coming soon, the applicant would like to pave the area shown on the north side of the building. The proposed building on the north side is a future project and plans for it will be reviewed at that time. On the south side, the applicant wants a permanent structure next to the store for the garden center that would be open on 3-sides. During other times of the year, it would be used to store/display snow melt, etc. The remainder of the south side would have temporary tent-like structures to provide cover for plants, flowers, etc. At the time of this writing, he has yet to finalize the design of the permanent structure; hence the approval is for the site plan at a minimum. After much discussion, the members came up with an alternate plan that allowed customers to drive-in and load rental equipment and then drive out the northernmost driveway. The applicant agreed that was an optimum plan. **A motion was made by Hartline to recommend a revised paved parking lot plan that will allow customers to drive-in and load/unload rental equipment and then drive out the northernmost driveway. All voting aye, the motion carried.**

7. FORTH COMING EVENTS: None

8. ADJOURNMENT: **The meeting adjourned at 4:50 pm.**