

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
November 11, 2014
Lower Level Conference Room, City Hall

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

1. ROLL CALL. Meeting called to order at 3:00 p.m. and noted a quorum was present.
2. MINUTES: **Motion made by Mitchell to approve the minutes of the September meeting. All voting aye, the minutes were approved.**
3. PUBLIC APPEARANCES: None.
4. BUILDING AND SITE PLAN REVISION FOR PROPOSED RESIDENTIAL DEVELOPMENT AT 539-541 N. WISCONSIN STREET, FINELINE CARPENTRY, APPLICANT. In 2009, the applicant razed the former Whitman Brewery and received approval to construct a 4-unit development consisting of a single family home fronting onto N. Harrison Street and a 3-unit row house fronting onto N. Wisconsin Street. The development was envisioned to be a condominiums and the site was approved as a Planned Unit Development. The front setbacks off N. Wisconsin were reduced to 3 feet and the side yards to 3 feet 6 inches. The single family "craftsmen style" home was built but the applicant had trouble selling it as a condominium; therefore, a certified survey map was created to separate the home from the other proposed units. It was then sold as a single family residence.

The applicant is now coming forth with a plan that replaces the 3-unit row house with two detached units. The site plan conforms to the OPD zoning. Normally, the City does not approve one and two-family residence plans; however, because this is part of a redevelopment site with OPD zoning, both the DRB and Plan Commission need to review the building plans.

The new homes will have lap siding and standing seam metal roofs. Colors will be similar but one will be a bit darker. The members liked the building designs although they questioned the location of the shake look on the north elevations. They were also questions raised about how the applicant will sub-divide the lots once construction is complete. The driveway off Harrison cannot be a common area; it must be connected to one of the units. **A motion was made by Mitchell to recommend approval of the building and site plan as submitted. All voting aye, the motion carried.**

5. RAZING OF THE FORMER BANK VAULT, NORTH VESTIBULE, AND THE DRIVE-THRU CANOPY AT 122 N. FRANKLIN STREET, RENEW PORT HOLDINGS, APPLICANT. Normally, no special permission is required for razing a structure other than a permit issued by the Building Inspector. Except in the case of designated building or landmark, §20.30.040 requires that the Design Review Board review and make recommendation for such razing; and that the Plan Commission must issue a Certificate of Appropriateness before a razing permit can be issued. The applicant postponed on moving on this while awaiting confirmation from the SHSW regarding tax credit eligibility. In order to qualify, the vault must remain intact. The vault must be razed to accommodate phase II of the Harbour Lights project. The actual timing of the razing is unknown; it may not occur until phase II begins. The demolition of these three items was proposed during the concept approval phase of the Harbour Lights project. The main building, the former bank building will not be impacted by the removal of these items. **A motion was made by Hansen to recommend**

that a Certificate of Appropriateness be approved to remove the vault, north vestibule, and canopy. All voting aye, the motion carried.

6. APPROVAL OF FAÇADE PLANS FOR 122 N. FRANKLIN STREET, RENEW PORT HOLDINGS, APPLICANT. The renovation of the former bank building is defined as phase I of the Harbour Lights project. In order to proceed under the development agreement signed with the City, the applicant needs approval of the building façade plans. The façade plans were originally reviewed and approved when the applicant purchased the building from the previous owner in order to prevent demolition of the entire structure. His architect has indicated on the plans the minor changes proposed; most of which are in the front entry alcove. He said the building will be grand once renovated; so glad it was not razed. The windows will be preserved; there will be accent lighting added to the columns; and a period type sign bracket will be installed in-front. **A motion was made by Fritsch to recommend approval of the façade plans as submitted. All voting aye, the motion carried.**
7. FORTH COMING EVENTS: None
8. ADJOURNMENT: **The meeting adjourned at 4:00 pm.**