

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
February 10, 2015
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 November meeting. All voting aye, the minutes were approved.**
3. PUBLIC APPEARANCES: None.
4. BUILDING AND SITE PLAN FOR ADVANCED AUTO PARTS (FORMER TRI PAR), 1430 W. GRAND AVENUE, HERBECK DEVELOPMENT, APPLICANT. Advanced Auto has been trying to locate a site in Port Washington for almost 2 years. They would prefer a new building, however, no land was found suitable in the STH 33 corridor. After settling on the former Tri Par property, soil contamination was found and now after two rounds of remediation, they are ready to get going on a project. The existing building is problematic and not the easiest to reuse. In addition, the site is almost devoid of landscaping. A 2,000 SF warehouse addition is necessary and can only be located on the east side of the property.

The proposed warehouse is a metal building with a 4 foot beltline of masonry that matches the existing building. The top panel on the exiting building contains the Advanced Auto Parts signage/logo. Although the landscaping plan point totals does not meet the site requirements, the plan does add a substantial amount of plant material particularly next to the home on the east side of the property.

The DRB had no objections to the landscaping as proposed. While the landscaping points are short of the requirement by ordinance, this is an existing development and many of those points are required in the buffer areas along the north and east sides. Much has been added to east and there is a retaining wall on the north precluding any new landscaping. The members agreed that what is shown is tasteful and a major improvement over the existing.

Members raised concerns about the metal building. While they agreed that the existing building facade is nothing special, something needs to be done to enhance the metal façade; at least the parts visible to the street. Suggestions included raising the masonry to match the height of the exiting building; extending the top panel or adding it to the top of the new structure. Also, adding some conifers that would grow tall in front would help to hide the metal panels. No action was taken but the applicant agreed to share a revised plan with the members prior to the Plan Commission meeting.

5. REVISION TO A PREVIOUSLY APPROVED PROJECT FOR A NEW DECK/PATIO FOR THE SCHOONER PUB AT 114 N. FRANKLIN STREET, 6E6S ARCHITECTS, APPLICANT. This is yet another revision to the deck plan for the Schooner Pub. This time, a pre-engineered unit by Cabrio Structures will be erected on top of the deck. The glass unit will have a sliding roof panel and will be surrounded by cable railings. The deck surface will be wood. The remaining improvements including the stair and walkway along the building will be built as previously approved. Work is expected to begin in the spring. The DRB thought

the unit as proposed would be attractive and popular. **A motion was made by Mitchell to recommend approval the revised plans as submitted. All voting aye, the motion carried.**

6. ADDITION TO A RESIDENCE LOCATED IN A NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT AT 418 N. JOHNSON STREET, LUETTGEN ARCHITECTURAL SERVICES, LLC, APPLICANT. The same architect is doing a house addition next door which this body and the Plan Commission approved in September. The proposed plan is add a second story addition and loft to the rear of the existing crème city brick home. Due to the existing building elevations, the loft will sit rather high. The members discussed ways to reduce the height and scale but there was no reasonable alternative, Since the total height is within the CCM maximum building height requirements, no change was required, The new addition will be clad in wood cedar siding. The members agreed the addition was attractive and tastefully designed. **A motion was made by Fritsch to recommend approval the plans as submitted. All voting aye, the motion carried.**
7. FORTH COMING EVENTS: None.
8. ADJOURNMENT: **The meeting adjourned at 4:10 pm.**