

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
April 14, 2015
Lower Level Conference Room, City Hall

Present: Robert Vanden Noven, Chief Mitchell, 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 3:05 p.m. and a quorum was present.
2. MINUTES: **Motion made by Mitchell to approve the minutes of the February meeting. All voting aye, the minutes were approved.**
3. PUBLIC APPEARANCES: None.
4. REVISED CONCEPT DEVELOPMENT PLAN FOR THE HARBOUR LIGHTS PROJECT, 124 N. FRANKLIN STREET, RENEW PORT HOLDINGS, APPLICANT. Gertjan Vanden Broek and Jorgen Hansen reviewed the revised plan. They described the project revisions since the previous concept plan was reviewed and approved in December of 2012 (see attached). They have learned from the market that buyers prefer smaller; hence the increase from 13 to 14 units. Prospective buyers also want higher ceilings (11'); there is also demand for higher ceilings in the commercial space (13'). That has led to the need to increase the building height from 53'6" (height approved by special exception) to 61 feet. Without the top level mezzanine space, the building could be constructed within the approved height exception. When the initial concept plan was presented, the DRB members were skeptical that the building containing Harry's could be retained. It has now been determined that the building cannot take the increased load and will now be razed. The business owners have been trying to sell the business without success; there is space for a restaurant in the new commercial space. With 14 units, the zoning requires 25 spaces; the applicant wants 28; 2 spaces per unit. To accomplish this, the underground parking will need to encroach into the City-owned property. A land lease will be needed for this along with the deck and access ramp from the parking lot to the underground parking.

There was much discussion about the building design and aesthetics including use of materials, the turret and the corner entrance; both of which are found in downtown Port. The only concern was for the upper level metallic band. This material may change once the final plan is presented. Overall, the members were impressed with the building design and use of space. **A motion was made by Mitchell to recommend approval of the revised concept plan subject to review of drainage by the city engineer; making the top cornice separating the 3rd and 4th floors more definitive or pronounced; granting of a special exception to allow the building height to be increased to 61 feet; and approval for use of underground parking, an outdoor deck, and parking access on public property. All voting aye, except Hansen who abstained; motion carried.**

5. FORTH COMING EVENTS: Due to the internet being down at City Hall on Monday, an amended agenda could not be sent. For discussion only is a request to build an oversized garage at 517 N. Harrison Street. Mike Ehrlich said the property owner is requesting to build an oversized garage. The house fronts onto Harrison Street but the garage access is from Milwaukee Street. An older 18'x 20' garage would be replaced with a 3-car 30' x 40' structure. Any detached garage over 720 SF requires a special exception; any accessory structure exceeding 15 feet in height also requires the same. Building height is defined as the average height of the highest gable, hip, or pitched roof; in this case 17'-6". In the past, a number of special exceptions have been granted with a condition that it not be detrimental

to the neighborhood and that the applicant/owner add special architectural treatment, landscaping, etc. The proposed garage is tastefully designed with details and materials. The members agreed that the garage as designed fit well with both the house and neighborhood. Had a vote been taken, it would have been unanimous to recommend that a special exception be granted for both the building size and height.

6. ADJOURNMENT: **The meeting adjourned at 4:30 pm.**