

**CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
July 9th, 2019
Lower Level Conference Room, City Hall**

Present: Rob Vanden Noven, Director of Public Works; Mark Mitchell, Fire Chief; Jeremy Hartline, Melissa Didier, Mike Ehrlich, and Marc Eernisse. Also Present: Bob Harris, Director of Planning & Development

1. **ROLL CALL:** Rob Vanden Noven called the meeting to order at 4:03 p.m. and a quorum was present.
2. **MINUTES:** Motion made by Chief Mitchell and seconded by Mike Ehrlich to approve the minutes as shown. All voting aye, the minutes were approved.
3. **SPECIAL EXCEPTION – New Storage shed at St. Mary’s church to exceed square footage requirements; 451 Johnson Street.**

Jim Russell, representing St. Mary’s Church detailed the shed appearance and its location for the Board. The Special Exception is to allow a 12’ x 18’ storage shed (216 square feet) 30’ from the west side of the church. 150 square feet is the maximum permitted under the zoning code. The shed will be gray in color with a gray metal roof. The shed material will be pressure treated wood with a roll open door for the larger equipment. In addition a 4’ walkway will be installed, primarily for winter access.

A motion of recommendation to the Plan Commission to approve the Special Exception shed as presented was made by Chief Mitchell and seconded by Mike Ehrlich. All voting aye, the motion was approved.

4. **BUSINESS SITE AND OPERATIONS PLAN – Multi-Family redevelopment of the former St. Mary’s school and parish house. 430-446 and 451 Johnson Street.** Craig Huebner of GRAEF AND Peter Damsgaard of the Groth Design Group detailed the exterior changes to the former St. Mary’s school and parish house for the Board. The project will contain 25-35 apartments between the two buildings, off-street parking will offer covered parking for tenants by means of detached car port structures, and a roof top deck is planned. The roof top deck may or may not happen but it is being included on the plans in the event it comes to fruition. Ian McCain, Ansay Development, explained parking plans involving converting the former cafeteria space to indoor parking and asked the Board for input on the proposed design of the car ports. Mike Ehrlich inquired about the removal of the glass block and a discussion on the window frames, mullions, and materials ensued with Mike Ehrlich favoring a dark bronze color for the window frames / mullions, a metal shingle pattern for the roof top stair tower, and down lighting on the car ports. Peter Damsgaard added that the project team is

planning on using masonry from the demolition work to add a gabian wall to the parking lot. Bob Harris favored the use of transparent garage doors. Overall the Board thought very highly of the project and design plans. Chief Mitchell explained to the development team that the existing elevator in the school is too small and does not allow FD and Paramedic staff to use standard ambulance cots. This conditions creates a safety issue for both first responders and for individuals (patients) with certain physical conditions and strongly recommended that the design team find a way to install an elevator that accommodates a standard ambulance cot.

A motion of recommend to the Plan Commission to approve the St. mary's Building, Site, and Operations Plan was made by Mike Ehrlich and seconded by Melissa Didier. The motion to approve included the following conditions:

- 1. Use of the dark bronze window framing color if viable and permitted by the State Historic Preservation Officer.**
- 2. Use of transparent garage door for the east facing door.**

All voting aye, the motion was approved.

5. PUBLIC APPEARANCES AND COMMENTS: None.

6. FORTHCOMING EVENTS: None.

7. ADJOURNMENT: A Motion to adjourn was made by Chief Mitchell and seconded by Rob Vanden Noven. All voting aye, the motion carried and the meeting was adjourned at 4:45 pm.