

CITY OF PORT WASHINGTON  
DESIGN REVIEW BOARD MINUTES

April 11, 2006

Lower Level Conference Room, City Hall

Present: Rob Vanden Noven, Mike Muller, Chief Mark Mitchell, and Dennis Wiese. Julie Voeller was absent and excused. Also Present: City Planner Randy Tetzlaff.

1. ROLL CALL. Rob Vanden Noven called the meeting to order at 3:05 p.m. and noted that a quorum was present.
2. PUBLIC APPEARANCES: None.
3. APPROVE MINUTES: **A motion was made by Mitchell, seconded by Muller, to approve the minutes of the March meeting. All members voting aye, the motion carried.**
4. REVIEW AND RECOMMEND A DETACHED GARAGE TO GRANTED SPECIAL EXCEPTIONS FOR HEIGHT AND SIZE AT 503 W. CHESTNUT STREET, RYAN D. JOHNSON, APPLICANT. Homeowner wants to rebuild garage. New one's roof pitch will match the house, thereby making it 23 feet high (rather than 15 feet). Increased size (816 SF) will accommodate his boat. The Board requested some architectural enhancements. **A motion was made by Wiese, seconded by Muller, to recommend that a special exception be granted to allow an oversized garage and height subject to adding a 4 foot masonry stone beltline around the perimeter of the garage. All voting, the motion carried.**
5. REVIEW AND RECOMMEND A CONCEPT PLAN FOR NEW SINGLE FAMILY INFILL RESIDENCE ALONG THE WEST 100 BLOCK OF DODGE STREET, THE BIRCHES, APPLICANT. The applicant has come back and made the changes as recommended by the Board at a previous meeting. He has also met with the adjoining property owner and City staff. **A motion was made by Vanden Noven, seconded by Mitchell to recommend approval of the concept plan as presented. All voting aye, the motion carried.**
6. REVIEW AND RECOMMEND BUILDING AND SITE PLAN IMPROVEMENTS TO ARBY'S RESTAURANT, 100 THOMAS DRIVE, BRIAN COOLEY & ASSOCIATES, APPLICANT. The architect presented new updates for the existing Arby's. Both the façade and interior will be remodeled. The landscaping will also be brought into conformance. The pole sign is non-conforming, and for the time being, it will not be changed. The view of a new monument sign would be blocked by the community welcome sign. **A motion was made by Vanden Noven, seconded by Wiese, to recommend approval of the building and site plan as presented. All voting aye, the motion carried.**
7. REVIEW AND RECOMMEND BUILDING AND SITE PLAN FOR COFFEE KIOSK AT THE CORNER OF N. WISCONSIN AND WHITEFISH, CITY BREW COFFEE, APPLICANT. A plan for a drive-thru kiosk for coffee related products was reviewed on the vacant site formerly occupied by the D&G Club. The Board was most concerned with removing some of the existing paving and the addition of grass and plant materials. **A motion was made by Vanden Noven, seconded by Mitchell**

**to recommend approval of the building and site plan subject to the addition of bypass lanes, the removal of existing asphalt, and the addition of shrubs. All voting aye, the motion carried.**

8. REVIEW AND RECOMMEND THE SMITH BROTHERS ROOF-TOP SIGN BE DESIGNATED A HISTORIC SIGN, LIGHTHOUSE DEVELOPMENT, LLC, APPLICANT. The applicant desires to renovate the sign. To do so, it must be physically removed from the roof and taken off-site. However, because it is non-conforming it cannot be removed unless it is declared a historic sign. The applicant also desires to replace the words "Fish Shanty" with "Marketplace." **A motion was made by Vanden Noven, seconded by Wiese to recommend declaring the sign as historic. All voting aye, the motion carried.**
9. REVIEW AND RECOMMEND A PLANNED DEVELOPMENT OVERLAY FOR LAKE POINTE CONDOMINIUMS, HIGHER GROUND, APPLICANT. Tetzlaff summarized the history of this project and noted that the maximum floor area has been achieved. In order to the last building to be constructed, the area must be converted to a planned development. The applicant reviewed the site and the proposed building plans to convert the 4-unit to a 3-unit structure. **A motion was made by Wiese, seconded by Muller to recommend that the area be designated a planned development overlay. All voting aye, the motion carried. A second motion was made by Wiese, seconded by Muller to recommend that the revised building and site plan be approved as presented. All voting aye, that motion also carried.**
10. REVIEW AND RECOMMEND BUILDING IMPROVEMENTS AND A CONDITIONAL USE GRANT TO ALLOW OUTDOOR ROOF-TOP DINING AT WIND ROSE, 312 N. FRANKLIN STREET, HAAG MULLER ARCHITECTS, APPLICANT. Plans were reviewed that would add roof-top dining for Wind Rose. Discussion centered around the railing atop the parapet wall and the type of architectural brackets to be used. The Board preferred ones similar to those on the adjacent 2-story building. The Board members also agreed with the proposed use. **A motion was made Vanden Noven, seconded by Mitchell to recommend approval of the building improvements with the suggestion that the alternate brackets be used. All voting aye except Muller who abstained; the motion carried. A motion was made by the same recommending approval of a conditional use grant to permit outdoor dining. All voting aye except Muller who abstained: the motion carried.**
11. REVIEW AND RECOMMEND BUILDING AND SITE PLAN FOR ASSISTED LIVING FACILITY AT 117 VAN BUREN STREET, HAAG MULLER ARCHITECTS, APPLICANT. Renovation plans to reopen the assisting living facility were reviewed. Discussion centered on the outside access stairs which encroach into the sideyard area by 2 feet and the need for a sprinkler system. To alleviate the sideyard encroachment, the lot line may be moved or, the stairs may be relocated. **A motion was made by Vanden Noven, seconded by Mitchell to approve the building and site plan as presented noting that the sideyard issue needed to be resolved. All voting aye, the motion carried.**
12. FORTH COMING EVENTS. None.
13. ADJOURNMENT. **A motion was made by Vanden Noven, seconded by Wiese to adjourn. The meeting was adjourned at 5:25 p.m.**