

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES

January 6, 2009
Lower Level Conference Room, City Hall

Present: Rob Vanden Noven, Mike Muller, Chief Mitchell, and Dennis Wiese. Also Present: Randy Tetzlaff, Director of Planning & Development.

1. ROLL CALL. Vanden Noven called the meeting to order at 3:05 p.m. and noted a quorum. He noted that Julie Voeller was absent and excused.
2. PUBLIC APPEARANCES: None.
3. APPROVE MINUTES: The minutes were not distributed.
4. SPECIAL EXCEPTION FOR A KIDS PORT DAYCARE SIGN, 1505 SUNSET ROAD, RLO SIGN, APPLICANT. Tetzlaff first explained that this item was referred back to the Board by the Plan Commission. The Commissioners did not want to grant a special exception; rather, they wanted this body to work with the applicant or owner to agree on a sign that satisfies the sign code. The day care owner was in attendance and she discussed different options with the members. After much discussion, it was agreed that a sign with more substantial side posts and a raised masonry base would meet the standards required for a monument sign. The owner agreed to work with the sign company and submit a new plan and permit request. to the building inspector. **No action was taken.**
5. REVISED BUILDING AND SITE PLAN FOR THE CHURCH OF LATTER-DAY SAINT, 1900 SUNSET ROAD, DESIGN UNLIMITED, APPLICANT. Previously, the architect for the Church of Latter-Day Saints submitted and both the Design Review Board and Plan Commission reviewed a concept building and site plan. Our comments at that time included 1) reducing the number of parking stalls and area by one-half; 2) moving and buffering the trash enclosure; 3) providing buffers along the lot lines; 4) providing a pedestrian connection to Sunset Road; 5) providing a detailed landscaping and lighting plan; and 6) providing a final building exterior plan.

The new plan as presented reduces the number of parking stalls but shows areas for additional parking if and when the church expands. A sidewalk is shown that could be connected to a future Sunset Road sidewalk. The building and parking area have been shifted somewhat to the west to provide more buffer area to the Greystone subdivision. The landscaping plan far exceeds our code requirements; and it does provide a planted buffer around the enclosed trash area. The lawn area will be irrigated. The building will have brick accents and a church steeple.

The Design Review Board members questioned the need for the stormwater easement on the west side of the property. The Board felt that some trees would enhance the site and would provide the buffer as previously suggested. Both the city engineer and the architect agreed to contact the consulting engineer (Gremmer) to verify if the easement was needed and whether there was a way to plant some trees along the lot line. In addition, it was noted that riprap is not permitted and the location of the outfall to the storm water detention pond would be verified with Gremmer. **A motion was made by Vanden Noven, seconded by Wiese to recommend approval of the site plan subject to (1) elimination of the riprap and draining into the forebay of the detention pond; (2) verify the status of the easement and if possible, plant trees along the west lot line of the property to provide the requested buffer. All voting aye, the motion was carried. A motion was made by**

Muller, seconded by Mitchell to recommend approval of the building plan as submitted. All voting aye, that motion was carried.

6. BUILDING AND SITE PLAN FOR NEW RESTROOM AND WARMING ROOM AT VETERAN'S PARK, GROTH DESIGN GROUP, APPLICANT. The Park and Recreation Board recommended and the Common Council approved the construction of new restrooms and a warming area in Veterans or Lower Lake Park. The restrooms are meant to be accessible for users of the park, the beach, and for skaters during the winter. The warming room is for the skaters during the winter but can be used by groups during other times of the year. One of the conditions was that the new building's architecture be compatible with both the Bandshell and the yacht club. The placement of the building respects the line of vision for the Bandshell and provides the needed accessibility for beach users. There is an enclosed walkway to connect the parking lot next to the Waste Water Plant to the park; which makes the Yacht Club more accessible.

The building exterior is comprised of brick and stone whose colors compliment the cream city brick found on the Yacht Club and the Bandshell. The design and shape of the building are striking and also compliment those structures. The Design Review Board members expressed some concern about the stucco-like material proposed for the gable end of the open air seating area. After further discussion, it was agreed that the gable end should be left open and wood and beams be placed on the underside; there would be no perch points for birds. Wood would also be used on the fascia and soffits. The same wood ceiling would be duplicated in the hallway area. Another concern raised was that for privacy and it was suggested that the restroom windows be frosted. Finally, there was discussion as to whether the warming room was wide enough at 12 feet to accommodate users. It was agreed that further input be sought from both the Plan Commission and the Park and Recreation Board. If so, the building could be stretched both a foot in either direction. **A motion was made by Muller, seconded by Vanden Noven to recommend approval of the building and site plan subject to: (1) making the west gable open ended with no perch points and that the ceiling be clad in wood; (2) wood fascia and soffits would be used; (3) restrooms windows would be frosted; (4) the hallway would also have a wood ceiling; and (5) corner brick would be bull-nosed. All voting aye, the motion carried.**

7. FORTH COMING EVENTS. None.
8. ADJOURNMENT. **A motion was made by Mitchell, seconded by Muller to adjourn. The meeting adjourned at 4:30 pm.**