

**CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
February 13, 2018
Lower Level Conference Room, City Hall**

Present: Robert Vanden Noven, Jorgen Hansen, Mark Mitchell and Jeremy Hartline. Also Present: Randy Tetzlaff, Director of Planning & Development and Marc Eernisse, Advisor.

ROLL CALL: Vanden Noven called the meeting to order at 3:05 p.m. and a quorum was present.

MINUTES: Motion made by Mitchell to approve the minutes of the previous meeting. All voting aye, the minutes were approved.

REVISED CONCEPT PLAN FOR AN 18-LOT SUBDIVISION AND A 30+ UNIT SENIOR APARTMENT BUILDING: This proposed development has gone through several revisions. There are now fewer and larger lots and the area for the multi-family has been more thoroughly delineated. The 100' wide lots can now accommodate 2-family structures where one unit can have a side-loaded garage. On the multi-family site there is a pedestrian connection to Sunset Rd. and a vehicular access to the same. Storm water retention will be next to the entry off CTH LL. **A motion was made by Mitchell to recommend approval to the Plan Commission of the revised concept plan. All voting aye, the motion carried.**

BUILDING AND SITE PLAN FOR A SMALL CONTROL HOUSE STRUCTURE: ATC or the American Transmission Company is proposing a small structure east on S. Wisconsin near their switchyard. Other security changes will be made to the site. Members were concerned about the need to screen the new building; ATC representatives said there were restrictions because the area is under transmission lines. **A motion was made by Vanden Noven to recommend approval of the building and site plan subject to the review and approval by staff of a landscaping plan. All voting aye, the motion carried.**

BUILDING AND SITE PLAN MODIFICATION AT FORMER CARQUEST: The former CarQuest property has been acquired and the proposed use is for an auto repair facility. Changes include adding a second OH service door on the Grand Avenue side; repainting a portion of the building; replacing the existing pylon sign with a new monument sign; adding new parking stalls and landscaping. **A motion was made by Vanden Noven to recommend approval of the building and site plan subject to painting the mansard roof forest green the review and approval by staff of a landscaping plan. All voting aye, motion carried.**

BUILDING ADDITION AND SITE IMPROVEMENTS TO THE EXISTING CLINIC: Aurora is proposing to add a 15,000+ sf addition to their existing clinic facility just east of CTH LL and the roundabout. The addition will match the existing façade. Other site improvements include expansion of the parking lot, new dumpster enclosure and landscaping. The members preferred seeing the existing parking lot island left intact but that lose parking stalls. It was decided that there would still be sufficient parking available. **A motion was made by Hartline to recommend approval of building and site plan subject to leaving the existing parking island. All voting aye, the motion carried.**

CONCEPT PLAN FOR BUILDING ADDITION: Friedens Church is contemplating an addition to their currently facility that would include among other things a new elevator; classrooms; and improved entrance. The current facility is non-conforming in terms of setbacks and lot coverage. A further desire is to better incorporate the two off-street parking lots to create a more "campus-like" appearance. The proposed improvements include building an addition to the church that would provide them with a new centralized elevator, and two new classrooms to the south of the office/classroom wing. They would also improve the appearance of the west entrance making a more welcoming statement through the use of windows and a large courtyard. A large entry canopy reaches out to the drop off area, and should be visible from the bell tower entrance as a better way-finding device. The members were glad to see that the historic integrity of the church was taken into consideration; unlike earlier renovations. **A motion was made by Jeremy to recommend to the Plan Commission approval of the concept plan. All voting aye, motion carried.**

CONCEPT PLAN FOR MIXED USE DEVELOPMENT: This is a large mixed use development that includes a contemporary structure with enclosed parking; a restaurant; 2 floors of condos (total of 22); office space; event space and a rooftop deck area. The site as proposed would consist of the current Newport Shores and the house on the corner. Also included is the City-owned land where the Kiwanis shelter is and the fish cleaning station; both of which would need to be relocated. While some current parking is lost, other parking is added elsewhere so there is no net loss. There are 3 main issues with the development: the building height exceeds 35 feet; the need to convey or lease public land; and the overall design of the building. The applicant's architects gave a detailed presentation. The members thought while being a modern design the building is compelling and its location does not detract from the historic character of the downtown district. The building height was not concerning because of the stepped up height design. There were concerns raised about pedestrian access and the proposed location of the pavilion. **A motion was made by Jorgen to recommend approval of the concept building and site plan subject to revising the location of the proposed pavilion and the need to better address pedestrian access. All voting aye, the motion carried.**

PUBLIC APPEARANCES: Duane Haskell questioned whether traffic would be a problem: maybe but if it does become a problem it can be addressed by a traffic light or by improving visibility on Franklin Street. Craig Heatwole mentioned the land where the fish cleaning station and shelter is was dedicated years ago by the Gilson family: that agreement is being researched by the city attorney. John Sigwart asked if one less floor design would work: architects considered it but the building looked like a motor inn. Adele Richert asked about LEED design: project would meet LEED objectives but not be certified. Kim Haskell was concerned about migratory birds and the expanse of glass: design uses reflective glass and the greatest impact to birds is on the lower levels where there is less glass present.

FORTHCOMING EVENTS: None.

ADJOURNMENT: The meeting adjourned at 5:40 pm.