

**CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
April 17, 2018
Lower Level Conference Room, City Hall**

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

ROLL CALL: Vanden Noven called the meeting to order at 3:08 p.m. and a quorum was present.

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

NEIGHBORHOOD PRESERVATION OVERLAY REVIEW FOR IMPROVEMENTS TO 542-546 N. WISCONSIN STREET: This property is within an the ONP Neighborhood Preservation Overlay district which requires both DRB and Plan Commission review and approval of changes to structures within the district. The applicant is proposing to reside the duplex with blue steel siding and replace the existing windows on the front elevation with white aluminum cladded ones. A siding sample was presented. The members were happy to see that the siding was a 4" reveal which is less modern. **A motion was made by Mitchell to recommend approval of the proposed improvements. All voting aye, the motion carried.**

SPECIAL EXCEPTION FOR AN OVERSIZED DETACHED GARAGE/CARPORT AT 453 W. OAKLAND AVENUE: This property already has an oversized detached garage. The zoning ordinance allows a maximum size of 720 SF; the current size is 752 SF. The applicant is now requesting permission to erect a 288 SF carport; they own antique vehicles. The garage is located behind the house at the intersection of two (2) alleys and the area to the south in an industrial district. The roofline would match the garage and so would the color of the siding trim. Some members were concerned that the metal and wood frame of the garage would clash; perhaps an enclosed wood frame addition would be better. Others thought that a carport was less massive and it would not impact the neighbors. The applicant mentioned they had contacted the neighbors and there was no opposition. No motion was made; decision deferred to the Plan Commission. It was suggested the applicant bring letters of support from the neighbors.

SPECIAL EXCEPTION FOR A NEW SIGN TO EXCEED BOTH THE HEIGHT AND SIZE LIMITATIONS AT 101 W. SEVEN HILLS ROAD: The applicant is the owner of the North Port Shopping Center and is attempting to recruit a grocer in the former Sentry space. To be competitive, they believe the store will need more exposure and the current sign is barely noticeable from I-43. That sign is 35 feet tall and being a pylon sign is no longer permitted. Only monument signs are permitted with a maximum size of 125 SF including the base and height of 12 feet. The requested sign is 55 feet; the size is 420 SF. It is impossible to erect a monument size of that height so as in other instances, we have tried to work with the applicant to make a sign look more closely like a monument sign. That usually involves having more than one pole mount and a masonry base. The proposed sign has two pole mounts; includes more than just the grocery sign and can be considered a multi-tenant sign; and it includes landscaping including conifers with height. In addition, the applicant has provided views from I-43 to how the new sign height will improve visibility. The members did not like the trees and

thought the base was too massive. They agreed based on the visuals that a sign that large was justified. They thought lowering the base but adding masonry up the poles would be more aesthetic and as well as more landscaping at the base and surrounds. They also thought the sign should be removed if the store closed. **A motion was made by Mitchell to recommend a special exception subject to reducing the base height to 2 feet; adding masonry to the poles approximately 12 feet in height; and adding extensive plantings in and around the base and to the corner of the property. All voting aye, the motion carried.**

BUILDING AND SITE PLAN REVIEW FOR A TEMPORARY KAYAK RENTAL STRUCTURE ON WATER UTILITY LAND: Sherper's will soon be moving into the Harbour Lights building. One thing that made Port an attractive location was the ability to provide kayak, canoe and paddleboard rentals near the lake. Staff has met with them and suggested the Water Utility land north of E. Jackson Street. They are proposing to use one to three standard shipping containers (ea. 8' x 40'). They hope to be in operation in July and the unit could be used by others all year around. The members were excited by the concept and in favor of activating the lakefront. However, there were concerns regarding the blocking the views. There should be some transparency and only container should be approved at this time and it should be placed close to the Water Utility building and perpendicular to the lake. It will be a movable structure and could be relocated in the future if necessary. **A motion was made by Hansen to recommend approval of the single one-story structure subject to it being placed near the Water Utility building and perpendicular to the lake. All voting aye, the motion carried.**

PUBLIC APPEARANCES: None.

FORTHCOMING EVENTS: The members noted that Randy would be retiring and this would be his last DRB meeting. They enjoyed working with him and wished him the best in his retirement.

ADJOURNMENT: The meeting adjourned at 5:02 pm.