

CITY OF PORT WASHINGTON  
DESIGN REVIEW BOARD MINUTES  
September 1, 2009  
Lower Level Conference Room, City Hall

Present: Rob Vanden Noven, Mike Muller, Chief Mitchell and Brenda Fritsch. 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 was present.
2. PUBLIC APPEARANCES: None.
3. APPROVE MINUTES: The minutes from the July meeting were not distributed with agenda and will be reviewed at a future meeting.
4. SPECIAL EXCEPTION FOR AN OVER-SIZED DETACHED GARAGE AT 917 W. GRAND AVENUE, ALLAN SCHMUCKER, APPLICANT. 917 W. Grand Avenue used to be a rental property that once contained an old Victorian dilapidated house and ram shackle detached garage. The neighbors often complained about rodents living in the garage and birds living in the house soffits. The property got so bad that orders were written on it and it eventually fell into foreclosure. The applicant acquired the property and undertook a major renovation that included gutting the home interior and converting it back from a duplex to a single- family; restoring the home exterior; and demolishing the detached garage. The applicant has done a first class job on the house and currently lives there. He now desires to construct a new detached garage whose design is consistent with the house but is higher and the square footage more than allowed by code.

This request is similar to the one on corner of Garfield and Grand where the Commission granted a special exception. The proposed garage height at its highest point is almost 23 feet and even the average height of the gable is almost 17 feet (maximum is 15 feet). The floor area is 658 square feet per floor; the maximum allowed code is 720. The adjacent neighbor's garage to the west is also an over-sized garage with a gambrel roof. Having the proposed garage will not over-whelm this garage. Typically when we consider granting a special exception, we require some special architectural treatments of landscaping. In this case, the applicant has already designed the garage to be consistent with the Victorian house; brick beltline; clapboard-like siding; higher roof pitch; and gable trim to match the house. The Design Review Board wanted to ensure that the paint and shingles matched the house. The Board members also agreed that granting a special exception would not impact the surrounding neighborhood. **A motion was made by Muller, seconded by Vanden Noven to recommend that a special exception be granted subject to ensuring that the paint and shingles of the new garage be consistent with the house. All voting aye, the motion was approved.**

5. DESIGN REVIEW PROCEDURES AS THEY RELATE TO THE MAIN STREET PROGRAM. Now that Building Inspector Wiese has retired, his vacancy on the Board must be filled. The new inspector will be only part-time the remainder of this year and perhaps beyond. Another related issue is that one of the two historic preservation technical advisors, Andy Weber, has moved out-of-state and must be replaced. The Main Street Board and Design Committee will at some point be reviewing alterations to buildings within the Main Street District and will forwarding their recommendations to this Board for consideration. The members discussed some options but agreed that the vacancy should be filled with another resident with some design experience as opposed to another City

employee. Perhaps the other technical advisor could be a member of the Main Street Committee. No action taken but the comments will be forwarded to the Mayor, Plan Commission, and Council.

6. FORTHCOMING EVENTS. None.
7. ADJOURNMENT. **A motion was made by Mitchell, seconded by Muller to adjourn. The meeting adjourned at 3:48 pm.**