

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES

February 7, 2006

Lower Level Conference Room, City Hall

Present: Rob Vanden Noven, Mike Muller, Julie Voeller, Chief Mark Mitchell, and Dennis Wiese. 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 Muller, seconded by Mitchell, to approve the minutes of the January meeting noting that the incorrect date was shown (it should read January 10). All members voting aye, the motion carried.**
4. REVIEW AND RECOMMEND REVISED REPLACEMENT OF EXISTING COMMUNICATIONS SHED WITH A PRE-ENGINEERED STRUCTURE AT THE OZAUKEE COUNTY JUSTICE CENTER, 1202 S. SPRING STREET, OZAUKEE COUNTY, APPLICANT. The County needs to upgrade its communication system and a new equipment shed is needed. The new shed which is larger, would be relocated and be partially hidden by the dumpsters and loading dock. The shed would be a pre-cast unit. The Board discussed preferences regarding the exterior masonry material. **A motion was made by Vanden Noven, seconded by Voeller to recommend approval of the plan as shown indicating no preference for the exterior. All voting aye, the motion carried.**
5. REVIEW AND RECOMMEND BUSINESS, SITE, AND OPERATIONAL PLAN FOR THE KNIGHT BARRY TITLE COMPANY OFFICE, 117 W. GRAND AVENUE, UNITED CONSTRUCTION, APPLICANT. The applicant reviewed the proposed changes to the former Tri Par building. The changes would accommodate the relocation of the adjacent title company. The mansard roofline and side materials would be removed. A new fascia and siding would be installed. New landscaping and signage would also be added. The rear and existing west elevation would be cleaned and repainted. **A motion was made by Vanden Noven, seconded by Mitchell to recommend approval of the plans as submitted subject to the adding of plant materials to screen the adjacent building along the west property line. All voting aye, the motion carried.**
6. REVIEW AND RECOMMEND CONCEPT PLAN FOR NEW SINGLE FAMILY INFILL RESIDENCE ALONG 100 BLOCK OF DODGE STREET, THE BIRCHES, LLC, APPLICANT. The applicant presented conceptual plans to construct a new single family residence on a vacant lot sandwiched between his existing commercial property and Columbia Park. This is the first of many meetings and approvals needed before the house is built. The Board discussed building placement, floor area, open space, access to the adjacent commercial property, and the need for the existing alley. The members would supportive of the concept, however, they agreed more planning and discussion is needed. The applicant agreed to give these ideas further thought and to discuss with the adjacent property owner. **No action was taken.**

7. REVIEW AND RECOMMEND A SPECIAL EXCEPTION TO ALLOW A DETACHED GARAGE TO BE BUILT CLOSER TO THE SIDE AND REAR LOT LINE, 426 HILLCREST, OLIVER AND DOLORES TRAVIS, APPLICANT. The applicant desires to replace the existing garage with another, slightly larger unit using the same side and rear yards. Applying the required 6 feet offsets will make access to the garage impossible. Many neighbors have already replaced their garages in a similar manner. **A motion was made by Vanden Noven, seconded by Muller to recommend approval of a special exception to allow a new garage to be constructed as proposed noting that it will not negatively impact the neighborhood. All voting aye, the motion carried.**

8. FORTH-COMING EVENTS. Tetzlaff explained that General Capital Group had come forward with a proposal after the agendas were mailed. The applicant would like to present a conceptual plan and seek only input. He would come back next month with more detailed plans and seek a recommendation. The plans presented were for condominiums in the Misty Ridge development. A total of 68 condos would be built on 3 outlots along the north boundary of the development. Interior private roads would be used; the units would be typically side-by-side; and the units would be upscale. The Board members made suggestions that included road width, setbacks, building elevations their placement. The applicant thanked the Board for its constructive input. **No action was taken.**

9. ADJOURNMENT. **A motion was made by Wiese, seconded by Mitchell to adjourn. The meeting was adjourned at 4:40 p.m.**