

CITY OF PORT WASHINGTON  
DESIGN REVIEW BOARD MINUTES

July 11, 2006

Lower Level Conference Room, City Hall

Present: Rob Vanden Noven, Mike Muller, Julie Voeller, and Dennis Wiese. Absent and Excused: Chief Mark Mitchell. 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 Voeller, to approve the minutes of the June meeting. All members voting aye, the motion carried.**
4. FINAL BUILDING AND SITE PLAN FOR OFFICE CONDOMINIUMS ALONG E. SEVEN HILLS ROAD, PETER DIDIER AND RONALD FARBER, APPLICANTS. The applicants reviewed a final plan for their proposed office complex. Additional parking was shown along the west driveway and sidewalk connections to the bikepath were shown. The previous cupolas were replaced with building designs that incorporate more brick and stone accents. **A motion was made by Muller, seconded by Voeller to recommend approval of the final plan as submitted. All voting aye, the motion carried.**
5. PARKING AND NEW PATIO AREA FOR COMMUNITY BASED RESIDENTIAL FACILITY, 226 N. SPRING STREET, WITZLIEB HOLDING LLC, APPLICANT. This CBRF was approved as a conditional use and is to be used in accordance with an approved site plan. The applicant desires to change the site, therefore, it is necessary to review and approve the changes. A small patio area will be added and the parking area is to be removed and repaved. The Board agreed that the lot could be reconfigured some to provide some additional landscaping. **A motion was made by Vanden Noven, seconded by Muller to recommend approval of the plans subject to reducing the front yard parking setback by 5' and adding some additional landscaping. All voting aye, the motion carried.**
6. SPECIAL EXECEPTION TO EXCEED THE HIEGHT, SIZE, AND SETBACK REQUIREMENTS FOR A NEW DETACHED GARAGE AT138 E. DOUGLAS STREET, CHRIS MANN, APPLICANT. The applicant presented plans for a new garage that was over 900 SF in size, was over 21 feet in height, and which encroached into the setback along Lakeview. The garage was designed with architectural character and thought. It would be turned on its side so the garage doors would not face the street. The applicant would also remove this existing non-conforming garage. **A motion was made by Vanden Noven, seconded by Muller to recommend approval of a special exception for the detached garage. All voting aye, the motion was approved.**
7. STORAGE BUILDING ADDITION FOR J & H HEATING, INC., 1220 MINERAL SPRINGS ROAD, AMERICAN DESIGN AND BUILD INC., APPLICANT. The proposed addition is a continuation of the existing building. The same materials and colors would be used. A motion was

made by Voeller, seconded by Muller to recommend approval of the plans as submitted. **All voting aye, the motion carried.**

8. REVISED BUILDING PLANS FOR DUPLEX CONDOMINIUMS IN HIDDEN HILLS, BIELINSKI HOMES, APPLICANT. The new plan as submitted allows for units #4 thru #12 to be walk-out units that better conforms to the topography. New facades for these units is also proposed. The Board generally liked the new designs. **A motion was made by Wiese, seconded by Vanden Noven to recommend approval of the new building designs. All voting aye, the motion carried.**
9. NEIGHBORHOOD PRESERVATION DISTRICT REVIEW OF NEW HOME ON POWERS STREET, DENNIS RILEY, APPLICANT. The applicant is proposing to build a new home on one of lots in Mariners Point. The lot is along Powers Street next to the St. Mary's school. The home design is a mix of styles including cottage and stick. There would be also be a tuck-under garage. The Board agreed that the home design would be a nice beginning for the development. **A motion was made by Voeller, seconded by Vanden Noven to recommend approval of the home design. All voting aye, the motion carried.**
10. CONCEPT PLAN FOR NEW CONDOMINIUM DEVELOPMENT ALONG SUNSET ROAD (WEST OF GREYSTONE), CEDAR CREEK DEVELOPMENT LLC, APPLICANT. The developer is proposing a 55+ condominium development consisting of side-by-side units and 8-unit buildings. The developer is familiar and has had success with both products. Single women are especially interested in the 8-units because of security issues. The proposed site plan makes good use of the site and can be considered a low impact development. Much of the development is set aside for open space and walking paths. A private road system would serve the development. The developer is also sensitive to the impact of garage doors, therefore, almost all of the units are side-loaded. In addition, the buildings are built with natural materials including cement siding and masonry accents. **A motion was made by Vanden Noven, seconded by Wiese to recommend approval of the concept plan as presented. All voting aye, the motion carried.**
11. FORTH COMING EVENTS. None.
12. ADJOURNMENT. **A motion was made by Vanden Noven, seconded by Wiese to adjourn. The meeting was adjourned at 5:52 p.m.**