

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES

June 6, 2006

Lower Level Conference Room, City Hall

Present: Rob Vanden Noven, Mike Muller, Chief Mark Mitchell, Julie Voeller, 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.
2. APPROVE MINUTES: **A motion was made by Wiese, seconded by Mitchell, to approve the minutes of the May meeting. All members voting aye, the motion carried.**
4. REVIEW AND RECOMMEND SITE PLAN FOR AN OUTDOOR DINING AREA FOR NEWPORT SHORES RESTAURANT, 407 E. JACKSON STREET, JOHN WEINRICH, APPLICANT. Plans included a hardsurface outdoor area that includes a bar area, food preparation area, small entertainment stage, a beach area, decorative lighting, additional landscaping, and sinking the boat to its water level. The area between the outdoor area and the house to the west would be fenced. Access would be either from the restaurant or the parking lot. **A motion was made by Vanden Noven, seconded by Mitchell to recommend approval of the site plan as presented. All voting aye, the motion carried.**
5. REVIEW AND RECOMMEND A CONDITIONAL USE GRANT TO PERMIT OUTDOOR DINING AT NEWPORT SHORES RESTAURANT, 407 E. JACKSON STREET, JOHN WEINRICH, APPLICANT. **A motion was made by Vanden Noven, seconded by Voeller to recommend approval of a CUG to permit outdoor dining. All voting aye, the motion carried.**
6. REVIEW AND RECOMMEND A REVISED DEVELOPMENT PLAN FOR MARINERS POINT, DENNIS RILEY, APPLICANT. It seems that the real estate market has not reacted favorably to the concept of homes on very small lots and common garage areas. The demand appears to be for more open space and individual garages. It is now proposed that the development be reduced by 2 lots; each remaining lot would be larger; a corner of one lot would be dedicated to the Light Station; and so would the reservoir/retaining wall. Garages for the new homes would either be tuck-unders or rear-loaded. If this is granted, a new plat would be drawn and new OPD standards would be prepared. **A motion was made by Wiese, seconded by Muller to recommend approval of the revised development plan noting that lot #9 would be increased for a driveway in lieu of an easement. All voting aye, the motion carried.**
7. REVIEW AND RECOMMEND FINAL BUILDING AND SITE PLAN FOR SMITH BROTHERS MARKETPLACE, LIGHTHOUSE DEVELOPMENT LLC, APPLICANT. The final building and site plan was reviewed. It is essentially the same as the approved concept plan. New doors and windows would replace the existing ones on the west and east facades. The same would be added to the south façade. Railings would be placed along the new raised boardwalk on the south and east

sides of the building. New landscaping was shown along the south and east sides adjacent to the boardwalk. A new canopy is proposed on the south side to delineate entry to the second floor space. While the plans were well received, much of the discussion centered on the landscaping. **A motion was made by Vanden Noven, seconded by Voeller to recommend approval of the final building and site plan subject to designing additional landscaping options for the south side of the building. All voting aye, the motion carried.**

8. NEW DESIGN REVIEW AND SUBMITTAL PROCEDURES. In an effort to respond to past concerns expressed by some members of the DRB, new procedures are being proposed. The submittal deadline will be moved-up so the DRB meeting can meet on the first Tuesday of the month. Applicants will be given more time up-front to submit more thorough applications. Plan Commissioners will also receive the same materials as the DRB. If any Commissioners have concerns, they are to contact the Planning Director's office who will relay the concerns to the Board. After the DRB meeting, if the applicants need to make changes, they will now have ample to time to forward the final materials to the Plan Commission. The items will be presented to the Commission in a consent agenda format to speed-up the meetings. Any Commissioner may request any item to be removed for more discussion. **No action taken.**
9. FORTH COMING EVENTS. None.
10. ADJOURNMENT. **A motion was made by Wiese, seconded by Mitchell to adjourn. The meeting was adjourned at 5:20 p.m.**