

CITY OF PORT WASHINGTON  
DESIGN REVIEW BOARD MINUTES

November 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 3:00 p.m. and noted that a quorum was present.
2. PUBLIC APPEARANCES: None.
3. APPROVE MINUTES: **A motion was made by Vanden Noven, seconded by Mitchell to approve both the September minutes. All voting aye, the minutes were approved.**
4. SITE PLAN FOR NEW PUBLIC OPEN SPACE LOCATED ON THE SE CORNER OF N. MILWAUKEE AND W. JACKSON STREETS, TOM KLOTZ AND GERALD DOWNING, APPLICANTS. Although the applicants presented a detailed packet of information regarding this property, the Design Review Board only reviewed the proposed site plan. A minimal amount of tree trimming brush removal was proposed along the east lot line. This work would be done by City crews. The existing building would be demolished under a City contract and paid for by one of the applicants. Some additional new landscaping was proposed particularly on the street corner. A flat surface would be constructed there for wheel access and viewing. Vanden Noven expressed some concern that the area as shown may not be able to be constructed because of the grade change. Benches would be donated by various civic groups and strategically placed for people to use and view the lake. **A motion was made by Voeller, seconded by Muller to recommend approval of the site plan as presented. All voting aye, the motion carried.**
4. CONCEPT PLAN FOR NEW RESIDENTIAL DEVELOPMENT PROJECT LOCATED ALONG CTH LL, NEW HAVEN DEVELOPMENT, APPLICANT. Tetzlaff reviewed this site and noted that it was a part of the White Tail Hills development. This portion of the development is planned to be part of a future tax increment district (TID). Hank Mechiz reviewed his plans for a 40-unit assisted living facility and adjoining rehabilitation center. He noted that although the assisting living is a residential use, both it and the rehabilitation center may be classified as commercial for TID purposes. His company would build and own the facility and lease it back to another party who would operate the facility. Also, the 2-family lots would be developed and then sold to other builders. The business park lands would be serviced with utilities and marketed for development. Access, building design, and utilities were discussed. **A motion was made by Vanden Noven, seconded by Wiese to recommend approval of the concept plan. All voting aye, the motion carried.**
6. FORTH COMING EVENTS. None.
7. ADJOURNMENT. **A motion was made by Mitchell, seconded Vanden Noven to adjourn. The meeting was adjourned at 4:20 p.m.**

