

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES

September 5, 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 Mitchell, seconded by Wiese to approve both the July and August minutes. All voting aye, the minutes were approved.**
4. BUILDING AND SITE PLAN FOR THE GRAFTON STATE BANK PLAZA LOCATED ON THE CORNER OF STH 32 AND SAUK ROAD, BAYLAND BUILDINGS, APPLICANT. A 9,000 SF mixed retail building is proposed that includes a 2,700 SF bank and drive-thru. There will be shared access along the north property line with the adjacent commercial property. There was much discussion concerning the rear elevation of the building, the amount of parking shown, the driveway radius off Cardinal Drive, and the need for an access connection for pedestrians from Sauk Drive. **A motion was made by Vanden Noven, seconded by Muller to recommend approval of the building and site plan subject to: (1) parking be reduced by 4 stalls and be replaced with landscaping; (2) the driveway radius be increased off Cardinal to better facilitate access to the drive-thru lane; (3) a pedestrian access be provided along the Sauk Drive sidewalk; (4) new façade elevations be provided for the west building elevation; (5) an approved stormwater plan is needed; (6) an access agreement with the property owner to the north is needed; (7) the area should be rezoned to B-2 with a planned development overlay to accommodate better joint planning of this and the adjoining commercial property. All voting aye, the motion carried.**
5. BUILDING ADDITION TO NEWPORT SHORES RESTAURANT, 407 E. JACKSON STREET, HAAG MULLER, INC., APPLICANT. A small kitchen addition is proposed for the southwest corner of the existing restaurant, which is not seen from either street. Wall materials will match the existing; and new shingles will be applied to the entire structure next year. The roof lines as proposed concerned some of the Board members, however, there was not a better solution to improve the roof lines. **A motion was made by Vanden Noven, seconded by Mitchell to recommend approval of the building addition subject to the owner completing previous site plan improvements already approved. All voting aye, the motion carried.**
6. REAR PATIO AND LOOK-OUT ADDITION FOR SCHOONERS PUB, 114 N. FRANKLIN STREET, HAAG MULLER, INC., APPLICANT. An at-grade patio is proposed along with an upper outdoor dining deck. The project will be in harmony with the adjacent Smith Brothers renovation because the sidewalk will be continued and similar landscape planters will be added. Sonatube concrete piers will be used rather than wood posts to support the upper deck unit. The deck area has a great view of the lake. The rail design has not yet been chosen, however, it will have a rail that will

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not allow for beverages to be placed there. **A motion was made by Wiese, seconded by Mitchell to recommend approval of the patio and overlook by the Plan Commission and a license agreement by the Common Council. All voting aye, the motion carried.**

7. **CONDITIONAL USE GRANT TO PERMIT USED CAR SALES AT 927 S. SPRING STREET, RAY FLAHERTY, APPLICANT.** A conditional use grant to permit auto sales was approved for the adjacent lot. This lot was created recently by a CSM, therefore, a separate CUG is possible. The applicant proposes to sell up to 17 vehicles priced between \$3,000 and \$10,000. The applicant was informed that the access easements must be preserved. **A motion was made by Wiese, seconded by Voeller to recommend that a CUG be approved subject to the applicant providing the Plan Commission with accurate plans showing where the vehicles will be parked and the location of a new monument sign. All voting aye, the motion carried.**
8. **FORTH COMING EVENTS.** None.
9. **ADJOURNMENT.** **A motion was made by Mitchell, seconded Vanden Noven to adjourn. The meeting was adjourned at 5:10 p.m.**