

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES

July 17, 2007

Lower Level Conference Room, City Hall

Present: Rob Vanden Noven, Mike Muller, Mark Mitchell, and Dennis Wiese. Also Present: Randy Tetzlaff, Director of Planning & Development.

1. ROLL CALL. Rob Vanden Noven called the meeting to order at 3:00 p.m. and noted that a quorum was present. He also noted that Julie Voeller was absent and excused.
2. PUBLIC APPEARANCES: None.
3. APPROVE MINUTES: **Motion by Vanden Noven, seconded by Mitchell to approve the June minutes as distributed. All voting, the motion carried.**
4. NEW PATIO AREA FOR THE YACHT CLUB, PORT YACHT CLUB, APPLICANT. The Yacht Club is proposing to construct a concrete patio on the east side of their building. Since the Club operates as a conditional use, one of conditions is an approved site plan. The Board discussed the need for more landscaping and although the plan shows as optional, the rope-like fencing, the members agreed that it is necessary to that patrons do not leave the area with alcoholic beverages. **A motion was made by Vanden Noven, seconded by Mitchell to approve the site plan subject to adding more landscaping and requiring the rope-like fencing. All voting aye, the motion carried.**
5. CERTIFIED SURVEY MAP FOR PROPERTY ON THE CORNER OF STH 32 AND SAUK ROAD, TRUDY LLC, APPLICANT. Normally the Board does not review CSM's, however, staff is looking for some additional input. The only issue raised by the Board concerned how maintenance of the detention pond will be handled. It is common for the pond to be an outlot that is owned by one of the lot owners. **A motion was made by Vanden Noven, seconded by Wiese to approve the CSM subject to clarification on the maintenance of the pond. All voting aye, the motion carried.**
6. CONDOMINIUM PLAT FOR PROPERTY AT 1231 W. GRAND AVENUE, JEFF AND TANYA LOOSE, APPLICANT. The Plan Commission suggested that it would prefer to see a condominium plat rather than 2 additional lots without street frontage. The applicant is now presenting a plat showing 2 dwellings with shared driveway. The Board thought the units as proposed were compatible with the neighborhood, however, did not like the building orientation because there was too much hard surface. Several alternatives were discussed. **A motion was made by Wiese, seconded by Muller to approve the condominium plat subject to moving the dwellings to a side by side orientation. All voting aye, the motion carried.**
7. BUILDING AND SITE PLAN FOR ASHBURY HILLS CONDOMINIUM DEVELOPMENT, KAW INVESTMENTS, LLC, APPLICANT. KAW is taking over the development formerly known as White Tail Hills. The development will be done in 2 or 3 phases, the first being the area north of Terrace Drive and along CTH LL. KAW is proposing to realign the extension of Terrace and the new east-west road to be known as Ashbury Hills Drive, which will be moved along side the future business park. The residential development now proposed consists of 32 duplex condos, one 4-unit townhouse condos, and two 6-unit townhouse condos. The topography will be utilized to that many

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units will have basement level exposures. The buildings will have much architectural detail and will use high quality materials. The Board was impressed with the new plan. Questions were raised about the open drainage way that traverses the site; the location of the driveway along CTH LL with respect to the hotel across the street; and the need for a sidewalk along CTH LL. **A motion was made by Vanden Noven, seconded by Muller to approve the building and site subject to review of the storm water plan and its impact on the drainage way; the need for sidewalk; and the driveway along CTH LL. All voting aye, the motion carried.**

8. FORTH COMING EVENTS. None.
9. ADJOURNMENT. **A motion was made by Wiese, seconded by Mitchell to adjourn. The meeting adjourned at 4:15 pm.**