

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES

March 6, 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 May minutes as distributed. All voting, the motion carried.**
4. RESIDENTIAL HOME REMODEL IN THE NEIGHBORHOOD PRESERVATION OVERLAY DISTRICT, 450 POWERS STREET, GERALD AND JEAN GRUEN, APPLICANT. The applicant is proposing a major remodel of the existing duplex. The structure will be converted to a single family residence and the work includes removing the upper floor; adding a new roof; adding a garage and adding-on to the rear of the existing home. New doors and windows are included. The home will be re-sided with fiber cement. The Design Review Board reviewed the effect on how the home remodel would have on items (a) thru (i) and felt the home as proposed would not negatively impact them. Care should be taken however, to not overly disrupt the hillside to cause erosion and runoff, and the applicant should attempt to minimize the removal of trees on the site. One architectural suggestion was for the applicant to consider the roof returns on the front elevation as shown on the photo. The Intensive Survey Report 1998 was reviewed and this home was not identified as have any historic or architectural significance. **A motion was made Vanden Noven, seconded by Mitchell to recommend approval. All voting aye, the motion carried.**
5. OFFICE AND MANUFACTURING ADDITION AT 1220 MINERAL SPRINGS DRIVE, J&H HEATING, APPLICANT. J&H Heating is proposing to a 1,600 SF addition to its offices and a 3,200 SF addition to its industrial building shop. The plans reviewed by the Design Review Board also included an area for some parking on the north side near the new addition. The proposed addition would match the building materials of the existing building. The Board noted however, that the windows shown were 2 panes while the existing windows were 3 pane. The applicant stated he wanted the same windows and would see that the windows were revised. The Board also felt that it would be difficult to accommodate much parking on the north side. Different alternatives were discussed. Some additional landscaping at the driveway entrances was also suggested. **A motion was made by Wiese, seconded by Muller to recommend approval of the building addition subject to: (1) modifying the windows; (2) adding more landscaping at the driveway entrances; and (3) adding 4 stalls with curbing on the north side of the building. All voting aye, the motion carried.**
6. BUILDING, SITE, AND OPERATIONAL PLAN FOR THE VILLAS AT NEW PORT VISTA, FRED LLC, APPLICANT. Previously, the Plan Commission approved a concept plan for this property (the site is immediately west of New Port Vista and north of Misty Ridge) that included 114 attached ranch condominium units targeted for persons 55+ in age. The plan also included an area to be dedicated as a neighborhood that would be adjacent to the Ozaukee Interurban Trail. The

development will have a mix of private and public roadways and like New Port Vista, the villas will be a planned development, therefore, overlay zoning is required. After much thought and deliberation, the applicant has decided to reduce the number of units from 114 to 100 and to increase the open space. More open space is to be located on the southeastern corner of the site as well as along the north and south property lines. An elongated storm water detention area is also proposed. All but one of the private cul-du-sacs have been eliminated. The Design Review Board was generally pleased with the new plan, particularly the reduced density and that less grading will now be needed. There was some concern regarding the number of front-loaded garages proposed and the architectural diversity. The park area was also discussed. Suggestions were made to modify the building locations to open-up the park along the street. The project will be done in phases. It was agreed that the applicant would come back to receive detail building approval for each phase. **A motion was made by Vanden Noven, seconded by Wiese to recommend approval of the building and site plan subject to: (1) the submission of alternative building and site layouts for the area around the future city park including a pedestrian connection on parkland from Misty Ridge Lane to the Ozaukee Interurban Trail; (2) maximizing all opportunities for re-designing the building with either side-loaded garages or shared driveways; (3) optimizing architectural variety and modifications to the front building facades (4) submission of an approved storm water management plan; and (5) that final architectural building and site plans will be submitted for each phase. All voting aye, the motion carried.**

7. FORTH COMING EVENTS. None.
8. ADJOURNMENT. **A motion was made by Wiese, seconded by Muller to adjourn. The meeting adjourned at 4:20 pm.**