

CITY OF PORT WASHINGTON  
DESIGN REVIEW BOARD MINUTES

February 6, 2007

Lower Level Conference Room, City Hall

Present: Rob Vanden Noven, Mike Muller, Mark Mitchell, Julie Voeller, 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.
2. PUBLIC APPEARANCES: None.
3. APPROVE MINUTES: **A motion was made by Mitchell, seconded by Muller to approve the January 9th meeting minutes. All voting aye, the minutes were approved.**
4. CONCEPT DEVELOPMENT PLAN REVIEW FOR LANDS IN THE TOWN OF PORT WASHINGTON LOCATED ALONG SUNSET ROAD, REPRESENTATIVES OF THE FREIER FAMILY, APPLICANT. The Plan Commission approved revisions to the previous concept plan that included a church site; an assisted living facility; a maximum density of 77 units; a 60/40 ratio of single family to two-family; better use of the topography; and a possible PUD in the interior of the site. The new revised plan was reviewed. Board members were concerned that the layout still did not work the existing topography and the streets were still too linear. **A motion was made by Vanden Noven, seconded Wiese to approve the site plan including the following: the church and assisted living location; the maximum number of dwellings permitted at 77; a 60/40 ratio for the housing mix; a preference for a PUD for possible two-family uses; and no approval of the street layout. All voting aye, the motion carried.**
5. BUILDING AND SITE PLAN FOR NEW INDUSTRIAL CONDOMINIUMS AT 1123 MINERAL SPRINGS DRIVE, AMERICAN DESIGN & BUILD, INC. APPLICANT. In 2204 a plan for two industrial condominium buildings was approved. The first was constructed and completed as approved. Now the second building is being proposed for construction. Further review is necessary because the new building will be moved 20 feet closer to the first building. The plan as submitted conforms to the required parking and landscaping requirements. Board members felt that too much parking was shown; the applicant stated that the tenants needed the parking. **A motion was made by Mitchell, seconded by Voeller to approve the building and site plan as presented. All voting aye, the motion carried.**
6. CONCEPT PLAN FOR NEW BUILDING AND SITE PLAN FOR THE CLARK GASOLINE STATION, 528 W. GRAND AVENUE, HAAG MULLER, APPLICANT. Three different concept plans were reviewed. The owner of the gasoline station also owns the land immediately to the north and some land to the west. In all cases, the existing building would be razed and a new larger structure would be built. One showed a building in the existing location on the west side; the second, was a larger structure moved somewhat north; and the third was located on the east side and tucked into the hillside. That option included a green roof. In each case, the property lines would need to be adjusted to accommodate the new construction; this is a better option than seeking relief from the Board of Appeals. Board members like all three options; however, the green roof design was most preferred. Site considerations such as parking and maneuverability were discussed. **No action taken.**

7. CONCEPT PLAN FOR NEW BARRIER-FREE PLAYGROUND, MARDY MCGARRY AND SUE MAYER, APPLICANT. Ideas for developing a barrier-free park were discussed. The applicants have met with the Park and Recreation Board and all agree that an Upper Lake Park location works best. Other alternative sites were reviewed. Such a park would become a destination for the community. Once a site is selected, a consultant familiar with such parks would be brought in to do more detailing planning. A September 2008 construction start is planned and fundraising is now beginning. Board members expressed some concerns about the proposed location due to the location of the parking and accessibility to restrooms. However, those appear to be issues that the consultant could deal with. Vanden Noven felt that other locations closer to the downtown may be better especially one along Chestnut Street. The applicants stated that the site had been considered, however, the close proximity to the power plant was seen as a negative. **A motion was made by Voeller, seconded by Muller to approve the concept plan as presented. All voting aye, motion carried.**
8. FORTH COMING EVENTS. None.
9. ADJOURNMENT. **A motion was made by Mitchell, seconded Wiese to adjourn. The meeting was adjourned at 4:40 p.m.**