

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
July 7, 2009
Lower Level Conference Room, City Hall

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

1. ROLL CALL. Vanden Noven called the meeting to order at 3:05 p.m. and noted a quorum was present. He also introduced the recently appointed member of the Board, Brenda Fritsch.
2. PUBLIC APPEARANCES: None.
3. APPROVE MINUTES: **A motion was made by Mitchell, seconded by Muller to approve the minutes of the previous meeting as distributed. All voting aye, the minutes were approved.**
4. REVISED SITE AND BUILDING PLAN FOR PHASE II OF ELLEN'S HOME, 1800GRANITE LANE, NEW HORIZONS VENTURES, LLC, APPLICANT. The new owner would prefer a different design for phase II; a more square-like building. The façade would be similar to phase I and would be connect to existing as originally proposed. There is a circular drive to service the new building and the fire chief has no concerns about the design. Some other issues were raised regarding phase I such as traffic going either too fast or not yielding to stop signs. The operator has conveyed this to the employees and has met with concerned neighbors. The Board had some concerns about the lack of curbing around the car parking areas. **A motion was made by Wiese, seconded by Fritsch to approve the revised building and site plan subject to adding raised curbing around the parking islands and submitting or a revised landscaping plan to staff. All voting aye, the motion carried.**
5. ESTABLISHING BUILDING SETBACK LINE AS PER SECTION 20.15.020.3 OF THE ZONING ORDINANCE FOR A VACANT LOT AT 885 HALES TRAIL, FINE LINE CARPENTRY, APPLICANT. The request to establish a building setback line as per Sec. 20.15.020.3 of the code for the vacant lot on Hales Trail. The lot is located along a ravine with approximately 60% of the lot sitting atop the bluff. The bluff runs irregular along the lot from about 65 feet at its closet point to 95 feet at its furthest point. The proposed house that is to be constructed will be the applicant's own home. It is a comparatively modest home; a 1 ½ stories with oversized garage for work space and home office area. The main section of the home sits just over 40 feet back but the garage sits ahead of the home at 32 feet. The board members discussed different options to re-orientating the house and flipping the floor plan. It discussed a possible walk-out design. Wiese felt that a walk-put design would work; the other members disagreed. He also opinioned that a different home could be constructed on the lot with a greater setback. The consensus of the other members was that moving the structure any closer to the bluff edge was not desirable; a walk-out would destroy too many trees. A majority of the members agreed that the proposed plan was reasonable and took into consideration "practicability" and "hardship." **A motion was made by Vanden Noven, seconded by Muller to approve increasing the setback to 32 feet; anything greater would create a practical difficulty or cause a hardship. All voting aye except Wiese who voted no. Motion carried.**
6. FORTHCOMING EVENTS. None.
7. ADJOURNMENT. **A motion was made by Mitchell, seconded by Muller to adjourn. The meeting adjourned at 3:48 pm.**