

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
October 19, 2010
Lower Level Conference Room, City Hall

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

1. ROLL CALL. Vanden Noven called the meeting to order at 3:00 p.m. and noted a quorum was present.
2. PUBLIC APPEARANCES: None.
3. APPROVE MINUTES: On a motion by Mitchell, seconded by Fritsch, the minutes of the previous meeting were approved as distributed.
4. NEW GARAGE LOCATED WITHIN A NEIGHBORHOOD PRESERVATION DISTRICT AT 425 POWERS STREET, LISA WEIRICK, APPLICANT. This new garage will be built in the St. Mary's Hill neighborhood which is covered by a Neighborhood Preservation Overlay. Under the overlay provisions, new structures must be reviewed and approved by the Design Review Board and Plan Commission subject to the following: building design, size, and scale; exterior building materials; and neighborhood character and compatibility. The proposed detached garage will have a steep roof pitch similar to the adjacent home; a brick beltline on all four elevations; decorative roof shingles; and a decorative roof overhang in front of the garage door. The members agreed that the design fit well with the existing house and neighborhood. **A motion was made by Muller, seconded by Williams to recommend approval of the new garage. All voting aye, the motion was approved.**
5. REVISED BUILDING AND SITE PLAN FOR THE OZAUKEE SPORTS CENTER, 955 MARITIME DRIVE. DAN WADE, APPLICANT. The applicant explained that the original sports center plans were modified and scaled back due to the inability of the owners to obtain sufficient financing. The miniature golf facility, an outdoor laser tag area, and a small building housing an office and restrooms were built and are operational. Now however, and again because of market conditions, the owners are back this time requesting to build the main building in stages. They would like to begin with an 8,800 SF building and that as conditions approve add onto it. The eventual goal is to be at building size and configuration where the last plans were approved. In addition, the parking lot which is currently graveled; would be partially paved. Due to current financing requirements, this type of recreational facility is seen as a high risk investment. The owners have contributed huge sums of personal capital up to this point and remain optimistic and committed to the project. The only way to get a lender commitment at this time is to build the project in stages. The building inspector is satisfied with the restroom requirements and Chief Mitchell is likewise satisfied with fire protection since future phases will be sprinkled. **A motion was made by Mitchell, seconded by Vanden Noven to recommend approval of the revised building and site plan subject to compliance with all necessary codes. All voting aye, the motion carried.**
6. CONCEPTUAL PLAN FOR ADDITIONAL 2-FAMILY CONDOMINIUMS AT HIDDEN HILLS, BIELINSKI HOMES, INC., APPLICANT. Hidden Hills is a mixed use development containing commercial uses and mid-priced single family detached and attached housing. It is also known as a conservation or low-impact development. The attached single family units are condos and are clustered around a private court on the west edge of the subdivision. The units were received well and are all sold-out. The single family detached phase which includes 100 lots has not taken off as expected. In response to this, the owner/developer is requesting that the City consider allowing the conversion of some of the single family lots to condos. The areas under consideration do not have any existing single family homes nearby. The members were generally open to the idea of allowing more condos; they had concerns about which areas were more appropriate and of the building designs. Several alternative ideas were discussed. The Board generally preferred a small cluster of condos just west and north of the future city park. Also, the members preferred avoiding a "cookie-cutter" look and wanted to see more side-loaded garages. It was suggested that rather than taking official action on this item, the applicant should appear before the Plan Commission to gauge their interest in allowing more condos. If so, the applicant would return with a revised concept plan. **No action taken.**
7. CONSIDER VACATING A PEDESTRIAN EASEMENT IN HIDDEN HILLS. The approved preliminary plat for Hidden Hills had Sweetwater Blvd. curving easterly and there was a street heading east just beyond the commercial area. However, wetlands were delineated and the street layout needed to be modified. Sweetwater was made to curve to the west and the street heading east was eliminated. In its place was a pedestrian easement

connecting Sweetwater and the commercial area with the houses to the east. A 15 foot easement was clearly marked on two lots on the recorded final plat. Bielinski constructed homes both of the impacted lots. Construction of a pedestrian walkway was postponed until there were more homes built to the east. The lot on Sweetwater has had at least 2 owners and the most recent owner is requesting that the pedestrian easement be vacated; he is concerned by the close proximity of the easement and walkway to his house. There has also been landscaping installed within the easement on both lots. In hindsight, the walkway probably should already be in-place so that both current and future homeowners are aware of it. Although the easement is 15 feet wide, the walkway need only be 5 feet in width and could hug the lot line; but, there would be some grade issues involved. The members were in agreement that the walkway should still go in but were of the opinion that it could be relocated. The developer also agrees but wants any action and cost to be associated with the affected landowners; the Board agreed. **A motion was made by Vanden Noven, seconded by Fritsch to recommend that the pedestrian easement not be vacated but that it could be relocated at the property owner's request. All voting aye, the motion carried.**

8. ADDITION OF AN INDOOR SMOKING LOUNGE AT THE SUNDANCE BAR, 551 N. WISCONSIN STREET, PAT MONTALTO, APPLICANT. To meet the needs of smoking customers, the owner of the Sundance Bar is proposing to construct a 900 SF enclosed addition. Due to the fact that it has operational windows on three sides; both the building inspector and the architect are in agreement that the structure satisfies the definition of a non-enclosed structure under the new smoking ban. On first glimpse, the structure appears to be compatible with the existing bar building. The exterior will have brick veneer, fiber cement siding, and composite trim. Existing shrubs will screen the structure from the adjacent lot where a 3-family attached condo is proposed in the future. The proposed structure is compliant with both side yard and setback requirements. The members discussed the landscape screening on the south side and the potential noise impact when the windows are open. They agreed that the screening needs to remain and there was a consensus that the noise would occur whether or not the addition was built. **A motion was made by Muller, seconded by Fritsch to recommend approval of the building and site plan subject to the retention of the landscaped screening. All voting aye, the motion carried.**
9. MODIFICATION OF PARKING LOT AT 702 W. GRAND AVENUE (CAR QUEST), KIM ANTON, APPLICANT. **This item was tabled because the applicant was not present.**
10. FORTHCOMING EVENTS: None..
11. ADJOURNMENT. **A motion was made by Mitchell and seconded by Muller to adjourn. All voting aye, the meeting adjourned at 4:20 pm.**