

CITY OF PORT WASHINGTON  
DESIGN REVIEW BOARD MINUTES

December 4, 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. Vanden Noven called the meeting to order at 3:05 p.m. and noted a quorum.
2. PUBLIC APPEARANCES: None.
3. APPROVE MINUTES: **Motion by Wiese, seconded Mitchell to approve the November minutes as distributed. All voting, the motion carried.**
3. CONCEPT PLAN FOR HIDDEN HILLS NORTH, BRIAN DEPIES, BIELINSKI HOMES, APPLICANT. A concept plan for the land immediately north of the current Hidden Hills development was presented. It included a mix of larger single family lots and an area of 2-family condominiums. The area would be considered an extension of the conservation subdivision; Sweetwater Drive would connect to Green Bay Road and to another road in the Town that will intersect with Hillcrest Road. The lots are larger and will be a transition into the lots to the north that are 1 acre in size. The condos will be similar to those currently under construction by Bielinski. The Board liked the layout except for the location of the condos. It was suggested that the area be reconfigured around the wetlands, if possible. There was also discussion for the need to buffer the condos from the existing single family lot in the Town. **A motion was made by Wiese, seconded by Mitchell to recommend approval of the concept plan subject to: (1) providing a buffer between the condos and the existing single family property; (2) attempt to redesign the condo area by realigning the wetlands; and (3) shift the east-west road north to create a larger and future corner lot for the property to the east. All voting aye, the motion carried.**
5. BUILDING AND SITE PLAN FOR A NEW WAREHOUSE FOR PORT PUBLICATIONS IN THE 200 BLOCK OF S. MILWAUKEE STREET, R. A. PINNO CONSTRUCTION, APPLICANT. The applicant is proposing to construct a small warehouse/garage. It will be steel sided with a metal roof. Landscaping will be provided along the north lot line. The existing driveway around the building will not be blacktopped. The Board had concerns regarding the placement of the building, the width of the buffer area and the amount of landscaping shown on the plan. Members also questioned the need for the existing driveway and concluded that the new driveway off Milwaukee Street should be paved. **A motion was made by Vanden Noven, seconded by Mitchell to recommend approval of the building and site plan subject to: (1) north sideyard should be moved an additional 10 feet; (2) driveway off S. Milwaukee Street shall be paved; (3) eliminate the existing unpaved drive; (4) provide landscaping as per the ordinance; (5) add masonry beltline up to the window sill; and (6) replace with a shingled roof. All voting aye, the motion carried.**
6. PARKING AND LANDSCAPING PLAN FOR 927 S. SPRING STREET, RAY FLAHERTY, APPLICANT. The Plan Commission requested the applicant to present a professionally prepared plan that met his objectives. He is now presenting such a plan; one that shows the acquisition of 10 feet of ROW from the WDOT and the other the status quo. The Board was impressed with the plans as shown; either plan would work. After much discussion, the Board made several suggestions to improve the plan, which the applicant agreed with. **A motion was made by Wiese, seconded by**

**Muller to recommend approval of the new parking and landscaping plan subject to: (1) remove the south driveway and re-landscape it; (2) increase the turn radius on the north driveway to make truck turns easier; (3) realign the center landscape area to improve circulation and redistribute or reuse the landscaping materials; (4) rear area may remain as gravel; and (5) may increase the number of cars in front of the building by decreasing the number of customer stalls. All voting aye, the motion carried.**

7. FORTH COMING EVENTS. None.

8. ADJOURNMENT. A motion was made by Mitchell, seconded by Muller to adjourn. The meeting adjourned at 4:40 pm.