

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
February 7, 2012
Lower Level Conference Room, City Hall

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

1. ROLL CALL. Vanden Noven called the meeting to order at 3:00 p.m. and noted a quorum was present.
2. MINUTES: On a motion by Mitchell, seconded by Fritsch, the minutes of the January 10, 2012 meeting were approved as distributed.
3. PUBLIC APPEARANCES: None
4. CONCEPT REVIEW FOR CONDOMINIUM OUTLOTS IN MISTY RIDGE, GENERAL CAPITAL GROUP, APPLICANT. Jeff Brown from General Capital reviewed the past history of the outlots and proposed condominiums. Since the condo market has tanked, his company is looking at other ways to re-develop the property. The Design Review Board asked for clarification on whether the applicant had considered other development concepts for these areas including public or private roads, single family condos (like Woodridge), smaller lots with single family homes, or duplexes on platted lots. The response was yes, other alternatives had been reviewed but the cost to add new infrastructure (utilities, street improvements, etc.) and the risk to be taken in this market was not seen to be desirable or wise. The Design Review Board acknowledged that the existing subdivision lot owners would likely prefer fewer neighbors and the more rural-like setting. There was some discussion regarding the size of the proposed accessory buildings; they were not deemed too large due to the large size of the proposed lots. The Board did have some issues with some of the proposed access points and driveway setbacks. Suggestions were made on how design might be improved. The larger lot concept and revisions to the subdivision's restrictive covenants have been discussed and reviewed by Harmony, the land developer. If the concept plan is approved, the applicant needs to confer and receive approval from the Homeowner's Association. If approved, the plan would be re-submitted to the City for final approval including rezoning. **A motion was made by Fritsch, seconded by Vanden Noven to recommend approval of the concept plan contingent upon the applicant reviewing other alternatives for the lot access points and driveway setbacks. All voting aye, the motion carried.**
5. SOLAR PANEL INSTALLATION AT 116 W. GRAND AVENUE, ECW LIGHT AND SOLAR, APPLICANT. The applicant is proposing to add solar panels to the Old Theatre Building which is also known as the Java Dock building. A new roof system was recently installed to handle the new solar panel installation. The applicant is a reputable and experienced contractor who more recently installed the solar panels on the new home in the Mineral Springs development (for Mike Speas). The zoning code requires the Plan Commission to review and approve solar panel installations. However, state law only allows municipalities to review the aesthetics; they cannot deny the installation. The Design Review Board discussed a question raised about the panels being visible from the west. The members were not concerned because this view is from a parking lot; the most visible location is from the south or along Grand Avenue and that the parapet wall will shield the panels. **A motion**

was made by Mitchell, seconded to by Fritsch to recommend approval of the solar panel installation as presented. All voting aye, the motion carried.

6. NEW PARK SHELTER LOCATED NORTH OF POSSIBILITY PLAYGROUND IN UPPER LAKE PARK, PORT WASHINGTON PARK & RECREATION DEPARTMENT, APPLICANT
The Park and Recreation Department is proposing to construct a new shelter in Upper Lake Park just north of Possibility Playground. There is a need due to the demand for picnic space rentals. The site chosen is near the new restroom and parking. The shelter would be similar to the existing Kiwanis shelter next to the fish cleaning station near the marina. It has not yet been determined whether City personnel or an outside contractor will be hired for the construction. **A motion was made by Vanden Noven, seconded by Mitchell to recommend approval of the new park shelter as presented. All voting aye.**
7. FORTH COMING EVENTS: None.
8. ADJOURNMENT: **On a motion by Mitchell, seconded by Muller, the meeting adjourned at 4:10 pm.**