

CITY OF PORT WASHINGTON  
DESIGN REVIEW BOARD MINUTES  
November 3, 2009  
Lower Level Conference Room, City Hall

Present: Rob Vanden Noven, Brenda Fritsch, and Chief Mitchell. 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.
2. PUBLIC APPEARANCES: None.
3. APPROVE MINUTES: On a motion by Mitchell, seconded by Fritsch, the minutes of the previous meetings were approved as distributed.
4. CONCEPT DEVELOPMENT PLAN FOR THE COTTAGES OF HIDDEN HILLS, SUNSTAR REAL ESTATE VENTURES, APPLICANT. Previously, Bielinski Homes received approval of a concept plan for this land parcel that included 40+ single family lots; in essence, a continuation of the Hidden Hills conservation development. One of the requirements was that Sweetwater Drive must continue north to connect with Green Bay Road. The parcel also contains 2 mapped wetland areas which makes development difficult. Recently, Bielinski Homes was contacted by SunStarr, a Fond du Lac developer of affordable assisted and independent living senior housing. Since the residential market for single family construction is so poor and there is an oversupply of lots, Bielinski thinks that this product could complement their Hidden Hills project. At the last Design Review Board meeting, SunStarr presented a plan that included a mix of 4, 6, and 8-ranch unit row houses and club house or activity center. SunStarr would apply for Affordable Housing Tax Credits to help finance the development so these would be rental units with a range of \$550 to 750 per month. The Design Board agreed that there is a need for more senior housing choices. Although the plan included up to 102 units, the overall density of the plan was only 4.07 du/acre. The ranch unit elevations shown were similar to the Hidden Hills condo units and several of the Bielinski single family designs. What the members most objected to was the numerous driveways fronting the public streets and the long row or "barracks" affect that would be visible from the street sides. The Board was unwillingly to approve the plan as presented but made suggestions that included a more varied mix of building styles, alternative facades, different layout that did not front on the streets, and fewer units. Since this is a concept only, the Board agreed that the matter should go the Commission for review to verify if the Plan Commissioners agreed with the proposed use and that the applicant would take heed of their comments and bring some alternative plans for the Commissioners to review. Subsequently, Sunstarr has reworked the plan and is offering two versions; one which is a self-contained development, similar to the Lake Ridge Villas. The other still has access off the streets but has minimized the number of driveways and all garages are not in view from the street. Both versions greatly reduce the total of number of units and both include single family lots to the south which transition into Hidden Hills. **A motion was made by Vanden Noven, seconded by Fritsch to recommend approval of the use of the land but not the concept plan as presented. A revised layout should come back to the Board for review. All voting aye, the motion was approved.**
5. CONCEPT DEVELOPMENT PLAN FOR A "GREEN" RESIDENTIAL PROJECT LOCATED ALONG S. DIVISION STREET, TIMBER CREEK DEVELOPMENT, APPLICANT. The project consists of 2 parts: a traditional 3-large lot development and a 9-lot "green" development. The green development would consist of arts and crafts bungalow style homes in the 1200-1400 SF range. The homes will include geothermal systems, which absorb heat from beneath the ground as a substitute for conventional furnaces. The building frames will use heavily insulated panels, instead of studs, to provide a higher level of insulation. The houses will be placed on their lots with the larger windows facing south, to absorb more sunlight. And the roofs will have solar panels for hot water heaters, with additional room to allow homeowners to install solar panels to provide electricity. To keep the price around \$200,000, the homes might not include a detached garage, which the homeowner could build later. The price also would be reduced by not finishing the basement, and by not including photovoltaic solar panels right away. The Board was extremely supportive of the concept. If the concept plan is approved, a plat needs to prepared and the land must be rezoned to RM-1 with a planned development overlay. **A motion was made by Vanden Noven, seconded by Fritsch to recommend approval of the concept plan as presented. All voting aye, the motion carried.**
6. FORTH COMING EVENTS: None.
7. ADJOURNMENT. A motion was made by Mitchell, seconded by Fritsch to adjourn. The meeting adjourned at 4:25 pm.