

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
September 11, 2012
Lower Level Conference Room, City Hall

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

1. ROLL CALL. Vanden Noven called the meeting to order at 3:04 p.m. and noted a quorum was present. It was noted that Jorgen was officially appointed to the Board.
2. MINUTES: None; there was no quorum at the last meeting.
3. PUBLIC APPEARANCES: None.
4. CONCEPTUAL BUILDING & SITE PLAN FOR A 60-UNIT HOUSING PROJECT ON THE CORNER OF E.SAUK ROAD & HARRIS DRIVE, PREMIER REAL ESTATE MANAGEMENT APPLICANT. The plan as presented consists of five 12-unit buildings. Each unit has either 1 or 2 bedrooms, a separate entry, and enclosed garage stall. The applicant said there is a market for such apartments in the price range being considered. Harris Drive would be extended north to the northern boundary of the property. Pictures of a similar project in Appleton were distributed as well as interior photos. It was noted that the previous developer/owner had presented a concept plan for more than 140 units on this same site.

The Board members in general were not opposed to this use (rental units) or the number of units (density) proposed. They were however, concerned about the "cookie cutter" appearance of the proposed development. Members suggested varying the roof lines, adding different colors or accents, providing more landscaping than what the code requires, making optimum use of the topography and pancaking the site. It was also suggested that some of the hardscape or paving surface be reduced where possible.

The applicant thought the suggestions were reasonable but needed to go back and see how these suggestions impacted the development costs before coming to the Plan Commission.

A motion was made by Fritsch, seconded by Mitchell to recommend approval of the building & site plan subject to the following: 1) reduction in the amount of paving surface; 2) vary the exterior materials, colors, shingles, and masonry; 3) increase the amount of landscaping and in particular, screen all parking areas from street view; and 4) try to vary the floor elevations. All voting aye, the motion carried.

5. FORTH COMING EVENTS: None
6. ADJOURNMENT: **On a motion by Vanden Noven, seconded by Mitchell the meeting adjourned at 4:00 pm.**