

**CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
August 18th, 2020
Lower Level Conference Room, City Hall**

Present: Rob Vanden Noven, Director of Public Works; Jeremy Hartline; Mark Mitchell, Fire Chief; and Marc Eernisse; and Hank Mehciz. Also Present: Bob Harris, Director of Planning & Development.

1. **ROLL CALL:** Rob Vanden Noven called the meeting to order at 4:00 p.m. and a quorum was present.
2. **MINUTES:** Motion made by Mark Mitchell and seconded by Marc Eernisse to approve the minutes as shown. All voting aye, the minutes were approved.
3. **CONCEPT PLAN:** A Proposed, 10-Lot Single-Family Subdivision on 3.4 Acres of Vacant Land North of E Sauk Road and East of Woodridge Lane; Greg Welton, Welton Development LLC, applicant. Bob Harris summarized the project for the Board as a proposed 10-lot single-family subdivision using the existing road and utility infrastructure in place. This infrastructure originates from a previous development that would have consisted of a collection of single and duplex "courtyard homes" off two cul-de-sac's. Bob Harris noted the home designs are not ready at this time.

Greg Welton of Welton Development informed the Board he intends to create a development similar to match the Woodridge single-family condominiums along Woodridge Lane. The home designs he is contemplating will be smaller than the typical subdivision home and will be more of a traditional cottage style and similar to those found in Matthaeus Farms. He is expecting homes to sell in the \$300-\$400k range. In addition he plans on using LP siding rather than vinyl and asphalt roofs. Lastly he noted the development will not be a part of the Woodridge condos but separate despite sharing Woodridge Lane, a private street.

Rob Vanden Noven expressed his support of the Concept Plan but had questions regarding a single family development on a private road. Issues he raised were ensuring the City has a copy of the access easement for Woodridge Lane, need to verify the easements are recorded, where are the front setbacks if the homes are on a private way, ensuring a copy of the Woodridge Developer's Agreement is still in effect, and determining utilities issues.

Overall the Board was favorably receptive to the project.

With a motion from Jeremy Hartline to approve the Concept Plan conditioned on the project coming back when the home designs are finalized and taking into account Rob Vanden Noven's comments on issues related to the private road and his concerns about the viability of the placement of Lot 10 as shown on the packet report, and seconded by Hank Mehciz, all voting aye, the motion passed.

4. **PUBLIC APPEARANCES AND COMMENTS:** Ald. Sigwart appeared before the Board to request the Board not make a decision without seeing the proposed home designs first and the development should match the base zoning setbacks. He also expressed his desire to see the use of Planned Developments be curtailed as often times they are used to get around existing zoning and that if a City grants a PUD to assist a development it should get a benefit in return.
5. **FORTHCOMING EVENTS:** None.
6. **ADJOURNMENT:** A Motion to adjourn was made by Rob Vanden Noven and seconded by Jeremy Hartline. All voting aye, the motion carried, and the meeting was adjourned at 4:40 pm.