

CITY OF PORT WASHINGTON  
DESIGN REVIEW BOARD MINUTES

January 9, 2007

Lower Level Conference Room, City Hall

Present: Rob Vanden Noven, Mike Muller, Chief Mark Mitchell, and Dennis Wiese. Also Present: City Planner Randy Tetzlaff and Mayor Scott Huebner.

1. ROLL CALL. Rob Vanden Noven called the meeting to order at 3:00 p.m. and noted that a quorum was present.
2. PUBLIC APPEARANCES: None.
3. APPROVE MINUTES: **A motion was made by Vanden Noven, seconded by Mitchell to approve the November 7<sup>th</sup> meeting minutes. All voting aye, the minutes were approved.**
4. CONCEPT DEVELOPMENT PLAN FOR LANDS IN THE TOWN OF PORT WASHINGTON LOCATED ALONG SUNSET ROAD, REPRESENTATIVES OF THE FREIER FAMILY, APPLICANT. Randy Tetzlaff explained to the Board that this is same property where a 55+ condominium development was reviewed that included a mix of side-by-side and 8-units structures. That plan was rejected by the Plan Commission. Now representatives of the family are bringing forward a revised concept plan that if approved, will be marketed to developers. Dave Murphy and Mike Schmidt reviewed a revised concept plan for the land west and adjacent to the Greystone subdivision. The plan consisted of single-family units on the periphery and 4-unit buildings in the center of the development. It was also noted, that after this plan was drafted, it was learned that there is a natural has main running diagonally from the northeast to the southwest edge to the property. The two existing residences would remain and be separated from the development. The revised plan also included a 40-unit assisted living facility that was previously planned for the Weiss property on the northeast side of the City. The mayor presented his objections to the proposed plan. He cited statistics that indicated the City is low on the number of single-family units and that since this property is the western limits of the City, the development should be primarily single-family and the lots should be bigger; particularly on the outside edges. He also expressed concerns for the assisted living facility; that while there is need for such use, there are better locations in the City. The Board discussed in depth the mayor's concerns and the plan as presented. The members agreed that the 4-units were not desirable and that more single-family lots are needed. However, because of the topography, the location of the gas main, and the need for storm detention ponds, a planned unit development (PUD) allowing for flexible placement of buildings is more desirable. The also agreed that two-family units were desirable in the PUD and that the assisted living facility worked well in the development. **A motion was made by Weise, seconded by Mitchell to approve a concept plan that included an assisted living facility along Sunset Road, larger single-family lots on the western and northern edges of the development, a PUD in the interior of the site for either single or two-family uses, and that the street layout make better use of the topography with less linear street patterns. All voting aye, the motion carried.**
5. FORTH COMING EVENTS. None.
6. ADJOURNMENT. **A motion was made by Mitchell, seconded Vanden Noven to adjourn. The meeting was adjourned at 4:10 p.m.**

