

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
January 5, 2010
Lower Level Conference Room, City Hall

Present: Rob Vanden Noven, Brenda Fritsch, Mike Muller, 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 meeting was approved as distributed.
4. REVISED DEVELOPMENT PLAN FOR MISTY RIDGE CONDOMINIUMS LOCATED ON SPRUCE COURT, GENERAL CAPITAL GROUP, APPLICANT: General Capital has completed and sold 6 of the 21 condo units proposed for phase I of their development. The attached letter indicates that due to changing market conditions, they are considering moving in another direction. The approved condo plan included 10 side-by-side (duplex) units and 1 detached unit. They are now proposing to modify the floor plan and exterior appearance of the detached unit and see if is accepted by the market. If so, they may come back with more detached units on the duplex pads.

The proposed modifications include the same high quality design and materials as the previous 6 units. Currently, the Plan Commission is not reviewing one and two family condos since we now have 7-point design standards. However, because the Commissioners reviewed and approved the original plans, you are being asked to reconsider these revisions. The floor plan is smaller at 1,555 SF but the exterior still includes cement board siding and masonry detailing. The Design Review had some issues with the location of the masonry and how it ties-in or wraps around the corners. **A motion was made by Fritsch, seconded by Muller to recommend approval of the revised plans subject to modifying the masonry and the corner wrap arounds. All voting aye, the motion carried.**

5. FORTH COMING EVENTS: None.
7. ADJOURNMENT. **A motion was made by Mitchell, seconded by Vanden Noven to adjourn.** The meeting adjourned at 4:00 pm.