

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
August 18, 2015
Lower Level Conference Room, City Hall

Present: Robert Vanden Noven, Jorgen Hansen, Brenda Fritsch, and Jeremy Hartline. Also Present: Randy Tetzlaff, Director of Planning & Development.

1. ROLL CALL. Meeting called to order at 3:06 p.m. and a quorum was present.
2. MINUTES: **Motion made by Fritsch to approve the minutes of the June meeting. All voting aye, the minutes were approved.**
3. PUBLIC APPEARANCES: None.
4. FINAL BUILDING AND SITE PLAN FOR HARBOUR LIGHTS MIXED-USE PROJECT, RENEW PORT HOLDINGS, APPLICANT. The developer is very close to ground breaking and now needs final building and site plan approval. The Design Review Board and the Commission previously reviewed and approved two conceptual plans for the project. During the review of the last concept plan, several items were discussed and suggested and each are incorporated into the final plans. Those items included: emphasizing the main cornice line; new siding added on the east side; the northeast mezzanine has been moved and now can't be seen; flatter balconies; 4th floor cladding replaces metal; a 1st floor column has been added for structural support; and no jumbo brick will be used. The architect mentioned that the suggestions made were valid. The members discussed several items but were overall very pleased with the building's architecture and site plan amenities. A September start is planned and move-in is set for summer of 2016. **A motion was made by Fritsch to recommend approval of the final building and site plan with suggestions for tweaking the cornice height; adding lights on the east elevation; and trying to hide the rooftop mechanicals. All voting aye except Hansen who abstains. Motion carried.**
5. REVISED BUILDING, SITE AND LANDSCAPING PLANS FOR PHASE 3 AND 4 OF NEW PORT VISTA, FIDUCIARY REAL ESTATE DEVELOPMENT, APPLICANT. The first two phases of NRV have been completed. The final phases were intended to be more condominiums; six 6-unit buildings and nine 4-unit buildings for a total of 72. The market has changed drastically since these phases were first proposed and later approved in 2004. Now the developer is proposing to build apartments with twelve 6-unit buildings. The buildings will be similar to the 6-unit condo buildings in phases 1 and 2 except slightly smaller. Building quality, materials, and landscaping will be consistent with those in the previous phases. Members found the plans to equal the quality of previous phases. **A motion was made by Hartline to recommend approval of the revised building and site plan for phase 3 and 4 with a suggestion for a sidewalk along E. Sauk and for consideration of revising the front elevation alignments and for enhancing the area between the driveways with landscaping. All voting aye, the motion carried.**
6. FORTHCOMING EVENTS: None.
7. ADJOURNMENT: **The meeting adjourned at 5:10 pm.**