

CITY OF PORT WASHINGTON  
DESIGN REVIEW BOARD MINUTES  
November 15, 2016  
Lower Level Conference Room, City Hall

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

1. ROLL CALL. Meeting called to order at 3:02 p.m. and a quorum was present.
2. MINUTES: **Motion made by Mitchell to approve the minutes of the previous meeting. All voting aye, the minutes were approved.**
3. BUILDING AND SITE PLAN FOR GATEWAY FORMING SYSTEMS, INC. ALONG MARITIME DR. (NE CORNER OF MARITIME DR. AND THE UNION PACIFIC RR), JG VENTURES LLC IS THE APPLICANT. This parcel was formerly VK Development property. It is currently zoned AG, Agriculture but is within TID #3 and is targeted for industrial use. The property was recently acquired and Gateway Forming Systems, an industrial business currently located in Mequon is proposing to construct a new facility. The facility will consist of a building housing sales and service and equipment maintenance. Much of the site will be a laydown and storage of stacked forms. The building is a pre-fabricated metal building that will have a masonry beltline on the office portion and be located on the west end. The storage area will be to the east and north and will be minimally visible from Maritime Drive due to the topography and proposed landscaping. The members discussed the building appearance, the landscaping, and the large amount of impervious surface and possible impact on the wetland. **A motion was made by Vanden Noven to recommend approval of the building and site plan subject to storm water plan and review. All voting aye, the motion carried.**
4. CONCEPT PLAN FOR A 27-UNIT ACTIVE ADULT APARTMENT DEVELOPMENT ALONG STH 33 IN THE HIDDEN HILLS SUBDIVISION, BIELINSKI HOMES IS THE APPLICANT. For the past 10 years, the applicant has had difficulty marketing the remaining two commercially zoned sites because since the reconstruction of STH 33, there is limited access to the sites. Earlier this year, the applicant hosted a neighborhood meeting and described the issues facing these commercial sites and suggested multi-family development. The response from the residents was an overwhelming no; but there was some interest in higher density for seniors. The applicant is sensitive to the idea of multi-family on the lot along Sweetwater and STH 33; however, they are bringing forth a concept plan for a 3-acre land parcel lying between Town of Port lands (a gas main parcel on the west and a farmette on the east). A summary of the proposal:
  - One 27-Unit Active Adult Rental Residential building. Project would be market rate and age restricted to residents in conformity with the Federal laws and rules on age-restricted projects. This means that all marketing of the project would be directed toward Active Adults and that 80% of the units would need to have at least one resident that is 55 years old or older residing in the unit.
  - Each unit would come with one (1) underground parking space and there would be twenty (20) additional surface parking spaces.
  - The architecture of the building is an Arts & Crafts style and the building would be serviced by an elevator to assist the residents to get up and down the 3 floors and underground parking area. Each unit would have either a patio or deck as well.

The members discussed the placement of the building on the site and liked that it was pulled away from the nearest single family homes. Also, while being 3 floors in height, it would not block solar access from the residential homes to the north. There were some suggestions made regarding the material banding and verticality that may help the building aesthetics. Also, more landscaping and buffering was suggested. **A motion was made by Mitchell to recommend approval of the conceptual site and building plan. All voting aye, the motion carried.**

5. PUBLIC APPEARANCES: None.

6. FORTHCOMING EVENTS: None.

7. ADJOURNMENT: **The meeting adjourned at 4:05 pm.**