

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
December 13, 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.

1. ROLL CALL. Meeting called to order at 3:00 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. CONCEPT APPROVAL OF A MASTER HARBOR CAMPUS DEVELOPMENT PLAN, 333 W. WALTERS STREET, TARANTINO & COMPANY, LLC, APPLICANT. Tetzlaff provided an overview of the history of the property noting that it was converted to senior housing in the early 1990's. The vacant fields to the south were designated at the time for independent villas for seniors. Capri Homes is proposing to acquire the property in February. Plans call for constructing a 4-story independent living addition on the NW corner; constructing a 1-story memory care addition on the SW corner; creating a new entry along W. Walters Street; creating two single family lots where the former hospital entrance was along Montgomery Street; and creating lots for low density housing on the vacant land. This would be done in a series of four phases. The members liked the concept and overall plan. They was some concern for the near proximity of the 4-story to the single family homes. Suggestions were made for enhancing the existing building and how to tie-in the new additions. There was discussion on the timing of work and proposed street reconstructions. Some additional landscaping and green space were also made. **A motion was made by Mitchell to approve the concept plans as submitted. All voting aye, the motion carried.**
4. REVIEW AND COMMENT ON THE PROPOSED ANSAY DEVELOPMENT PLAN FOR DOWNTOWN PORT WASHINGTON. This is not meant to be an action item. Member comments are summarized as follows:
 - Site 1
 - No street presence due to underground parking
 - 4-stories too high along the waterfront
 - Appears to be no front entrance
 - Site 2
 - Good use for the site
 - Internal walkways for the public is problematic
 - Internal constraints may be present
 - Townhomes design by SPS is preferred
 - Site 3
 - Lack of street presence is still of a concern
 - Building design is much improved
 - Location is preferred
 - Site 4
 - Building too high (6 floors) is too high
 - Surface parking may not be needed; negatively impacts the wooded lot
 - Intensive use on the waterfront
 - The corner of Jackson and Lake Street will feel like a canyon
5. PUBLIC APPEARANCES: None.
6. FORTHCOMING EVENTS: None.
7. ADJOURNMENT: **The meeting adjourned at 4:05 pm.**