

**CITY OF PORT WASHINGTON  
DESIGN REVIEW BOARD MINUTES  
November 14, 2017  
Lower Level Conference Room, City Hall**

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

**ROLL CALL:** Vanden Noven called the meeting to order at 3:05 p.m. and a quorum was present.

**MINUTES:** Motion made by Hartline to approve the minutes of the previous meeting. All voting aye, the minutes were approved.

**FINAL BUILDING PLAN FOR PIER STREET APARTMENTS, 300 BLOCK OF EAST PIER AND WASHINGTON STREETS, CHAIR FACTORY APARTMENTS LLC, APPLICANT:** The project architect reviewed how the design has evolved and described the final design elements. The members asked several questions and for some clarifications. They expressed liking that the design works well with adjacent buildings; will be using materials that will last into the future; Suggestions were made for using a darker trim color; adding gateway elements to the vehicle entry off Harborview Lane; adding more windows to the garage and kitchen area (rear façade); and other minor changes to enhance the overall design. **A motion was made by Hartline to approve the plan and including the design suggestions previously noted. All voting aye, the motion carried.**

**CONCEPT PLAN FOR A 30+ UNIT SENIOR APARTMENT BUILDING ON THE NW CORNER OF CTH LL AND SUNSET ROAD, THE HERRO COMPANY, APPLICANT:** Applicant indicated that based on a telephone survey, seniors want underground parking; various sized units; and community area. Rents would top out at \$1.25/SF. Members discussed the orientation of the building suggesting it face north and west onto the new residential street. Applicant stated that more land could be provided to the lots along CTH LL making each wider. To enhance the front entry of the senior apartments, a lot across the street could be eliminated. **A motion was made by Vanden Noven to approve the concept plan noting that the entry should face the interior street and that 40% of the façade materials be natural. All voting aye, the motion carried.**

**CONCEPT PLAN FOR A 10-UNIT CONDOMINIUM PROJECT, 222 E. MAIN STREET, MAYER-HELMINIAK ARCHITECTS, APPLICANT:** The project architect reviewed the proposed concept plans noting that the site of the former grocery store is challenging. It would have a coastal design with pitched roofs and wood-like siding materials. The maximum height would exceed 35 feet (approximately 42'). Parking would be partially underground; there would be no retail; 2 floors would have 4 condo units and the upper level would have 2 larger condo units. To the east, the plan shows a wider public space between this project and TBF. The plan also shows a portion of the SW corner of TBF clipped to provide more outdoor area. Hansen shared with the members his comments that he shared when TBF was first proposed and he noted the importance of the area west of TBF as well as the exterior design of that project. Ald. John Sigwart sitting in the audience asked permission to address the Board. He stated that this proposed public space is important to the community and would ultimately improve both projects. He suggested that the City try to facilitate dialog between the owners of the former grocery store and TBF developer. **A motion was made by Vanden Noven to request that the Plan Commission request that City staff facilitate dialog between the owners of the former grocery store and TBF developer in order to incorporate an improved public space between the respective projects. All voting aye, the motion carried.**

**PUBLIC APPEARANCES:** None.

**FORTHCOMING EVENTS:** None.

**ADJOURNMENT:** The meeting adjourned at 4:55 pm.