

**CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
October 8th, 2019
Lower Level Conference Room, City Hall**

Present: Rob Vanden Noven, Director of Public Works; Mark Mitchell, Fire Chief; and Melissa Didier. Also Present: Bob Harris, Director of Planning & Development. Excused: Mike Ehrlich, Marc Eernisse, Jeremy Hartline

1. **ROLL CALL:** Rob Vanden Noven called the meeting to order at 4:13 p.m. and a quorum was present.
2. **MINUTES:** Motion made by Mark Mitchell and seconded by Melissa Didier to approve the minutes as shown. All voting aye, the minutes were approved.
3. **BUSINESS SITE AND OPERATIONS PLAN – Self-Owned Storage Units; 723 Schmitz Drive.** Nick Suddendorf of BNN Development summarized the project for the Board. The project will be 20 self-storage units, each individually owned and will vary in sizes between 40'x50'; 40'x60'; 50'x80' and 50'x100'. Each will be metal shed buildings, gray in color with a dark gray belt but no masonry, all metal. An overhead door will be on each unit. There were no design comments from the Board.

A motion to the Plan Commission to approve the Building, Site, and Operations Plan was made by Melissa Didier and seconded by Mark Mitchell. The motion to approve included the following conditions: 1) Submittal of complete storm water / civil plans to the City Engineer. All voting 'aye', the Motion passed.

4. **BUSINESS, SITE AND OPERATIONS PLAN – Proposed Multi-Family mixed use redevelopment of the Newport Shores restaurant site at 324 N Lake Street and 407 E Jackson Street.** Ian McCain of Ansay Development and Elliot Young from RINKA summarized the project to the Board and pointed out the design changes between the final plan and the previously approved concept plan. The most visible change in the concept and final site plan is the expanded and more fully enclosed roof top commercial space and the expanded loft space achieved by reducing elevations throughout the rest of the floors thereby breaking up the north facing façade. Additional differences include: a shortened roof and balcony overhangs, particularly along the sides of the lofted upper story; a fourth floor balcony canopy facing east as part of the enclosed roof top commercial space; the mullion pattern is now a more uniform vertical pattern; adjusted building grades and building structure around the retail space so eliminating a step or ramp to enter the west corner retail space; the balcony railings are switched from a glass panel railing system to a stainless steel cable railing system. The design team has included the following bird collision features: the use of a cabled railing system reduce the amount of reflective area on the building and add horizontal lines to the façade – both of which are recognized by the Audubon society of as a way to create visual noise and break up the building façade to reduce potential bird collisions, and the use of ultra-low reflectiveness of the proposed exterior glazing. Ian McCain added that the plaza area east of the building is a placeholder design and will need input from the parks department. In addition, Jackson Street will need to be vacated and a permanent public

access easement installed. Melissa Didier complemented the project but added that the project should add additional warmer tones to the overall color palate.

A motion to the Plan Commission to approve the Building, Site, and Operations Plan was made by Mark Mitchell and seconded by Melissa Didier. The motion to approve included the following conditions: 1) Submittal of complete storm water / civil plans to the City Engineer. All voting 'aye', the Motion passed.

REVISED BUSINESS, SITE & OPERATIONS PLAN – Spring Harbor Senior Apartments; 900-910 S Spring Street. Will Rutherford of Horizon Development summarized the revised project for the Board. Due to the water and soil conditions, the building will need to be raised 3-5 feet at the rear of the site which necessitated the underground parking entrance from the rear to the front, facing Spring Street. Other changes since the last approval include an additional gable has been added to the front facade; the Spring Street façade now has two sets of double gables and added balconies with columns have been added. And the back patio has been moved to the front.

A motion to the Plan Commission to approve the Building, Site, and Operations Plan was made by Melissa Didier and seconded by Rob Vanden Noven. The motion to approve included the following conditions: 1) Submittal of complete storm water / civil plans to the City Engineer. All voting 'aye', the Motion passed.

5. **PUBLIC APPEARANCES AND COMMENTS:** None.
6. **FORTHCOMING EVENTS:** None.
7. **ADJOURNMENT:** A Motion to adjourn was made by Rob Vanden Noven and seconded by Mark Mitchell. All voting aye, the motion carried and the meeting was adjourned at 4:13 pm.