

CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
May 17, 2016
Lower Level Conference Room, City Hall

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

1. ROLL CALL. Meeting called to order at 3:02 p.m. and a quorum was present.
2. MINUTES: **Motion made by Fritsch to approve the minutes of the February meeting. All voting aye except Hansen who abstained; the minutes were approved.**
3. PUBLIC APPEARANCES: NONE.
4. 2ND REVISION TO THE SIDEWALK ACCESS ALONG E. MAIN STREET FOR THE HARBOUR LIGHTS CONDOMINIUMS, RENEW PORT HOLDINGS IS THE APPLICANT: At the Plan Commission Commissioner Vanden Noven made several suggestions including widening of the Main Street sidewalk and the Commission agreed but wanted to see some adjacent on-street parking retained. In the plan being presented, the architects seem to have accomplished this as two parking stalls are retained. The members really liked the revised plan. **Motion made by Vanden Noven to recommend approval of the revised plan subject to a review by the engineer. All voting aye except Hansen who abstained; motion carried.**

(NOTE: The next two items are proposals for the same site. Both the DRB and Plan Commission will review and make recommendation. The final determination will be made by the Common Council).

5. CONCEPTUAL BUILDING AND SITE PLAN FOR AN 11-UNIT CONDOMINIUM TOWNHOUSE DEVELOPMENT ON THE MUNICIPAL BOAT TRAILER LOT, STEPHEN PERRY SMITH ARCHITECTS IS THE APPLICANT: This project is an 11-unit condominium that is proposed for the Boat Trailer lot. It will have 3 buildings with 3 stories each; that are owner occupied units. The height is 35 ft. and it will be built in 3 phases. East unit will have a 2 car garage and on-site parking. All entrances will open on to the street. The sale price for these units is \$399,000. The members agreed the scale of the project was appropriate and they liked the proposed exterior materials. Some really liked the idea of 3 buildings rather than one. Others liked the pedestrian streetscape with entries facing the street. **A motion was made by Hansen to recommend approval of the concept plan contingent on adding more brick to the front elevations and for the Fire Chief to review. All voting aye, the motion carried.**
6. CONCEPTUAL BUILDING AND SITE PLAN FOR A 44-UNIT APARTMENT DEVELOPMENT ON THE FORMER VICTOR'S SITE AND THE MUNICIPAL BOAT TRAILER LOT, THE REDMOND COMPANY IS THE APPLICANT: This is a 44-unit apartment development. The Developer reviewed the 44-unit apartment, with underground parking and an open area for the entrance and sitting. They discussed the different type of material and colors. These would be rented apartments, not owner-occupied. This building would be 4 stories on the south side and 3 stories on the east side because of the elevation. The architects discussed the different ways they tried to reduce the massing and scale by adding different colors and material patterns. The members agreed that it was a handsome looking building with its proportions and articulations. They noted the latest design is a major improvement over the past design. Some still had a issue with the building's relationship with the sidewalk and its backside (E. Pier Street). Despite all the revisions made, the members felt that building did not belong in this location; it would be more suitable one block north. **A motion was made by Fritsch to recommend approval of the concept plan noting the Board's concern for the massing and scale. All voting aye, the motion carried.**
7. FORTHCOMING EVENTS: None.
8. ADJOURNMENT: **The meeting adjourned at 6:00 pm.**