

CITY OF PORT WASHINGTON  
DESIGN REVIEW BOARD MINUTES  
January 17, 2017  
Lower Level Conference Room, City Hall

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

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 PLAN FOR A 69-UNIT APARTMENT AND WELLNESS CENTER ON THE NORTHWEST CORNER OF STH33 AND CTH LL (FORMER HIGHWAY RAMP LANDS), CARDINAL CAPITAL MANAGEMENT, APPLICANT. Cardinal Capital Management is proposing a 69-unit building and wellness center complex at the northwest corner of CTH LL and STH 33 in the City of Port Washington Wisconsin. This development will integrate 12 of the 69 units for autistic living. The site is approximately 12 acres but only the northern 6.5 acres will be developed at this time. The parcel was part of an old interchange for CTH LL and STH 33. Currently the site has some natural wetland features and wooded hills. The rest of the site has undulating topography due to the previous construction of the elevated ramp roadbeds and ditching. The ditching itself has created some artificial wetlands. The wellness center will be operated by a separate entity and will not only serve the on-site autistic residents but also the community or area at-large. The proposed building is 3-stories and will have underground parking. The plan as proposed makes efficient use of the site and protects the wetlands and wooded areas. The members were impressed with the plan particularly with the use of the site and preservation of the wetlands and wooded areas. The only concerns expressed were the building's close proximity to the CTH LL and the fear that some autistic residents may wander off-site onto CTH LL. It was pointed that there are many other multi-family structures as close or closer to a busy road; case in point is along N. Wisconsin Street. Cardinal agreed to review the plan and see if it could move the building west if possible. They also agreed to use landscaping to buffer the corner of the building and create a narrower, protected entry. **A motion was made by Fritsch to recommend approval of the concept plan. All voting aye.**
4. REVIEW AND COMMENT ON A REVISED SITE PLAN FOR A 55+ ACTIVE ADULT APARTMENT DEVELOPMENT ALONG STH 33 IN THE HIDDEN HILLS SUBDIVISION, BIELINSKI HOMES, APPLICANT. Previously, the Plan Commission was willing to consider a multi-story apartment on Bielinski Homes property along STH 33 if the height would be reduced. For discussion purposes only, Bielinski Homes is now submitting a site plan for 36 units in a 2-story structure. The building footprint occupies a great portion of the parcel with a building orientation from east to west. The members were not too enthralled by this new design; they preferred the earlier version. There was agreement that a north to south orientation would be better and be moved closer to the wooded area to the east. In addition, the driveway should be moved to the west side thereby not impacting the retaining wall. These comments will be passed along to the Plan Commission.
5. PUBLIC APPEARANCES: None.
6. FORTHCOMING EVENTS: None.
7. ADJOURNMENT: **The meeting adjourned at 4:15 pm.**