

**CITY OF PORT WASHINGTON
DESIGN REVIEW BOARD MINUTES
February 12th, 2019
Lower Level Conference Room, City Hall**

Present: Rob Vanden Noven, Mark Mitchell, Jeremy Hartline, and Adele Reichert. Also Present: Marc Eernisse, Advisor, Bob Harris, Director of Planning & Development.
Excused: Melissa Didier

1. **ROLL CALL:** Rob Vanden Noven called the meeting to order at 3:00 p.m. and a quorum was present.
2. **MINUTES:** Motion made by Mark Mitchell and seconded by Jeremy Hartline to approve the minutes as shown. All voting aye, the minutes were approved.
3. **REVISED BUILDING & SITE PLAN – New 90-unit apartment building; 351 N Heritage Road; Cardinal Capital Management, applicant.** Jason Korb, the project architect reviewed the project with the Board outlining the differences in the site and building design between the original 2017 submittal and the current submittal. He explained one reason for the additional story is the increased construction costs between 2017 and 2019 are significant. He also stated the previous clinic building is not part of this development at this time and will be considered separately at a future time. Jason Korb continued and thought the current design is an improvement over the previous submittal. Other items described were: the amenities will be identical to the previous version; the increased density of the project means more parking; the materials palette remains similar; they have since added balconies to the unit which provides the building with a more residential look; the building maintains a "kink" in the center of the building and a niche in the center of the roof overhang to break up the mass; and the southern end has a step down to a third story for a rooftop patio. Marc Eernisse noted that the location of the visitor parking lot will require a long walk to the main entrance. A suggestion was made to install a loading zone in the front of the main entrance or with stalls north and south of the plaza / entrance walk. Overall the Board approved of the project but suggested adding more areas for the brick material and expanding the plaza walk for a more direct connection to the public sidewalk. Rob Vanden Noven noted that the project team needs to talk to the County regarding the curb cut. In addition he recommended that the interior of the parking should contain additional landscaping even if it meant reducing the number of parking stalls.

A motion was made to approve the Site and Building Plan with the following conditions: 1) a loading zone be added to the front of the building; 2) Expand the brick to areas noted; 3) Improve the connection to the public sidewalk; 4) reduce parking stalls in the surface parking lot to accommodate canopy trees; 4) Submission of civil and storm water management plans to the City Engineer.

4. **CONCEPT PLAN – Proposed re-division of 4-existing SF lots located at 1008-1032 N Grant Street into five SF lots; Nick Suddendorf, Fine Line Carpentry, applicant.**

Mark Mitchell inquired to staff why this item was before the Board. Bob Harris replied that because the project involves a land division creating 5-lots, the project is technically a Subdivision and a Subdivision Concept Plan traditionally goes before the Board. Nick Suddendorf explained his plans for the project is to create five single-family homes similar is design to those he has previously built in the City of Port Washington.

A motion was made by Mark Mitchell and seconded by Jeremy Hartline, and the motion to approve the Concept Plan as presented was unanimously approved.

5. **PUBLIC APPEARANCES:** None.

6. **FORTHCOMING EVENTS:** None.

7. **ADJOURNMENT:** Motion by Mark Mitchell and seconded by Jeremy Hartline to adjourn the meeting at 3:45 pm. All voting aye, the motion carried.