

**CITY OF PORT WASHINGTON  
DESIGN REVIEW BOARD MINUTES  
May 14<sup>th</sup>, 2019  
Lower Level Conference Room, City Hall**

Present: Rob Vanden Noven, Director of Public Works; Mark Mitchell, Fire Chief; Jeremy Hartline, Melissa Didier, and Mike Ehrlich. Also Present: Mayor Marty Becker; Bob Harris, Director of Planning & Development; Mark Grams, City Administrator, and Ald. John Sigwart. Excused: Marc Eernisse, Advisor

1. **ROLL CALL:** Rob Vanden Noven called the meeting to order at 4:02 p.m. and a quorum was present.
2. **MINUTES:** Motion made by Jeremy Hartline and seconded by Melissa Didier to approve the minutes as shown. All voting aye, the minutes were approved.
3. **CONCEPT PLAN – Two Story Rooftop Addition to an Existing Building; 313 W Grand Avenue; Nick Suddendorf, Fine Line Carpentry, Applicant.** Bob Harris introduced the item and explained the project is conceptual but also involves a building height over 35' in the B-4 zoning district which requires a separate approval by the Plan Commission and Common Council, beginning with the Plan Commission reviewing it at their May 16<sup>th</sup> meeting. Nick Suddendorf of Fine Line Carpentry explained the details of the project. He stated that the split face block building will remain but the project team may change the Grand Avenue face. The remainder of the project will be a LP SmartBoard shake material but they may break up the lap siding but is open to Board input. Mike Ehrlich added the area of the shakes may be too much and suggested to break it up with lapboard. The garage to the rear will remain but will be re-sided to match the addition. The rooftop deck addition was an amenity requested by the future residents. Jeremy Hartline suggested that the rooftop addition be pitched in such a way to break up the "boxiness" of the initial design and Mike Ehrlich added that a pergola would complement the addition. Nick Suddendorf added that the rooftop addition will be setback to the rear or towards the south end of the rooftop. It was added that building code will require a 3'6" parapet or railing for the rooftop addition. Chief Mitchell asked if an elevator will be installed and Nick Suddendorf replied there are no plans to do so. Overall, the Board complimented the project, including the added height from the rooftop addition. **A motion to recommend to the Plan Commission to approve the concept plan was made by Mike Ehrlich and seconded by Melissa Didier. All voting aye, the motion was approved.**
4. **FINAL BUILDING & SITE PLAN – Spring Harbor Senior Apartments; 900-910 S Spring Street; Horizon Development Group, Applicant.** Will Rutherford of Horizon Development detailed the project for the Board. He stated the project will be a 40-unit affordable senior housing apartment with a 1:1 underground parking ratio and 8 visitor spaces in the front of the building. Dale Streitenberger,

the project architect went over the design of the building. The main entrance leads to an interior common space. On the exterior the use of the projecting bays breaks up the façade. The exterior will be clad in vinyl horizontal board and shakes on the gable fronts. The windows will be clear view with 1"x4" trim. The monument sign is only conceptual. Melissa Didier recommended the main entrance door be re-designed to avoid a plain, storefront appearance. Mike Ehrlich liked the building design but recommended to bring the patio line across the rest of the façade. In reply to a question regarding screening between the building and the adjacent mobile home park, Will Rutherford replied they are planning buffering between the two sites with landscaping and possibly berming with arbor vitae or trees on top.

At the end of the review **a motion was made by Mike Ehrlich and seconded by Jeremy Hartline to recommend approval to the Plan Commission to approve the Final Building & Site Plan with the added recommendations of: 1) Continue the trim piece across the remainder of the building; 2) Have the front entrance door to be more residential in character vs a storefront character; 3) carry the front walkway to the south entrance of the building; 4) work with City staff on landscaping for the south end of the building. All members present voted, 'aye' and the motion passed unanimously.**

5. **PUBLIC APPEARANCES:** None.
6. **FORTHCOMING EVENTS:** None.
7. **ADJOURNMENT:** A Motion to adjourn was made by Mike Ehrlich and seconded by Rob Vanden Noven. All voting aye, the motion carried and the meeting was adjourned at 5:08 pm.