

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, JUNE 24, 2010**

1. **ROLL CALL:** Mayor Huebner called a duly convened meeting of the Plan Commission to order at 6:31 p.m. Members present were: Commissioners Vanden Noven (arriving at 6:33), Sova, Kelley, Mlada (arriving at 6:41), Voigt (arriving at 7:05), and Becker. Also present were: City Planner Randy Tetzlaff and City Administrator Mark Grams.
2. **APPROVAL OF MINUTES OF MAY 20, 2010. MOTION BY COMMISSIONER SOVA AND SECONDED COMMISSIONER BECKER to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCE & COMMENTS:** Ms. Sara Grover from the Main Street appeared before the Commissioners.
4. **PUBLIC HEARING ON THE CREATION OF A DOWNTOWN TAX INCREMENTAL DISTRICT:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that Mr. Jon Cameron from Municipal Planning and Economics would review a PowerPoint presentation to the Board. After the presentation the Public Hearing was held on the creation of a downtown Tax Incremental District. Mr. Gertjan Van Den Broek of 506 North Powers Street wanted information on the rate of growth and if there were any lessons learned from the first TID; Ms. Mary Bade, who owns 139 South Wisconsin Street wanted to know how this affect the property taxes and the fair market value of their properties; Mr. James Froemming of the PWSSD and the TID Joint Review Board spoke about property taxes. **MOTION BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER KELLEY to close the public hearing. Motion carried unanimously.**
5. **RESOLUTION DESIGNATING BOUNDARIES AND ADOPTING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 2:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that the Plan Commission approved the boundaries for the proposed downtown tax increment district (TID) and reviewed the draft project plan and creation timeline. As required, a class II public notice was published and all of the property owners with the proposed TID were notified. Letters were also sent to the other taxing jurisdictions (Ozaukee County, the PWSSD, and MATC) requesting them to appoint a member to the Joint Review Board. The Board held its first meeting prior to the Plan Commission meeting. Staff recommends approving the adoption of Resolution 2010-1 to create TID #2. **MOTION BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER SOVA to recommend to the Common Council to approve Resolution 2010-1 (the resolution designating boundaries and adopting the project plan for Tax Incremental District No. 2) as presented. Motion carried unanimously.**
6. **REZONING OF 123 AND 131 NORTH PARK STREET FROM I-1, GENERAL INDUSTRIAL TO B-3, GENERAL BUSINESS DISTRICT:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that last month the Plan Commission approved a building and site plan for the new Four Seasons at 123 N. Park Street. We also

discussed the need to rezone the property from I-1, General Industrial, which worked when the property was known as Becker Oil. The consensus of the Plan Commission was to rezone this property and the adjoining property to the north as B-3, General Business. That property also operates as a commercial rather than industrial business. Staff recommends approve the rezoning as presented. **MOTION BY COMMISSIONER KELLEY AND SECONDED BY COMMISSIONER BECKER to recommend the Common Council to approve the rezoning of 123 and 131 North Park Street from I-1, General Industrial to B-3, General Business District as presented. Motion Carried unanimously.**

- 7. CONDITIONAL USE GRANT TO PERMIT OUTDOOR EATING AND DRINKING AT 605 WEST GRAND AVENUE:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that last month the Plan Commission approved a site plan for the Gopher One tavern. The plan was for an outdoor to accommodate smokers once the indoor ban on smoking goes into effect. The applicant was informed that the next step needed is a conditional use permit. The applicant believes the area will only be used by smokers who may have an alcoholic beverage in hand. Dining at the current time is not likely, however, in the future, a different operator may include food. Staff recommends approval for the conditional use grant subject to conditions imposed on other outdoor dining establishments (adherence to the approved site plan, customers may not take alcoholic beverages beyond the roped area, and perhaps hours of operation may need to be set). **MOTION BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to recommend to the Common Council to approve the Conditional Use Grant to permit outdoor eating and drinking at 605 West Grand Avenue subject to the approved site plan. Motion carried unanimously.**
- 8. DECLARE AS SURPLUS PROPERTY THE PORT WASHINGTON SENIOR CENTER LOCATED AT 102 EAST PIER STREET:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that The Common Council has referred this item to the Plan Commission for its recommendation. The City is contemplating selling the current Senior Center once it relocates to its new home on Foster Street. Before the Council can do this, the property must first be declared as surplus property by the Plan Commission. Several private parties have contacted the City regarding interest in the property as well as the local historical society who would like it for a museum. The parcel of land where the Center sits is 100' x 184.5' and includes three rows of parking stalls (22 stalls) on the adjoining City lot. The question the Plan Commission needs to consider is whether to include any of the parking with the Center. Since the building is now listed on the National Register of Historic Places, the Council will require the future owner to renovate the interior and restore the exterior in a historic manner and projected future uses for the building include a museum, commercial offices, retail uses, or a single family residence. Staff recommends declaring the Senior Center as surplus public property and that the said parcel be 100' x 100' in size and that the existing parking stalls shall remain public. **MOTION BY MAYOR HUEBNER AND SECONDED BY COMMISSIONER VOIGT to recommend to the Common Council to declare the Senior Center as surplus public property and that the said parcel be 100' x 100' in size and that the existing parking stalls shall remain public. Motion carried unanimously.**
- 9. CERTIFIED SURVEY MAP FOR A NEW CITY PARK SITE LOCATED NORTH OF MISTY RIDGE AND WEST OF NEW PORT VISTA:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that when we approved the condominium plat and development plan for New Port Vista, we discussed the need for a future

park on the far west end of the Fiduciary parcel near the Interurban Trail. At that time, the Park and Recreation Department envisioned a 4+ acre park site. Subsequently, both a revised Park and Open Space Plan and the Comprehensive Plan 2035 were approved with references made to a future park in this vicinity. Recently, the residents in the Misty Ridge development have requested access to the Interurban and the Park and Recreation Committee and Department staff have been giving this their attention. The Committee has determined that a large park site is not needed; rather 2 acre site would be more than adequate. A path linking Misty Ridge to the Interurban has been identified as a priority. A certified survey map (CSM) has now been prepared that shows a 1.95 acre park site immediately north of Misty Ridge and west of Windrush Drive extended. Dedicated street or road right-of-ways are shown on the north and east sides of the park site. A temporary path easement is shown as a connection to the Interurban. The CSM was prepared in conjunction with discussions with City staff. The roadways would not be constructed now but a path would be constructed by Park and Recreation within the ROW as shown. The path would continue within the easement to the We Energies property and the Interurban Trail. The easement is temporary until the time comes when the area is finally developed. At that time, a permanent location will be decided and the easement will be moved accordingly. The Park and Recreation Committee have reviewed the plan and have toured the site. If all goes as scheduled, they would like for the path to be constructed yet this fall. The park site would be graded and seeded and other park development would occur in the future. Fiduciary's dedication of this parcel fulfills their parkland dedication requirement. The CSM as submitted conforms to both our subdivision ordinance as well as Chapter 235, WI Statutes. Staff recommends approval of the CSM as submitted. **MOTION BY COMMISSIONER VOIGT AND SECONDED BY COMMISSIONER KELLEY to recommend to the Common Council to approve the CSM as submitted. Motion carried unanimously.**

- 10. PROPOSED CHANGES TO THE MATERIALS USED TO REPAIR THE FRONT FAÇADE ON THE FORMER M&I BANK BUILDING:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that there is a stipulated agreement in place between the City and Port Harbor Investments as it relates to the façade repair of the former M & I Bank Building. Among the many items in the agreement, it states that Port Harbor will: 1) Repair/restore parapet wall above the cornice and dentil, on the west side of the building, with materials approved by the City Plan Commission; and 2) Repair/restore masonry façade by replacing all broken, cracked, crumbling, missing or spalling masonry to match style of existing masonry, with materials approved by the City Plan Commission. Port Harbor has submitted for review a material known as injected molded polymer brick panels to be used on the parapet wall. These panels are readily used on new construction but may not be appropriate for this application. Port Harbor will use a material similar to the one previously approved to fill and repair the holes in the masonry and terra cotta as well as for the repair of the dentil and cornice. Port Harbor has or is in the process of meeting other requirements in the stipulation including painting the unfinished wood, securing doors and windows, and patching holes made by a previous sign removal. City Planner Tetzlaff stated that he had requested input on the proposed material from the architects and design professionals on the Design Review Board and the Main Street Design Committee. None found the proposed material to be acceptable on a historic building. Their consensus recommendation was to use 12" x 24" white exterior tiles above the cornice and use Fypon to replicate the cornice and dentil. That size matches the terra cotta tiles unlike the proposed brick pattern. Another option, however one that may be more costly, is to use pre-cast concrete units as recommended by the National Park Service as a replacement for glazed architectural terra-cotta. Still another option is to use the previously

approved materials – glass fiber reinforced concrete. Port Harbor is seeking to use the proposed panels as a short-term, more affordable alternative. Their long-range plan is to demolish the building. Commissioners discussed the proposed material and had concerns regarding the size of brick and that it is a plastic-like material. Several expressed concern that the material proposed by Port Harbor would cause more damage to the building façade due to fastening the panels to the terra cotta. **MOTION BY COMMISSIONER SOVA AND SECONDED BY COMMISSIONER VOIGT to deny the request to use material known as molded polymer brick panels to repair the front façade on the Former M & I Bank Building because the material is found to be inappropriate for use on a historic building and would cause further damage; furthermore, there are other acceptable options available. Motion carried unanimously.**

11. PUBLIC APPEARANCES AND COMMENTS: There was none.

12. FORTHCOMING EVENTS: The next Plan Commission meeting will be held on July 15.

13. ADJOURNMENT: MOVED BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to adjourn the meeting at 7:41 p.m. Motion carried unanimously.