

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, DECEMBER 20, 2012**

1. **ROLL CALL:** Mayor Mlada called a duly convened meeting of the Plan Commission to order at 6:38 p.m. Members present were: Commissioners Voigt, Sova, Becker, Williams, and Kelley. Also present were: City Administrator Mark Grams, City Planner Randy Tetzlaff, and City Engineer Rob Vanden Noven.
2. **APPROVAL OF MINUTES: MOTION BY RON VOIGT AND SECONDED BY BUD SOVA to approve the minutes of the November 15, 2012 meeting as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCE & COMMENTS:** There were none.
4. **BUILDING AND SITE PLAN FOR A 60-UNIT RESIDENTIAL PROJECT LOCATED AT THE NORTHWEST CORNER OF EAST SAUK ROAD AND HARRIS DRIVE:** This item was withdrawn due to weather/driving conditions. This item will be rescheduled for December 27, 2012 at 6:30 p.m.
5. **SPECIAL EXCEPTION TO ALLOW AN EXISTING RAISED DECK OUTSIDE THE BUILDING SETBACK AREA AT 907-909 GREYSTONE DRIVE:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that this is a side by side condominium located at 907-909 Greystone Drive that was foreclosed on before the units were complete. A party represented by Mike Speas later acquired the property and finished both units. The new owners are masons and they applied for a permit to construct new driveways and sidewalks. They also inquired about pouring a patio and were informed that a concrete patio, (thinking slab) does not require a permit. A beautiful masonry raised deck was constructed for both units and one of the units was sold. Recently, a buyer for the second unit has come forward and would like to erect a fence to the rear and side of her unit. Field measurements now indicate that a portion of the raised deck is within 8 feet of the building setback area which only applies to structures over 4 feet in height. In addition, the patio stairs are within 3 feet of the lot line. To clear this matter and not make the condo non-conforming, a special exception is being requested. Staff recommends approval of a special exception to allow the existing raised deck to be located within the required building setback area and for the steps to be closer than 3 feet to the lot line. **MOTION BY BUD SOVA AND SECONDED BY ROB VANDEN NOVEN to approve the special exception with a stipulation of a “no-build” on deck requirement. Motion carried unanimously.**
6. **PLAN TO ADD WIRELESS EQUIPMENT TO LION’S PARK WATER TOWER LOCATED AT 428 THOMAS DRIVE:** City Planner Tetzlaff reviewed this item with the Commission Members. He stated that in the past, both the DRB and the Plan Commission reviewed site plans in some detail. Now however, Congress recently passed legislation that pre-empts local control. In essence, the law now allows for only administrative review unless there are new ground mount structures or substantial changes to the physical dimensions of the tower or base station. AT & T currently has wireless equipment on both of these towers. We have received and reviewed a structural analysis by a 3rd party engineering consultant for the Wisconsin Street Communications Tower and found it compliant. The Water Utility’s consultant is currently conducting an analysis of the water tower. **MOTION BY DAN BECKER AND SECONDED BY AMANDA WILLIAMS to approve the new wireless**

equipment on the Lion's Park Water Tower subject to: the Plan Commission expressly reserving all rights, including the right to rescind or modify approval, or require compliance with local ordinances, if Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 is subsequently held unconstitutional; and the affirmative structural analysis by the Water Utility's consultant.. Motion carried unanimously.

- 7. PLAN TO ADD WIRELESS EQUIPMENT TO THE COMMUNICATIONS TOWER AT 412 NORTH WISCONSIN STREET. MOTION BY DAN BECKER AND SECONDED BY RON VOIGT to approve the new wireless equipment on the Wisconsin Street Communication Tower subject to: the Plan Commission expressly reserving all rights, including the right to rescind or modify approval, or require compliance with local ordinances, if Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 is subsequently held unconstitutional; and the affirmative structural analysis by the Water Utility's consultant. Motion carried unanimously.**

- 8. FINAL PLAN FOR THE RESTORATION OF THE BOERNER MERCANTILE BUILDING LOCATED AT 211 NORTH FRANKLIN STREET:** City Planner Tetzlaff reviewed this item with the Commission Members. He stated that the demolition work has been completed on the exterior of the former Lueptow Furniture Store Building. Now the architect, Mike Ehrlich, is submitting plans for the exterior. In addition to and in conjunction with the building renovation are plans for the adjacent public alley and the parking area to the rear of the building. The DRB found the façade plans to be outstanding. Although the project is a renovation, the work proposed is close to a historic restoration of the building as it looked a century ago. On the sides and rear of the building, all of the windows have been re-opened and several will have their sill lowered to allow larger windows. The outside stairs along the alley will be re-opened as well as many of the window wells. A new handicapped entry will also be added. The alley plans are similar to the plans for the alley next to the PWHS museum and Schooners' Pub. The adjacent property owners will be responsible for improvements next to their respective properties; the City will provide decorative pavers. The City will need to approve the plans next to the Boerner Building; as plans are developed for the other side, the Commission will then approve them. Plan Commission discussed this item. **MOTION BY RON VOIGT AND SECONDED BY DAN BECKER to approve the final plan for the Boerner Mercantile Building as presented. Motion carried unanimously.**

- 9. ALLEY AND PARKING LOT PLAN FOR WEST 200 BLOCK OF NORTH FRANKLIN STREET.** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that in the parking lot, the house once owned by the Lueptow's has been removed and will be replaced with parking and landscaping. The overhead utility lines will be buried in this area along with a portion of area now a City parking lot. The City and Franklin Street Holdings are currently negotiating an exchange of parking lots. This lot will become private and will be re-constructed and re-configured. **MOTION BY DAN BECKER AND SECONDED BY BUD SOVA to approve the to approve the alley plan and the parking plan subject to modifying the parking direction and traffic flow of the middle isle. Motion carried unanimously.**

- 10. CONCEPT PLAN FOR A MIXED USE DEVELOPMENT LOCATED IN THE EAST 100 BLOCK OF NORTH FRANKLIN STREET:** City Plan Tetzlaff reviewed this item with the Plan Commissioners. He stated that the site of this proposed mix use project has a long history. Port Harbor Investments once proposed grandiose redevelopment plans that included demolition of the former bank building, the former business men's club building, and the Harry's building. Later when new definitive plans came forward and the financing failed, the City was forced to take action of the dilapidated condition of two of the buildings. Prior to

demolition, Renew Port Holding (RPH) came in and acquired the property and negotiated with the City a plan to save the buildings and redevelop the site. Earlier this year, the business men's club was sold to the PWHS and a museum will open soon. Now RPH is presenting a concept plan for the site includes reuse of the existing buildings, commercial space on first level, underground parking, and up to 18 units of residential on the upper floors. A letter from RPH fully describes the proposed project. Items not fully addressed in the letter include the fact that the project will encroach into the existing municipal parking lot. Stated correctly, the Common Council has previously agreed to convey 10 feet along the east portion of the property. In addition, the project proposes to have access to the underground parking from the parking lot. The City is also committed to burying the overhead utilities from Schooners' Pub north to Main Street. This will require installation of ground mount transformers or pedestals. This also means that the parking lot will be re-configured and re-constructed next year. Eighteen dwelling units by ordinance requires up to 32 parking stalls of which 60% or 19 are to be covered. Space is limited in this project, so the additional off-street parking must be addressed. There is mention of building heights; currently, zoning allows a maximum height of 35 feet, however, that may be exceeded by special exception. This project has portions that approach close to 45 feet. The special exception is meant to be granted for projects of good design and merit. As for the design, the DRB was impressed by the building design elements including having different and distinct building elevations as well as capturing elements from other downtown buildings. Floor plans are well designed and made to be flexible. The use of the commercial space including the pocket area is also well designed. The DRB enthusiastically recommended approval of the concept plan. The project as designed would be an important development in the downtown because of its design quality, reuse of the property and the site, and project objectives outlined in the letter from RPH. In order for PRH to move forward on marketing, engineering, and financing, it needs clarification on building height and parking. The Commissioners discussed this item in depth. **MOTION BY BUD SOVA AND SECONDED BY ROB VANDEN NOVEN to approve the concept plan as presented subject to 1) the Plan Commission's recommendation to the Council on granting a special exception to increase the building height per section 20.16.040; and 2) the City working with PRH on locating additional off-street parking needed for this project. Motion carried unanimously.**

11. FORTHCOMING EVENTS: The was none.

12. ADJOURNMENT: MOTION BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to adjourn the meeting at 8:25 p.m. Motion carried unanimously.