

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, APRIL 16, 2015**

1. **ROLL CALL:** Mayor Tom Mlada called a duly convened meeting of the Plan Commission to order at 7:04 p.m. Members present were: Commissioners Kelley, Vanden Noven, Becker, Sova and Williams. Also present was: City Planner Randy Tetzlaff. Absent and excused: Commissioner Voigt and City Administrator Mark Grams
2. **PUBLIC APPEARANCE & COMMENTS:** There was none.
3. **APPROVAL OF MINUTES FOR FEBRUARY 19, 2015: MOTION BY EARL KELLEY AND SECONDED BY BUD SOVA to approve the minutes as presented. Motion carried unanimously.**
4. **REVISED CONCEPT DEVELOPMENT PLAN FOR THE HARBOUR LIGHTS PROJECT LOCATED AT 124 NORTH FRANKLIN STREET:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated the City had previously approved the concept plan for the Harbour Lights project as well as granting a special exception to exceed the 35 foot maximum height requirement. Now that the financing is proceeding for the project and the market is better known, the developer is proposing new changes to the concept plan. The changes consist of removing Harry's Restaurant building and replacing it with a new 4 story construction; Second floor of M&I Bank Building will change from condominium unit to walk-up commercial lease space; Entrance to condominiums will move to the East side of Main Street; Addition of projecting turret at the corner of Franklin and Main; Addition of balconies at the Main Street façade; Larger underground parking now extending east beyond property line into City land between east side of proposed building and west side of public sidewalk; Overall building height increased from 49 feet 6 inches to 61 feet 0 inches; and Overall project area at the property will be improved and occupied. Mr. Gertjan van den Broek and Mr. Jorgen Hansen reviewed the revised concept plan for the Plan Commissioners. City Planner Tetzlaff reviewed with the Commissioners that there will be three separate buildings. **MOTION BY VANDEN NOVEN AND SECONDED BY BECKER TO APPROVE THE REVISED CONCEPT DEVELOPMENT PLAN FOR HARBOUR LIGHTS AT 124 NORTH FRANKLIN STREET AS PRESENTED AND INCLUDING RECOMMENDING INCREASING THE BUILDING HEIGHT TO 61 FEET. Motion carried unanimously.**
5. **CONDITIONAL USE GRANT TO PERMIT OUTDDOOR DINING FOR WING IT LOCATED AT 620 WEST GRAND AVENUE:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that WingIt, a chicken wing and sandwich shop will soon be opening in the former Sweetheart Cakes building on West Grand Avenue. Beer and wine will be serviced and the Common Council granted a license at its April 8th meeting. The applicant is requesting approval to provide outdoor service for food and drinks. To do so requires a conditional use grant. The outdoor area will have tables and chairs for approximately 24 customers. The outdoor area will be fenced in. The hours for this business would be 4:00 to 9:00 pm, Monday through Thursday; 4:00 to 12:00 pm, Fridays; and perhaps 12:00 (noon) to 12:00 (midnight) on weekends. Staff recommends approval for a conditional use grant for WingIt at 620 West Grand Avenue. **MOTION BY BECKER AND SECONDED BY**

KELLEY TO RECOMMEND TO THE COMMON COUNCIL TO APPROVE THE CONDITIONAL USE GRANT TO PERMIT OUTDDOOR FOR WING IT LOCATED AT 620 WEST GRAND AVENUE AS PRESENTED. Motion carried unanimously.

- 6. SPECIAL EXCEPTION TO PERMIT AN OVERSIZE GARAGE AND INCREASED BUILDING HEIGHT AT 517 NORTH HARRISON STREET:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that the owner of the property at 517 North Harrison would like a special exception to build an oversize garage, 30 feet by 40 feet, for three cars with a 2nd floor behind his house. The garage would face North Milwaukee Street. City Planner reviewed the details of the garage. The homeowner and their architect were not available for the meeting. **MOTION BY VANDEN NOVEN AND SECONDED BY SOVA TO TABLE THIS ITEM. Motion carried unanimously.**
- 7. UPDATE ON TAX INCREMENT DISTRICT #3:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that tonight the Plan Commissioners were supposed to review and approve the TID #3. However, we are a little behind defining the cost of the infrastructure. The developer has to get a grading plan for the site, so our Engineers can do some estimates for the sewer main. Our TIF consultant strongly advised that we include some industry park land into the TIF. We are trying to work things out. We hope to come back to the next meeting with a project plan.
- 8. PUBLIC APPEARANCE & COMMENTS:** None.
- 9. FORTHCOMING EVENTS:** Port Explorium is opening on April 21, 2015 and there is a Parent event at the Port Washington High School on April 29, 2015.
- 10. ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY DAN BECKER to adjourn the meeting at 9:05 p.m.**