

**CITY OF PORT WASHINGTON  
PLAN COMMISSION  
MINUTES  
THURSDAY, DECEMBER 15, 2016**

1. **ROLL CALL:** Mayor Tom Mlada called a duly convened meeting of the Plan Commission to order at 6:05 p.m. Members present were: Commissioners Voigt, Sova, and Matera. Also present was: City Planner Randy Tetzlaff, City Engineer Rob Vanden Noven, and City Administrator Mark Grams. Dan Becker and Amanda Williams were absent and excused.
  
2. **PUBLIC APPEARANCE & COMMENTS:** Jorgen R Hansen of 161 East Prospect Street, a member of the Design Review Board and an Architect and on Tuesday we debated the merits of the Ansay Development proposal for the Marina District. I am here to explain the specific of what we found that questionable with the project and what wasn't. I will start with the good. We liked the rich mixed uses and the building, the pedestrian connections and improvements to the pedestrian amenities. There were integrity ideas like the hotel on the North Slip. We debated the whole development urban design viewpoint. The density with parking and buildings costs the whole district like a commercial district in a large city. He reviewed each building regarding the design and parking. He stated he thinks that it is a mistake to have this high of a density in this area. He thinks the City should re-think their priority list.

Jason M Wittek of 140 East Woodruff Street, a member of the Board of Public Works, CDA Advisor and Supervisor of the Ozaukee Transit Agency he touched on density. He stated that a traditional neighborhood is about 6 dwellings per acre. He stated that the Stephen Perry Smith design is probably 40 units per acre and that is pretty dense. The apartment building design is 80 units per acre. The Harbour Lights building is about 13 on a 3<sup>rd</sup> of an acre. It is a matter of scale. The architectural design of the Ansay project is the architectural of the time and not place. They are not sensitive to the charm and character of the City. The Blues Factory and the Row Houses are more sensitive to the character and history of the City. Mr. Wittek also reviewed the whole district and finds it problematic of having one architect design the whole project. He questioned the parking in the district. He is not in favor of parking garages or remove groves of trees. Mr. Wittek reviewed his likes and dislikes of the Marina District.

Mr. Howard Hinterthuer of 672 North Montgomery Street, he has lived there for 12 years. For the past 35 years I have been consulting and writing about design topic, engineering and architecture. He has looked at both plans. He has concerns the scale of the Ansay Project. He is also concerned about Ansay doing all the projects or none. He urges the Plan Commission to review all the plans and not give anything away. The Stephen Perry Smith is a good harbor design. It seems right for that area. The Ansay Design seems a bit brutal. He thinks the Stephen Perry Smith design fits in better in the Marina area.

Gertjan Van Den Broeck of 506 North Powers Street and has resided in the City since September 2005. He stated that he is proud to be a citizen of Port Washington. He wants to compliment the Ansay Team of their vision for the Marina District. Everyone wants Port Washington to succeed. Comments he has heard about the Ansay project is that it looks like Milwaukee. He discussed the large buildings and the parking. He also discussed the Boat Trailer Lot. He stated that it is not a large scale development. He stated that each development should be site by site. That each block and be developed independently. He would strongly encourage the Design Review Board, Plan Commission, and Common Council to review each

site individually. He encouraged everyone to take baby steps. He likes the character of the Stephen Perry Smith design better than the Ansay design.

3. **APPROVAL OF MINUTES FOR NOVEMBER 17, 2016: MOTION BY TONY MATERA AND SECONDED BY RON VOIGT to approve the minutes as presented. Motion carried unanimously.**
  
4. **CONCEPT APPROVAL OF HARBOR CAMPUS MASTER DEVELOPMENT PLAN LOCATED AT 333 WEST WALTERS STREET:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that the former hospital property and current Harbor Campus senior housing community is to be sold in early 2017. The new owner, Capri Communities is proposing expansion. In Phase I, they want to add 62 units to independent living in a 4-story addition and in Phase II, add another 28 units of memory care to the current 17 unit. Phase III would be to develop the former soccer fields for low density use as well as adding 2 units on the former hospital entry off of Montgomery Street. The plan would extend West Pierre Lane onto the property. This is for concept approval only. Ms. Amy Schoenemann of Capri Communities gave an overview of Capri Communities and then reviewed the plans for the Commissioners. She discussed the different building, underground parking, visitors parking and employee parking. She reviewed the addition buildings that would be added to the site and also the new entrances. Ms. Schoenemann reviewed the different Phases with the Commissioners. The Commissioner liked the new plans for this property. **MOTION BY RON VOIGT AND SECONDED BY ROB VANDEN NOVEN to approve the Concept Plan of Harbor Campus Master Development Plan as presented. Motion carried unanimously.**
  
5. **REZONE A PORTION OF THE HARBOR CAMPUS FROM RS-3, SINGLE FAMILY TO RM-4, MULTI-FAMILY LOCATED AT 333 WEST WALTERS STREET:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that after the hospital property was purchased and the senior housing was approved, the current RS-3 zoning was not changed. Instead, a conditional use grant was approved in 1994, allowing for 45 unit assisted care facility; a 60 apartment units for the elderly; and 3 apartments for care and management. In 2001, a conditional use was approved for the 17 unit Alzheimer's facility. A CUG should not have been approved because multi-family is not a listed conditional use. Therefore, the northern portion of the property must now be rezoned to RM-4. The CUG for the Alzheimer's facility is legal but will need to be amended for the proposed addition. Since Phase III is proposed to be single family, RS-3 may remain. If something other than single family lots is approved, then a planned development overlay is appropriate. If we rezone the northern portion to RM-4, a CSM will also be required to divide the property. Staff recommends that the northern portion of the property be rezoned RM-4 following the division of the property and that the entire property shall be covered with an OPD planned development overlay. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to recommend to the Common Council to approve rezoning of the northern portion of the property to RM-4 following the division of the property and that the entire property shall be covered with an OPD planned development overlay as presented. Motion carried unanimously.**
  
6. **REZONE 140 SOUTH PARK STREET FROM B-3, GENERAL BUSINESS TO RM-1, SINGLE AND TWO FAMILY:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. The Applicant would like to change this building into a Community Based Residential Facility for 9 or more residents. In order to do this, the Commissioners need to

rezone the property from B-3 General Business to RM-1, Single and Two Family. Applicant is purchasing this property from the Port Washington State Bank. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to recommend to the Common Council to approve the rezoning of 140 South Park Street from B-3, General Business to RM-1, Single and Two Family as presented. Motion carried unanimously.**

7. **CONDITIONAL USE GRANT TO PERMIT A COMMUNITY BASED RESIDENTIAL FACILITY FOR 9 OR MORE RESIDENTS LOCATED AT 140 SOUTH PARK STREET:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that the applicant is planning on purchasing this property and would like to use the building for a Community Based Residential Facility for 9 or more residents. This property has been vacant for a while and this would be a good use for it. Mr. Michael Roginsky was present and reviewed this plans for the building with the Commissioners. He stated that he has 5 other facilities in the Milwaukee area and they are all filled. He stated that nothing on the outside of the building will changed all work will be done in the interior of the building. The changes to the interior will be putting up walls, making accessible bedrooms and bathrooms. The interior would be ADA accessible. The residents would be special needs and disabled. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to recommend to the Common Council to approve the Conditional Use Grant to permit a Community Based Residential Facility for 9 or more residents as presented. Motion carried unanimously.**
  
8. **REVIEW AND COMMENT ON THE PROPOSED ANSAY DEVELOPMENT PLAN FOR DOWNTOWN PORT WASHINGTON:** City Planner Tetzlaff informed the Plan Commissioners that the City had a meeting with Ansay Team today and that we are expecting that at the next Common Council meeting on Tuesday, December 20, 2016, that the Council will take action to move form on the Stephen Perry Smith project and the Ansay Plan consists of Sites #3 and #4 (the apartment building and the Marina Shores Project). The apartment building project was schedule for the Boat Trailer parking lot and Victor's lot is being moved the project north 1 block. They made several design changes. They have responded to what the City has asked. The Marina Shores for the Newport Shores lot needs some more changes but is planning to more forward. Stephen Perry Smith needs to come back to Planning and so does the Ansay project. The Plan Commissioners offered comments regarding these projects. Mr. Matera stated he was abstaining from commenting, as the marina district as a whole, he is pro-development of the marina area, but would caution it is not this or that, if neither of these project work, we don't have to go with either one. Mr. Sova stated he wanted to get a better look at it. He would like the plans mailed as soon as the planner gets it. Mr. Vanden Noven stated had some questions about building H, D, and F. He would like to see the complete scope of the project. He likes the investment in downtown. He likes the upgrade to Newport Shores. Ansay has partner with Mr. Puckett and revised the project. He had some concerns with Ansay's architect. He doesn't think the architectural design fits Port Washington especially Building #3. He has concerns with the parking and doesn't want a parking lot next to the Water Utility Plant. Would like to see the Harbor Commission review the plans, plus a possibility to have Marina and the new project to work together and use the same facilities. Mr. Voigt likes all the comments. They were all good comments. He like the four speakers. They all had awesome points. Port Washington is a walkable community. We need to make the buildings approachable. Parcel 3 & 4 has new opportunity to envision what they want to build there. Awesome ability to enhance a walkable community. Mayor Mlada discussed that this is an exciting time for the City. We are driving the change. He discussed parking in the downtown. The investment in the downtown. The marina parking to be changed to enhance

and improve upon it. He discussed the Ansay project and the changes that we have asked to be changed. He liked the design of the apartment building. Mayor Mlada discussed the access to the lake from North Beach to South Beach and North Slip development. He likes the idea of enhances the Marina area but doing it right. Mr. Matera stated he is excited to where we are in the City. Two great jobs with great developments in the City. Both developers have been great with comments and changes.

9. **FORTHCOMING EVENTS:** The Mayor stated that the Holidays were coming up. Also on Saturday, December 17<sup>th</sup> is Polar Express in Cedarburg, and December 26 through the 30<sup>th</sup> is Park and Rec Winter Playground.

10. **ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY RON VOIGT to adjourn the meeting at 7:47 p.m. Motion carried unanimously.**