

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, JANUARY 19, 2017**

1. **ROLL CALL:** Mayor Tom Mlada called a duly convened meeting of the Plan Commission to order at 6:08 p.m. Members present were: Commissioners Voigt, Becker, Williams and Matera. Also present was: City Planner Randy Tetzlaff, City Engineer Rob Vanden Noven, and City Administrator Mark Grams. Bud Sova was absent and excused.
2. **PUBLIC APPEARANCE & COMMENTS:** There were none.
3. **APPROVAL OF MINUTES FOR DECEMBER 15, 2016: MOTION BY RON VOIGT AND SECONDED BY TONY MATERA to approve the minutes as presented. Motion carried unanimously.**
4. **CONCEPT PLAN FOR A 69-UNIT APARTMENT AND WELLNESS CENTER ON THE NORTHWEST CORNER OF STH 33 AND CTY LL:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that Cardinal Capital Management is proposing a 69-unit building and wellness center complex at the northwest corner of CTH LL and STH 33 in the City of Port Washington. This development will integrate 12 of the 69 units for autistic living. The site is approximately 12 acres but only the northern 6.5 acres will be developed at this time. The parcel was part of an old interchange for CTH LL and STH 33. Currently the site has some natural wetland features and wooded hills. The rest of the site has undulating topography due to the previous construction of the elevated ramps roadbeds and ditching. The ditching itself has created some artificial wetlands. The wellness center will be operated by a separate entity and will not only serve the on-site autistic residents but also the community or area at-large. The proposed building is 3-stories and will have underground parking. The plan as proposed makes efficient use of the site and protects the wetlands and wooded areas. Staff recommends approval. Erich Schwenker, President of Cardinal Capital Management reviewed this plan with the Commissioners. He reviewed several different projects that his company has built in several different states. His company plans developments for a variety of different disabilities such as persons with hearing disabilities, blindness, autism, and other disabilities. Mr. Jason Korb also reviewed the Concept Plan. He reviewed the placement of the buildings, the parking areas, and the type of materials that would be used in the buildings. He also reviewed the landscaping of the area. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to approve the Concept Plan in general and that this Concept Plan should go back to the Design Review Board for Building Design. Motion carried unanimously.**
5. **TWO-LOT CERTIFIED SURVEY MAP FOR COUNTY-OWNED LANDS LOCATED ON THE NORTHWEST CORNER OF STH 33 AND CTY LL:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that Cardinal Capital Management has submitted an offer to purchase to Ozaukee County subject to approval of the proposed use and rezoning. In order to facilitate that, the land must be sub-divided to create a parcel that can be conveyed and rezoned. The certified survey map delineates the new parcel and includes additional land that was part of CTH LL on the east side. An access easement for Lot 1 should be added to Lot 2. Otherwise, the CSM conforms to both our subdivision ordinance and Chapter 236 WI Statutes. Staff recommends approval subject to the addition of

the access easement. Mr. Tadhg Mc Inerney reviewed the CSM for the Plan Commissioners. He reviewed the areas of wetland and also where the buildings and parking lots would be located. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY RON VOIGT to recommend to the Common Council to approve the two-lot CSM for the County Owned lands located on the northwest corner of STH 33 and CTH LL as presented subject to the addition of the access easement on Lot 2. Motion carried unanimously.**

- 6. REZONING OF LAND TO BE KNOWN AS LOT 1 FOR CARDINAL CAPITAL FROM B-2 LOCAL SERVICE CENTER DISTRICT TO RM-4, MULTIPLE FAMILY WITH PLANNED DEVELOPMENT OVERLAY:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that the 12-acre parcel was previously rezoned from PUL to B-2 based on the City's Master Land Use Plan. We already know that we have too much land targeted for commercial development. The proposed zoning would still allow for the remaining land to be left for commercial use; the best location next to the intersection or roundabout. Due to the fact that the parcel contains environmental constraints, the building will need to be located closer to the east lot line than what is permitted in the B-2 district. Also, with the mixed-use on the parcel that includes the wellness center as an accessory use, a planned development overlay will be needed. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY DAN BECKER to recommend to the Common Council to approve the rezoning of land to be known as Lot 1 for Cardinal Capital from B-2 Local Service Center District to RM-4, Multiple Family with Planned Development Overlay as presented. Motion carried unanimously.**
- 7. FOUR-LOT CERTIFIED SURVEY MAP FOR THE HARBOR CAMPUS DEVELOPMENT LOCATED AT 333 WEST WALTERS STREET:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that last month, the Commissioners reviewed and approved a concept plan for the Harbor Campus. The proposal included dividing the main campus from the undeveloped lands to the south. Also discussed was the future development of the former hospital entrance off North Montgomery Street for single family use. To that end, the proposed certified survey creates four such lots. The CSM conforms to both our subdivision ordinance and Chapter 236 WI Statutes. Staff recommends approval. Ms. Amy Schoenemann reviewed the CSM with the Plan Commissioner and answered any questions that the Plan Commissioners had. **MOTION BY RON VOIGT AND SECONDED BY DAN BECKER to recommend to the Common Council to approve the four-lot certified survey map for the Harbor Campus Development as presented. Motion carried unanimously.**
- 8. REZONING OF LAND TO BE KNOWN AS LOT 1 LOCATED 333 WEST WALTER ST FROM RS-3 SINGLE FAMILY TO RM-4 MULTIPLE FAMILY:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. Staff discussed the need to rezone the main campus from RS-3 to RM-4 once a lot or parcel for it has been created. With the action just taken to approve the creation of Lot 1, that parcel can now be rezoned and the newly created lots of Lots 2, 3, and 4 will remain zoned RS-3. Staff recommends approval. **MOTION BY TONY MATERA AND SECONDED BY ROB VANDEN NOVEN to recommend to the Common Council to approve Lot 1 of Harbor Campus Development to be rezoned from RS-3 Single Family to RM-4, Multiple Family as presented. Motion carried unanimously.**
- 9. REVIEW AND COMMENT ON A REVISED APARTMENT DEVELOPMENT PLAN ALONG STH 33 IN THE HIDDEN HILLS SUBDIVISION:** City Planner Tetzlaff stated

that the Plan Commission was to consider a multi-story apartment on Bielinski Homes' property along STH 32 if the height would be reduced. For discussion purposes only, Bielinski is submitting a site plan for 36 units in a 2-story structure. The building footprint occupies a great portion of the parcel. Staff is not sure if the building has the correct orientation from east to west and would like input from the Commissioners. The Plan Commissioners reviewed the new building and discussed various options including a 1 floor to 2 floors to 3 floors building with areas of different height and also moving the building to different area of the parcel. The Commissioners also discuss the landscaping and berming of the property. Staff will review this discussion with the Bielinski representative.

10. TAX INCREMENT DISTRICT #2 AMENDMENT UPDATE: City Planner Randy Tetzlaff reviewed the Tax Increment District #2. He stated that the Common Council wishes to move ahead with amending the project plan for TID #2. City Planner Tetzlaff reviewed the revised schedule with the Plan Commissioners. He also stated that 4 new parcel have been added to the project, NewPort Shores, Harbour Lights, the old M&I, the Blue Factory site, and the new NewPort Shores Apartment. According to the schedule, the Plan Commission will take action on this next month.

11. FORTHCOMING EVENTS: The Mayor stated that the South Bluff RFP's deadline was in a few days and the Review Team would be reviewing and commenting on them shortly. Chili contest would be January 29th and the Chamber of Commerce Awards would be January 26th

12. ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY DAN BECKER to adjourn the meeting at 7:02 p.m. Motion carried unanimously.