

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, JUNE 15, 2017**

1. **ROLL CALL:** Plan Commissioner Rob Vanden Noven called a duly convened meeting of the Plan Commission to order at 6:05 p.m. Members present were: Commissioners Brenda Fritsch, Amanda Williams, Tony Matera, and Ron Voigt. Also present was: City Planner Randy Tetzlaff, and City Administrator Mark Grams. Absent and excused: Alderman Mike Ehrlich. Mayor Mlada arrived at 6:07 pm
2. **APPROVAL OF MINUTES FOR MAY 18, 2017: MOTION BY TONY MATERA AND SECONDED BY BRENDA FRITSCH to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCE & COMMENTS: THERE WERE NONE.**
4. **REVISED CONCEPT BUILDING AND SITE PLAN FOR THE HIDDEN HILLS ACTIVE ADULT COMMUNITY LOCATED ALONG STH. 32:** City Planner Randy reviewed this item for the Plan Commissioners. He stated that this is the second time that the applicant will appear before the Commissioners. The first time as in front of a packed audience. At that time, the Commissioners agreed to reconsider a multi-family project if the building and site plan is revised to include less building mass and relocation of the building. In addition, if these revisions were made and found acceptable, the Commission would be open to additional units and recommending rezoning of the property. The building has been rotated from east to west to north to south allowing for less obstruction for the homes to the north; the building now backs onto the tree line on the east side. The redesign of the building has 3 floors with each end dropping down to a 2 story which reduces the visual massing. The number of units has increased from 27 to 35; each unit will be provided with one underground parking space. The site has been revised to include more landscaping and buffering on the north side. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY AMANDA WILLIAMS to approve the revised concept building and site plan for the Hidden Hills Active Adult Community as presented. Motion carried unanimously.**
5. **REZONING LAND IN HIDDEN HILLS FROM B-2, LOCAL SERVICE CENTER DISTRICT TO RM-4, MULTIPLE FAMILY LOCATED ALONG STH 32:** City Planner Randy Tetzlaff this reviewed this item with the Plan Commissioners. He stated the next step is rezoning the property from B-2, Local Service Center District to RM-4, Multiple Family. The attorney for Bielinski stated that a restrictive covenant would be placed on the property ensuring its long-term use as a 55+ community. **MOTION BY RON VOIGT AND SECONDED BY ROB VANDEN NOVEN to recommend to the Common Council to approve the rezoning of this property from B-2, Local Service Center District to RM-4, Multiple Family as presented. Motion carried unanimously.**
6. **FINAL BUILDING AND SITE PLAN FOR LAKE POINTE TOWNHOMES LOCATED IN THE 300 BLOCK OF EAST PIER STREET:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. The Commission previously approved a concept plan for 11 townhomes on this property (municipal car/trailer lot). The developer has come back to Plan Commission will several minor changes which include minor modifications to the entry areas

and some horizontal accents on the facades; those changes have been incorporated. The buildings facing Washington and Pier Streets have been moved eastward to give some separation or offset from the west property line. Mr. Stephen Perry Smith reviewed his plans with the Plan Commissioners. He reviewed the changes to the buildings, the landscape plan and the balconies/turrets that are hanging over the street right-of-ways. He also stated that there would be a 16 ft. wide easement between the two developments. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY RON VOIGT to approve the final building and site plan subject to a license agreement with the developer for the Right-Of-Way areas, to work with staff on a landscape and to stake the corners of the buildings. Motion carried unanimously.**

- 7. CONCEPT BUILDING AND SITE PLAN FOR THE PIER STREET APARTMENT LOCATED IN THE 300 BLOCK OF EAST PIER STREET:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that the applicant proposed a 4-story, 44 unit apartment building for this site and the adjoining municipal car/trailer lot. Now that the adjoining property has been sold, the new proposal is only for the former Victor's site and consists of two buildings each with 4 apartment units facing Washington and Pier Streets. The project is similar to Lake Pointe except that the style and design is different as well as the use (rental versus ownership). Access to the buildings would be from Harborview Lane. The applicant is proposing one floor plan but two different elevations: one more with a flat roof design is 41'-5-1/2" and the other is 46'-3"; either would require a special exception for their height. The applicant has a few ideas about redesigning Harborview Lane. The applicant reviewed his plans with the Plan Commissioners. **MOTION BY BRENDA FRITSCH AND SECONDED BY RON VOIGT to approve the Concept Plan Option A as presented. Motion carried (5 Ayes, 0 Nays, 1 Abstained (Matera)).**
- 8. FINAL CONCEPT DEVELOPMENT PLAN FOR PRAIRIE'S EDGE LOCATED ON SOUTH WISCONSIN STREET:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that the initial concept plan presented in the RFP has been revised based on input from the review team and staff. Revisions include: Moving a multi-family building from the south end to the north end; providing closer proximity of garages for the cottages; reducing the amount of commercial spaces; removing the event space venue; adding residential units including cottages; and adding beach access. The other development principles remain the same; sustainable development; public access to the bluff; walkable neighborhood; and phased development. The architect reviewed the plans for Prairie's Edge with the Commissioners. This development will be done in phases. The architect reviewed the phases with the Commissioners. **MOTION BY TOM MLADA AND SECONDED BY AMANDA WILLIAMS to approve the Concept Plan and the Phasing Plan as presented. Motion carried unanimously.**
- 9. CONCEPT PLAN FOR A RESIDENTIAL DEVELOPMENT ON 11.73 ACRES IN THE TOW OF PORT WASHINGTON, LOCATED ON THE NORTHWEST CORNER OF CTH LL AND SUNSET ROAD:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that the real estate community has advised that there is a demand for side by side or attached residential units. The parcel of land under discussion is immediately adjacent to and east of the Greystone Subdivision. It would have to be annexed from the Town of Port Washington in order to be developed. The plan shows 17 two-family lots and a 3-acre site designated for a residential care apartment complex similar to Ellen's home which is adjacent to and west of Greystone. Access would be from Galena Drive which

would dead-end into the complex. The proposed site shows a 25 foot wide landscape easement on the west side to buffer it from the single-family homes and the same on the east to buffer the proposed units from CTH LL. Shalestone Drive would be extended from Greystone to connect to CTH LL. One the northeast corner of the property, there would be an outlot whose purpose is storm water detention. If the concept plan is approved, the next step would be for the application to enter into a pre-annexation agreement with the City followed by annexation. The Plan Commissioners reviewed this plan. Staff showed a revised the plan from the DRB and asked the Plan Commission to review it.

MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to approve the recommended concept plan by staff that included larger (wider) 2-family lots and a street connecting Galena and Shalestone and asking the applicant to return with a new concept plan. Motion carried unanimously.

10. REVISED CERTIFIED SURVEY MAP FOR CEDAR VINEYARDS: City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that the Commission previously reviewed a CSM noting that revisions would be forthcoming for the area on the far south end. Since that time, there have been more revisions and since the real estate closing has not yet occurred, staff thought it is prudent for the Commission to review the most recent CSM. All revisions are consistent with the previous one. **MOTION BY TONY MATERA AND SECONDED BY ROB VANDEN NOVEN to recommend to the Common Council to approve the CSM as presented. Motion carried unanimously.**

11. REVISED LANDSCAPE PLAN FOR A 3-UNIT RESIDENTIAL DEVELOPMENT PROJECT IN THE 500 BLOCK OF NORTH WISCONSIN STREET: City Planner Randy Tetzlaff reviewed this item for the Planners. He stated that a redevelopment plan for the site of a former brewery on North Wisconsin Street was approved for a 4 unit residential project that included a single family residence on North Harrison Street and a 3-unit rowhouse fronting onto North Wisconsin Street. The single was built and sold but then the housing market downturn hit. The developer later came back with a new plan that replaced the 3-unit with 2 single family detached homes. That revised plan and a CSM were approved by the Plan Commission and the homes have now been built and sold. The original site plan included a landscape plan for site; none was presented for the revised plan at the time of approval. One of the units has a planted or sodded lawn along with other plantings; the other is covered in stone. The building inspector has rightly noted that our ordinance requires a lawn or other approved landscaping. Staff has received calls from other residents asking whether the City now permits a front yard covered in stone. Staff has not received cooperation from the developer or the new homeowner. At the advice of our City Attorney, he advises that because this is not a situation of a single family lot but a 3-unit development plan, the Plan Commission has 3 options: 1) consider and accept the landscaping scheme proposed by staff; or 2) consider and reject it and require a complete landscaping plan which the developer would be required to submit; or 3) consider and reject it and refer the matter to the Building Inspector to start the enforcement process. The Plan Commissioners reviewed the landscaping plan that staff had provided. If the Commission is agreeable with option #1, the homeowner would still need to specify the types and location of the shrubs and ornamental grasses. **MOTION BY RON VOIGT AND SECONDED BY BRENDA FRITSCH to approve Option #1 for the Staff's landscaping design as presented. Motion carried (4 Ayes; 0 Nays; 2 Abstained (Williams and Matera)).**

12. UPDATE ON PROPOSED TAX INCREMENT DISTRICT NO. 4: City Planner Randy Tetzlaff reviewed the update for the proposed Tax Increment District No. 4 with the Plan

Commissioners. He stated that the Community Development Authority and the Common Council recommended the Plan Commission begin the process of creating TID No. 4. This new district would encompass the North Point Shopping Center, Allen Edmonds and a portion of the Weiss Family property that was previously designated for a business park development. He discussed various properties including the Didier property, Allen Edmond's property, and the Weiss property. **Informational Only.**

13. **FORTHCOMING EVENTS:** The Mayor stated that Fathers' Day, July 4th, Henderson Ride Bike Race, TOAD Bike Race, Denis Sullivan, Fish Day, the Breakwater Opening, and our sister city delegate from Sassnitz, Germany will be here.

14. **ADJOURNMENT: MOTION BY ROB VANDEN NOVEN, AND SECONDED BY TONY MATERA to adjourn the meeting at 8.40 p.m. Motion carried unanimously.**