

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, DECEMBER 21, 2017**

1. **ROLL CALL:** Alderman Mike Ehrlich called a duly convened meeting of the Plan Commission to order at 6:04 p.m. Members present were: Commissioners Brenda Fritsch, Amanda Williams, Tony Matera, and Rob Vanden Noven. Also present was: City Planner Randy Tetzlaff and City Administrator Mark Grams. Absent and excused: Ron Voigt. Mayor Mlada arrived at 6:10 pm.
2. **APPROVAL OF MINUTES FOR NOVEMBER 16, 2017: MOTION BY TONY MATERA AND SECONDED BY AMANDA WILLIAMS to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCE & COMMENTS:** There were none.
4. **REVISED CERTIFIED SURVEY MAP FOR CEDAR VINEYARDS (EAST):** City Planner Randy Tetzlaff reviewed this item. It looks like we are nearing the finish line; the closing on the real estate is scheduled for the end of December. The Plan Commission approved a CSM for the east side property in June of this year. There have been a few non-substantive changes made which don't necessarily rise to the level of a second approval but the parties involved in the transaction would like it done. Tom Swarthout is present to review the revised certified survey map for the east side of Cedar Vineyards. He reviewed the land that would be going to Ozaukee County through the Land Trust. He stated approximately 30 to 40 acres would be set aside for the vineyard. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to approve the Certified Survey Map for the East side of Cedar Vineyards as presented. Motion carried unanimously.**
5. **CERTIFIED SURVEY MAP FOR THE CEDAR VINEYARDS (WEST):** City Planner Randy Tetzlaff reviewed this item. He stated that 42 acres west of CTH C is a stand-alone parcel that is legally described and may be conveyed as is. The proposed development will divide off the land for the winery and the remainder is to be residential. The parties involved in the transaction would like this to be made known; therefore, this new CSM is coming forth for approval. Like the previous one, it meets the requirements of our Chapter 18 and Chapter 236 of WI Statutes. Tom Swarthout was present and reviewed the CSM for the Commissioners. He stated that there would be a 100 car parking lot, public and private bathrooms, a 140 year old barn will be reconstructed on the property and the will be event area. There will be 10 residential lots and a vineyard on this parcel of land. **MOTION BY MIKE EHRLICH AND SECONDED BY BRENDA FRITSCH to approve the Certified Survey Map for the West side of Cedar Vineyards as presented. Motion carried unanimously.**
6. **REVISED CONCEPT DEVELOPMENT PLAN FOR THE EXPANSION OF HARBOR CAMPUS:** City Planner Randy Tetzlaff reviewed this item. He stated that previously, the Plan Commissioners approved a 4-story addition to the northwest side of the existing building. Plans have changed and a new design is under consideration. Capri would like make extensive renovations to main building, including air conditioning. Capri has revised the Concept Development Plan to add a 3 story building west side of the property near the homes on North Holden Street. This would be independent senior adult apartments. Capri reviewed the floor

plan of this building and the underground parking. They would be extending Pierre Lane into the property. The Entrance to Harbor Campus would be redone and widen. They also showed north part of the property being rezoned to RM-4, the middle part of the property being rezoned to RS-4, and the south part of the property to stay as is. Capri and City Staff discussed the easement going through the property. Also discussed was the distance between the houses on North Holden and the 3-story apartment building. Commissioners were concern with the height of the building and it overlooking the residents. They would like to see it moved east and south away from the houses on Holden. **MOTION BY MIKE EHRLICH AND SECONDED BY ROB VANDEN NOVEN to table the Revised Concept Development Plan for the expansion of Harbor Campus as presented. This item will be reviewed at a Special Plan Commission meeting on Thursday, January 11, 2018. Motion carried unanimously. (Design Review Board will be held on Tuesday, January 9, 2018.)**

7. **REZONE A PORTION OF THE HARBOR CAMPUS FROM RS-3 TO RM-4:** This item is tabled until a Special Plan Commission is held on Thursday, January 11, 2018. **THIS ITEM IS TABLED.**
8. **CERTIFIED SURVEY MAP FOR PRAIRIE'S EDGE:** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that as part of the conversion of the power plant, We Energies built a new S. Wisconsin Street to our specifications prior to conveying the 44 acres to the City. That portion of the new road on City land was not platted as dedicated right-of-way. Now that Prairie's Edge is ready to move forward, the road must be dedicated. In addition, as part of the agreement with Black Cap Halcyon, they will be acquiring 31+ acres for development and a parch shown as Outlot 1 which will be used for storm water detention; and Outlot 1 which will remain as public lands (top of the bluff down to the water's edge). The CSM in its present form meets the requirements of our Chapter 18 and Chapter 236 of Wisconsin Statutes. Since the CSM contains a street or road dedication, Common Council will need to approve. **MOTION BY MIKE EHRLICH AND SECONDED BY BRENDA FRITSCH to recommend to the Common Council for approval of the Certified Survey Map for Prairie's Edge as presented. Motion carried unanimously.**
9. **FINAL BUILDING AND SITE PLAN FOR PHASE I OF PRAIRIE'S EDGE:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that the Commissioners had previously reviewed and approved the development in phases. Phase I is ready. The developer reviewed the final building and site plan for Phase I of Prairie's Edge. He discussed relocating the cottage from the north side to the south side. He discussed the mixed use building with the Commissioners. He also reviewed the retail and residential buildings, residential buildings and multi-family buildings. The Developer stated that Phase II would be the building of townhomes and cottages and Phase III will be the north end of the property with townhomes and commercial buildings. He stated that this would be a walkable neighborhood. The area along the bluff would be open to the public and have walking paths. Possibly in the future, there would be stairs down to the beach. **MOTION BY MIKE EHRLICH AND SECONDED BY ROB VANDEN NOVEN to approve the Final Building and Site Plan for Phase I of Prairie's Edge. Motion carried unanimously.**
10. **PRELIMINARY PLAT FOR PRAIRIE'S EDGE:** City Planner Randy Tetzlaff reviewed this item for the Plan Commissioners. He stated that the proposed preliminary plat contains 45 lots and 5 outlots. The development is a mix of single family, owner-occupied townhomes, apartments, and commercial. As noted on the plat, Lots 1-A and 1-B are townhomes; Lot 2 is an

apartment; Lot 3 is for apartment, mixed use and retail; Lots 4 thru 6 are retail; Lot 7 is for townhomes; and Lots 8 – 44 is single family. Outlot 1 is the internal roadway system; outlot 2 is primarily open space but includes stormwater management; and outlots 3 thru 6 will be dedicated to the City. The vision of the development as discussed during the concept review was to minimize hardscape; hence all internal roads are private. The townhomes, apartment and commercial lots are conventional in size. Many of the single lots however, are smaller than what is the required minimum in the RS-5 zoning district. With the private roadways and small lot sizes, the development will be covered with a planned development overlay. The plat also identifies recently identified wetlands as well as road access limits. The preliminary plat is consistent with Chapter 18 and Chapter 236 of Wisconsin Statutes. **MOTION BY MIKE EHRlich AND SECONDED BY ROB VANDEN NOVEN to approve the Preliminary Plat for Prairie's Edge. Motion carried unanimously.**

11. REZONING FOR PRAIRE'S EDGE: City Planner Tetzlaff review this item with the Plan Commissioners. He stated that pending approval of the preliminary plat, rezoning of the land from AG, Agriculture is needed. The memorandum from the applicant contains a detailed description of the proposed zoning and planned development overlay standards. Lot 1-A, 1-B and 7 are to be rezoned RM-2; Lot 2 and 3 to be zoned RM4; Lots 8-44 are to be zoned RS-5; Lots 3-6 are to be zoned B-2 and Outlots 3-5 are to be zoned PUL. Since Outlot 1 and 2 are private, they would typically assume the zoning district of the adjoining property; for simplicity purposes, RS-5 works for both. In the future, the stormwater detention area west of South Wisconsin Street will need to be rezoned. Staff recommends that this item be rezoned as described above and in the memorandum. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY MIKE EHRlich to recommend to the Common Council for approve for following areas for rezoning: Lot 1-A, 1-B and 7 are to be rezoned RM-2; Lot 2 and 3 to be zoned RM4; Lots 8-44 are to be zoned RS-5; Lots 3-6 are to be zoned B-2 and Outlots 3-5 are to be zoned PUL; Outlots 1 and 2 to RS-5 and those area in the memorandum from the developer as presented. Motion carried unanimously.**

12. CONCEPT PLAN FOR 10-UNIT CONDOMINIUM PROJECT: City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that at last month's meeting after a cursory review of the concept plan for proposed residential condominiums on the site of the former grocery store, the Plan Commission was intrigued by the idea of having expanded public activity area between the new condo and the proposed Blues Factory. Staff was asked to facilitate a meeting between owners of the Port Center and their architect and representatives of The Blues Factory. A meeting was scheduled. Mr. Don Voigt and his architect were present at the Plan Commission meeting. They reviewed their concept plan with the Commissioners of their 10-unit condominium project. The Plan Commission were impressed with the design and public harbor walk features. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY MIKE EHRlich to approve the Concept Plan for a 10-Unit Condominium project as presented. Motion carried (5 Ayes; 1 Nay (Matera)).**

13. APPROVAL OF SITE PLAN FOR POSSIBILITY PLAYGROUND EQUIPMENT ADDITION: City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that Mardy McGarry was present to review the new piece of playground equipment that would be added to playground. The new playground equipment is a merry-go-round accessible to youngsters of all ages. The northeast corner of the playground will be extended about 425 square feet to accommodate the merry-go-round. The Park and Rec Board have approved this piece of equipment at their last meeting. Ms. McGarry also mentioned that they

will be back to add a formal entryway into the playground at the crosswalk leading to it.
MOTION BY RON VANDEN NOVEN AND TONY MATERA to approve the Site Plan for Possibility Playground equipment addition. Motion carried unanimously.

14. **FORTHCOMING EVENTS:** The Commissioners stated that Christmas was on Monday, New Year's would be the following Monday, and that the Wheel Registration Fee PIM would be Tuesday, January 9, 2018 at 7 pm at City Hall..

15. **ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to adjourn the meeting at 9:20 p.m. Motion carried unanimously.**