

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, FEBRUARY 15, 2018**

ROLL CALL: Mayor Mlada called a duly convened meeting of the Plan Commission to order at 6:05 p.m. Members present were: Commissioners Brenda Fritsch, Ron Voigt, Tony Matera, and Rob Vanden Noven. Also present was: City Planner Randy Tetzlaff and City Administrator Mark Grams. Absent and excused: Amanda Williams and City Administrator Mark Grams.

APPROVAL OF MINUTES FOR JANUARY 11, 2018: MOTION BY MIKE EHRlich AND SECONDED BY BRENDA FRITSCH to approve the minutes as presented. Motion carried unanimously.

PUBLIC APPEARANCE & COMMENTS:

Kathleen Schilling from Ozaukee County Economic located at 121 West Main Street, Port Washington, stated that they were thrilled with Ansay's new development and that the Ozaukee County Economic & Development supports this project. A letter of support was submitted to the Plan Commission.

Craig Heatwole of 525 North Holden Street, Port Washington, stated that Lot 3 was donated to the City for a park by his great-grandparents who owned that property. A deed restriction stated that it should be a public park and if it is not used as a park it should be returned to the Gilson family.

Joe Dean of 261 Nautica Drive, Port Washington stated he wanted to thank the Plan Commission for all the changes going on in Port Washington. Strong support of Newport Shores project. He is in support of this new project.

George Gilson of 1607 River Lane, Grafton stated he is a great grandson of the Gilson family. He stated the City Attorney came to his family and asked to build a pump house on the property because it was only to be a park. It was to be used as park use only.

John Sigwart of 230 W Theis Street, Port Washington stated he had 14 messages on his phone, 11 were his constituencies and 3 from in the City. All wanted to talk about Ansay project. All emails and conversations he has had on this project were for and against it. The reaction has been more favorable than unfavorable for the project. He also stated that on March 14, 2018, there will be a public information meeting at Newport Shores for more information on this project.

Michael Gasper of 514 West Chestnut Street, Port Washington, stated the land that we are discussing tonight also known as Polish Park, and after talking to the City Administrator, that this land was never officially declared a public park. He stated that he would like a list of all the parks in the City and when they were officially dedicated to the City by the Common Council. This led to the question is the Plan Commission empowered to declare any parks as surplus land and this leads to another question what really is a park in the City. Before the land is declared a surplus property, it should go before the Park and Rec Board, the Harbor Commission and the Board of Public Works for recommendation before coming before this

board for debate as if this land in surplus property. He also wanted to make a comment on the development at the intersection of CTH LL and Sunset Road. He would like to see the houses facing CTH LL to keep the traffic speed down and make it more of a City street.

Robert Mueller of 915 North Holden Street stated that he is not favor of declaring this land a surplus. He feels it is not surplus lands; he is there also every day. He stated parking is a problem down there. He is in favor of the Newport Shores development. He stated that there are a lot of people using this property for fish derbies, celebrations of life, and a lot of other public activates. He doesn't like taking City property for private development. There is value to this property

Joe Abruzzo of 111 East Wisconsin Avenue, Milwaukee, WI, he represents the Mullens family located 2598 County Road C. His client is opposed to the Resolution 2018-1: To Amend the Planned Land Use Map: 2035, From Low Density Residential To Mixed Use For Lands Along The South Bluff. He stated that the City is not following the rules to amend the Planned Land Use Map. He is asking this body not to approve Resolution 2018-1. You need to involve the public of Port Washington.

Tom Swarthout of Lake Forest, Illinois stated he is for the Newport Shores development. He strongly supports this project. He is the developer of Cedar Vineyard south of the City. This city has a lot of great attributes. This is an outstanding development. This a great opportunity to keep young people in Port.

CLASSIFY A SIGN AS A SANDWICH BOARD: City Planner Randy Tetzlaff reviewed this item for the Plan Commissioners. He stated that the City currently allows sandwich boards in all business districts with requirements for maximum size and height; location; and one-time permit. Rascals has been placing a sign on the sidewalk in front of their establishment while meeting size, height, and location requirements, is not truly a sandwich board which is typically an A-frame type of sign. Staff believes this other type of signs should be allowed. Then the question is whether the Plan Commission reviews and gives approval for each or whether they are allowed just a as a sandwich board is. Commissioners reviewed this item and there was some discussion. The Commissioners stated that the signs need to be removable and not blocking the sidewalk. They all thought that Rascals' sign was very unique and the Plan Commissioners stated that this is a sandwich board sign. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY RON VOIGT to move to tweak the Sandwich Board Sign Ordinance to allow for a broader sign design and that the sign presented by Rascals is a sandwich board sign and for staff to decide on the design of the sandwich board signs. Motion carried unanimously.**

REVISED CONCEPT PLAN FOR AN 18-LOT SUBDIVISION: City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that this proposed development has gone through several revisions. There are now fewer and larger lots and the area for the multi-family has been delineated. The larger lots can now accommodate 2-family structures where one unit can have a side-loaded garage. On the multi-family site there is a pedestrian connection to Sunset Road and a vehicular access to the same. Mr. Lew Herro and Mike Panarusky were present to answer any questions the Commissioners might have. The Plan Commissioners discussed this project. They like the idea of having single family lots and duplex lots. **MOTION BY MIKE EHRlich AND SECONDED BY TONY MATERA to approve the revised concept plan as presented. Motion carried unanimously.**

BUILDING AND SITE PLAN FOR A SMALL CONTROL HOUSE BUILDING: City Planner Randy Tetzlaff reviewed this project for the Plan Commissioners. He stated that American Transmission Company is proposing a small structure east on South Wisconsin Street near their switchyard. ATC would like to install a new ATC-owned control house. The existing WE-owned control building will remain in place for We Energies electrical distribution system. Security upgrades include the addition of control building, LED lighting, security cameras, card readers, and minor expansion of no-cut/no climb high security fencing (to match the existing fencing) to satisfy ATC security's requirements. All work will occur on We Energies property. Switchyard construction will start in the fall of 2018 and be completed by December 2021. The building will also have low growing shrubs and vegetation around it. This building would be a metal fabricated building. The Commissioners discussed this project. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to approve this plan subject to Staff review of landscaping plans. Motion carried unanimously.**

BUILDING AND SITE PLAN MODIFICATION AT THE FORMER CARQUEST BUILDING: City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that the former CarQuest property has been acquired and the proposed use is for an auto repair facility. Changes include added a second overhead service door on the Grand Avenue side; repainting a portion of the building; replacing the existing pylon sign with a new monument sign; adding new parking stalls and landscaping. Ms. Anna Lindem reviewed her plans for the building and site. She reviewed the color of the building, the landscaping plan, and the monument sign with the Commissioners. **MOTION BY ROB VANDEN NOVEN AND SECOND BY MIKE EHRlich to approve the proposed changes including the landscaping and the monument sign. Motion carried unanimously.**

BUILDING ADDITION AND SITE IMPROVEMENTS TO THE EXISTING AURORA CLINIC: City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that Aurora is proposing to add a 15,000 sf addition to their existing clinic facility. The addition will match the existing façade. Other site improvements included expansion of the parking lot, new dumpster enclosure and landscaping. Jason Day from Excel Engineering and Russ Hinz from Aurora Health Care reviewed their plans. They stated the new addition would increase service and consolidate services under one roof. They will be expanding the rehab, pharmacy, and optical areas. The expansion would be on the south side of the building. There will be increased parking for both staff and patients and a new dumpster enclosure. The addition will also include a new drop off area. Also discussed was the driveway, islands and landscaping. Staff discussed one of the parking island in the parking lot as to whether leave it in or take it out. Staff will work with the developer on the storm water management plan and possible using the pond to the south of the building. The addition will have the same colors of the existing building. The West Campus was discussed and the possible use for it. The Design Review Board recommends approval. **MOTION BY MAYOR MLADA AND SECONDED BY BRENDA FRITSCH to approve as presented subject to the staff reviewing and approving the storm water management plan. Motion carried unanimously.**

CONCEPT PLAN FOR BUILDING ADDITION AND BOUNDARY DESIGNATION FOR A PLANNED DEVELOPMENT OVERLAY: City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that Friedens Church is contemplating an addition to their current facility that would include among other things a new elevator; classrooms; and

improved entrance. The current facility is non-conforming in terms of setbacks and lot coverage. A further desire is to better incorporate the two off-street parking lots to create a more “campus-like” appearance. The proposed improvements are not possible unless the non-conformity is dealt with. The only way to solve this is to create a planned development overlay that covers the entire Friedens property. That will allow greater flexibility and provide the congregation more certainty as they move forward with finalizing the building plans and fund raising efforts. If the OPD boundary is recommended by the Plan Commission the Council will need to concur and that would allow Friedens to continue with their plans. Representatives of Friedens reviewed their plans with the Commissioners. **MOTION BY TONY MATERA AND SECONDED BY RON VOIGT to approve the Concept Plan and Boundary Designation for the Planned Development Overlay for the Friedens property as presented. Motion Carried unanimously.**

CONCEPT PLAN FOR MIXED USE DEVELOPMENT: City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. This is a large mixed use development that includes a contemporary structure with enclosed parking; a restaurant; 2 floors of condos (total of 22); office space; event space and a rooftop deck area. The site as proposed would consist of the current Newport Shores and the house on the corner. Also included is the City-owned land where the Kiwanis shelter is and the fish cleaning station; both of which would need to be relocated. There would be some current parking lost, but other parking will be added elsewhere so there is not net loss. There are 3 main issues with the development; the building height exceeds 35 feet; the need to convey or lease public land; and the overall design of the building. Mr. Ian McCain for Ansay, John Weinrich of Newport Shores, Tom Meaux from Ansay and another representative were present to review and answer questions regarding this mixed use development. They reviewed their plans which included the building, its height elevations, the parking and the landscaping. They also reviewed the concerns citizens might have regard all the glass on the building and the possibility of bird strikes. **MOTION BY MIKE EHRLICH AND SECONDED BY BRENDA FRITSCH to approve the Concept Plan Mixed Use Development as presented. Motion carried (5 Ayes, 0 Nays, (1 Abstained-Tony Matera)).**

BUILDING HEIGHT EXCEPTION FOR A NEW MIXED DEVELOPMENT: City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. The Representatives from Ansay reviewed the different height elevations with the Plan Commissioners. The height elevation would exceed 35 feet. **MOTION BY MIKE EHRLICH AND SECONDED BY BRENDA FRITSCH to recommend to the Common Council to approve the building heights exception (to exceed 35 feet) for a new mixed development project as presented. Motion carried (5 Ayes, 0 Nays, (1 Abstained-Tony Matera)).**

DECLARE CITY LAND IN THE 300 BLOCK OF NORTH LAKE STREET AS SURPLUS PROPERTY: City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that in order to proceed; some of the land where the shelter and fish cleaning station are currently located may need to be conveyed. In order to provide the Common Council the flexibility to negotiate, the Plan Commission must declare the lands as surplus property. A question arose that because of a plaque in front of the fish cleaning station states the property is “deeded to the City by the John Gilson family dated August 1, 1893” may have some encumbrances. However, the Common Council minutes from June 29, 1893 says the City purchased the property of Lot 3 in Block 4 in the Original Plan for \$75.00. Although the land has been referred to as a park by some, there are no records indicating the land as such. The Commissioner discussed this item. **MOTION BY ROB VANDEN NOVEN AND**

SECONDED BY MIKE EHRLICH to have the Plan Commission find and declare that the subject land, known as Lot 3 in Block 14 of the Original Plan of the City of Port Washington, is surplus public property which is not needed for any public purpose, and recommend that the land be sold or otherwise disposed of as the Common Council may deem appropriate; conditioned, however, upon a determination by the Common Council, with the advice of the City Attorney, that the land may be used for purposes other than a public park without title to the land reverting back to the grantors from whom the City acquired the land. Motion carried (5 Ayes, 0 Nays, (1 Abstained-Tony Matera)).

Commissioner Fritsch left the meeting at 9:02 pm.

RESOLUTION 2018-1: TO AMEND THE PLANNED LAND USE MAP: 2035, FROM LOW DENSITY RESIDENTIAL TO MIXED USE FOR LANDS ALONG THE SOUTH BLUFF: City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that that the Attorney Joe Abruzzo brought up a good point. He reviewed the steps the officials need to take and what step have been taken. **MOTION BY MIKE EHRLICH AND SECONDED BY ROB VANDEN NOVEN to recommend to the Common Council to amend the Planned Use Map 2035 as presented . Motion carried unanimously.**

FORTHCOMING EVENTS: There is a Fish Fry at St. Peter's this Friday.

ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to adjourn the meeting at 9:09 p.m. Motion carried unanimously.