

**MINUTES**  
**CITY OF PORT WASHINGTON**  
**COMMON COUNCIL MEETING**  
**Tuesday, July 16, 2019, 7:30 P.M., City Hall**

1. **ROLL CALL-** A duly convened meeting of the Common Council was called to order at 7:30 p.m. by Mayor Martin Becker. Members present were Alderpersons Deborah Postl, Paul Neumyer, Michael Gasper, Dan Benning, Jonathan Pleitner, Patrick Tearney and John Sigwart. Also present: City Planner Bob Harris, City Attorney Eric Eberhardt, City Administrator Mark Grams and City Clerk Susan Westerbeke.

2. **PLEDGE ALLEGIANCE TO THE FLAG-** The Pledge of Allegiance was led by Taylor White.

3. **CONSENT AGENDA**

**A. Approve Minutes Of Previous Meeting**

**B. Approve Original Operator License Applications**

**C. Approve Temporary Class "B"/ "Class B" Retailer's License Applications**

**D. Approve Event Cabaret License Applications**

MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD. BENNING TO APPROVE THE MINUTES AS PRESENTED; ORIGINAL OPERATOR LICENSES FOR SAMANTHA FEDERSPIEL, ANGELA WHITE, SHANNON BAADE, GRETA SCHANEN, CATHERINE KRUEGER, GEORGE MILKOWSKI, DAVID CATENA, DAVID NORRIS, AMBER FLEITZ, CORALYNNE CURRIER, KIMBERLY MEILOCH, MARIA-JEAN SCARDINA, DAVID FERRAINO, ORGENIA WEISSER, BREANNA HASKINS AND EMILY SMITH AS PRESENTED; TEMPORARY CLASS B RETAILERS LICENSES FOR AMERICAN LEGION POST 82 FOR 100<sup>TH</sup> YEAR CELEBRATION ON AUGUST 17, 2019 AT VETERANS PARK AND PORT WASHINGTON MAIN STREET FOR FOOD TRUCK FESTIVAL IN CONJUNCTION WITH MOVIE IN THE PARK ON AUGUST 23, 2019 AT VETERANS PARK AS PRESENTED AND EVENT CABARET LICENSE FOR AMERICAN LEGION POST 82 FOR 100<sup>TH</sup> YEAR CELEBRATION ON AUGUST 17, 2019 AT VETERANS PARK AS PRESENTED. Motion carried unanimously.

4. **MAYOR'S BUSINESS-** Mayor Becker congratulated the City Planner Robert Harris on his 1<sup>st</sup> year anniversary with the City.

5. **OFFICERS'/STAFF REPORT**

**A. Project Update - 2019 Water And Street Improvement Project-** The City Administrator reported concrete on Summit Dr. will be completed this week and paving will be done on July 22<sup>nd</sup>. On Garfield Ave. the storm sewer will be completed this week. On Rogers St., the installation of water main will be completed this week.

6. **PUBLIC COMMENTS/APPEARANCES**

*Your comments are welcome. Please limit your discussion to 3 minutes. If you need more time, please contact the City Administrator and request that your topic be placed on the City Council Agenda.* - None.

7. **COMMITTEES**

**A. FINANCE AND LICENSE COMMITTEE**

**1. Discussion Of Location And Funding Of New Fire Station-** Ald. Pleitner reported on the discussion held at the Finance & License Committee meeting. County Administrator Jason Dwinzel and County Supervisor Rick Nelson were present to review the County's interest in making this a joint project with the City. The County needs equipment storage and training space and there is space available at the Justice Center property to allow for a larger joint use building to be built. Discussion was held on the size of the current lot and whether the adjacent field would also be available for purchase. The City Administrator

asked the County to provide City staff with more information on their storage needs and then further discussions can be held with staff on this concept.

**2. Approve Municipal Advisory Agreement With Wisconsin Public Finance Professionals, LLC-** Ald. Pleitner and the City Administrator reviewed the agreement. MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD. NEUMYER TO APPROVE THE AGREEMENT FOR \$12,250 AS PRESENTED. The City Attorney requested that the approval be made subject to his review and approval of liability insurance. AMENDED MOTION MADE BY ALD. PLEITNER, SECONDED ALD. NEUMYER TO APPROVE THE AGREEMENT FOR \$12,250 SUBJECT TO THE REVIEW AND APPROVAL BY THE CITY ATTORNEY OF LIABILITY INSURANCE. Motion carried unanimously.

**3. Approve Event Permit Application With Street And Parking Lot Closures (Portal Inc. For Fish Day Run/Walk, Port Washington Main Street For Franklin Fest, Inventors Brewpub For Wine/Beer 5K Run Walk Event, Port Washington Park & Recreation For Great Port Washington Campout)-** Ald. Pleitner reported on the applications and that Finance & License Committee recommends approval. MOTION MADE BY ALD. POSTL, SECONDED BY ALD. BENNING TO APPROVE EVENT PERMITS WITH STREET AND PARKING LOT CLOSURES FOR PORTAL INC FOR FISH DAY RUN/WALK, PORT WASHINGTON MAIN STREET FOR FRANKLIN FEST, INVENTORS BREWPUB FOR WINE/BEER 5K RUN WALK EVENT AND PORT WASHINGTON PARK & RECREATION FOR THE GREAT PORT WASHINGTON CAMPOUT AS PRESENTED. Motion carried unanimously.

**4. Approve One-Day Premises Extensions For Alcohol License Establishments (Inventors Brewpub For Beer/Wine 5K Event And Port Washington Main Street For Franklin Fest, Including Designated Establishments In Festival Area)-** Ald. Pleitner reported on the request for premise extension and that Finance & License Committee recommends approval. MOTION MADE BY ALD. BENNING, SECONDED BY ALD. POSTL TO APPROVE THE ONE-DAY PREMISE EXTENSION OF ALCOHOL LICENSE FOR INVENTORS BREWPUB ON AUGUST 3, 2019 FOR THE SALE AND CONSUMPTION OF BEER AND WINE IN PLASTIC CUPS BETWEEN 9:00 A.M. AND 3:00 P.M. IN THE ABUTTING CITY PARKING LOT WITHIN THE BARRICADED AREA AS PRESENTED AND ONE-DAY PREMISE EXTENSIONS OF ALCOHOL LICENSES FOR PORT WASHINGTON MAIN STREETS FRANKLIN FEST ON AUGUST 3, 2019 BETWEEN 10:00 A.M. AND 3:00 P.M. IN THE DESIGNATED AND BARRICADED FESTIVAL AREA FOR THE SALE AND CONSUMPTION OF BEER AND WINE IN PLASTIC CUPS TO INCLUDE SIR JAMES PUB AT 316 N. FRANKLIN STREET, PIER 6 AT 329 N. FRANKLIN STREET, TWISTED WILLOW AT 308 N. FRANKLIN STREET, SCHOONERS PUB AT 114 N. FRANKLIN STREET AND BEANIES MEXICAN RESTAURANT AT 102 E. GRAND AVENUE AS PRESENTED. Motion carried unanimously.

## **B. TRAFFIC SAFETY COMMITTEE**

**1. Ordinance 2019-10 (Prohibit Parking On A Portion Of Sweetwater Blvd) 2<sup>nd</sup> Reading-** The City Administrator reviewed the ordinance, which will include parking restrictions needed on Sweetwater Blvd. to ensure safe vehicular traffic. The No Parking area would start at Highway 33 and proceed north on Sweetwater to the first single family residential home on the east side and on the west side to the driveway of the commercial property. The footage has now been added to update the ordinance draft. MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD. BENNING TO APPROVE ORDINANCE 2019-10 AS PRESENTED. Motion carried unanimously.

## **8. BOARDS/COMMISSIONS**

### **A. PLAN COMMISSION**

**1. Public Hearing On A Conditional Use Grant For Outdoor Serving Of Food And Beverages For Harbor Hills Recreation Center, 101 N. Freeman Drive-** Mayor Becker opened the public hearing, no comments were made. MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD. TEARNEY TO CLOSE THE PUBLIC HEARING. Motion carried unanimously.

**2. Approve Conditional Use Grant For Harbor Hills Recreational Center, 101 N. Freeman Drive-** The City Planner reviewed the request. The property owner wants to construct a new outbuilding on a paved lot on the north side of the building and south of the volleyball pits. The hours and days of operation will be from 8:00 a.m. to 11:00 p.m. The Plan Commission recommends approval with the additional recommendations of 1) Add a gable vent to the west facing gable of the new shed and concession stand; 2) Use concrete for the patio dining area instead of asphalt. Robert Nisleit was present to answer questions on his request. There will be volleyball played only at the site, no soccer or softball as previously included. The City Attorney reviewed the differences between the previous Conditional Use Grant (CUG) from 1984 and the currently proposed grant request. MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD. TEARNEY TO APPROVE THE CONITIONAL USE GRANT FOR HARBOR HILLS RECREATION CENTER. Discussion was held and an AMENDED MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD. TEARNEY TO APPROVE THE CONTIONAL USE GRANT FOR HARBOR HILLS RECREATION CENTER, INCLUDING A CHANGE TO 6.B., 8:00 A.M. TO 11:00 P.M. Motion carried unanimously.

**3. Public Hearing To Grant A Special Height Exception For Building At 313 W. Grand Avenue-** Mayor Becker opened the public hearing, no comments were made. MOTION MADE BY ALD. GASPER, SECONDED BY ALD. NEUMYER TO CLOSE THE PUBLIC HEARING. Motion carried unanimously.

**4. Approve Special Height Exception For Building At 313 W. Grand Avenue-** The City Planner reported the applicant is proposing to redevelop the existing structure into a three-story, mixed use building with commercial space continuing on the ground floor and residential space occupying the second, third and a roof top addition. Parking will continue to be located in the rear of the building and in the existing garage space. The project will require a special height exception to exceed the 35' height allowance in the B-4 District. The proposed two-story addition is below 35' but it is the roof top addition portion that will increase the planned height from just below 35' to approximately 42' in total height. The Plan Commission recommends approval. The City Attorney reviewed the standards or criteria to be considered when approving this request. MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD. GASPER TO APPROVE THE SPECIAL HEIGHT EXCEPTION TO EXCEED 35' TO 42' IN TOTAL HEIGHT FOR THE BUILDING AT 313 W. GRAND AVENUE AS PRESENTED. Motion carried unanimously.

**5. Approve Minor Review Of Historical Marker In Rotary Park-** Members of the Port Washington Historical Society were present to review the marker and requested placement. Charles Mueller constructed a brick tannery building in 1880 on what now is the Harborview Hotel site. The tannery was destroyed by fire in 1903. Charles Mueller was also the Mayor of Port Washington from 1890 to 1892 and 1896 to 1906. His great-grandchildren have contributed money to purchase a State of Wisconsin Historical Marker to be placed in Rotary Park overlooking the site of the Mueller Tannery. The State of Wisconsin Historical Society needs City approval as part of their marker approval process. MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD. GASPER TO APPROVE THE PLACEMENT OF A HISTORICAL MARKER IN ROTARY PARK AS PRESENTED. Motion carried unanimously.

## **B. Park And Recreation Board**

**1. Approve We Energies Utility Easement In Windrush Park-** The City Administrator reviewed the electrical easement, which will provide electrical service inside the ROW line at Windrush Park and will also bring electrical into the next phase of the Fiduciary Development (The Reserve at High Bluff). The Park and Recreation Board recommends approval. MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD. BENNING TO APPROVE THE WE ENERGIES UTILITY EASEMENT IN WINDRUSH PARK AS PRESENTED. Motion carried unanimously.

**9. UNFINISHED BUSINESS-** None.

## **10. NEW BUSINESS**

**A. Discussion And Possible Action To Create TIF District For St. Mary's School Redevelopment Project (Ansay Development)-** The City Administrator reviewed the request and the City TIF consultant, Christy DeMasters report. This is a Pay-As-You-Go, 20-year TIF agreement based on a development

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value of \$4.75 million, with the developer receiving 90% of the TIF increment and City receiving 10% for administrative expenses. The developer's payout is \$1,207,859 in tax increment and the City would receive \$134,207.

The project costs must be associated with the road improvement work that is being proposed or related to environmental clean-up of the site such as asbestos removal or related type work. Ian McCain was present to review the development plan and answer questions. Discussion was held and MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD. NEUMYER TO APPROVE THE CREATION OF A PAY-AS-YOU-GO TIF DISTRICT FOR ST. MARY'S SCHOOL REDEVELOPMENT PROJECT FOR ANSAY DEVELOPMENT AS PRESENTED. Ald. Postl expressed concerns over the TIF being used and asked that future projects be consider using TIF as a last resort. Ald. Gasper expressed concern over the use of TIF, however this project needs TIF for site reclamation. Ald. Tearney does not approve of TIF, however in this case the site needs assistance. VOTE WAS TAKEN, AYE: 5, NO: 2 (POSTL, GASPER) Motion carried.

**11. FORTHCOMING EVENTS-** None.

**12. PUBLIC COMMENTS/APPEARANCES-** None.

**13. ADJOURNMENT-** MOTION MADE BY ALD. POSTL, SECONDED BY ALD. NEUMYER TO ADJOURN THE MEETING AT 8:47 P.M. Motion carried unanimously.

Respectfully submitted:

Susan L. Westerbeke, City Clerk