

MINUTES
CITY OF PORT WASHINGTON
COMMON COUNCIL MEETING
Tuesday, August 20, 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 Engineer Rob Vanden Noven, 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 recited.

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. BENNING, SECONDED BY ALD. PLEITNER TO APPROVE THE ORIGINAL OPERATOR LICENSES FOR RUNAKO PORTER, JONATHAN MEINS, RACHEL MARTIN AND TESSA WETJES AS PRESENTED; TEMPORARY CLASS B RETAILERS LICENSE FOR PARAMOUNT MUSIC ASSOCIATION FOR PARAMOUNT MUSIC FESTIVAL ON AUGUST 30, 31 AND SEPTEMBER 1, 2019 AT VETERANS PARK AND EVENT CABARET LICENSE FOR PARAMOUNT MUSIC ASSOCIATION AS PRESENTED. Motion carried unanimously.

4. **MAYOR’S BUSINESS**

A. **Proclamation For Feith Family Ozaukee YMCA Day-** Mayor Becker read the proclamation.

5. **OFFICERS’/STAFF REPORT**

A. **Project Update - 2019 Water And Street Improvement Project-** The City Engineer reported on the current projects being completed. Ravine Street and Western Avenue watermain and Rogers Street, Garfield Avenue and Summit Drive paving will be completed by early September.

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. **Approve Event Permit Application (Paramount Music Festival)-** Ald. Pleitner reported on the event application. MOTION MADE BY ALD. BENNING, SECONDED BY ALD. POSTL TO APPROVE THE EVENT PERMIT APPLICATION FOR THE PARAMOUNT MUSIC FESTIVAL ON AUGUST 30, 31, SEPTEMBER 1, 2019 IN VETERANS PARK AS PRESENTED. Motion carried unanimously.

2. **Update On New Fire Station Project-** Ald. Benning reported on the meeting that was held with the County. County Administrator Jason Dwinzel along with Jason Wittek were present and reported that there is approximately 3.5 acres available at the Justice Center site. The County needs storage space and is interested in cost sharing on a joint building with the City. There would be cost savings in planning/design and construction to combine efforts. Joint use of a community room and parking would be available to accommodate that. Fire Chief Mitchell expressed concern that there will not be enough room on that site for a City Fire Station, community room and training area that the City needs.

3. Approve Bid For Resurfacing Of Possibility Playground- Ald. Pleitner reported two bids were received and Reese Recreation was the low bidder. The City budgeted \$200,000 for this resurfacing work. The Finance & License Committee recommends approval. MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD. POSTL TO APPROVE THE LOW BID FROM REESE RECREATION FOR \$201,964.80 SUBJECT TO REVIEW BY THE CITY ATTORNEY AND CITY ENGINEER. Motion carried unanimously.

B. Personnel Committee

1. Approve Six Month Salary Adjustment For Utility Supervisor/Administrative Assistant To City Clerk And City Treasurer- The City Administrator reported the six-month probationary period has ended for Stacie Nelson, the Utility Supervisor and Assistant to the City Treasurer and City Clerk. It is being recommended by the Personnel Committee that she receives an increase in her hourly rate to \$24.00 per hour. MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD. POSTL TO APPROVE A WAGE ADJUSTMENT TO \$24.00 PER HOUR FOR STACIE NELSON EFFECTIVE AUGUST 5, 2019 AS PRESENTED. Motion carried unanimously.

8. BOARDS/COMMISSIONS

A. PLAN COMMISSION

1. Public Hearing For Extension Of The Conditional Use Grant For Casey's Marketing Company At Northwest Corner Of County Highway LL And State Highway 33- The Mayor opened the public hearing for comment. The City Planner reported the 2018 approved Conditional Use Grant (CUG) included the approval from the WisDOT regarding access to and from County Hwy LL (Heritage Road) to this site. The WisDOT has not completed their access review and the required access permit has not been issued. Casey's Marketing Co. is not certain when the approval and permit will be obtained and therefore is requesting an extension of the Grant for 12 months. There were no public comments. MOTION MADE BY ALD. TEARNEY, SECONDED BY ALD. PLEITNER TO CLOSE THE PUBLIC HEARING. Motion carried unanimously.

2. Approve Extension Of The Conditional Use Grant For Casey's Marketing Company At the Northwest Corner Of County Highway LL And State Highway 33- A representative from Casey's Marketing Co. was present to give an update on the WisDOT permit process for access to State Hwy 33 and Co. Hwy LL. The Plan Commission recommends approval of the Conditional Use Grant extension for 12 months. MOTION MADE BY ALD. SIGWART, SECONDED BY ALD. BENNING TO APPROVE THE EXTENSION OF THE CONDITONAL USE GRANT FOR CASEY'S MARKETING COMPNAY FOR 12 MONTHS AS PRESENTED. VOTE TAKEN: AYE: 6, NO: 1 (GASPER) Motion carried.

3. Public Hearing On The Rezoning Of Land At 723 Schmit Drive From I-2 Industrial Park District To I-1, Existing Industrial District With An Overlay Planned District- The Mayor opened the public hearing. The City Planner reviewed the rezoning and overlay planned district request from the applicant to construct individually owned self-storage on the old Murphy Oil property. The rezoning will combine the parcels into the I-1 zoning district and provide a zero set-back. It also includes an Overlay Planned Development (OPD), which addresses the need for a 80ft right-of-way (ROW) to accommodate S. Park Street. There were no public comments. MOTION MADE BY ALD. POSTL, SECONDED BY ALD. PLEITNER TO CLOSE THE PUBLIC HEARING. Motion carried unanimously.

4. Ordinance 2019-11 (Rezoning Of Land At 723 Schmitz Drive From I-2 To I-1 With An OPD Overlay) 2nd Reading- The City Planner reported that the current parcel has two zonings and this change will provide one zoning. MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD. TEARNEY TO APPROVE ORDINANCE 2019-11 SUBJECT TO THE MISSING INFORMATION BEING INSERTED INTO THE ORDINANCE AS APPROVED BY THE CITY ATTORNEY. Motion carried unanimously.

5. Public Hearing On The Rezoning Of St. Mary's School Campus Land On Johnson Street To An Overlay Planned Development And For A Conditional Use Grant As Part Of the Overlay Planned Development- The Mayor opened the public hearing. The City Planner reviewed the redevelopment plan for the old St. Mary's School and parish center into market rate, 30 unit 1, 2, and 3 bedroom apartments with reconfiguration of on and off-street parking. Craig Noll and Charlie Pfrang, both residents in the area of this project, expressed concerns over the number of apartments being built and the number of additional tenants that will need parking. Winter parking can be an issue and with parking restrictions at that time of year may present a problem along with the parking the church needs. MOTION MADE BY ALD. BENNING, SECONDED BY ALD. NEUMYER TO CLOSE THE PUBLIC HEARING. Motion carried unanimously.

6. Ordinance 2019-12 (Rezoning Of Land St. Mary's School Campus 430-446 and 451 Johnson Street For An Overlay Planned Unit Development) 2nd Reading- Ian McCain was present from Ansay Development along with other representatives to address the off street parking and redesign that was done to accommodate the church parking area. They continue to work on providing extra parking. The current street parking is not set up for additional parking stalls when church service is held. During winter parking restrictions the tenants will already have their parking as provided by the apartment complex. MOTION MADE BY ALD. BENNING, SECONDED BY ALD. PLEITNER TO APPROVE ORDINANCE 2019-12 AS PRESENTED. Motion carried unanimously.

7. Approve Conditional Use Grant Application For The Redevelopment Of The Former St. Mary's School Campus On Johnson Street- The City Planner reported this is part of the re-zoning and redevelopment process for the project. The property is zoning Central City Mix (CCM), which allows for a maximum of 8 units. An Overlay Planned Development (OPD) will allow for more than 8 multi-family units and also as a Conditional Use Grant. The Plan Commission recommends approval of this OPD Conditional Use request as it relates to the overall St. Mary's redevelopment project and the July, 2019 Building, Site and Operation Plan. MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD. BENNING TO APPROVE THE CONDITIONAL USE GRANT AS PRESENTED. Motion carried unanimously.

8. Declaration A Portion Of City Land On East Jackson Street Adjacent To The Interurban As Surplus Land And Available For Sale- The City Administrator reported on the request by John Lanser and Mike Schmit to purchase five feet of City land for the development of townhomes located on northside of E. Jackson Street. The additional footage would allow them to meet building code and place windows on the eastside of the townhomes. There would still be approximately 15 feet from the bike trail to the west edge of the property. The Plan Commission unanimously recommends declaring the 5 feet of the subject land as Surplus Property. MOTION MADE BY ALD. PLEITNER, SECONDED BY NEUMYER TO DELARE THE WESTERN FIVE FEET OF LAND ON THE E. JACKSON STREET ADJACENT TO THE INTERURBAN AS SURPLUS LAND. Motion carried unanimously.

9. Approval Of Public Participation Plan For Updated Comprehensive Plan Land Use Map- The City Planner reviewed the schedule for the updating of the 2008 City Comprehensive Plan and Land Use Map, with a goal of completion in Spring of 2020. Given the available staffing resources and update expectations, it's been determined that updating the Land Use Map greatest impact and relevancy is Chapter VIII. This will include a public participation component. The Plan Commission recommends Council approval of the Public Participation as part of an updated Future Land Use Map process. Discussion was held on the process and proposed schedule. MOTION MADE BY ALD. BENNING, SECONDED BY ALD. PLEITNER TO APPROVE THE PUBLIC PARTICIPATION PLAN FOR UPDATING THE COMPREHENSIVE PLAN LAND USE MAP AS PRESENTED. Motion carried unanimously.

10. Approve Certified Survey Map For The Reserve At High Bluff Multi-Family Subdivision, New Port Vista Drive (Extended)- The City Planner reviewed the CSM, which reflects the recently approved Building, Site and Operations Plan approved by the Plan Commission in March 2019. The development plan consists of five four-unit and 19 six-unit MF apartment buildings along with a clubhouse and pool on five lots created by extending New Port Vista Drive west and intersecting with an extension of both Misty Ridge Lane and Windrush Drive, creating an inter-subdivision connection.

Because there are public road dedications with the extension of them a dedicated public connection to the existing public park and Interurban Trail approval by CSM by Council is required. The Plan Commission recommends approval of the CSM. MOTION MADE BY ALD. NEUMYER, SECONDED BY ALD. BENNING TO APPROVE THE CERTIFIED SURVEY MAP FOR RESERVE AT HIGH BLUFF, NEW PORT VISTA DRIVE EXTENSION AS PRESENTED. Motion carried unanimously.

9. UNFINISHED BUSINESS- None.

10. NEW BUSINESS

A. Approve The Renewal Of The Department Of Army License Authorizing The Construction, Operation and Maintenance Of Pier Safety Devices On The North Breakwater- The City Administrator reported on the supplemental agreement, which renews our license with the Department of the Army for various work on the North Breakwater. The term of the agreement is five years and allows the City to do the various safety improvements on the Breakwater. MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD. POSTL TO APPROVE THE RENEWAL OF THE FIVE-YEAR LICENSE AGREEMENT WITH THE DEPARTMENT OF THE ARMY AS PRESENTED. Motion carried unanimously.

11. FORTHCOMING EVENTS- Various events were mentioned.

12. PUBLIC COMMENTS/APPEARANCES- Kathy Boxhorn- Expressed concern over parking at St. Mary's planned apartment during the winter, weekends, when visitors arrive and during church services, funerals and weddings.

13. ADJOURNMENT- MOTION MADE BY ALD. NEUMYER, SECONDED BY ALD. POSTL TO ADJOURN THE MEETING AT 9:14 P.M. Motion carried unanimously.

Respectfully submitted:
Susan L. Westerbeke, City Clerk