

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, MARCH 21, 2019**

ROLL CALL: Alderman Mike Ehrlich called a duly convened meeting of the Plan Commission to order at 6:00 p.m. Members present were: Commissioners Tony Matera, Eric Ryer, Brenda Fritsch, Ron Voigt, and Rob Vanden Noven. Also, present was: City Planner Bob Harris and City Administrator Mark Grams. Absent and excused: Mayor Marty Becker.

APPROVAL OF MINUTES FOR FEBRUARY 21, 2019: MOTION BY ERIC RYER AND SECONDED BY TONY MATERA to approve the minutes as presented. Motion carried unanimously.

PUBLIC APPEARANCE & COMMENTS: Ms. Geri Zehren of 124 South Eva Street wanted to remind Plan Commissioners that Port Washington was a Bird City. Projects being developed in the City should be built with bird friendly glass, especially the Ansay project at Newport Shores.

FINAL SITE AND BUILDING PLAN FOR NEW ADDITION AND COURTYARD FOR FRIEDENS CHURCH LOCATED AT 454 NORTH MILWAUKEE STREET: City Planner Bob Harris reviewed this item with the Plan Commissioners. He reviewed the history of the church and previous renovations. In February 2018, the Plan Commission approved a Concept Plan and a Planned Development Overlay, which was approved by the Common Council in March of 2018 for the proposed project. The purpose of the overlay was to allow Friedens to construct their additions and improvements with shorter property setbacks and over the lot coverage limit than permitted by current zoning. The approved concept plan and overlay also allowed the church to move forward with fund raising and finalized building and site plan. They are here tonight for final approval. Friedens is proposing two additions to their building and site improvements. Friedens is planning a 1,174-sf addition on the southwest corner of the building to accommodate a multi-use parlor, office, lower level classroom, and a stairwell. A new entry courtyard is proposed for the northwest corner of the property. A new exterior elevator shaft on the south side of the church is also planned. The parlor and classroom addition will be constructed with brick veneer exterior with aluminum clad wood windows and cast stone sills in a symmetrical, vertical fenestration pattern with good window depth. The roof addition will be covered with asphalt shingles to best match the existing shingles. The new courtyard is positioned to direct parishioners entering or exiting the building to the corner of Van Buren and Milwaukee Streets to ensure pedestrians use the intersection crosswalks rather than a mid-block cross, where the front entrance walk is currently placed. The courtyard will be a new ADA accessible amenity and will contain outdoor patio seating, a new covered canopy with Douglas fir columns and ample landscaping. The Design Review Board unanimously recommend approval of the Final Site Plan as presented. City Staff recommends approval also. The Plan Commissioners discussed this item and thought it was a great plan. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to approve the proposed Final Site and Building Plan as present subject to staff review the civil plan. Motion carried unanimously.**

FINAL SITE AND BUILDING PLAN FOR EXTERIOR REMODEL TO MCDONALD'S RESTAURANT LOCATED AT 1700 NORTH WISCONSIN STREET: City Planner Bob Harris reviewed this item with the Plan Commissioners. He reviewed the history of the McDonald's building with the Plan Commissioners. He also, reviewed the remodeling that will replace the 25-year old façade with current McDonald's architectural design standards, which will change the traditional design and mansard roof with a more modern or linear appearance. City Planner Harris stated that the mansard "French fry" roof will be replaced with Nichiha fiber cement wall panels placed flat against the building. A vertical "logo panel" will be placed on the front façade, rising the entire height of the building. This EIFS element will have the trademark "Golden Arches" accented by overhead LED lighting. A secondary EIFS logo panel is placed over the south entrance. The current brick will be re-painted and rises above the top of the window line and meets at a new metal canopy element. EIFS will comprise approximately the top 40% of the entire north elevation. The south elevation will have this EIFS pattern only along the top and not visible from North Wisconsin Street. The lighthouse will remain, but the current glass block will be replaced by new, clear glass and corrugated metal will wrap the top of the lighthouse base. The dumpster enclosure will be replaced with a Trex board material. The parking and landscape will remain largely unchanged. The existing pylon sign will remain unchanged. McDonald's is adding wall signs and directional signs that will be permitted separately. The Design Review Board recommended approval and suggested adding a canopy tree to each of the two parking islands on the east side of the property. City Staff recommended approval. **MOTION BY MIKE EHRlich AND SECONDED BY RON VOIGT to approve the Final Site and Building Plan for exterior remodel to McDonald's restaurant as presented. Motion carried unanimously.**

SUBDIVISION ORDINANCE AMENDMENT TO ALLOW UP TO SIX (6) LOTS TO BE DIVIDED BY CSM: City Planner Robert Harris reviewed this item with the Plan Commissioners. He stated that prior to 2018, any division of land creating more than four lots was considered a Subdivision and therefore subject to the State required Subdivision review and approval process, i.e., Preliminary Plat, Final Plat, and all engineering and State approvals as required. In 2018, the State of Wisconsin passed Act 243 Section 58 to allow municipalities with an established planning department to enact an ordinance or adopt a resolution that specifies a maximum number of parcels greater than four and zoned for commercial, multifamily, industrial, or mixed-use development, may be divided by Certified Survey Map rather than by Subdivision Plat. Before the enactment of such an ordinance or the adoption of a resolution the Common Council requires the recommendation of the City of Port Washington Plan Commission. A public hearing before the Common Council is also required. The purpose for the legislation was primarily to provide municipalities flexibility in approving certain land divisions that may not necessarily require a full Subdivision Plat process such as smaller lot subdivisions of non-single-family development. Adopting the proposed subdivision change would allow the City flexibility in allowing non-residential and non-single-family lot subdivisions of a moderate size to be accommodated through the CSM approval process thereby saving time and money and on both the applicant and the City's end in terms of staff time and costs. Staff recommends approval of allowing up to 6 lots to be divided via CSM as outlined under Act 243 Section 58. The Plan Commissioners discussed the pros and cons of this item. **MOTION BY MIKE EHRlich AND SECONDED BY TONY MATERA to recommend to the Common Council to approve up to six (6) lots to be divided by CSM as presented. Motion carried unanimously.**

SUBDIVISION CONCEPT PLAN FOR A PROPOSED MULTI-FAMILY SUBDIVISION FOR RESERVE AT HIGH BLUFF LOCATED AT NEW PORT VISTA DRIVE (EXTENDED): City Planner Bob Harris reviewed this item for the Plan Commissioners. He stated that back in 2007, the City approved a development plan by Fiduciary Real Estate consisting of single-story, slab-on-grade, attached residential condominiums. The units were to be attached as either 3 or 4-unit structures. Land was to be dedicated on the west edge of the development for a 4+ acre public park. Following approval of the building and site plan, the land was rezoned to RM-2 with an OPD Planned Development Overlay. Shortly afterward, the real estate market crashed, and the development was put on-hold. The public park and trail connection to the Ozaukee Interurban Trail were completed; which the residents of Misty Ridge have benefitted from. In 2017, Fiduciary submitted a revised development plan for the site that included a mix of apartments buildings, like the High Bluff development, along with 30 single family lots. Site amenities included a central community club and pool, a regional trail connection, open spaces and ponds. Since that proposal, a more detailed grading and engineering analysis determined that combining both the single-family lots and proposed multi-family building would not be feasible. As a result, Fiduciary is now proposing a scaled back development plan consisting of only four and six multi-family apartments building along with the clubhouse and pool. The Concept Plan proposes five lots created by extending New Port Vista Drive west and intersecting with an extension of both Misty Ridge Lane and Windrush Drive, creating a greater inter-subdivision connectivity. In addition, due to the elimination of the single-family lots, the entire site plan increases the buffer/green space between this subdivision and the Misty Ridge subdivision. This will be entirely a multi-family subdivision. The developer is proposing 19 6-unit apartments and five 4-unit apartments, for a total of 134 units on the four lots. A second clubhouse and pool are also proposed for this development (a clubhouse and pool already exist as part of the original New Port Vista subdivision just to the east). The Design Review Board recommended approval to the Concept Plan with the added recommendation for increased landscaping around the parking lots. Staff recommends approval of the Concept Plan as a logical extension of New Port Vista and Reserve at High Bluff developments; subject to any comments from the Plan Commissioners, and staff also suggests reducing the lot count of the clubhouse parking lot given the overflow lots and on-street parking availability. If feasible, the clubhouse may then be positioned more towards the corner for a more traditional neighborhood development pattern while still ensuring complementary views of green space to the south. The Plan Commissioners reviewed this item. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY BRENDA FRITSCH to approve the subdivision concept plan for a proposed multi-family subdivision for Reserve at High Bluff located at New Port Vista Drive (extended) as presented subject to the adding increase landscaping around the parking lots and a drop-off site at the clubhouse parking lot. Motion carried unanimously.**

PROPOSED REZONING FROM B-2, BUSINESS WITH AN OVERLAY PLANNED DEVELOPMENT (OPD) TO RM-4 MEDIUM RISE APARTMENTS AT HIDDEN HILLS SUBDIVISION LOCATED AT 150 SWEETWATER BLVD: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that this site is located at the northeast corner of State Highway 33 and Sweetwater Boulevard. It is the northeast entrance to the Hidden Hills Subdivision. The site is currently vacant and two existing wetlands separate the development footprint from Foxglove Street to the northeast leaving Sweetwater Boulevard as the only means of access. The applicant is proposing a 35-unit apartment and three duplex apartments at the northeast entrance to the Hidden Hills Subdivision. The Plan Commission approved the Concept Plan of this proposal development at its January 2019

meeting. The property is currently zoned as a Planned Development with a base zoning of B-2 (Business). The applicant is requesting to re-zone the parcel to RM-4 Medium Rise Apartments. The proposed apartment building is virtually identical to the 55+ apartment unit conceptually approved for the site to the east in terms of number of units, design, and materials. The only notable difference is that the proposed development is oriented east-west, parallel to Hwy. 33 with access from Sweetwater Boulevard. Final design and landscaping will be reviewed during the Final Site and Building Plan approval process. 35 underground parking spaces are proposed with garage access on the west end of the building. There are an additional 37 parking stalls on the surface parking lot directly to the north of the apartment building. Each duplex unit will be served by an individual two-car garage. The Final Building and Site Plan will be required prior to any final re-zoning by the Common Council to ensure that the final rezoning reflects the Concept Plan in terms of apartment heights and density. Staff is comfortable with the proposed land use. The adding of multi-family housing as a buffer between principal arterials and a predominately single-family subdivision is a common and not objectionable practice. Staff recommends approval of the re-zoning request to RM-4 conditional on an approved Final Site and Building Plan reflecting the height and density of the apartment as presented in the Concept Plan approved by the Plan Commission at its January 2019 meeting. The Plan Commissioners discussed this item. **MOTION BY TONY MATERA AND SECONDED BY ROB VANDEN NOVEN to recommend to the Common Council to re-zone this property from B-2 Business with an Overlay Planned Development (OPD) to RM-4 Medium Rise Apartments at Hidden Hills Subdivision located at 150 Sweetwater Blvd. (no building with 60 ft height). Motion carried unanimously.**

APPROVE SUBDIVISION CONCEPT PLAN FOR A PROPOSED 14-LOT SF SUBDIVISION LOCATED AT 333 WEST WALTERS STREET AT HARBOR VILLAGE: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that the January 2018 Plan Commission meeting, after several iterations, the Commissioners approve a Concept Plan and rezoning to accommodate a proposed expansion of the Harbor Campus facilities. As part of that expansion, the vacant land south of the current campus was divided into two parcels with the northern lot to accommodate the facilities expansion and the southerly lot reserved for a future residential development. Capri Communities, the owner of the Harbor Campus has decided to move forward with the development of the vacant southern parcel. The developer is proposing to develop the 4.5-acre parcel with a 14-lot Single-Family subdivision. Capri has partnered with Mike Speas to develop single homes on this lot. The proposed subdivision will be accessed by extending North Webster Street north with an eventual connection to Pierre Lane via a future drive lane servicing the yet to be built independent living apartment building. It is anticipated to be a temporary cul-de-sac or hammerhead in the meantime. All the lots in the subdivision will be fronting North Webster Street extended, which will contain sidewalks, tree lanes with canopy trees and decorative street lighting. The homes will be like those Mike Speas has developed at Matthaeus Farms, South Division Street and most recently on North Montgomery Street. The property is currently zoned RS-3 SF but will likely need to be rezoned to RM-1 (One and Two Family) to accommodate the proposed narrower lots. Minimum lot widths in RS-3 are 85' whereas RM-1 is 50'. The lot width as proposed will range from approximately 60' to 80'. The Design Review Board unanimously recommended approval of this concept plan. Staff also recommends approval. **MOTION BY ERIC RYER AND SECONDED BY RON VOIGT to approve the Concept Plan for a 14-lot sf subdivision located at 333 West Walters Street as presented. Motion carried unanimously.**

PROPOSED REVISIONS TO THE CITY OF PORT WASHINGTON SIGN CODE: City Planner Bob Harris reviewed his possible revisions to the sign code, especially the regulation of electronic, digital (including LED) changeable copy and message signs and monument signs. He stated that there is an on-going proliferation of highly graphic and intensely illuminated electronic changeable copy signs and video boards (LED signs, for shore) along commercial corridors throughout SE Wisconsin and nationally. Staff is concerned a lack of regulation will lead to an inundation of these signs that will have long term negative effects on the safety and appearances of American cities both large and small, not unlike the wide-scale installation of overly tall pole and pylon signs during the 1960's and 1970's. Staff is also concerned with the negative effects from these types of signs will fall disproportionately on smaller, traditional "Main Street" towns that rely on certain physical attributes, often termed as "quaint", charming or "picturesque", to attract residents, businesses, and visitors. At the December 2018 Plan Commission meeting, staff introduced the idea of revising the City's current sign code to address these LED sign concerns. Staff has identified five communities from which to compare and possibly model any future changes to its LED sign regulations. These five communities comprise of Grafton, Cedarburg, Mequon, Whitefish Bay and Shorewood. The City permits LED/Electronic Reader Board in all Business and Industrial zoning districts with the provision that it does not contain animation, flashing or distracting features. Crawl signs (moving text) are prohibited but illuminated signs which display a message that changes from a complete line to text to the next line of text are permitted. It is Staff's opinion that the City's regulations regarding LED/Electronic Reader Board signs are no longer relevant to these sign types: today's LED signs are specifically designed to scroll, roll, flash, or otherwise distract making code enforcement an on-going issue by permitting such signs with the condition to not scroll, roll, flash, etc. These signs are then used as intended thereby violating the spirit and intent to the existing ordinance after the fact. Signs of this type approved prior to any approval of this proposed ordinance will be classified as a Legal Non-Conforming Sign and subject to the existing Legal Non-Conforming use language in the City zoning code. Such a designation will be similar to lawfully existing pole or pylon signs when the City prohibited these sign types. The City Planner reviewed the various sign polices for the five communities with the Plan Commissioner members. Staff recommended the "Shorewood" model and the Plan Commissioners agreed. Commissioners also discussed the monument signs and pylon signs.

MOTION BY ERIC RYER AND SECONDED BY ROB VANDEN NOVEN to approve the changes to the sign code based on the Shorewood model and to revise pylon pole sign designation to prohibited signs and monument signs to have the same size base and the sign face or display as presented. Motion carried unanimously.

FORTHCOMING EVENTS: Commissioner Matera stated that there is 121 days to Fish Day. The Marina opens on April 1, 2019. Commissioner Erlich stated that this is his last Plan Commission meeting as an Alderman, and he wanted to thank Merton Lueptow for his attendance at City Meetings. It is wonderful that he takes an interest in City Government.

ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to adjourn the meeting at 7:35 p.m. Motion carried unanimously.

