

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, APRIL 25, 2019**

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

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

PUBLIC APPEARANCE & COMMENTS: There were none.

MINOR REVIEW – EXTERIOR WINDOWS REPLACEMENT FOR PROPERTY LOCATED IN THE DOWNTOWN OF PORT WASHINGTON, 301 NORTH FRANKLIN STREET: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that this is a minor review. This property is in the Downtown Port Washington Historic District and the owner would like to replace all 16 upper story windows with new double hung vinyl windows. This project will improve the facades of the building by replacing the aged windows with operable double hung windows. Staff recommends approval. **MOTION BY BRENDA FRITSCH AND SECONDED BY ROB VANDEN NOVEN to approve the minor review of replacing 2nd story windows as presented. Motion carried unanimously.**

SPECIAL EXCEPTION TO ALLOW FOR ADDITIONAL SIGN SQUARE FOOTAGE AT YUMMY BONES LOCATED AT 201 NORTH FRANKLIN STREET: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that Yummy Bones BBQ has had a temporary banner sign on the two faces of their building entrance for over a year. One reason for the delay in getting permanent signage installed was an extensive rebranding process that the restaurant was undergoing. Yummy Bones has recently completed this rebranding process and has submitted sign permit applications to the City for two permanent wall signs and a projecting sign. However, during the application review process it was discovered that the amount of sign square footage allowed for Yummy Bones is quite limited due to its relatively short building frontage and from a section of the sign code that further limits signage on a side street façade. Yummy Bones is applying for two, 44 square foot wall signs; one sign each for its Franklin Street and Main Street facades. It is also applying for one, 22 square foot projecting sign for a total square footage of 66 square feet. The City Planner reviewed the sign code with the Planners and why Yummy Bones is applying for the Special Exception. The Plan Commissioners discussed this item. Staff recommended approval of the two wall signs and the one projecting sign as presented subject to verification of even and proportional placement within the sign band area. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY BRENDA FRITSCH to approve the Special Exception to allow the additional sign square footage as presented. Motion carried unanimously.**

CERTIFIED SURVEY MAP FOR THE RESERVE MULTI-FAMILY SUBDIVISION FOR NEW PORT VISTA DRIVE (EXTENDED): City Planner Robert Harris reviewed this

item with the Plan Commissioners. He stated that the proposed CSM reflects the recently approved Concept Plan approved by the Plan Commission at its March 2019 meeting and proposed Final Site and Building Plan that accompanies this CSM submission. The Concept Plan and the proposed Final Site and Building Plan consists of 5 4-unit and 19 6-unit Multi-family 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 greater inter-subdivision connectivity. The Board discussed this item and reviewed the plans as presented. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY ERIC RYER to recommend to the Common Council to approve the CSM for the Reserve at High Bluff subject to final approval by the Common Council of proposed Ordinance 2019-02 as presented. Motion carried unanimously.**

REZONING FOR THE RESERVE MULT-FAMILY SUBDIVISION, NEW PORT VISTA DRIVE (EXTENDED): City Planner Bob Harris reviewed this item for the Plan Commissioners. He stated that this request to rezone property from RM-2 Multiple Family Residential with an OPD Overlay Planned Development and RS-3 Single Family Residential to RM-2 Multiple Family residential was from Fiduciary Real Estate Developers of The Reserve at High Bluff. In 2007, the City approved a development plan by FRED consisting of attached residential condominiums on approximately 34 acres west of New Port Vista Subdivision and north of the Misty Ridge Subdivision. Approval was given for the building and site plan; the land was rezoned RM-2 with an OPD Planned Development Overlay. Then the real estate market crashed, and the development was put on hold. In 2017, Fiduciary submitted a revised development plan for this site that included a mix of apartment buildings and single-family home lots. The City rezoned this portion of this property to be RS-3 Single Family lots. In 2019, Fiduciary submitted a revised project plan that eliminated the Single-Family portion of the development and the apartment portion of the project remains. To accommodate the revised plan, the entire 34-acre parcel will require rezoning to RM-2. Staff has no issues with the rezoning request. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY BRENDA FRITSCH to recommend to the Common Council to approve the rezoning of the Reserve at High Bluff from RM-2 Multiple Family Residential with an OPD Overlay Planned Development and RS-3 Single Family Residential to RM-2 Multiple Family Residential as presented. Motion carried unanimously.**

FINAL BUILDING AND SITE PLAN FOR THE RESERVE MULTI-FAMILY SUBDIVISION, NEW PORT VISTA DRIVE (EXTENDED): City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that in 2007, the City approved a development plan by Fiduciary Real Estate Development consisting of single-story, slab on grade, attached residential condominiums. The units were to be attached as either 3- or 4-unit structures on approximately 34 acres west of the New Port Vista subdivision and north of the Misty Ridge Subdivision. 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 RM-2 with an OPD Planned Development Overlay. Then 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. In 2017, Fiduciary submitted a revised development plan for the site that included a mix of apartment buildings along with 30 single family lots. Site amenities included a community club house, outdoor pool, open spaces and ponds. Since that proposal, a more detailed grading and engineering analysis determined that combining both the single-family lots and the Multi-family lots would not be feasible. Fiduciary is currently proposing all multi-family lots with the club house and pool. The developer is proposing 19 6-

unit apartments and 5 4-unit apartments for a total of 134 units on five lots. The Design Review Board met and suggested the following recommendations: 1) For both the 4 and 6 unit apartment buildings, add windows to the garage doors and add depth to the garage placement to avoid a flat, monolithic street view; 2) For the clubhouse, add exterior masonry similar to the existing New Port Vista clubhouse; add architectural details such as brackets, venting on the blank west facing portion of the clubhouse gable, etc. to the main building; 3) For the clubhouse garage, push the garage back from the front of the clubhouse proper to minimize the garage from the street; add a window to the side of the garage building; and 4) Allow for existing parking count but re-consider reducing the amount of parking stalls in the club house parking lot. Staff recommends approval of the Final Site and Building Plan with the recommendations from the Design Review Board. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY ERIC RYER to approve the Final Building and Site Plan for the Reserve at High Bluff as present and with all the comments from the Design Review Board. Motion carried unanimously.**

REZONING REQUEST TO REZONE LOT 2 OF CSM 4053 LOCATED AT 333 WEST WALTERS STREET: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that this vacant property to the south of Harbor Campus was zoned RS-3 until 2017 when the land was divided, via CSM, into two lots to accommodate Capri's Harbor Campus expansion plans. Lot 1 was rezoned to RM-4 and Lot 2 remained RS-3 as single-family senior housing was originally envisioned for that property. In 2019, Capri presented a proposed subdivision for Lot 2 consisting of 14 SF homes was formally presented to the Plan Commission. In order to accommodate the 50-80 lot widths, as proposed, Lot 2 will require rezoning to RM-1 which allows such lot widths. Staff recommends approval. The rezoning to RM-1 will match that of the existing neighborhood to the east and will also allow for a North Webster Street connection to Pierre Lane, eliminating a dead-end street and improving the street grid in this part of the City. **MOTION BY ERIC RYER AND SECONDED BY BRENDA FRITSCH to approve the Concept Plan for a 14-lot sf subdivision located at 333 West Walters Street as presented. Motion carried unanimously.**

PRELIMINARY PLAT FOR A PROPOSED 14-LOT SF SUBDIVISION: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that in January 2018, the Plan Commission approved the Concept Plan and rezoning to accommodate a proposed expansion of the Harbor Campus facilities. A part of that expansion was the vacant land to the south of the current campus. The parcel was divided into 2 lots, the northern lot accommodated the campus expansion and the southern lot for future residential development. Capri Communities has decided to move forward with a 14-lot subdivision which the Plan Commission has reviewed and approved in the past. Capri is now submitting a preliminary Plat for the proposed subdivision to be named for now "Webster Street Addition". The project remains a 14-lot single-family subdivision on a 4.5-acre lot parcel south of the Harbor Campus with street access via an extended North Webster Street terminating at a hammer head. North Webster Street will connect to Pierre Lane following final plans for Capri's proposed senior living apartments proposed just to the north of the subdivision. The homes will be built by Mike Speas Timber Creek Development. All the lots in the subdivision will front North Webster Street. The subdivision will have sidewalks, tree lanes with canopy trees and decorative streetlights. There will be an outlot for storm water detention is on the west end of the 44.5-acre parcel, Lot sizes will vary between 7,000 – 8,100 square feet and 50' – 88' lot widths. The property is currently zoned RS-3 SF but will 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'. Staff recommends approval with the following conditions: 1) North Webster Lane to be changed to North Webster Street to avoid duplicity and confusion and 2) ensure a future public travel and pedestrian connection to Pierre Lane. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY ERIC RYER to approve the Preliminary Plat for the proposed 14 lot Single Family subdivision located at 333 West Walters Street by Harbor Village Holdings, LLC as presented with the 2 conditions that were discussed. Motion carried unanimously.**

REZONING REQUEST FOR AN OPD – OVERLAY PLANNED DEVELOPMENT FOR 1008 – 1032 NORTH GRANT STREET: City Planner Bob Harris reviewed this item for the Commissioners. He stated that Nick Suddendorf was present to have the land he purchased on North Grant Street rezoned. It is presently zoned RS-4 Single Family, like nearly all the properties in the neighborhood east of West Walters Street. The average minimum lot width 75' – the average lot widths of the four subject lots are currently approximately 87'. The applicant is requesting to re-subdivide the four lots into five lots with an average lot width of 69' to accommodate the type of home he was contemplating to construct on these lots. **MOTION BY ERIC RYER AND SECONDED BY BRENDA FRITSCH to recommend to the Common Council to approve the rezoning with the OPD (Planned Development Overlay) with 69' sf. And a minimum of 5' offset for side yards as presented. Motion carried unanimously.**

CERTIFIED SURVEY MPY FOR RE-DIVIDING THREE EXISTING LOTS INTO FOUR LOTS – 1008 -1032 NORTH GRANT STREET: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that the developer, Nick Suddendorf would like to re-divide three existing lots into four lots located at 1008 – 1032 North Grant Street. The properties are currently zoned RS-4 Single Family. The applicant is submitting a CSM for conditional approval to re-divide three of the existing lots (Lots 10-12) into four lots with an average lot width of 69 feet to accommodate the type of home fine Line is contemplating to construct on the lots. The applicant will file a Quick Claim Deed to transfer approximately 15' of Lot 9 to Lot 10 for Lot 9 to match the proposed lot sizes as shown in the CSM. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY BRENDA FRITSCH to approve the CSM as presented subject to the Common Council approving the 5-lot Concept Plan. Motion carried unanimously.**

FINAL PLAT FOR PRAIRIE'S EDGE PHASE 2 SUBDIVISION: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that the Preliminary Plat was approved by Plan Commission in December 2017, along with the rezoning to accommodate the housing types proposed for the subdivision. In June 2018, the Final Plat for Phase I was conditionally approved by the City, but the Final Plat has not yet been recorded. In August 2018, as part of the Final Plat conditions, the applicant acquired the property from the City. In October 2018, water and sewer utilities were extended to the Prairie's Edge site. The applicant is now ready to start developing the subdivision but has a preference to construct both Phase 1 and Phase 2 simultaneously. In order to do so a Final Plan for Phase 2 has been submitted for approval. The applicant reviewed the new changes to the subdivision. The Commissioners discussed changes and stated that they like them. Staff recommends approval to the Final Plat **MOTION BY ROB VANDEN NOVEN AND SECONDED BY ERIC RYER to approve the Final Plat for Prairie's Edge Phase 2 subject to an approved letter of credit or completion of all streets and utilizes, final approval of the engineering plans**

**by staff and the acceptance of utilities and streets by the City of Port Washington.
Motion carried unanimously.**

REZONING FOR PRAIRIE'S EDGE PHASE 2 SUBDIVISION-LOTS 22-37 AND OUTLOT 11: City Planner Bob Harris reviewed this item with the Commissioners. He stated that the Prairie's Edge Subdivision is divided into two phases. Phase 1 comprises roughly 70% of the subdivision, whereas Phase 2 are those lands south of the proposed multi-family apartment and comprised of single-family lots and townhomes units. The applicant is now ready to start developing the subdivision but has a preference to construct both Phase 1 and Phase 2 simultaneously. The Phase 2 Final Plat will contain a different residential mix from that originally presented and as a result a portion presentation. As a result, a portion of Phase 2 will need to be rezoned to accommodate the change in these proposed residential types. The only areas to be rezoned will be Lots 22-37 and Outlot 11. These lots will be rezoned from the existing RM-2 Multi-Family Residential to RM-1 Single and Two Family Residential. The existing OPD will remain. The affected parcel is designated as "Lot 1-8" on the preliminary Plat and was to be divided via Condominium Plat as the uses were to be attached townhouse units. The purpose of the rezoning will be to accommodate the planned change in housing type from attached townhome condominium units to detached single-family homes which will require individual lots where none were platted previously. Staff recommends approval for the proposed rezoning. **MOTION BY ERIC RYER AND SECONDED BY BRENDA FRITSCH to recommend to the Common Council to approve the rezoning as presented.
Motion carried unanimously.**

DISCUSSION OF TIF PROJECT PLAN-SPRING HARBOR SENIOR APARTMENTS LOCATED AT 900-910 SOUTH SPRING STREET: City Administrator Mark Grams reviewed this item with the Commissioners. He stated that Spring Harbor Senior Apartment by Horizon is planning to purchase this lot. They will be getting tax credits from WHEDA. This will be financed by a TIF. This will be a simple TIF project plan. **THIS IS FOR DISCUSSION ONLY.**

FORTHCOMING EVENTS: There was none.

ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY ERIC RYER to adjourn the meeting at 7:15 p.m. Motion carried unanimously.