

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, MAY 16, 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, Tony Matera, Ron Voigt, Brenda Fritsch, and Rob Vanden Noven. Also, present was: City Planner Bob Harris and City Administrator Mark Grams. Absent and excused: None. (Alderman Mike Gasper and Alderwoman Deb Postl were in the audience.

APPROVAL OF MINUTES FOR APRIL 25, 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.

PUBLIC HEARING - PROPOSED TID #4 CREATION FOR 900-910 SOUTH SPRING STREET: City Administrator Mark Grams reviewed this item with the Commissioners. He stated this is for TID #4 for the project plan for the senior housing on South Spring Street. The representatives of Horizon Development were present to review their project with the Commissioners. A brief overview was discussed at the Design Review Board. This will be a 40-unit development of affordable housing. It will be 3 stories with an elevator. There are challenges in developing this site, with the overhead utility lines, the railroad tracks to the east and surrounding land uses. This property used to house a mobile home park. This is information only. The Public Hearing started at 6:03 pm. No one spoke at the Public Hearing and the Public Hearing was closed at 6:08 pm. **MOTION BY RON VOIGT AND SECONDED BY ROB VANDEN NOVEN to close the Public Hearing at 6:08 pm. Motion carried unanimously.**

TID PLAN – PROPOSED TID #4: CREATION FOR 900-910 SOUTH SPRING STREET, HORIZON DEVELOPMENT: City Administrator Mark Grams stated that this will be coming back next month. He suggested that the Plan Commission table this item until next month until all the finances are finalized. **This item was tabled until next month.**

ANNEXATION – REVIEW AND RECOMMENDATION REGARDING A PROPOSED ANNEXATION OF PROPERTY IN THE TOWN OF PORT WASHINGTON LOCATED AT 2713-2715 COUNTY ROAD C AND 1872 SUNSET ROAD, APPLICATE: ALAN VICTOR: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that Alan Victor is the owner of these properties and has requested to be annexed into the City of Port Washington. The property at 2713-2715 County Road C is his residence which also contains a tenant. The Sunset Road property contains a large self-storage building in which the applicant uses and is planning to lease out when annexed into the City. The purpose of the annexation request is to connect to the City's water and sewer, which is a requirement when annexing into the City. The applicant's residential parcel will require residential zoning, in which case RS-6 is recommended. The Sunset Road parcel will likewise require rezoning and that parcel will be zoned B-3. Staff recommends approval for the annexation and the rezoning. **MOTION BY TONY MATERA AND SECONDED BY BRENDA FRITSCH to recommend to the Common Council for approval regarding the**

annexation of the property located at 2713-2715 County Road C and 1872 Sunset Road with the rezoning for the County Road C property be rezoned RS-6 and the Sunset Road property be rezoned B-3 as presented. Motion carried unanimously.

CONDITION USE GRANT – OUTDOOR DINING LOCATED AT 203 EAST MAIN STREET, APPLICANT: FORK AND TAP: City Planner Robert Harris reviewed this item with the Plan Commissioners. He stated that the Fork & Tap restaurant is planning a late spring/early summer opening in the ground floor commercial space of the Harbor Lights development at 203 East Main Street. As part of that use, Fork & Tap owners are requesting a Conditional Use Grant for outdoor dining on an existing deck space located on the east side of the building overlooking the north slip and the marina. As per code, any outdoor drinking/eating space requires a Conditional Use Grant approved by the Common Council. Owners of both the Harbor Lights condos and the Fork & Tap have met to work through common concerns regarding sound, hours, and overall operations. The hours of operations will be 11 am to 10 pm; Music is planned for the venue; the number of tables will be 25 and chairs will be 60; and there will be a possibility of using the sidewalk in the future. Staff recommends approval of the Conditional Use Grant. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to recommend to the Common Council to approve the Conditional Use Grant for outdoor dining located at 203 East Main Street as presented. Motion carried unanimously.**

SPECIAL EXCEPTION – DRIVEWAY EXPANSION LOCATED AT 814 GREYSTONE DRIVE, APPLICANT: KALPESH PARMAR: City Planner Bob Harris reviewed this item for the Plan Commissioners. He stated that City standards require a driveway leading directly to the garage entrance in the shortest distance possible, i.e. a straight line. Any expansion of the driveway beyond the “driveway corridor” leading straight to the garage cannot occur within the setback area, in this case 25’ from the front property line. The applicant is in the process of constructing a driveway for his house which is located at 814 Greystone Drive. He is requesting a Special Exception to expand his driveway within the front setback in order to accommodate extra vehicles, driveway play area, and due to limited space along the side of the house. The driveway expansion would occur directly at the sidewalk as opposed to varying distances back from the sidewalk that is a common pattern. The applicant, Kalpesh Parmar, was present to answer questions from the Plan Commissions. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY Paul Neumyer to approve the special exception for the driveway expansion located at 814 Greystone Drive as presented. Motion carried unanimously.**

SPECIAL EXCEPTION – EXTRA HEIGHT AND SQUARE FOOTAGE FOR A DETACHED GARAGE LOCATED AT 463 WEST MICHIGAN STREET, APPLICANT: MATT DIDIER: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that the applicant is planning on replacing his existing detached garage with a larger structure. The property is located at the southeast corner of West Michigan Street and South Coe Street. An alley serves the block for garage access. The proposed garage will be a three door, detached garage with 896 square feet in area and the height is not an issue. The garage doors will face the alley, whereas currently the existing garage doors face South Coe Street. This will result in the shorter portion of the building facing the public street. The Commissioners suggested placing a window on this side of the building. The zoning setbacks will be met. It will be placed 6 feet off the South Coe Street property line and 8 feet off the rear lot line. The Special Exception is requested because the current zoning is

RM1 One and Two Family Residential and this does not allow for the size and height of the proposed garage. Maximum height for an accessory building 15 feet and the maximum square footage is 720 square feet. The Plan Commissioners reviewed this item. **MOTION BY ERIC RYER AND SECONDED BY BRENDA FRITSCH to approve the Special Exception for extra height and square footage for the detached garage located at 463 West Michigan Street as presented contingent of placing a window on the Coe Street side of the building. Motion carried unanimously.**

REZONING FROM I-2 INDUSTRIAL TO I-1 INDUSTRIAL AT 723 SCHMITZ DRIVE; APPLICANT: BNN DEVELOPMENT LLC: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that the former Murphy Oil property has been vacant for approximately 25 years (or more). The application has purchased this property and he will be clearing it and constructing individually owned self-storage units, essentially a self-storage condominium. To accommodate the placement and number of self-storage units, the applicant is requesting to rezone the property from I-2 Industrial to I-1 Industrial. The purpose of rezoning from I-2 to I-1 is primarily a setback issue. I-2 zoning requires a 25' setbacks, whereas I-1 requires 10' setbacks, which best suits the planned site plan for the proposed development. The subject property is adjacent to industrial zoned property on both its north, east, and west boundaries. Its southern boundary is vacant property in the Town of Port Washington that is somewhat limited by any development potential due to the WE easement and location of its overhead high wires. Staff recommends approval to rezone from I-2 to I-1. **MOTION BY TONY MATERA AND SECONDED BY RON VOIGT to recommend to the Common Council to approve the rezoning of the property at 723 Schmitz Drive from I-2 Industrial to I-1 Industrial as presented. Motion carried unanimously.**

SPECIAL EXCEPTION AND CONCEPT PLAN – TWO STORY AND ROOFTOP ADDITION TO EXCEED 35' IN THE B-4 CENTRAL BUSINESS DISTRICT LOCATED AT 313 WEST GRAND AVENUE, APPLICANT: NICK SUDDENDORF, FINE LINE CARPENTRY: City Planner Robert Harris reviewed this item with the Plan Commissioners. He stated that the subject property is a single-story building located at 313 West Grand Avenue and has contained varying commercial uses, most recently as a real estate office. The property contains a notable grade difference between the Grand Avenue frontage and the south facing side where parking is provided. 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 and third floors, and a roof top addition. Parking will continue to be located in the rear of the building within the existing garage space. The project, as conceptually proposed, will require a Special Height Exception to exceed the 35' height allowance in the B-4 District. Specifically, the proposed two-story addition is below 35' but it is the roof top addition that will increase the planned height from just below 35' to approximately 42' in total height. A three-story (four if including the roof top addition) building is compatible with the context of this stretch of West Grand Avenue with three story apartments located at 220 W Grand Avenue; the Tello's building at 200 West Grand Avenue and two-story Niederkorn Library. The Commissioners reviewed this item and stated that they liked the infill project. **MOTION BY BRENDA FRITSCHED AND SECONDED BY RON VOIGT to recommend to the Common Council to approve the Special Exception and concept plan a two-story and rooftop addition to exceed 35' in the B-4 Central Business District located at 313 West Grand Avenue as presented. Motion carried unanimously.**

FINAL BUILDING AND SITE PLAN – SPRING HARBOR SENIOR APARTMENTS LOCATED AT 900-910 SOUTH SPRING STREET: City Planner reviewed this plan with the Plan Commissioners. Mr. Will Rutherford of Horizon Development was present to review the Final Building and Site Plan. This project is located at 900-910 South Spring Street. This property used to be the old mobile home park located in the Town of Port Washington. In 2007, the City of Port Washington Community Development Authority acquired the parcel for future development. In 2018, the City of Port Washington annexed and rezoned the parcel to RM-4 Medium Rise Apartments for a proposed multi-family apartment for seniors. This will be a 40-unit development. It will be 3 stories in height with heated underground parking and 8 visitors surface parking spots. In addition, the developer, Horizon Development, would use tax credit financing in order to target the apartment units for low- and moderate-income senior citizens. This development will be a mix of one- and two-bedroom units with the end units having balconies. There will be heated underground parking, a clubroom with a full kitchen, and a fitness room. The Plan Commissioner reviewed the project and liked the placement of the building and the colors. The Design Review Board approved this plan and suggested that a trim piece be placed to run across the facade, extend the front sidewalk to the southern entrance, and to work with staff on the landscaping. The developer will be working with the City Engineering on the storm water management plan. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY RON VOIGT to approve this the Final Building and Site Plan as is contingent on the comments from the Design Review Board which was to place a trim piece over the front entrance, extend the front sidewalk to the southern entrance all the way and to work with the developer on the landscaping . Motion carried unanimously.**

FORTHCOMING EVENTS: There was none.

ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to adjourn the meeting at 6:55 p.m. Motion carried unanimously.