

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, JUNE 20, 2019**

ROLL CALL: Mayor Marty Becker called a duly convened meeting of the Plan Commission to order at 6:02 p.m. Members present were: Commissioners Paul Neumyer, Eric Ryer, Ron Voigt, and Brenda Fritsch. Also, present was: City Planner Bob Harris. Absent and excused: City Administrator Mark Grams, City Engineer Rob Vanden Noven and Commissioner Tony Matera.

APPROVAL OF MINUTES FOR MAY 16, 2019: MOTION BY PAUL NEUMYER AND ERIC RYER to approve the minutes as presented. Motion carried unanimously.

PUBLIC APPEARANCE & COMMENTS: There were none.

MINOR REVIEW OF EXTERIOR IMPROVEMENTS TO A CONTRIBUTING BUILDING LOCATED IN THE PORT WASHINGTON DOWNTOWN HISTORIC DISTRICT LOCATED AT 102 EAST PIER STREET, APPLICANTS JUSTIN BEHM AND BRIAN BARBER: City Planner Harris reviewed this item for the Commissioners. He stated that the applicants have purchase the old historic Fire House located at 102 East Pier Street. They will be moving their business to this location. The building is on the National Register of Historic Places as per the 1998 Port Washington Intensive Survey Report. The following work will be done to improve the exterior of the building. The applicants plan to create a knee wall at the entry way, paint the trim area, replace the doors, repair or replace existing rafter tails that are rotten, remove portions of the black railing near the main door, and they will be adding an appropriate business sign on the property. **MOTION BY BRENDA FRITSCH AND SECONDED BY RON VOIGT to approve the minor review of exterior improvements as presented. Motion carried unanimously.**

MINOR REVIEW FOR EXTERIOR SIGNAGE TO A HISTORICALLY DESIGNATED BUILDING LOCATED AT 200 WEST GRAND AVENUE, APPLICANT ANGEL TELLO: City Planner Robert Harris reviewed this item with the Commissioners. He stated this building was built in 18896 and it is listed on the national Register of Historic Places. Tello's is proposing to replace its current, three-sided front entrance signage with a new, similar three-sided sign. The difference from the current sign is the proposed sign will be internally illuminated, face lit letters. The Design Review Board reviewed this sign and recommended approval. **MOTION BY RON VOIGT AND SECONDED BY BRENDA FRITSCH to a approve the internally illuminated with face lit letters sign located at 200 West Grand Avenue as presented. Motion carried unanimously.**

MINOR REVIEW FOR EXTERIOR WINDOW REPLACEMENT TO A CONTRIBUTING BUILDING LOCATED IN THE PORT WASHINGTON DOWNTOWN HISTORIC DISTRICT LOCATED AT 224 NORTH FRANKLIN STREET, APPLICANT SHAWN HOKANSON: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that this property 224 North Franklin Street (the Dominiq Meyer building was built in 1854 and is in the Downtown Port Washington Historic District. The property owner is requesting to replace exterior windows on the second and third floor of this building. The new windows would be double-hung and have a dark bronze color. These new windows will improve the façade of the building by replacing aged windows. Staff recommends approval. **MOTION BY TONY MATERA AND SECONDED BY BRENDA FRITSCH to approve the new exterior window replacements to 224 North**

Franklin Street on the second and third floor of this building as presented. Motion carried unanimously.

CONDITION USE EXTENSION REQUEST FOR CASEY'S MARKETING COMPANY LOCATED AT 1540 WEST GRAND AVENUE: City Planner Robert Harris reviewed this item with the Plan Commissioners. He stated that the WDOT has not decided on egress and access from STH 33. The WDOT has stated that there will be a decision made within two weeks. Lauren Downing requests that this item be tabled. The Plan Commission discussed this item and agreed. **THIS ITEM HAS BEEN TABLED.**

FINAL SITE AND BUILDING PLAN FOR MULTI-FAMILY APARTMENT BUILDING AND THREE DUPLEX UNITS IN THE HIDDEN HILLS SUBDIVISION LOCATED AT 150 NORTH SWEETWATER BLVD, APPLICANT JOHN DONOVAN OF BIELINKSI HOMES: City Planner Bob Harris reviewed this item for the Plan Commissioners. He stated that this development remains essentially the same from the Concept Plan that was approved in January 2019. It is located on the northeast corner of STH 33 and Sweetwater. The site is currently vacant. This is a separate project from the 55+ apartments that will be located approximately 200 feet to the east of this project and face STH 33. The apartment is a 3-story, 35-unit, double-loaded building with two, 2-story portions bookending the east and west ends of the building in order to avoid a monotonous building mass. The roof is a standard pitched roof with two primary gables to break up the roof line. The north façade also contains three secondary gables where the main entrance and stairwells are located. The second and third floor units will have attached balconies. The materials that will be used will be HardiPlank with periodic breaks of ledge stone at the base and the face of the west stairwell exterior. The building will have 225 underground parking spaces with garage access on the west side of the building. There will be additional 27 surface stall parking spaces on the north side of the building. The three duplexes are each of the front-loaded garage variety. The building is broken up by a gable over one of the two garages as well as the second-floor street facing windows of the residential portion. Many of the duplex exteriors will be clad in vinyl siding with aluminum fascia and soffits, matching most of the SF homes in the subdivision. Each duplex unit will be served by an individual two-car garage each of which is slightly off-set from one another to, avoid an overly flat expanse facing the street. **MOTION BY ERIC RYER AND RON VOIGT to approve the Final Site and Building Plan subject to the Design Review Board comments for the apartment building are as follows: On the North and South Facades: Replace the Deep Ocean (dark blue) color with the Cobblestone (cream) color and replace the proposed Cobblestone color with the Slate Gray color; On the East and West facades: replace the Deep Ocean with the Slate Gray and Replace the current garage door style with the style of door shown on the January Concept Plan. The current color remains. For the Duplex units the comments from the Design Review are as follows: Replace the style of garage doors shown on the current submittal with that style shown on the January Concept Plan submittal and Add a gable or other roof form on the rear of the duplexes. The Plan Commission comments regarding the south elevation with masonry on the building to the start of the second floor. Motion carried unanimously.**

CONDITIONAL USE FOR OUTDOOR EATING AND DRINKING ADDITION AT HARBOR HILLS RECREATION CENTER LOCATED AT 101 NORTH FREEMAN DRIVE: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that outdoor eating or drinking facilities and venues are a Conditional Use subject to the Plan Commission and the Common Council approval with various conditions attached to a formal agreement approved and then recorded to the property at the Register of Dees. Harbor Hills was originally a Condition Use in 1984 as part of its operations being outdoor recreation activities. This project involves the construction of a new

outbuilding and paved lot on the north side of the building and south of the volleyball pits. The outbuilding will be a typical garage/shed building with vinyl clad material and a garage door for heavier equipment and vehicles. A concession stand order and carry out window will be placed on the north and east side of the building. The hours of operation will be unchanged. Outdoor seating for 30 people will also be provided on the east side of the outbuilding. The Design Review Board would like to see a gable vent added to the outbuilding and the use of concrete rather than asphalt for the outdoor seating area. The Plan Commissioners had concerns regarding alcoholic beverages being taken into the parking lot. The representative stated that there would be a half wall set up to deter people from doing that. **MOTION BY BRENDA FRITSCH AND SECONDED BY RON VOIGT to approve the Conditional Use Grant as presented. Motion carried unanimously.**

CONCEPT PLAN FOR PROPOSED SEASONAL OUTDOOR EATING AND DRINKING VENUE LOCATED AT THE SOUTHWEST CORNER OF NORTH FRANKLIN STREET AND EAST PIER STREET, APPLICANT NICK AND MELISSA SUDDENDORF: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that the site has been vacant since 1970's when the building was home to a music store was razed. The corner has been emptied ever since. The applicants are proposing to purchase the 40' x 60' lot and activate it with landscape, a fire pit with seating, overhead decorative lighting, and picnic tables. The most prominent feature being an Airstream camper trailer for use as a concession stand to serve seasonal food items such as ice cream in the summer. The Airstream will be placed on a concrete slab via a proposed curb cut and driveway from East Pier Street. The applicant will extend water to the site with a meter that will be pulled at the end of summer/fall season when the Airstream is removed for the winter. The Plan Commissioners discussed this item. Several Commissioners had concerns regarding the Airstream trailer and its placement. Several Commissioners would like to see a building on that site. Commissioners discussed several other issues. **MOTION BY RON VOIGT AND SECONDED BRENDA FRITSCH to approve the Concept Plan for a proposed seasonal outdoor eating and drinking venue located on the southwest corner of North Franklin Street and East Pier Street as presented. Motion carried (3 Ayes, 2 Nays (Becker and Neumyer)).**

CONCEPT PLAN FOR PROPOSED MULTI-FAMILY REDEVELOPMENT OF THE FORMER ST. MARY'S SCHOOL AND PARISH HOUSE LOCATED AT 430-446 AND 451 JOHNSON STREET: City Planner Robert Harris reviewed this item with the Plan Commissioners. He stated that the St. John XXIII Congregation has officially vacated the now former St. Mary's school and parish center and will sell both buildings. Ansay Development is applying for State Historic designation for the former school, parish center and the church in order to secure State historic tax credits to assist with the financing of the St. Mary's school and parish center redevelopment and is hoping to present and complete the formal review process. The project includes the redevelopment of the former St. Mary's school and parish center into a market rate apartment complex consisting of up to 35 unit comprised of 1, 2, and 3-bedroom apartments. Planned building and site amenities include a small landscaped plaza space between the school and parish center, a rooftop deck overlooking downtown Port and Lake Michigan, a landscaped entry marker at Johnson and Van Buren Streets. The Plan Commissioner discussed various items of this Concept Plan. The Commissioners did have some concerns regarding the car port on the east side of the building. The Design Review Board recommend to the Plan Commission to approve the Concept Plan as presented. **MOTION BY ERIC RYER AND SECONDED BY MAYOR MARTY BECKER to approve the Concept Plan for the proposed multi-family redevelopment of the former St. Mary's school and parish house located at 430-446 and 451 Johnson Street as presented. Motion carried unanimously.**

MINOR REVIEW FOR PROPOSED HISTORIC MARKER SIGN IN ROTARY PARK LOCATED AT 231 EAST GRAND AVENUE, APPLICANT; CITY OF PORT WASHINGTON: City Planner Bob Harris reviewed this item with the City Planners. He stated that the Port Washington Historical Society is working with the great grandchildren of Charles Mueller, the German immigrant who in 1880 constructed a five-story brick tannery building on the site of the present-day Harbor View Hotel. The building was destroyed by fire in 1903. Charles Mueller served as Mayor of Port Washington from 1890 to 1892 and 1896 to 1906 and was responsible for many City improvements including sewers, electric lights, water works and a library. 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 and is seeking the City's approval. The Park and Rec Board has approved the placement of the proposed historical marker at its June 13, 2019 meeting. **MOTION BY RON VOIGT AND SECONDED BY PAUL NEUMMYER to approve the placement of the Historical Marker and the long-term maintenance by the City. Motion carried unanimously.**

FORTHCOMING EVENTS: The Park and Rec Beer Gardens are open on the weekends.

ADJOURNMENT: MOTION BY ERIC RYER AND SECONDED BY PAUL NEUMMYER to adjourn the meeting at 7:08 p.m. Motion carried unanimously.