

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, JULY 18, 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, Tony Matera, and Brenda Fritsch. Also, present was: City Planner Bob Harris and City Administrator Mark Grams. Absent and excused: City Engineer Rob Vanden Noven.

APPROVAL OF MINUTES FOR JUNE 20, 2019: MOTION BY ERIC RYER AND PAUL NEUMYER to approve the minutes as presented. Motion carried unanimously.

PUBLIC APPEARANCE & COMMENTS: Fire Chief Mark Mitchell of 104 West Washington Street, stated that the new project for the St. Mary's School building should have a new elevator put in during the renovations. He stated that Design Review Board voted for it and recommended it. The new elevator would be needed because ambulance cots are not able to fit in the current elevator. The Fire Chief explained that using chair cots to carry patients with back injuries or patients that are overweight would be dangerous for the EMT's and Firefighters, which could get hurt carrying these patients down stairs. Mayor Becker and some of the Plan Commissioners agreed with the Fire Chief.

SPECIAL EXCEPTION FOR OUTDOOR STORAGE SHED AT ST. MARY'S CHURCH AT 451 JOHNSON STREET: City Planner Bob Harris reviewed this item for the Commissioners. He stated that St Mary's building and grounds committee determined a need for a storage facility and recommended the style and color as presented. The parish wishes to construct a 216 square foot (12' x 18') storage shed 30 feet from the west side of the church, in place where a small playground used to be. The Special Exception request is to allow the 216 square foot shed whereas 150 square feet is the maximum allowed. The shed will be constructed of wood with a simple pitched metal roof. The color will be gray to best match the church exterior. The Design Review Board recommended approval of the storage shed as presented. **MOTION BY TONY MATERA AND SECONDED BY RON VOIGT to approve the Special Exception for the larger size shed as presented. Motion carried unanimously.**

REZONING REQUEST TO REZONE PROPERTY AT 723 SCHMITZ DRIVE (THE FORMER MURPHY OIL PROPERTY): City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that applicant is proposing to take ownership of the property, clear it, and construct individually owned self-storage units. At its May 2019 meeting, the Plan Commission approved a request to rezone the property from I-2 Industrial to I-1 Industrial to be accommodate the placement and planned number of self-storage units, as I-2 zoning requires a 25' setback, whereas I-1 requires a 10' setback. The applicant is now modifying their May 2019 rezoning request to add an OPD over the I-1 base zoning classification in order to reduce the require setbacks to 0'. The purpose of the OPD request is a reaction to a needed 80' ROW to accommodate South Park Street as part of the redevelopment of the site. Currently, there is no ROW dedication for that segment of the road. Staff recommends approval to re-zone this parcel from I-2 to I-1 with an OPD for a 0' setback subject to the verification by the applicant if the site plan will contain fencing. If so, staff then suggests a 5' OPD setback. The applicant informed the Plan Commissioners that the fencing will stay as is. They are working with the railroad to waive the ROW. **MOTION BY TONY MATERA AND SECONDED BY BRENDA FRITSCH to recommend to the Common Council to approve rezoning request for the property located at 723 Schmitz Drive as presented. Motion carried unanimously.**

CERTIFIED SURVEY MAP FOR PROPERTY AT 723 SCHMITZ DRIVE (THE FORMER MURPHY OIL PROPERTY): City Planner Bob Harris reviewed this item with the Commissioners. He stated that this property has been vacant for over 25 years and it has recently been purchased by the applicant for the purpose of developing approximately 20+ self-storage units. Prior to doing so, the property will require a formal delineation via a Certified Survey Map as land was never dedicated to accommodate South Park Street. The CSM involves the following: Combines two parcels in common ownership on the west side of South Park Street into one lot; The 80' ROW width matches the ROW both north and south of the parcel; and Creates a second parcel on the east side of South Park Street. This portion is currently identified as a contiguous piece of the overall property. Staff recommends approval of the proposed CSM. **MOTION BY TONY MATERA AND SECONDED BY RON VOIGT to recommend to the Common Council to approve the Certified Survey Map for 723 Schmitz Drive as presented. Motion carried unanimously.**

CONDITIONAL USE PROPOSED SEASONAL OUTDOOR EATING AND DRINKING VENUE LOCATED AT THE SOUTHWEST CORNER OF NORTH FRANKLIN STREET AND EAST PIER STREET: City Planner Bob Harris reviewed this item with the Plan Commissioners. The site has been vacant since the 1970's when the building, home to a music store was razed. The applicants are proposing to purchase the 40' x 60' lot and activate it with landscaping, 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. Per City zoning code, outdoor eating or drinking facilities and venues are a Conditional Use subject to Plan Commission and Common Council approval with various conditions. The Airstream would be placed on a concrete slab via a proposed curb cut and driveway from East Pier Street. There is a WE Energies utility pole guide wire located where the curb cut is planned, and the applicants will work with WE Energies to have it removed. The applicant will extend water to the site with a meter that will be pulled when the Airstream is removed in winter. Hours of operation will be from May 1 to October 31st; 11 am to 10 pm daily. Applicants plan to have ice cream, shakes, sundaes and sandwiches. Mayor Becker stated that everyone he has talked to said that they liked the idea and looked forward to seeing it. Also, Commissioner Neumyer stated the same. City Administrator Grams would still like to see a building there. Commissioner Ryer would like to see the fire pit be inspected by the Fire Chief. **MOTION BY RON VOIGT AND SECONDED BY TONY MATERA to recommend to the Common Council to approve the conditional use for an outdoor eating and drinking venue located at the southwest corner of North Franklin Street and East Pier Street as presented and to have the fire pit inspected by the Fire Chief. Motion carried unanimously.**

FINAL SITE AND BUILDING PLAN FOR A PROPOSED MULTI-FAMILY REDEVELOPMENT OF THE FORMER ST. MARY'S CAMPUS LOCATED AT 430-446 AND 451 JOHNSON STREET: City Planner Bob Harris reviewed this item for the Plan Commissioners. He stated that this is a proposed multi-family redevelopment of the former St. Mary's school and parish house located at 430-446 and 451 Johnson Street. The St. John XXIII Congregation as officially vacated the now former St. Mary's school and parish center and will be selling both buildings. Ansay Development is apply 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 before the end of August. 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 30 units comprised of 1, 2, and 3 Bedroom apartments. Planned building and site amenities included a small landscape 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, and a possible small coffee shop or other flex space in

the former boiler room. Parking for the entire complex, including church attendees will be available through a combination of on and off-street parking. Ansary representatives reviewed the parking spaces and other exterior alterations. Johnson Street will be reconstructed and on street parking will go from parallel to angle parking. **MOTION BY BRENDA FRITSCH AND SECONDED BY RON VOIGT to approve the Final Building, Site and Operational Plan for a proposed multi-family redevelopment of the former St. Mary's campus located at 430-446 and 451 Johnson Street as presented including the Design Review Board suggestion of dark bronze window color if viable and approved by the State Historic Preservation officer and transparent garage door for the east facing garage. Motion carried (5 Ayes (T. Matera, abstained)).**

REZONING OF PROPOSED OVERLAY PLANNED DEVELOPMENT ZONING DISTRICT FOR ST. MARY'S CAMPUS LOCATED AT 430-446 AND 451 JOHNSON STREET: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that the project includes the redevelopment of the former St. Mary's school and parish center into market rate apartment complex consisting of up to 30 units comprised of 1, 2, and 3 bedroom apartments and a reconfiguration of on and off street parking to accommodate both future apartment residents and St. Mary's church attendee's. Due to the unique features of the St. Mary's campus that pre-date current zoning requirements, the redevelopment project will require use of an Overlay Planned Development (OPD) to provide needed flexibility that is not permitted by the Central City Mixed (CCM) base zoning. The requested OPD will allow for deviations from the CCM base zoning based upon the submitted Site and Building Plan specific to this project. Among the items included under the OPD request includes: Parking: Allowing for reduction in required enclosed parking; Allowing for shared on and off-street parking as part of total parking counts; and allowing for shared on and off parking for church attendees. Building and Site Requirements: Redevelopment of the former school and parish house using existing setbacks and height; Adding a new rooftop stair tower; and Use of proposed open Space and Residential Density. Use: Allowing for 30 multi-family units as a Conditional Use Grant and allow for the use of free-standing car ports/shelters. The Plan Commissioners discussed this item. Some of the Plan Commissioners had concerns regarding the carport, the elevator, rooftop patio and landscaping. **MOTION BY PAUL NEUMYER AND SECONDED BY ERIC RYER to recommend to the Common Council to approve the rezoning of 430-446 and 451 Johnson Street to an Overlay Planned Development (OPD) as presented. Motion carried (5 Ayes (T. Matera, abstained)).**

CONDITIONAL USE FOR PROPOSED 30 UNIT MULTI-FAMILY REDEVELOPMENT OF THE FORMER ST. MARY'S: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated the project includes the redevelopment of the former St. Mary's school and parish center into a market rate apartment complex consisting up to 30-units comprised of 1, 2, and 3-bedroom apartments. The property is zoned Central City Mixed (CCM). The maximum number of multi-family units permitted in the CCM District is 8 units as a Conditional Use Grant. The City's zoning code allows, with an Overlay Planned Development (OPD) for more than 8 multi-family units, also as a Conditional Use Grant. **MOTION BY BRENDA FRITSCH AND SECONDED BY RON VOIGT to recommend to the Common Council to approve the Conditional Use for the proposed 30-unit apartments as presented Motion carried (5 Ayes (T. Matera, abstained))**

CONDITIONAL USE EXTENSION REQUESTED FOR A CONDITIONAL USE GRANT EXTENSION FOR 1540 WEST GRAND AVENUE, CASEY MARKETING COMPANY: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that on August 7, 2018, the Common Council approved the Conditional Use Grant for a proposed Casey's General Store located on the County-owned land at the northwest intersection of West Grand Avenue and Hwy. LL. As part of the approval, Casey's is required to receive approval from WisDOT regarding access to and from

State Hwy. 33 (West Grand Avenue). To date WisDOT has not completed their access review and the required access permit has not been issued. A Condition of the Casey's Grant included the provision that such Grant shall be null and void if a building permit for the approved use has not been obtained within 12 months of the date of approval of the Grant. Any request for a Grant extension requires a review and approval from the Plan Commission. Staff recommends approval of the extension subject to any other additional Plan Commission recommendations. Members of the Plan Commission discussed reversing the Casey's building on the lot. Some members of the Plan Commission did not like the location of gas station and several Plan Commission members wanted to deny the request to extend the Conditional Use Grant. Lauren from Casey's was present to answer any questions regarding the extension. **MOTION BY ERIC RYER AND SECONDED BY TONY MATERA to recommend extending the Conditional Use as presented. Motion carried unanimously.**

DISCUSSION ITEM ONLY: City Planner Bob Harris discussed with the Plan Commissioners the 22 acres of land owned by WE Energies for sale just north of Prairie's Edge Development. WE Energies would like the City's input on this site. It was the recommendation of the City Administrator to take the temperature of the Common Council and the Plan Commission to see what the City would like developed there. What type of use would be good at that location? Do we want more residential or business? It is zoned at this time PUL. It is something to think.

FORTHCOMING EVENTS: Fish Day is Saturday, July 20th, Planning Director Bob Harris has been with the City for 1 year now. The Park and Rec Department has their summer play going on.

ADJOURNMENT: MOTION BY PAUL NEUMYER AND SECONDED BY TONY MATERA to adjourn the meeting at 7:24 p.m. Motion carried unanimously.