

**CITY OF PORT WASHINGTON  
PLAN COMMISSION  
MINUTES  
THURSDAY, AUGUST 15, 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: City Engineer Rob Vanden Noven, Commissioners Paul Neumyer, Eric Ryer, and Tony Matera. Also, present was: City Planner Bob Harris and City Administrator Mark Grams. Absent and excused: Ron Voigt and Brenda Fritsch. Alderman John Sigwart and Alderman Dan Benning were in the audience.

**APPROVAL OF MINUTES FOR JULY 18, 2019: MOTION BY TONY MATERA AND PAUL NEUMYER to approve the minutes as presented. Motion carried unanimously.**

**PUBLIC APPEARANCE & COMMENTS:** Mr. Barrett Genson of 1822 New Port Vista Drive stated that he is a retired architect and had more than 30 projects in the downtown area. He is commenting on the Air Stream Trailer. He is against it in the downtown area. Maybe the Marina area would be a better fit. He is against the fire pit. He is requesting that the Plan Commissioners revised their approval and deny this item.

Merton Lueptow of 955 West Whitefish Road stated that he had a business downtown, a brick and mortar store for over 70 years. He paid his taxes and his BID taxes. This trailer is unfair to other businesses who pay their taxes. He is not in favor of it.

Dwayne Haskell of 767 West Grand Avenue stated that he was in favor of the Air Stream trailer in the downtown area. It is a 1930's Air Stream trailer costing anywhere from \$40,000 to \$100,000. It would be an icon for downtown. Competition creates business. This land has been vacant for a very long time. This is a great idea.

Kay Kasum of 250 West Chestnut Street stated that she was in favor of it also. It has a retro and vintage look, it is cool. Families walking in the downtown could stop and get ice cream. She encourages the City to think outside the box.

**CONDITIONAL USE: RETURN FROM COMMON COUNCIL TO DISCUSS AND POSSIBLE ACTION ON PROPOSED SEASONAL OUTDOOR EATING AND DRINKING VENUE LOCATED AT THE SOUTHWEST CORNER OF NORTH FRANKLIN AND EAST PIER STREET:** City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that the Common Council referred this item back to the Plan Commission at their meeting on August 6, 2019. The Common Council wanted the Plan Commission to address in greater detail two issues: 1) Zoning code compliance and interpretation of the proposed use and placement of the Airstream trailer; and 2) Greater details on certain parts of the submitted Site Plan. The City Attorney Eric Eberhardt, via a memo, reviewed the zoning issues and agreed with the City Planners interpreted the zoning correctly. The Plan Commissioners stated that they thought there was enough details on the site plan but did ask the applicant to work with City Staff on providing more details on the site plan and sending it back to the Common Council. **MOTION BY TONY MATERA AND SECONDED BY PAUL NEUMYER to recommend to the Common Council to approve the Conditional Use with the site plan as is and to work with Staff for final details. Motion carried unanimously.**

**REZONING OF 1007-1035 NORTH GRANT STREET:** City Planner Bob Harris reviewed this item with the Plan Commissioners. He reviewed the history of these lots for the Commissioners. As part of this land sale, the City of Port Washington stipulated it would re-zone the land from PUL to RS-5 Single Family Residential. The land is now purchased and has been divided into three parcels and the northern

most lot, 1035 North Grant Street is ready for single family development. The City is now ready to re-zone these properties. All three properties are in conformity with all minimum lot size requirements of the RS-5 district. Staff recommends re-zoning the subject parcels from PUL to RS-5 Single Family Residential as presented. **MOTION BY ERIC RYER AND SECONDED BY TONY MATERA to recommend to the Common Council to approve the rezoning of 1007 – 1035 North Grant Street as presented. Motion carried unanimously.**

**SPECIAL EXCEPTION FOR THE FRONT SETBACK REDUCTION OF 1035 NORTH GRANT STREET:** City Planner Bob Harris reviewed this item with the Commissioners. He stated that Sarah and Brian Burdette have purchased 1035 North Grant Street and would like to build a residence. Due to the existing grade, they would like a little more room in the backyard and are requesting a Special Exception with the front setback. There are no residences on either side of this lot and there will be no impact on adjacent properties with the new setback. This property is zoned PUL, Public and Utility Lands and re-zoned to RS-5 to match that of the existing zoning to the south of this property. Staff recommends approving the Special Exception to reduce the front setback from 25 feet to 20 feet. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY PAUL NEUMYER to recommend to the Common Council to approve the Special Exception for the reduce front setback for 1035 North Grant Street from 25 feet to 20 feet as presented subject to the zoning being approve by Council. Motion carried unanimously.**

**CERTIFIED SURVEY MAP WITH DEDICATION FOR THE RESERVE AT HIGH BLUFF:** City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that the proposed CSM reflects the recently approved Building, Site and Operational Plans approved by the Plan Commission at its March 2019 meeting. That development plan consists of five four-unit and 19 six-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. In May of 2019, the City of Port Washington revised its subdivision control ordinance to allow for land divisions involving up to six lots to be approved via CSM. Because there are public road dedications with the extension of New Port Vista Drive, Misty Ridge and Windrush Drive, the Common Council approval of the CSM is required. Staff recommends to the Common Council to approve the proposed CSM as presented. **MOTION BY TONY MATERA AND SECONDED BY PAUL NEUMYER to recommend to the Common Council to approve the Certified Survey Map with Dedication for the Reserve at High Bluff as presented. Motion carried unanimously.**

**DECLARATION OF CITY SURPLUS LAND FOR THE WESTERLY 5 FEET OF CITY OWNED PROPERTY LOCATED NEAR THE NORTHWEST INTERSECTION OF NORTH LAKE STREET AND EAST JACKSON STREET (PARCEL TAX KEY #16-098-02-04-002):** City Administrator Mark Grams reviewed this item with the Plan Commissioners. He stated that John Lanser would like to purchase 5 feet of city land on the east side of his property. The Common Council will be the committee to sell the property, the Plan Commission is just declaring the land as surplus city land. There will still be 10 feet left between his property and the bike path. The setbacks for this project would be 0 feet. **MOTION BY PAUL NEUMYER AND SECONDED BY ROB VANDEN NOVEN to recommend to the Common Council to approve declaring the 5 feet of City property as surplus land. If Mr. Lanser's project is approved, then the land would be sold to him. Motion carried unanimously.**

**REVISED SITE PLAN FOR CEDAR VINEYARD ON LAKESHORE ROAD:** City Planner Bob Harris reviewed this item with the Plan Commissioners. Tom Swarhout was here to present his revised site plan for Cedar Vineyard on Lakeshore Road. He stated that they have an understanding with

Waukesha Bank. The new revised site plan has 76 homes on the east side of Lake Shore Road. There are no homes on the west side of Lake Shore Road. The new winery is on the westside of Lake Shore Road. The vines will be on both sides of the road. He stated more land is being given to the Land Trust. There will be more walking paths and more access for the public. Mr. Swarthout also reviewed the old barn that will be used for the winery. **MOTION BY TONY MATERA AND SECONDED BY PAUL NEUMYER to approve the Revised Site Plan for Cedar Vineyard as present. Motion carried unanimously.**

**COMPREHENSIVE PLAN – UPDATED LAND USE MAP PUBLIC PARTICIPATION PLAN:** City Planner Bob Harris discussed with the Plan Commissioners. He reviewed some history regarding the Comprehensive Plan. He also stated that when he was hired, it was anticipated that updating a portion or portions of the comprehensive plan would occur sooner rather than later. Staff has determined that updating the Future Land Use Map and related recommendations provides the greatest impact and relevancy as Chapter VIII is the most used part of the City comprehensive plan. Staff anticipates a product will consist of a document containing an updated current land use map, an updated future use map, related planning and policy recommendations, along with other photos and graphics as available. Staff stated to the Plan Commissioners that he thinks it will take about 8 months to update the Comprehensive Plan. Staff recommends updating the Comprehensive Plan and Public Participation. **MOTION BY PAUL NEUMYER AND SECONDED BY ERIC RYER to update the Comprehensive Plan and Public Participation as present. Motion carried unanimously.**

**FORTHCOMING EVENTS:** The American Legion is holding its 100 Anniversary Celebration on Saturday, August 17, 2019.

**ADJOURNMENT: MOTION BY PAUL NEUMYER AND SECONDED BY TONY MATERA to adjourn the meeting at 7:15 p.m. Motion carried unanimously.**