

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, OCTOBER 17, 2019**

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

APPROVAL OF MINUTES FOR SEPTEMBER 19, 2019: MOTION BY ERIC RYER AND BRENDA FRITSCH to approve the minutes as presented. Motion carried unanimously.

PUBLIC APPEARANCE & COMMENTS: There was none.

BUILDING AND SITE PLAN FOR SELF-OWNED STORAGE UNITS LOCATED AT 723 SCHMITZ DRIVE: City Planner Bob Harris reviewed this item with the Commissioners. He stated that this project consists of redeveloping the long-vacant (former) Murphy Oil property into a self-storage site that will accommodate 20 individually owned self-storage units of varying sizes complete with water, sewer, gas, and electric hook-ups. The project site is a 5+ acre parcel located in an industrial area of the City. The land was recently purchased by the applicant and slightly re-configured via Certified Survey Map to dedicate an 80' public right-of-way for South Park Street, as no prior right-of-way was dedicated or platted. The applicant also re-zoned the property from I-2 Industrial to i-1 Industrial with an Overland Planned Development to allow for 0' setbacks to accommodate both the dedicated park Street right-of-way and the proposed site plan. The site plan will consist of 20 individually owned self-storage units varying in four different sizes (40' x 50'; 40' x 60'; 50' x 80'; and 50' x 100'). The entrance and exit will be via two curb-cuts on South Park Street internally connected by a single, looping drive. Due to the zero setbacks, close spacing of the units, adjacent industrial uses, and general use and layout there is little room for landscaping, typical for many if not most self-storage sites. Areas not dedicated for the drive and building footprints will be grassed. The four northern most units are currently encroaching upon RR property along Schmitz Drive. The applicant is in the process of finalizing acquisition of this land. The design of the storage units was discussed, as was the operations of the storage units. The Plan Commissioners liked the idea of self-owned storage units at that location. The applicant was present to answer any questions that the Plan Commissioners had. **MOTION BY RON VOIGT AND SECONDED BY TONY MATERA to approve the Building and Site Plan for self-owned storage units as presented. Motion carried unanimously.**

CONCEPT PLAN FOR PROPOSED NINE SF TOWN HOUSE UNITS LOCATED AT 306-314 EAST JACKSON STREET: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that this project site is comprised of two parcels, which are sited between the Interurban Trail on the east side and the East Jackson stairs on the west side. Due to the steep grade from the hill and the retaining wall the site is undeveloped save for a now vacant two-story mixed-use building at 306 East Jackson Street. The proposed project consists of total nine, 3 story, single family town homes – six on the 306 parcel and three on the 314 parcel. A large retaining wall will need to be excavated in order to accommodate the units. A rezoning to B-4 will be necessary along with a special height exception, CSM land division, and a Planned Development Overlay to accommodate the single-family use as a Condition Use. The Site Plan depicts the nine units with a small setback from East Jackson Street to provide a modest driveway and greenspace between the units. The two eastern-most

units are staggered further back from East Jackson Street. It was the intent of the property owner/developer to use a modern design in order to differentiate the town homes from those currently under construction in the area. On the ground floor, are the garages and entrance vestibules. The second floors contain integrated balconies with stainless steel cable rails. The third floors project over the second-floor balconies and has flat roofs to accommodate roof top patios. There were concerns from Plan Commission members with the design of these town homes and with the setbacks. **MOTION BY RON VOIGT AND SECONDED BY PAUL NEUMYER to approve the concept plan for the proposed nine-unit town houses as proposed. Motion carried unanimously.**

BUILDING HEIGHT APPROVAL TO EXCEED 35' HEIGHT LIMIT FOR NINE SF TOWN HOUSE UNITS LOCATED AT 306-314 EAST JACKSON STREET: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that the proposed height of the town homes require Plan Commission approval as the height as shown on the Concept Plan is 43' which exceeds the 35' as of right height requirement. The 43' height would be 4' below the lower level of the hilltop residence. The Plan Commissioner discussed this item. **MOTION BY RON VOIGT AND SECONDED BY BRENDA FRITSCH to approve the height allowance for the nine-unit town houses for the proposed nine-unit town houses as proposed. Motion carried (5 Ayes; 1 Nay (Matera)).**

BUILDING AND SITE PLAN FOR PROPOSED MULTI-FAMILY MIXED USE REDEVELOPMENT OF THE NEWPORT SHORES RESTAURANT SITE LOCATED AT 324 NORTH LAKE STREET AND 407 EAST JACKSON STREET: City Planner Bob Harris reviewed this item with the Plan Commissioners. Representatives from Ansay were in attendance and presented a PowerPoint presentation. They reviewed the changes to the building. The most visible change in the concept and final plan is the expanded and more fully enclosed roof top commercial space and the expanded loft space achieved by reducing elevations throughout the rest of the floors thereby breaking up the north facing façade. Additional changes include: Shortened roof and balcony overhangs, particularly along the sides of the lofted upper story; A fourth floor balcony canopy facing east as part of the enclosed roof top commercial space; The mullion pattern is now a more uniform vertical pattern; Adjusted building grades and building structure around the retail space so eliminating a step or ramp to enter the west corner retails space; and the balcony railing are switched from a glass panel system to a stainless steel cable railing system. There was been a concerted effort from residents to urge the developers to implement design features to limit the number of bird collisions into the building given the amount of glazing. The design team has included the following bird collision features: The use of a cable railing system to reduce the amount of reflective area on the building and add horizontal lines to the façade, both of which are recognized by the Audubon Society as a way to create visual noise and break up the building façade to reduce potential bird collisions. The use of ultra-low reflectiveness of the proposed exterior glazing. The Plan Commissioners reviewed this item and agreed with the changes. The Commissioners stated that it looked great. **MOTION BY RON VOIGT AND SECONDED BY ERIC RYER to approve the Building and Site Plan proposed for a multi-family mixed use redevelopment of the Newport Shores Restaurant located at 324 North Lake Street and 407 East Jackson Street as presented subject to the submittal and review of civil plans by the City Engineer. Motion carried (5 Ayes; 1 Abstained (Matera)).**

REVISED BUILDING AND SITE PLAN FOR SPRING HARBOR SENIOR APARTMENTS LOCATED AT 900-910 SOUTH SPRING STREET: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that this project was originally approved by both the Design Review Board and the Plan Commission in May 2019. However, just prior to construction the developers encountered a highwater table on the building site requiring significant engineering and site

design changes that required a resubmittal and review process. Due to the high-water table, the most visible and significant change is the need to move the underground parking entrance from the rear of the building to the street facing South Spring Street side. Other design changes include: an additional gable has been added to the front façade' the South Spring Street face, in addition to the garage entrance, has now two set of double gables and balconies with columns have been added; and the club room and outdoor patio has been moved from the south/east to the front or north side of the building. The Design Review Board recommended to the Plan Commission to approve the Building, Site and Operational plan subject to the following condition: submittal and review of civil plans by the City Engineer. Staff agreed with the Design Review Board's recommendation. The Plan Commissioners had a couple of suggestions regarding the parking lot and the sidewalk. **MOTION BY TONY MATERA AND SECONDED BY ERIC RYER to approve the revised building and site plan for Spring Harbor Senior Apartments located at 900-910 South Spring Street as proposed. Motion carried unanimously.**

TID #4 PROJECT PLAN FOR REVIEW AND APPROVAL OF TID #4 PROJECT PLAN FOR SPRING HARBOR SENIOR APARTMENTS LOCATED AT 900-910 SOUTH SPRING STREET: City Administrator Mark Grams reviewed this item with the Plan Commission members. He reviewed the history of this property and this project. The current TIF request to accommodate the raising of the building and additional engineering features is estimated to be \$734,348. An additional \$29,703 will be diverted to the City for administrative expenses. The life of the TIF is anticipated to be 20 to 25 years. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY RON VOIGT to approve the TID #4 project plan for Spring Harbor Senior Apartments located at 900-910 South Spring Street as present. Motion carried unanimously.**

COMPREHENSIVE PLAN – LAND USE MAP UPDATE PLANNING PROCESS/NO FORMAL ACTION: City Planner Bob Harris discussed with the Plan Commissioners. He stated that he has had meeting with the Alderpersons and received very good feedback. He will be reaching out to the CDA members for their feedback. The City Planner will then move on to reaching out to the public for their feedback in November and December. He has received the updated maps that he had requested. He stated that the project is moving along and hopes to be completed by spring.

FORTHCOMING EVENTS: Trick or Treat will be held in the City of Port Washington on Saturday, October 26, 2019 between 4:00 pm and 7:00 pm.

ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to adjourn the meeting at 7:29 p.m. Motion carried unanimously.