

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, FEBRUARY 20, 2020**

ROLL CALL: Mayor Marty Becker called a duly convened meeting of the Plan Commission to order at 6:03 p.m. Members present were: City Engineer Rob Vanden Noven, Eric Ryer, Tony Matera, Paul Neumyer and Mike Ehrlich. Also, present was: City Planner Bob Harris and City Attorney Eric Eberhardt. Absent and excused: City Administrator Mark Grams and Ron Voigt. Mayor Becker welcome back Mike Ehrlich to the Plan Commission. In the audience was Alderman Dan Benning and Alderman Mike Gasper.

APPROVAL OF MINUTES FOR JANUARY 16, 2020: MOTION BY PAUL NEUMYER AND SECONDED BY TONY MATERA to approve the minutes as presented. Motion carried unanimously.

PUBLIC APPEARANCE & COMMENTS: There was none.

CERTIFIED SURVEY MAP FOR 723 SCHMITZ DRIVE: City Planner Bob Harris reviewed this item with the Commissioners. He stated that property is vacant. It is a 5+ acre brownfield, recently purchased by the applicant for the purpose of developing approximately 20+ self-storage units. The Plan Commission and Common Council approved the CSM in July 2019 to accommodate the project as well as to dedicate an 80' ROW for S Park Street that previously did not exist. The applicant is back for a new CSM in order to accommodate recently acquired RR ROW land adjacent to the project property that will provide additional space for the planned storage units and to provide frontage along Schmitz Drive. The new CSM will also accommodate several utility easements on the property. Mr. Nick Suddendorf was present to answer any questions. Staff recommends approval. **MOTION BY TONY MATERA AND SECONDED BY ERIC RYER to recommend approval to the Common Council for the revised Certified Survey Map for 723 Schmitz Drive as presented. Motion carried unanimously.**

CONDOMINIUM PLAT FOR 723 SCHMITZ DRIVE: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that this project consists of redeveloping the long vacant, 5+ acre (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. Construction on the project is underway and a Condominium Plat is required prior to addressing the units and commencing on the sale/closing of units. The Building, Site, and Operation Plan was approved by Plan Commission at its October 2019 meeting. Staff recommends approval. **MOTION BY TONY MATERA AND SECONDED BY PAUL NEUMYER to approve the Condominium Plat for 723 Schmitz Drive as presented. Motion carried unanimously.**

BUILDING, SITE, AND OPERATION PLAN FOR PORT WASHINGTON TOWNHOMES LOCATED AT 306-314 EAST JACKSON STREET: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that this project is located on two parcels, which are sited between the Interurban Trail on the east side and the East Jackson Street staircase on the west side. Due to the steep grade from the hill and the existing retaining wall, the site is undeveloped save for a now vacant two-story mixed-use building at 306 East Jackson Street. The project consists of a total nine, 3 story town homes, six units 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 Planned Development Overlay to accommodate the SF use. To accommodate the nine units, a sale of a portion of City-owned land located between the Interurban bike trail and 314 East Jackson Street has been requested by the applicant. The applicant's representative reviewed the building design, colors and building materials. The Plan Commissioners explained to the representative what they were looking for with the design and colors and what they presented was a step backwards. Some Commissioners suggested the roof top gardens, higher windows on the east and west sides, stepping back some of the units, making the units larger, but with 1 less unit, and other items that would make this development more elegant. Commissioners were also concern about all the setbacks and parking on East Jackson Street. Commission Matera had concerns regarding the public stairs to Johnson Street and if another development was built on the west side of the stairs, it would be a tunnel going up the stairs with buildings on both sides. Commission Ehrlich offered to work with the Developer's representatives. **MOTION BY MIKE EHRlich AND SECONDED BY PAUL NEUMYER to postpone this item for two weeks to make changes and return for a special meeting on March 5, 2020 was withdrawn and revised to state MOTION BY MIKE EHRlich AND SECONDED BY PAUL NEUMYER to postpone this item until the next Plan Commission meet on Thursday, March 19, 2020 for a revised Building, Site, and Operation Plan for the Port Washington Townhomes located at 306-314 East Jackson Street. Motion carried unanimously.**

ALLEY VACATION – PUBLIC ALLEY LOCATED BETWEEN WEST WASHINGTON STREET AND WEST MAIN STREET: This is a public alley that is located between West Washington Street and West Main Street, west of North Milwaukee Street. The applicant, P2 Development & Property Management, Jamie Bach is the current owner of the apartment building at 207 West Washington Street and the vacant portion of land located to the south of the apartment building fronting along North Milwaukee Street in an area commonly referred to as Sweet Cake Hill. A 20' wide public alley bisects the two properties. Mr. Bach has contacted the City and requested a formal consideration of vacating a portion of the alley. As per State Statutes governing the vacation process of a public way, the Common Council begins the vacation review process by referring Mr. Bach's request to the Plan Commission for its review and a formal recommendation. The portion of the alley to be vacated is located at its east end and is primarily overgrown with grass, dirt, and foliage. This property consists of a steep grade down to North Milwaukee Street, making the end of the alley unusable. Mr. Bach intends to use the vacated alley area to improve the existing retaining wall and landscaping to the area. The area of the alley to be vacated is approximately 60' long and 20' wide. Staff recommends approving the vacation of this alley. **MOTION BY PAUL NEUMYER AND SECONDED BY MIKE EHRlich to recommend approval to the Common Council to discontinue the alley located between West Washington Street and West Main Street, west of North Milwaukee Street as presented. Motion carried unanimously.**

CONCEPT PLAN FOR AN ASSISTED LIVING AND MEMORY CARE FACILITY LOCATION IN PRAIRIE'S EDGE DEVELOPMENT: City Planner Robert Harris reviewed this item with the Plan Commissioners. He stated that the proposed concept is a 36-unit, 26,624 square foot, assisted living and memory care residential facility that would be situated on approximately 3 acres of land on the north end of the Prairie's Edge development located along the Lake Michigan bluff south of the WE Port Washington plant. The use would replace a proposed single story, 9,000 – 10,000 square foot commercial building and eight townhome units depicted in a previous submittal to the City and detailed in the Developer's Agreement currently in place. The conceptual site plan depicts a U-shaped facility with its back along South Wisconsin Street with the main entrance facing the lake. There will be a parking lot to the north of the building. A private drive separates the facility from seven proposed single-family residences to the east of the building. A commercial building is located to the south which is separated by an entrance drive off South Wisconsin Street. The Plan Commissioners discussed this

item and asked various questions. Discussion was held on number of employees working on each shift, number of residents in house, landscaping and fencing, security, deliveries, and various other topics. **MOTION BY MIKE EHRLICH AND SECONDED ROB VANDEN NOVEN to approve the Concept Plan as presented. Motion carried unanimously.**

SIGN APPROVAL FOR OLD ST. MARY'S CEMETERY: Mayor Becker reviewed this item with the Plan Commissioners. He stated that Bobby Soreno would like to make an entrance sign for the Old St. Mary's Cemetery on North Webster Street. This would be for his Eagle Scout project. The sign would be made of Cedar. Any maintenance on the sign would be taken care of by the church. Mr. Steve Ziebell has approved the sign for the cemetery. **MOTION BY PAUL NEUMYER AND SECONDED BY ERIC RYER to approve the sign for the Old St. Mary's Cemetery as presented. Motion carried unanimously.**

FORTHCOMING EVENTS: There will be a Fish Fry at St. Peter's Campus on February 28, 2020, the Key Event is coming up, and so is the Beer Trivia Event.

ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to adjourn the meeting at 8:40 p.m. Motion carried unanimously.