

**CITY OF PORT WASHINGTON
SPECIAL PLAN COMMISSION MEETING
MINUTES
THURSDAY, MARCH 26, 2020**

ROLL CALL: Mayor Marty Becker called a duly convened meeting of the Plan Commission to order at 6:00 p.m. Members present were Ron Voigt and Mike Ehrlich. Phoning in were the following Plan Commissioners: Rob Vanden Noven, Alderman Paul Neumyer, Tony Matera and Eric Ryer. Also, present was: City Planner Bob Harris and City Administrator Mark Grams.

APPROVAL OF MINUTES FOR MARCH 19, 2020: MOTION BY MIKE EHRLICH AND SECONDED BY RON VOIGT to approve the minutes as presented. Roll Call Vote: Mayor-Aye; Neumyer-Aye; Vanden Noven-Aye; Matera-Aye; Voigt-Aye; Ryer-Aye; and Ehrlich-Aye. Motion carried unanimously.

PUBLIC APPEARANCE & COMMENTS: There was none.

BUILDING, SITE, & OPERATIONS PLAN FOR PORT WASHINGTON TOWNHOMES LOCATED AT 306-314 EAST JACKSON STREET: City Planner Bob Harris reviewed this item with the Commissioners. He stated that at the Plan Commission meeting in February 2020, the Plan Commission reviewed a revised submittal for the 9-unit townhome project proposed for 306-314 East Jackson Street. The project design was considerably changed with a green and gray color palette and a simplified third floor design. The Commission's position of needing adequate space between the Jackson Street stairs and the western edge of the project remained an issue. This design was not accepted by the Commission and a Special Plan Commission meeting was scheduled. Commission Mike Ehrlich met with the applicants and their architects to discuss their design. The site plan remains the same as before with one significant change. The width of each unit has been reduced by 6" thereby increasing the setback from the stairs from 5' to an average of 6'. The current CCM zoning as of right-side setback is 6'. The project will require a rezoning from CCM to CCM with an OPD. The design has some changes to it. They are as follows: Operable third floor windows, larger windows on the columns, added and improved mullions, canopy elements have been added to the entrance vestibules, the western unit has more LP panels, a sunshade has been added to the eastern unit, and a transom window has been added to the previously blank western face. The color palette has reverted back to more favorable earth tones. Staff commented on the following items to the design: Continue the rooftop railings across the 3rd, 5th, and 7th units to reduce the top heavy height and appearance of the fiber panel units; Make the end unit vestibule heights the same as those on the interior units; The materials on the third floor of the western end unit should be more lap siding than the fiber panels as show to be consistent with the other odd-number units. This will affect the staircase facing side as well with minor a material and color change; and the east elevation ground floor material color should be changed from the rust brown to the gray brown. All the Plan Commissioners commented favorably on this design. They commented on the cream city brick, the setbacks, the color pallets, and the revised design. They did have concerns regarding the stairs and commented that they did not want the stairs damaged. **MOTION BY RON VOIGT AND SECONDED BY MIKE EHRLICH to approve the Building, Site and Operations Plan for Port Washington Townhomes as presented subject to submittal and approval of complete civil plans, including final retaining wall plans, to the City Engineer, the Board of Public Works approval of the two entry stoops located in the right-of-way, Re-zoning of the properties from CCM to CCM with an OPD Overlay to allow for the lot and building requirements as depicted on the BSOP, Final acquisition of approximately 5' of City-owned property located to the immediate east of 314 East Jackson Street, and a division of the two parcels**

via CSMs into a combination of nine separate lots. Roll Call Vote: Mayor-Aye; Neumyer-Aye; Vanden Noven-Aye; Matera-Aye; Voigt-Aye; Ryer-Aye; and Ehrlich-Aye. Motion carried unanimously.

FORTHCOMING EVENTS: Still no Fish Fry's. This is the last Plan Commission meeting for City Administrator Mark Grams.

ADJOURNMENT: MOTION BY MIKE EHRLICH AND SECONED BY RONVOIGT to adjourn the meeting at 6:39 p.m. Roll Call Vote: Mayor-Aye; Neumyer-Aye; Vanden Noven-Aye; Matera-Aye; Voigt-Aye; Ryer-Aye; and Ehrlich-Aye. Motion carried unanimously.