

**CITY OF PORT WASHINGTON
PLAN COMMISSION MEETING
MINUTES
THURSDAY, APRIL 16, 2020**

ROLL CALL: Mayor Marty Becker called a duly convened meeting of the Plan Commission to order at 6:01 p.m. Member present was Mike Ehrlich; Phoning in were the following Plan Commissioners: Rob Vanden Noven, Ron Voigt, Alderman Paul Neumyer, Tony Matera and Eric Ryer. Also, present was: City Planner Bob Harris. City Administrator Mark Grams retired.

APPROVAL OF MINUTES FOR MARCH 26, 2020: MOTION BY MIKE EHRLICH AND SECONDED BY PAUL NEUMYER 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: Tom Swarthout of Cedar Vineyards stated that he has been working on Cedar Vineyards for five years. He was a Chairman, an Alderman, on a Hospital Board and other committees and he knows what it takes to be a member. He just wanted to make some comments regarding retiring City Administrator Mark Grams. He stated that Mark was a dedicated supporter of his project, a great support of the City of Port Washington and an overwhelming professional. Mark is a heavy lifter and as he retires, it was a privilege to work with him. Tony Matera asked Tom Swarthout for an update on his project. Tom stated that he was moving forward with the 70 acres to the north. Discussion are in the final phases. There will be 45 units on this development on the north end. The Mayor, Mark Grams, and Bob Harris are familiar with it and so is Rob Vanden Noven. He just wanted to state that it is an honor to work with all of you.

Minor Review For Exterior Window Replacement In The Downtown Port Washington Historic District Located At 231 North Franklin Street: City Planner Bob Harris reviewed this item with the Commissioners. He stated that this property was also known as the Michael Bink Building and was constructed in 1891. It is located in the Downtown Port Washington Historic District. In addition, the building is described in the Downtown Port Washington National Register of Historic Places Registration Form as one of Port Washington's finest examples of Queen Anne style commercial buildings. The building occupies a visible corner lot along North Franklin Street. The property owner would like to replace its second and third story windows with new, almond color, double hung windows but without the window bars. Ms. Lisa Poole was present on the phone with the Plan Commissioners. She was available to answer any questions that the Plan Commissioners might have. Staff recommends approval subject to any additional comments from Commissioners. **MOTION BY MIKE EHRLICH AND SECONDED BY RON VOIGT to approve the Minor Review for exterior window replacement on the second and third floor of 231 North Franklin Street as presented. Roll Call Vote: Mayor-Aye; Neumyer-Aye; Vanden Noven-Aye; Matera-Aye; Voigt-Aye; Ryer-Aye; and Ehrlich-Aye. Motion carried unanimously.**

Minor Review For New Awning Sign In The Downtown Port Washington Historic District Located At 316 North Franklin Street: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that Sir James Pub would like to place an awning on their front facade. The awning would be replacing the previous one that is no longer on the building. He stated that Josh Brown was present for SignEffectz and Jason Rabus was present for Sir James Pub along with Lyndzy Willborn. Awnings located in the downtown historic district traditionally requires approval by the Plan Commission. The design of the awning is constructed of Sunbrella, a durable outdoor cloth fabric used

for boats, patio umbrellas, outdoor furniture cushions and awnings. The awning will be of a more rounded canopy shape as opposed to the more traditional watershed design, such as the flatter awnings that adorn a number of Franklin Street businesses. The color is a brown-red that matches the building façade. The awning will not be illuminated. City Planner Bob Harris reviewed the Downtown Port Washington Design Guidelines for the Plan Commissioners and his comments regarding this awning sign. The Plan Commissioners commented on the awning sign and stated that the color was okay but the shape needed to be flatter and in line with the other awnings in the historic downtown district. It was suggested that the owners and SignEffectz work with Commissioner Ehrlich on a flatter design and come back to the Plan Commission. All members agreed. **This item was tabled.**

Minor Review For An Internally Illuminated Projecting Sign In The Downtown Port Washington Historic District Located at 316 North Franklin Street: City Planner Bob Harris reviewed this item with the Commissioners. He stated that Sir James Pub is proposing to replace its current projecting sign with a new projecting sign in the same third floor location. The main difference from the current sign is the proposed sign will be internally illuminated. According to the sign contractor, the purpose of the illuminated sign is two-fold; 1) Visibility. Due to the tavern location on the north end of Franklin Street, hotel and other business patrons on the south end of Franklin cannot see the Sir James sign and therefore are more apt to frequent taverns closer to the south end; and 2) Tenant Compatibility. The owners are concerned the use of external lighting will flood into the upper floor apartments creating a nuisance. Typically, exterior signage as is being proposed does not require Plan Commission review but in the case of signage deviating from either the sign code and/or from Downtown Port Washington Design Guidelines, Plan Commission approval is needed. City Planner Bob Harris reviewed the Downtown Port Washington Design Guidelines with the Commissioners. City Planner Bob Harris stated that the new sign is very nice except for it being internally illuminated. Staff believes that the sign would establish a clear precedent and will allow for future internally lit signs in the historic district. Staff also recommends inquiring about reducing the sign height to the second story to be more in line with the majority of the other sign and at more pedestrian and driver scale. Plan Commissioners discussed the different options for this sign. They all agreed that more work needs to be done to improve the sign to be externally illuminated. All Commissioners agreed to table this item and bring it back the Plan Commission. **This item was tabled.**

Rezoning Of Land Located On The West Side Of South Lakeshore Road and South Of Stonecroft Drive From B-2 and RS-1 to RS-1 For A Proposed Single Family Residence: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that this item is only for the rezoning of the property. The proposed rezoning of land is located on the West Side of South Lake Shore Road and South of Stonecroft Drive from B-2 and RS-1 with OPD to RS-1 for a proposed Single-Family Residence with a horse barn. The subject parcel is approximately 29-acre lot on the west side of South Lake Shore Road and was originally planned as part of the Cedar Vineyard project. The applicant approached the City and inquired about purchasing the western parcel and constructing a Single-Family home and a horse barn in the event the property was not developed as part the Cedar Vineyard project. In addition, additional Lake Shore Road frontage for additional Single-Family lots is also contemplated. Due to the absence of sewer, the applicant is proposing an on-site wastewater system. The zoning of this property is currently B-2 Business and RS-1 Single Family with an OPD Planned Development Overlay. The applicant is requesting to rezone it to RS-1 and to eliminate the OPD. The Plan Commissioners had some concerns with this item and requested the City Attorney to review it. **MOTION BY MIKE EHRLICH AND SECONDED BY RON VOIGT to hold this matter without prejudice until the answer to the questions are resolved. The City Attorney is still looking into this matter. Roll Call Vote: Mayor-Aye; Neumyer-Aye; Vanden Noven-Aye; Matera-Aye; Voigt-Aye; Ryer-Aye; and Ehrlich-Aye. Motion carried unanimously to table this item.**

FORTHCOMING EVENTS: There was none.

ADJOURNMENT: MOTION BY TONY MATERA AND SECONED BY ROB VANDEN NOVEN to adjourn the meeting at 7:14 p.m. Roll Call Vote: Mayor-Aye; Neumyer-Aye; Vanden Noven-Aye; Matera-Aye; Voigt-Aye; Ryer-Aye; and Ehrlich-Aye. Motion carried unanimously.