

**CITY OF PORT WASHINGTON  
PLAN COMMISSION MEETING  
MINUTES  
THURSDAY, JUNE 25, 2020**

**ROLL CALL:** Mayor Marty Becker called a duly convened meeting of the Plan Commission to order at 6:00 p.m. Member present were: Mike Ehrlich, Paul Neumyer, Eric Ryer, Tony Matera, Ron Voigt, and Rob Vanden Noven. Also, present was: City Planner Bob Harris and City Administrator Tony Brown. In the audience was Alderman Mike Gasper, Alderman Dan Benning and Fire Chief Mark Mitchell.

**APPROVAL OF MINUTES FOR MAY 21, 2020: MOTION BY PAUL NEUMYER AND SECONDED BY MIKE EHRLICH to approve the minutes as presented. Motion carried unanimously.**

**PUBLIC APPEARANCE & COMMENTS:** Mr. Mike Gasper of 514 West Chestnut Street wanted to comment on the property at 406 North Harrison Street and the proposed former Cedar Vineyard concept plan. He commented on the reduction of the setbacks for this property, a different way of dealing with the right-of-way, vacation of the right-of-way, the proposed combining of the 2 lots, the base zoning, and discussed the public land along Lake Michigan with regards to it being not just a walking path.

**MINOR REVIEW FOR DESIGN MODIFICATION TO LAKEPOINTE TOWNHOMES-LAKE STREET BUILDING-LOCATED AT 314 EAST PIER STREET:** City Planner Bob Harris reviewed this item with the Commissioners. He reviewed the background of this project with the Commissioners. He stated that both the Pier Street and Washington Street units are complete, and construction has not yet commenced on the Lake Street units. Based on the feedback received from the listing broker and prospective buyers touring the existing unit on East Pier Street, having three floors of stairs appears to be the biggest issue of concern from potential buyers, many of whom are getting older. The design team is addressing this market demand by changing to a single level floor plan which also creates the ability for two of the units to be accessible through the use of a common elevator and central stairs. The dining and living entertainment spaces have been combined to have the ability to run entirely across the front of each unit providing wide views and balconies overlooking the lake. The design changes will alter the North Lake Street (east) façade from the originally approved. The Commissioners discussed the new changes to the design. The height of the building will be approximately 2.5 ft. higher due to the elevator bulkhead. The Design Review Board recommended approval of the Minor Review as presented. Staff recommendations were to consider adding a canopy or similar feature to the middle/lobby entrance and given the reduction in glazing along the ground floor east elevation consider continuing the masonry along the entire ground floor façade as depicted in the original renderings and elevations. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to approve the Minor Review for design modification to Lakepointe Townhomes on North Lake Street as presented. Motion carried unanimously.**

**SPECIAL EXCEPTION FOR REQUEST TO REDUCE THE SETBACK FROM 6' TO 3' AND ALLOW FOR AN ADDITIONAL 3.5' IN HEIGHT FOR A DETACHED GARAGE LOCATED AT 220 WEST WASHINGTON STREET:** City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that the applicant is requesting to reduce the westerly side setback from 6' to 3' and the northerly setback from 6' to 3' and a maximum height of 18-1/2' for a new detached garage to be located at 220 West Washington Street. Raymond and Brenda Shupe were present at the meeting to answer any questions. The applicants reside at 220 W Washington Street and are planning to construct

a new alley fronting detached garage. The garage would replace an existing shed and surface parking. The purpose of the Special Exception is to fit the 528 square foot garage onto a space bordered by two existing retaining walls. Staff recommendations are to approve the 3' Special Exception for the west property line and not less than 3' or equivalent with the adjacent garage for the north property line. The Plan Commissioners discussed this item. **MOTION BY MIKE EHRLICH AND SECONDED BY RON VOIGT to approve the Special Exception for a 3' setback on the westerly setback and a 3' setback on the northly setback as requested. Commissioners requested that the neighbors to be notified and the Building Inspection and Fire Chief check into the firewall of the building. Motion carried unanimously.**

**SPECIAL EXCEPTION FOR REQUEST TO REDUCE THE SETBACK FROM 20' TO 8' FOR A PROPOSED NEW SINGLE-FAMILY DWELLING LOCATED AT 404-406 NORTH HARRISON STREET:** City Planner Bob Harris Planner Harris reviewed this item with the Commissioners. He stated that the applicants are requesting a reduction of a front yard setback from 20' to 8' in the CCM, Central City Mixed Zoning District. The address is 404-406 North Harrison Street and it is owned by Peter and Maureen Herrmann. The applicants are requesting a Special Exception to reduce the front setback from 20' to 8' to accommodate a new single-family residence on North Harrison Street. This project site is two contiguous lots – 404 and 406 North Harrison Street. A single-family dwelling currently occupies these lots. The applicants will raze the existing dwelling, combine the two parcels into one via CSM and construct their new residence. The property is zoned CCM, Central City Mixed. As a corner lot, the setback on the property are 20' from North Harrison Street and 20' from West Jackson Street. Staff recommends approving the Special Exception as requested with the condition of combing the two lots into one via CSM. **MOTION BY MIKE EHRLICH AND SECONDED BY PAUL MEUMYER to approve the Special Exception for an 8' setback from North Harrison Street and an 8' setback from West Jackson Street as presented subject to the two lots being combined via CSM. Motion carried unanimously.**

**BUILDING, SITE & OPERATIONS PLAN FOR PROPOSED ASSISTED LIVING AND MEMORY CARE CENTER:** City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that the proposed Assisted and Memory Care Facility at the Prairie's Edge Development has submitted a Building and Site Plan for approval. The proposed plan 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 Energies Port Washington plant. The use would replace a proposed a single story, 9,000-10,000 square foot commercial space and eight townhome condominiums depicted in a previous submittal to the City. The project was before the Plan Commission at its March 2020 meeting for a Conditional Use approval, which the Commission granted with the following conditions: 1) Submittal and approval of a final Building, Site, and Operations Plan; 2) Submittal and approval of a Preliminary Plat of the north parcel; 3) Rezoning from RM-2/OPD to B-2/OPD; and 4) Submittal and approval of civil plans by the City Engineer including storm water management. As for the conditions, #1 is being discussed tonight, #2 is not yet submitted; #3 was approved by the Common Council in May 2020, and #4 has not been submitted yet. The Plan Commissioners discussed this item and the loading area for this property. The Design Review Board has approved it. **MOTION BY MIKE EHRLICH AND SECONDED BY ERIC RYER approve Building, Site, and Operations Plan for the proposed Assisted Living and Memory Care Facility with the loading zone on South Wisconsin Street. Motion amended to not have the loading zone on South Wisconsin Street, add more sidewalks, and to look at the widths of the parking lot to the north and adding sidewalks on the north side where the loading zone is and adding pavers, and more trees around the parking areas. Motion carried unanimously.**

**DISCUSSION ITEM: CONCEPTUAL DEVELOPMENT PLAN FOR LANDS NORTH OF CEDAR GORGE IN THE CITY OF PORT WASHINGTON.** City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that the Waukesha State Bank, owner of lands informally known as “the former Cedar Vineyard land”, along Lake Michigan, have hired Robert E. Lee & Associates to create a conceptual development plan for the lands north of Cedar Gorge, which is designated for primarily residential development. The purpose of the plan is to create a visual document to market to potential developers depicting desired uses, a varying range of possible densities, and other amenities. The consultant has created an initial concept for the site and has requested feedback and questions from the Plan Commission prior to further refining the plan for eventual marketing to the development community. The Plan Commissioner reviewed the plan and gave their feedback.

**FORTHCOMING EVENTS:** There was none.

**ADJOURNMENT: MOTION BY PAUL NEUMYER AND SECONED BY TONY MATERA to adjourn the meeting at 7:34 p.m. Motion carried unanimously.**