



CITY OF PORT WASHINGTON, OZAUKEE COUNTY, WI
COMMON COUNCIL MEETING
TUESDAY, AUGUST 20, 2024 AT 6:30 P.M.
Port Washington City Hall, 100 W. Grand Avenue,
Port Washington, WI 53074
Council Chambers

MINUTES

1. **ROLL CALL-** Mayor Ted Neitzke IV convened the meeting of the Common Council at 6:30 p.m. Members present were Alderperson Deborah Postl, Paul Neumyer, Mike Gasper, Dan Benning, Jonathan Pleitner, Patrick Tearney, and John Sigwart. Also present was City Administrator Melissa Pingel, Director of Administration/City Clerk Susan Westerbeke, City Attorney Eric Eberhardt, Public Works Director Rob Vanden Noven, Director of Planning and Development Bob Harris.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG-** The Pledge of Allegiance was recited.
3. **CONSENT AGENDA-** MOTION MADE BY ALD. POSTL, SECONDED BY ALD. NEUMYER, TO APPROVE THE MINUTES OF THE PREVIOUS MEETING AND ACCEPT MONTHLY INVOICES. Motion carried unanimously.
4. **MAYOR'S BUSINESS-** The Mayor provided a Proclamation honoring Hales Trail Community Garden Appreciation Day and thanked the members and volunteers who were present to receive the Proclamation. The Senior Center Summer Concert is August 22 at Lower Lake Park.
5. **OFFICERS/STAFF REPORT**
 - A. **City Administrator Update / Monthly Department Reports-** Reports were distributed in writing.
6. **PUBLIC COMMENTS/APPEARANCES-** Two property owners from locations near 551 N. Wisconsin St. and Harrison St. discussed concerns regarding the proposed business to be located at 551 N. Wisconsin St.
7. **FROM STANDING COUNCIL COMMITTEES**
 - A. **GENERAL GOVERNMENT AND FINANCE COMMITTEE**
 1. **Consideration and Possible Action on Approval of an Original "Class B" Liquor and Class "B" Beer License and Annual Cabaret License for Lucky Devils LLC d/b/a Lucky Devils, (551 N. Wisconsin Street- Kimberleigh Noble-Agent)-** The City Clerk discussed the Liquor and Cabaret License. General Government and Finance Committee reviewed the license and recommends approval subject to the approval of the Conditional Use Grant and Land Covenant under consideration at this Council Meeting. MOTION MADE BY ALD. BENNING, SECONDED BY ALD. POSTL TO APPROVE AN ORIGINAL "CLASS B" LIQUOR AND CLASS 'B' BEER LICENSE AND ANNUAL CABARET LICENSE FOR LUCKY DEVILS LLC D/B/A LUCKY DEVILS, (551 N. WISCONSIN STREET- KIMBERLEIGH NOBLE-AGENT) SUBJECT TO APPROVAL OF THE CONDITIONAL USE GRANT/LAND COVENANT AS PRESENTED. Motion carried unanimously.
 2. **Consideration and Possible Action on Approval to Use \$8,765 of Capital Reserves and the Selection of Kueny Architects to be able to Move Forward with a Facilities Assessment and Needs Analysis for the Municipal Service Center, 333 Moore Road, in 2024-** Finance Director/Treasurer Mark Emanuelson reviewed the request of use of Capital Reserves for this unbudgeted item. The Public Works Director reported on the project request. MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD BENNING TO APPROVE THE USE OF \$8,765 OF CAPITAL RESERVES AND THE SELECTION OF KUENY ARCHITECHTS TO BE ABLE TO MOVE FORWARD WITH A FACILITIES ASSESSMENT AND NEEDS ANALYSIS FOR THE MUNICIPAL SERVICE CENTER, 333 MOORE RD, IN 2024 AS PRESENTED. Motion carried unanimously.
 3. **Ordinance 2024-9: Repealing and Establishing One-Way Street Designations, Amending, Repealing and Recreating Parking Regulations, and Establishing Official Stop Signs- 1st Reading-** City Engineer Roger Strohm was present to review the proposed ordinance. Ald. Gasper requested a correction to a typographical error in the proposed ordinance. The second reading will occur at the next Common Council meeting.
8. **FROM CITY BOARDS/COMMISSIONS**
 - A. **PLAN COMMISSION**

1. Public Hearing to Consider a Request by MKE Mustache Properties LLC to Rezone Land Located at 551 N. Wisconsin Street from RM-1 Single and Two Family Residence and CCM Central City Mixed with OOS Office & Special Service Overlay, to CCM Central City Mixed with OOS Office & Special Service Overlay- The Mayor opened the public hearing. A property owner from Harrison St. expressed concerns over noise from the proposed bar to be located at 551 N. Wisconsin St. There being no other comments the Mayor closed the hearing.

2. Ordinance 2024-8: An Ordinance Rezoning Land Within the City of Port Washington and Amending the Official Zoning Map; Property at 551 N. Wisconsin Street from RM-1 Single and Two-Family Residence and CCM-Central City Mixed with OOS-Office & Special Service Overlay to CCM-Central City Mixed with OOS-Office & Special Service Overlay, MKE Mustache Properties LLC, Applicant- 2nd Reading- The Director of Planning and Development reviewed the proposed change in zoning to bring the entire parcel into a single zoning, correcting the current split zoning. This does not change allowed use in the zoning district. Plan Commission has reviewed this rezoning and recommends approval. MOTION MADE BY ALD. GASPER, SECONDED BY ALD. TEARNEY TO APPROVE ORDINANCE 2024-8: AN ORDINANCE REZONING LAND WITHIN THE CITY OF PORT WASHINGTON AND AMENDING THE OFFICIAL ZONING MAP; PROPERTY AT 551 N. WISCONSIN STREET FROM RM-1 SINGLE AND TWO-FAMILY RESIDENTS AND CCM-CENTRAL CITY MIXED WITH OOS-OFFICE & SPECIALTY SERVICE OVERLAY TO CCM-CENTRAL CITY MIXED WITH OOS-OFFICE & SPECIAL SERVICE OVERLAY, MKE MUSTACHE PROPERTIES LLC, APPLICANT AS PRESENTED. Motion carried unanimously.

3. Public Hearing to Consider a Request by MKE Mustache Properties LLC for a Conditional Use Grant to Allow for a Restaurant and Bar with Outdoor Dining at 551 N. Wisconsin Street- The Mayor opened the public hearing. James McMahon, property owner of 551 N. Wisconsin St. addressed concerns expressed by surrounding property owners. A property owner from Harrison St. expressed concerns over noise from the proposed bar to be located at 551 N. Wisconsin St. There being no other comments the Mayor closed the hearing.

4. Consideration and Possible Action for a Conditional Use Grant and Land Covenant to Allow for a Restaurant and Bar with Outdoor Dining; 551 N. Wisconsin Street, MKE Mustache Properties, Applicant- The Director of Planning and Development reviewed the previous history of the property as a bar and the requested Conditional Use Agreement for the current owner. If approved, the Conditional Use Grant will be reviewed in twelve months. Plan Commission has reviewed this Conditional Use Grant and Land Covenant and recommends approval. MOTION MADE BY ALD. POSTL, SECONDED BY ALD. NEUMYER TO APPROVE A CONDITIONAL USE GRANT AND LAND COVENANT TO ALLOW FOR A RESTAURANT AND BAR WITH OUTDOOR DINING: 551 N. WISCONSIN STREET, MKE MUSTACHE PROPERTIES, APPLICANT AS PRESENTED. Motion carried unanimously.

5. Consideration and Possible Action for a Conditional Use Grant and Land Covenant to Allow Limited Warehousing Operations; 216 S. Montgomery Street, Anneran Holdings, LLC, Applicants- The Planning and Development Director reviewed the Conditional Use Grant and Land Covenant. The property will be used by Anneran Holding to store imported products, wine, beer and food products. The Plan Commission reviewed the Conditional Use Grant and Land Covenant and recommends approval. The City Attorney has reviewed and approved the Conditional Use Grant including the access easement. The applicant had the easement document recorded. Ald. Benning requested an amendment be added to ensure that semi-tractors and heavy trucks are limited from idling while not moving. MOTION MADE BY ALD. BENNING, SECONDED BY ALD. GASPER TO APPROVE THE CONDITIONAL USE GRANT AND LAND COVENANT TO ALLOW LIMITED WAREHOUSING OPERATIONS; 216 S. MONTGOMERY STREET, ANNERAN HOLDINGS, LLC, APPLICANTS WITH THE AMENDMENT THAT NO IDLING OF HEAVY TRUCKS OR SEMI TRACTORS IS ALLOWED. Motion carried unanimously.

9. UNFINISHED BUSINESS- None.

10. NEW BUSINESS- None.

11. PUBLIC COMMENTS/APPEARANCES- Marty Becker commented on the Police and Fire Commission optional powers designation as it relates to the actions of the Common Council.

13. ADJOURNMENT- MOTION MADE BY ALD. POSTL, SECONDED BY ALD. NEUMYER TO
ADJOURN AT 7:22 P.M. Motion carried unanimously.

Respectfully submitted,

Susan L. Westerbeke, Director of Administration/City Clerk