

VILLAGE OF POINT PIONT
Joint Plan Commission/Building Board
April 4, 2016

A joint meeting of the Fox Point Plan Commission and Building Board was held in Schwemer Hall, 7200 N. Santa Monica Blvd., on Monday, April 4, 2016 at 4:30 p.m. A quorum was present for both boards. Roll call was suspended. Those present included:

Plan Commission

Michael A. West, Chairman
Eric Fonstad, Commissioner
Carol Wilkins, Commissioner
John Crichton, Commissioner
Scott Yauck, Commissioner
Donald Zien, Commissioner

Building Board

Gerald Hussin
Del Wilson
Michael Casper
William Feldman

Also present were Village Manager Scott A. Botcher and Attorney Eric Larson.

Notice of the meeting was provided to the North Shore Now and to all others as required by State open meetings laws and posted on the official bulletin boards.

Approval of the Minutes of the February 1, 2016 Plan Commission Meeting.

On motion of Commissioner Chrichton, seconded by Commissioner Yauck and carried 3-0 with Commissioner Fonstad abstaining, the Plan Commission approved the minutes of the February 1, 2016 meeting.

Consideration by Plan Commission - Proposed rezoning of the property at 1825 East Fox Lane, Fox Point Wisconsin (the portion of Doctors Park located within the Village limits) from A-1 Residence District to F-District (Institutional).

This is an application by Milwaukee County.

Before the agenda item was discussed, there was no objection to amending Page 1 of the Ordinance to include the following language, preceding "NOW, THEREFORE ..."

"WHEREAS, the Village of Fox Point finds that this change is consistent with the village comprehensive plan."

Neil Gollhardt, 7900 N. Lake Dr., addressed the Commission to say he is member of the Friends of Doctor's Park and he encourages the adoption of the rezoning.

John Dargle, Milwaukee County Parks, addressed the Commission to say the County Executive is supportive of the rezoning request.

Village Manager Scott Botcher added that there is no interest in the park being zoned anything but a park.

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Commissioner Fonstad made a motion to adopt the proposed ordinance as amended and refer it to the Village Board. Commissioner Wilkins seconded the motion.

The motion carried unanimously, 6-0.

Consideration by Building Board and Plan Commission - Construction of New Restroom Facility with Attached Pavilion at 1825 East Fox Lane (Doctors Park). Following, the Plan Commission may make a recommendation to the Village Board regarding the proposed Facility.

This is an application by Milwaukee County.

John Dargle, Milwaukee County Parks, addressed the Commission to say Milwaukee County is pleased to replace the restroom with the County's Capital Projects funds.

Attorney Larson questioned whether the construction conforms under the Plan Commission's Standards:

- (a) Appropriate in the location proposed;
- (b) Compatible with the neighborhood;
- (c) Not detrimental to the property values of surrounding property; and
- (d) In keeping with the residential character and quality of the Village.

Phillip Schmidt, Milwaukee County Parks, responded that the construction satisfies the standards as follows:

- (a) The building is being built in replacement of the existing structure;
- (b) The building is going to use Lannon stone and stone recycled from the existing building.
- (c) The building will increase surrounding property values; and
- (d) Same as (b).

Commissioner Crichton asked the County if they have a rendering of the building and the color of the roof was discussed. The roof will be either blue or green. Blue is standard. County representative Phillip Schmidt stated that they are in the process of obtaining color and material samples and could put together a rendering before the Village Board meets next Tuesday.

Attorney Larson stated that this approval could be subject to rezoning. The public hearing is next Tuesday. Commissioner Fonstad stated that this is a joint meeting. The Building Board has approved the application already (but they are not noticed to act). The role of the Plan Commission is to recommend the application to the Village Board. The Commission determines the suitability and the County confirms our four standards are met. County representative Dargle stated that a color rendering will be presented. The roof will be similar to the one on the new building in Veteran's Park. Commissioner Zien added that the roof and building in Veteran's Park is a very good looking structure.

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Commissioner Yauck asked what the Building Board has approved if they have not seen the final roof color. If the Commission wants to condition approval on the color, will there be that opportunity? Chairman West commented that the County has not finalized the color samples.

Commissioner Zien made a motion to approve construction of the new restroom facility and recommend it to the Village Board. Commissioner Fonstad seconded the motion. Chairman West proposed to amend the motion to include that the Commission's four standards have been met. Attorney Larson added that it is contingent on the Village Board acting on the rezoning issue. He recommended conditioning approval subject to the rezoning taking effect which changes the zoning from A-residential to F-Industrial. Commissioner Yauck proposed the Commission further recommend that the color of the roof not be blue. Chairman West recommended the County bring color samples to the Village Board meeting and the roof not be blue. Commissioner Fonstad objected to the last part of the recommendation. Chairman West recommended that the County bring color samples and other documents for consideration by the Village Board next Tuesday. He added that the Commission's four standards have been met. Commissioner Crichton added that he would like to see actual renderings of the building. There is no urgency for this construction. The building should look nice. The County offered to the Commission a page containing two colored pictures - a restroom at Lindbergh Park and a pavilion in Veteran's Park - which have been added to the record via the meeting minutes. Chairman West added that the motion doesn't come back to the Commission. Commissioner Zien stated that there are checks and balances in place and that the building in Veteran's Park is fantastic. The Commission should move to the next level. Chairman West asked the County representatives if the County could have ready by next Tuesday a digital rendering of the building. John Dagle confirmed the County could have a digital rendering ready by then. Chairman West amended the motion on the floor be amended to include a digital color rendering of the building be available to the Village Board at their next meeting. The amended motion was carried unanimously, 6-0.

Consideration by Plan Commission and Building Board - Proposed installation of new roof and gutters on office building/rectory and church at St Eugene's Congregation, 7600 North Port Washington Road. Following, the Plan Commission may make a recommendation to the Village Board regarding the proposed roof and gutters.

Terry O'Neill, representative for the applicant informed the Commission that the congregation plans to remove the roof and add insulation and replace the roof and gutters. The roof will be a standing seam metal roof. The project will remove the breezeway between the rectory and garage to create two separate buildings.

Commissioner Fonstad asked Mr. O'Neill to discuss the Commission's four standards. Mr. O'Neill stated that all four standards are met. The buildings are located where they are, it is compatible in the neighborhood, the construction will improve values, and it will improve the area. Chairman West stated he was concerned about the spacing of the ribs on the roof. Mr. O'Neill stated that they are standard - 18 inches on the church, and 16 inches on the rectory. Commissioner Zien made a motion to approve the installation of the roof and gutters at St.

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Eugene's Congregation. Commissioner Crichton seconded the motion. Chairman West asked to amend the motion to say that the Commission's four standards have been met.

The amended motion carried unanimously, 6-0.

Consideration by Plan Commission - Proposed Conditional Use-Riverpoint Center. Bentley's Pet Stuff 8642 N Port Washington Road. Operation of a pet food and pet products store. Following, the Plan Commission may make a recommendation to the Village Board regarding the proposed conditional use.

Mark Wussow, Commercial Property Associates, 1000 N. Water, Milwaukee, informed the Commission on the plans for Bentley's Pet Stuff to expand stores in Wisconsin from Chicago.

Chairman West questioned whether they are doing business at this time. They are not. Attorney Larson requested to modify the Conditional Use Order at paragraph number 1 to strike the present paragraph and replace it as follows after Use Restricted: "Sale of natural pet foods, pet products, and pet supplies." Commissioner Yauck made a motion to approve the proposal as amended. Commissioner Fonstad seconded the motion.

The amended motion carried unanimously, 6-0.

Adjourn.

On motion of Commissioner Crichton, seconded by Commissioner Yauck, and carried unanimously, the Commission adjourned at 5:30 p.m.

Respectfully submitted,

Beth McGowan
Transcriber

PROPOSED RESTROOM AND SHELTER BUILDING AT DOCTORS PARK

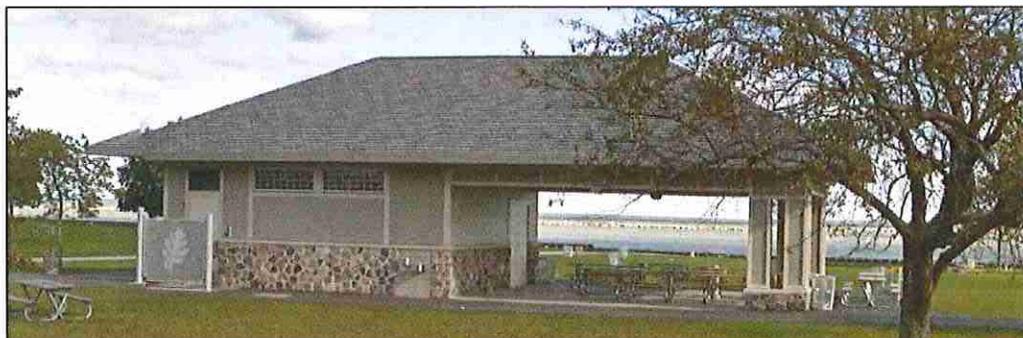
The proposed restroom/shelter structure will be fully ADA accessible and will consist of men's and women's restrooms as well as an attached open picnic shelter area.



LOCATION



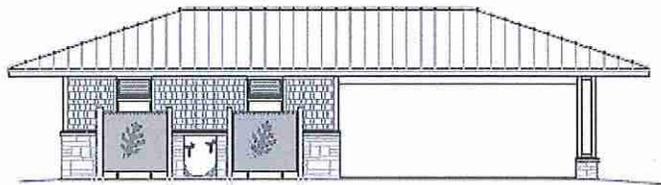
LINDBERGH PARK RESTROOM/SHELTER BUILDING (STYLE AND SIZE)



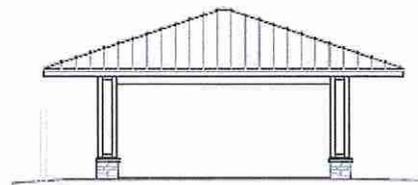
VETERAN'S PARK PAVILION (EXTERIOR FINISH)

PROPOSED RESTROOM AND SHELTER BUILDING AT DOCTORS PARK

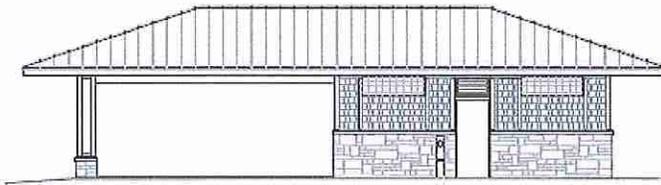
- The women's restroom will consist of (2) toilets and (2) sinks and the men's restroom will consist of (1) urinal, (1) toilet and (2) sinks. Privacy Screens will be located at the restroom doors.
- The building area housing the restroom will be approximately 26' x 24' constructed of concrete block walls with glass block windows. The attached covered pavilion will be approximately 24' x 24' with a concrete slab floor.
- Exterior finish will be masonry veneer and cement board shingle siding and trim. Stone veneer will be reclaimed from the existing comfort building in the park. The roof will be standing seam steel panels.
- Building will feature exterior soffit lighting and lighting under the open shelter canopy. Exterior electrical outlets will also be provided under the open shelter canopy. Drinking fountains will be located on the building exterior.



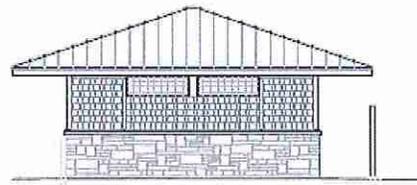
WEST ELEVATION



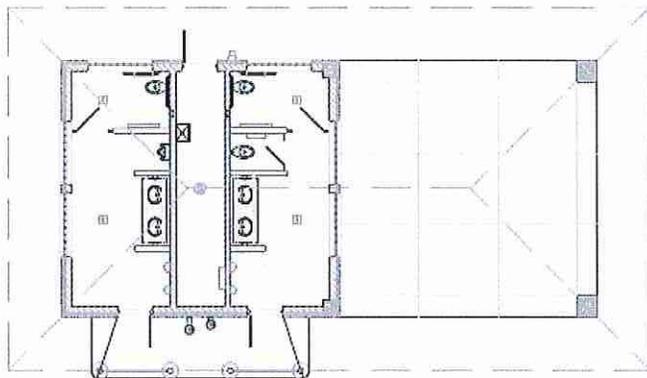
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



FLOOR PLAN