

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
TUESDAY, MAY 25, 2015**

1. **ROLL CALL:** Plan Commission Member Bud Sova called a duly convened meeting of the Plan Commission to order at 7:06 p.m. Members present were: Commissioners Voigt, Kelley, and Williams. Also present was: City Planner Randy Tetzlaff and City Engineer Rob Vanden Noven. Mayor Mlada arrived at 7:10 p.m. Absent and excused: Dan Becker and City Administrator Mark Grams.
2. **PUBLIC APPEARANCE & COMMENTS:** There was none.
3. **APPROVAL OF MINUTES FOR APRIL 16, 2015: MOTION BY EARL KELLEY AND SECONDED BY AMANDA WILLIAMS to approve the minutes as presented. Motion carried unanimously.**
4. **SPECIAL EXCEPTION TO PERMIT AN OVERSIZE GARAGE AND INCREASED BUILDING HEIGHT AT 517 NORTH HARRISON STREET:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that this item is being brought back to the Plan Commission after being table at last month's meeting. Based on the comments made by the Commissioners last month, changes have been made to the proposed plan. The size of the garage has been reduced from 1,200 SF to 950 SF and that has resulted in reducing the average building height to 16' 6". Mike Ehrlich reviewed the revised plans with the Plan Commissioners. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY AMANDA WILLIAMS to approve the Special Exception to permit an oversized garage and increased building height at 517 North Harrison Street as presented. Motion carried (5 Ayes; 1 Nay (Kelley)).**
5. **SPECIAL EXCEPTION TO PERMIT ADDITIONAL PROJECTING SIGNS AT 211 NORTH FRANKLIN STREET:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that §20.29.080 (5a) allows only one (1) projecting sign per building. Currently on the Boerner Building, there are two (2) projecting signs; one that faces North Franklin Street and one that faces the alley; these are conforming. ZuZu Pedals which has a current window sign is now requesting a projecting or blade sign. In the near future, Daily Baking Company will also be requesting its own projecting sign. If the special exception is granted, the total signage on the Boerner Building will not exceed the total signage permitted which is 120 SF. **MOTION BY BUD SOVA AND SECONDED BY RON VOIGT to approve the special exception to permit additional projecting signs at 211 North Franklin Street as presented. Motion carried (5 Ayes; 1 Nay (Kelley)).**
6. **SPECIAL EXCEPTION TO PERMIT A NON-CONFORMING POLE MOUNTED SIGN AT 1032 SOUTH SPRING STREET:** City Planner Randy Tetzlaff reviewed this item. He stated that this item and the next item on the agenda are related. It came to the attention of the Inspection Department that the sign faces of the existing pylon sign at the referenced address had changed; it went from Brooks Chiropractic to Align Chiropractic. Pylon or ground mount signs are no longer permitted and §20.09.050D states that any change in the wording of a sign shall require that the sign be brought into conformity with the requirements of the sign ordinance. When such changes occurred to other signs in the same vicinity along South Spring

Street, we were able to get new monument signs for Mad Max (BP Gas), George Webb, Mama Mia's, Heba Auto Sales, and C&M Auto. In the past, when the previous owner of the north side CITGO requested permission to change his sign panels, the Plan Commission rejected his request. The new owner later constructed a new monument sign prior to occupancy. To retain this sign, a special exception must be granted; if not, it must be removed or replaced with a monument sign. The owner of property, Dr. Phillip Brooks was present to answer question regarding his signs. The Plan Commission discussed this item and decided to table it. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY BUD SOVA to table this item at this time. Motion carried unanimously.**

7. **SPECIAL EXCEPTION TO PERMIT A SECOND GROUND MOUNTED SIGN AT 1032 SOUTH SPRING STREET:** Plan Commissioners decided to table this item also. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY EARL KELLEY to table this item at this time. Motion carried unanimously.**

8. **DISCONTINUANCE OF PUBLIC WAY (CEDAR SHORES SUBDIVISION):** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that in the late 1920's, a subdivision known as Cedar Shores was platted in the Town of Grafton. The land lying along Lake Michigan and east of CTH C was never developed and later became a part of the property acquired by VK Development. The land is now part of the proposed Cedar Vineyards Development and the plat must be vacated before the new development is re-patted. City Attorney Eberhardt has been in contact with the attorney representing the current owner, Waukesha State Bank. They will be presenting a Petition for Discontinuance of Public Way to the Common Council. Prior to the Council taking action, the Plan Commission must first consider and then make a recommendation to discontinue all public ways within the plat. **MOTION BY BUD SOVA AND SECONDED BY RON VOIGT to recommend to the Common Council to approve the Discontinuance of Public Way at Cedar Shore Subdivision as presented. Motion carried unanimously.**

9. **FORTHCOMING EVENTS:** The Mayor mentioned that the North Beach walkway will be opened on Thursday. ZuZu Pedals' bike rake on North Franklin Street is open to the public to use. Nicky Boy Charters will be having special charters with current and former Packer Players. The owner, Sharon and Chris Janke are putting together this fundraiser for Camp Hometown Heroes and the Dennis Sullivan will be visiting and mooring in the Harbor this summer.

10. **ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY RON VOIGT to adjourn the meeting at 8:26 p.m.**