

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, JULY 20, 2017**

1. **ROLL CALL:** Plan Commissioner Rob Vanden Noven called a duly convened meeting of the Plan Commission to order at 6:04 p.m. Members present were: Commissioners Brenda Fritsch, Amanda Williams, Tony Matera, and Alderman Mike Ehrlich arriving at 6:07 pm. Also present was: City Planner Randy Tetzlaff, and City Administrator Mark Grams. Absent and excused: Ron Voigt. Mayor Mlada arrived at 6:14 pm
2. **APPROVAL OF MINUTES FOR JUNE 15, 2017: MOTION BY AMANDA WILLIAMS AND SECONDED BY TONY MATERA to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCE & COMMENTS:** There were none.
4. **REVISED CONCEPT PLAN FOR A RESIDENTIAL DEVELOPMENT ON 11.73 ACRES IN THE TOWN OF PORT WASHINGTON, NORTHEAST CORNER OF CTH LL AND SUNSET ROAD:** City Planner Randy reviewed this item with the Plan Commissioners. He stated that at last month's meeting, the Commissioners made several suggestions regarding the concept plan that was submitted. The two key suggestions were to make a through street connecting Shalestone and Granite. Also the Plan Commissioners would like to see larger lots to accommodate side-by-side units. The applicant has made those changes and is now seeking approval from the Commission. Mr. Lew Herro reviewed all the changes to the Commissioners. He also reviewed the lots for different styles of garage entrances. The Commission would like to see a pedestrian path between Lot 13 and the Outlot. Mr. Herro explained to the Commissioners that all buildings will be reviewed before being sent to the City for permits. His group will review what type of house would go on what lot. For example: this lot is better suiting for a ranch and this lot might be better suited for an exposed basement. Some lots would be better for a side loading garage and some lots would be better for a front loading garage. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY MAYOR TOM MLADA to approve the revised concept plan as presented subject to adding a pedestrian easement to Sunset Road between lot 13 and the outlot. Motion carried unanimously.**
5. **REVISED PRELIMINARY PLAT FOR CEDAR VINEYARDS:** City Planner Randy Tetzlaff this reviewed this item with the Plan Commissioners. He stated that the Plan Commission previously approved a preliminary plat however; it was subject to it being brought into the standards required by the City and State Plat review. In addition, a revised certified survey map for the property was approved last month that reflected changes to developable acreage. The plat under consideration is in conformance with both the City and State requirements and the changes to the acreage. This plat is only for the area north of Cedar Gorge. This is basically a Phase 1 or First Edition of this project. The City Planner asked that the developer to name this plat as such because there will be other phases in the future for this development. **MOTION BY MIKE EHRLICH AND SECONDED BY TONY MATERA to approve the revised preliminary plat for Cedar Vineyards subject to the plat being named as Phase 1 or First Edition and the approval from the State for being named. Motion carried unanimously.**

- 6. CONSIDERATION OF PUBLIC ACCESS TO THE LAKE BLUFF AREA IN THE PRAIRIES'S EDGE DEVELOPMENT:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that during the negotiations with the Black Cap Halcyon, the developer of Prairie's Edge, there has been discussion regarding public access. The City has negotiated with Black Cap Halcyon that the City would retain ownership of the beach and the bluff area for public access. This would be from the top of the bluff to the lake shore. The Developer would be responsible for maintaining public trails. **MOTION BY MIKE EHRLICH AND SECONDED BY BRENDA FRITSCH to approve the public access to the lake bluff area in the Prairies' Edge Development as presented. Motion carried unanimously.**
- 7. REVISED UTILITY EASEMENT IN THE CAR/BOAT TRAILER PARKING LOT (SITE OF THE PROPOSED LAKE POINTE TOWNHOMES):** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that at our last Plan Commission meeting, there was discussion of the site plan for Lake Pointe Townhomes. It was mentioned that the existing force main would need to be relocated and the existing 20' easement would be replaced by a new 16' easement. The location of the new force main is now known and a new easement will be required. The Commissioners discussed this item. **MOTION BY MIKE EHRLICH AND SECONDED BY ROB VANDEN NOVEN to approve the revised Utility Easement for the Lake Pointe Townhomes to a 16 Ft. easement as presented subject to the City Engineer's review and approval. Motion carried unanimously.**
- 8. EXTRA-TERRITORIAL PLAT REVIEW OF A 2-LOT CERTIFIED SURVEY MAP ON RIDGEWOOD ROAD IN THE TOWN OF GRAFTON:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that the City has extra-territorial jurisdiction for review of plats within certain areas and distances from the City. Although it is highly unlikely this land will ever be annexed to the City, it lies approximately 500 feet west of the Misty Ridge subdivision. The Town of Grafton is requiring a 66' wide reservation for a private road; the City requirement is much less. **MOTION BY TONY MATERA AND SECONDED BY MIKE EHRLICH to approve the Extra-Territorial Plan Review for a 2-lot Certified Survey Map on Ridgewood Road in the Town of Grafton as presented. Motion carried unanimously.**
- 9. FORTHCOMING EVENTS:** The Mayor stated that BrewBBQ will be August 3-5; Denis Sullivan will be August 11-13; National Marina Sanctuary, Farm's Market is every weekend; Beer Gardens start the 1st weekend in August; and the Chamber of Commerce will be having a Professional Network at Schooners Pub on August 23, 2017.
- 10. ADJOURNMENT: MOTION BY ROB VANDEN NOVEN, AND SECONDED BY TONY MATERA to adjourn the meeting at 6:57 p.m. Motion carried unanimously.**