

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, SEPTEMBER 21, 2017**

1. **ROLL CALL:** Acting Chairman Rob Vanden Noven called a duly convened meeting of the Plan Commission to order at 6:05 p.m. Members present were: Commissioners Ron Voigt, Brenda Fritsch, Amanda Williams, and Tony Matera. Also present was: City Planner Randy Tetzlaff and City Administrator Mark Grams. Absent and excused: Mayor Mlada and Mike Ehrlich.
2. **APPROVAL OF MINUTES FOR AUGUST 17, 2017: MOTION BY TONY MATERA AND SECONDED BY BRENDA FRITSCH to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCE & COMMENTS:** Mr. Merton Lueptow of 955 West Whitefish Road had concerns regarding all the line painting on the sidewalks and streets. He stated that there are yellow and red marks all over the sidewalks and brand new streets. He thought this paint would wash away in a couple of months but it is still there after a year.
4. **FINAL BUILDING AND SITE PLAN FOR AN 8-UNIT SIDE BY SIDE CONDOMINIUM PROJECT ON LAND LOCATED ON THE NORTHEAST CORNER OF CTH LL (HERITAGE ROAD) AND SECOND AVENUE:** City Planner Randy reviewed this item with the Plan Commissioners. The applicant listened to the comments made at the previous meeting. He has tried to include them into the new design. The front garage gables have been revised and there is now separation between the driveways. Samples and pictures of the exterior materials were reviewed. The applicant also reviewed elevations and window designs. The Design Review Board recommends approval. **MOTION BY AMANDA WILLIAMS AND SECONDED BY RON VOIGT to approve the final building and site plan for an 8-Unit side by side condominium as presented. Motion carried unanimously.**
5. **CONDOMINIUM PLAT OF POND VIEW CONDOMINIUM LOCATED AT SECOND AVENUE:** City Planner Randy Tetzlaff this reviewed this item. He stated that the plat conforms to both our subdivision ordinance and state statute. **MOTION BY RON VOIGT AND SECONDED BY BRENDA FRITSCH to approve the condominium plat of Pond View Condominiums as presented. Motion carried unanimously.**
6. **REVISED BUILDING PLAN FOR PIER STREET APARTMENTS, 300 BLOCK OF EAST PIER STREET:** City Planner Randy Tetzlaff reviewed this item. He stated that the applicant and the architect are seeking feedback on the two options presented. The one option is a tower with a deck and the other is a flat roof with balconies; (Roof deck or Second Floor Deck). The applicant has taken the flat roof design and refined it further with a roof top deck and one that has a deck that recedes into the building. The roof top will require a height variance, the other option will not. The Plan Commissioners review both options and really preferred the roof top with the deck. The Design Review Board recommends approval. **MOTION BY RON VOIGT AND SECONDED BY BRENDA FRITSCH to approve a Special Exception for the tower with deck option for the Pier Street Apartments. Motion carried (4 Ayes; 1 Abstained (Matera)).**

- 7. CONCEPT PLAN FOR HIDDEN HILLS NORTH, SINGLE FAMILY AND CONDOMINIUM DEVELOPMENT:** City Planner Randy Tetzlaff reviewed this item with the Planners. He stated that the applicant submitted a concept plan about 10 years ago for this property. The plan was to have 28 single family lots and 8 side by side condos. The new plan has fewer lots but much large lots than the original Hidden Hills development. This new concept plan will protect the existing wetlands; and they are used as a site amenity. Those same wetlands will provide a buffer with the existing development. This concept plan will maximize the use of the land. The Design Review Board recommends approval. **MOTION BY TONY MATERA AND SECONDED BY AMANDA WILLIAMS to approve the Concept Plan for Hidden Hills North as presented. Motion carried unanimously.**
- 8. LAND USE PLAN AMENDMENT (DISCUSSION ONLY):** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that the Commissioners will have to revisit the Land Use Plan that was approved about 7 years ago. The Plan needs to be modified to reflect new zoning. We need consistency between our zoning map and the land use map.
- 9. FORTHCOMING EVENTS:** The Commissioners stated that a Beer Garden and the Park and Rec Duathlon were on Saturday.
- 10. ADJOURNMENT: MOTION BY ROB VANDEN NOVEN, AND SECONDED BY TONY MATERA to adjourn the meeting at 6:51 p.m. Motion carried unanimously.**