

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, OCTOBER 19, 2017**

1. **ROLL CALL:** Acting Chairman Ron Voigt called a duly convened meeting of the Plan Commission to order at 6:00 p.m. Members present were: Commissioners Brenda Fritsch, Amanda Williams, Tony Matera, Rob Vanden Noven (arriving at 6:30 pm), and Mike Ehrlich arrived at 6:02 pm and he proceeded to chair the meeting. Also present was: City Planner Randy Tetzlaff and City Administrator Mark Grams. Absent and excused: Mayor Mlada.
2. **APPROVAL OF MINUTES FOR SEPTEMBER 21, 2017: MOTION BY TONY MATERA AND SECONDED BY AMANDA WILLIAMS to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCE & COMMENTS:** There were none.
4. **INSTALLATION OF AN EXTERIOR NEON SIGN FOR RASCAL'S BAR LOCATED AT 201 WEST GRAND AVENUE:** City Planner Randy reviewed this item with the Plan Commissioners. He stated that Wisconsin State Statutes 20.29130 D(6) requires Plan Commission to review and approval of neon signs provided they are designed to be compatible with a building's architectural character and where the colors of such signs harmonize with the building's exterior colors. Rascal's is set to open in Lutzen's Saloon space. The new operator's previously operated Rascal's for many years on Murray Street in Milwaukee and since moving to Port are now planning to open a new operation here. The applicant, James Baade, reviewed his sign before the Plan Commissioners. **MOTION BY RON VOIGT AND SECONDED BY MIKE EHRLICH to approve the neon sign as presented. Motion carried unanimously.**
5. **SPECIAL EXCEPTION TO PERMIT A NON-CONFORMING PAVED PARKING AREA LOCATED AT 730 NORTH WISCONSIN STREET:** City Planner Randy Tetzlaff reviewed this item. He stated that the property is a rental and the asphalt contractor's repaved the area around the existing detached garage and the parking space served off the alley. They also paved the adjoining parking space. The paving has improved the aesthetics, it does not provide for a three (3) foot offset from the lot line for either property. The 2010 aerial map shows the adjoining parking space and a grassy area for the applicant's property. In 2015, the aerial shows a graveled area on the applicant's property but still some grass separating the properties. The ordinance reads that non-conforming parking spaces may be reconstructed using the same footprint but not expansion. Mr. John Poull and Mr. Duane Willborn presented their explanation of why they paved the parking area. **MOTION BY TONY MATERA AND SECONDED BY BRENDA FRITSCH to approve a Special Exception for the paved asphalt parking area without a three (3) foot separation because of the alley location, it is a detached garage; they are non-conforming lots; and it would be a neighborhood nuisance with there was 3 feet of gravel or grass being plowed up every year and then put back. Motion carried unanimously.**
6. **CONDITIONAL USE GRANT TO PERMIT CONVERSION OF A 3-UNIT STRUCTURE TO A 4-UNIT LOCATED AT 547-549 WEST GRAND AVENUE:** City Planner Randy Tetzlaff reviewed this item. He stated that the applicant wants to convert a 3-unit structure to a 4-unit. The property is zoned B-3 General Business. This property has had

residential units' upstairs and commercial uses in the lower level which was conforming under the B-3 district standards. The owner would now like to convert the lower level to residential; however, structures between 3 and 8 units created after 2005 require a conditional use. Since the adjoining property is all residential and the lower level of this property is no longer viable for commercial use, allowing it to be converted is acceptable. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY MIKE EHRLICH to approve the Conditional Use Grant to permit conversion of a 3-unit structure to a 4-unit as presented. Motion carried unanimously.**

7. **REVISED RESIDENTIAL DEVELOPMENT SITE PLAN FOR THE "BACK 40" OF NEW PORT VISTA:** City Planner Randy Tetzlaff reviewed this item with the Planners. He stated that back in 2007, the City approved a development plan by Fiduciary Development consisting of single-story, slab-on-grade, attached residential condominiums. The units were to be attached as either 3 or 4 unit structures. Land was to be dedicated on the west edge of the development for a 4+ acre public park. Following approval of the building site plan, the land was rezoned RM-2 with an OPD Planned Development Overlay. Afterward, the real estate market tanked and the development was put on-hold. The public park and trail connection to the Ozaukee Interurban Trail were completed. Fiduciary is now back and responding to a new market force. It is proposing a revised plan that includes apartment buildings similar to the High Bluff development and single family lots. The lots would be sold to homebuilders or other private buyers. This would be a total of 30 single lots and 96 apartment units. Site amenities would include a community club house and swimming pool, a regional trail connection and open space and ponds. One six of the 6-unit buildings will front onto public streets; the others are located along a private street or around a private court. There will be connections to Misty Ridge Lane, Windrush Drive, and New Port Vista Drive. The plan also shows a future connection to the land to the north. If approved, the existing RM-2 zoning will remain; however, the single family lots will need to be rezoned to RS-3. Mr. Craig Raddatz of Fiduciary reviewed these plans with the Plan Commissioners. **MOTION BY TONY MATERA AND SECONDED BY RON VOIGT to approve the Revised Residential Development Site as presented. Motion carried unanimously.**
8. **FORTHCOMING EVENTS:** The Commissioners stated that Trick or Treat will be Saturday, October 28, 2017, 4 to 8 pm; the last Beer Garden will be held on Saturday, October 21, 2017 at the new Beer Garden along with Halloween activities.
9. **ADJOURNMENT: MOTION BY TONY MATERA AND SECONDED BY ROB VANDEN NOVEN to adjourn the meeting at 7:05 p.m. Motion carried unanimously.**