

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, JANUARY 11, 2018**

1. **ROLL CALL:** Alderman Mike Ehrlich by phone called a duly convened meeting of the Plan Commission to order at 6:01 p.m. (Alderman Ehrlich arrived at the meeting at 6:15 pm) Members present were: Commissioners Brenda Fritsch, Amanda Williams, Tony Matera, and Rob Vanden Noven. Also present was: City Planner Randy Tetzlaff and City Administrator Mark Grams. Absent and excused: Ron Voigt and Mayor Mlada.
2. **APPROVAL OF MINUTES FOR DECEMBER 21, 2017: MOTION BY AMANDA WILLIAMS AND SECONDED BY BRENDA FRITSCH to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCE & COMMENTS:** There were none.
4. **CONCEPT DEVELOPMENT PLAN FOR THE EXPANSION OF THE HARBOR CAMPUS (2ND REVISION):** City Planner Randy Tetzlaff reviewed this item. A new revised concept plan has been completed and submitted for review. Representatives from Capri Communities and Excel Engineering reviewed the new plan for the Plan Commissioners. The new plan shows the new building footprint has been reconfigures and rotated so that it is now 60 to 139 feet away from the west lot line. The Commission stated that this is a much improved plan and liked the new configuration. They also like the greenspaces. Capri representatives stated that they have a waiting list for the new apartment complex and a waiting list for the existing building. They also discussed the roadway through the property. **MOTION BY MIKE EHRICH AND SECONDED BY TONY MATERA to approve the revised concept development plan for the expansion of the Harbor Campus as presented. Motion carried unanimously.**
5. **REZONE A PORTION OF THE HARBOR CAMPUS FROM RS-3 TO RM-4:** City Planner Randy Tetzlaff this reviewed this item. He stated that last February, the Plan Commission approved the 2 lot CSM where Lot 1 would accommodate the proposed new development on the campus and Lot 2 would be for future development. Lot 1 was rezoned RM-4 and Lot 2 left as RS-3. In order to now accommodate development in the new concept plan, Lot 1 will need to be expanded with the line shown on the plan and the additional property will need to be rezoned to RM-4. The new Lot 2 should remain RS-3 until such a time that Capri is ready to present a more definitive development plan for that portion of their property. **MOTION BY TONY MATERA AND SECONDED BY BRENDA FRITSCH to approve the rezoning of Lot 1 to be RM-4 and Lot 2 to remain RS-3 at this time. Motion carried unanimously.**
6. **SPECIAL EXCEPTION TO REDUCE THE SETBACK FOR A MONUMENT SIGN AT DREWS TRUE VALUE HARDWARD STORE AT 1629 NORTH WISCONSIN STREET:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that the owner of Drew's True Value hardware store has been considering removing his pylon sign and replacing it with a monument sign. The location for the monument sign is on the south end of the parking lot area where it would be visible and not impact vision for vehicles entering or exiting the property. The proposed sign is within both the height and size

regulations. However, in an effort to be readily visible to customers, they are requesting to reduce the setback from 10 feet to 4 feet. The bottom of the reader board is approximately 2 feet above grade and the setback of the parking stalls is less than 6 feet (10 feet is now required). The granting of a special exception will not impact neighboring properties or the public interest. One of the reasons for requesting this special exception is that when semis or larger vehicles are making deliveries it is easier to coming in on the north side of the parking and drive south to the south entrance and exit and then backup for deliveries. The Commissions were very pleased with the new monument sign. **MOTION BY MIKE EHRLICH AND SECONDED BY TONY MATERA to approve the Special Exception to reduce the setback for a monument sign at 1629 North Wisconsin Street from 10 feet to 4 feet because of safety issues with large vehicles. Motion carried unanimously.**

7. **FORTHCOMING EVENTS:** There was none.

8. **ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to adjourn the meeting at 6:36 p.m. Motion carried unanimously.**