

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, JUNE 21, 2018**

ROLL CALL: Mayor Becker called a duly convened meeting of the Plan Commission to order at 6:04 p.m. Members present were: Commissioners Eric Ryer, Tony Matera, Rob Vanden Noven and Brenda Fritsch. Also present was: City Administrator Mark Grams. Ron Voigt and Mike Ehrlich arrived at 6:11 pm.

APPROVAL OF MINUTES FOR MAY 17, 2018: MOTION BY ERIC RYER AND SECONDED BY TONY MATERA to approve the minutes as presented. Motion carried unanimously.

PUBLIC APPEARANCE & COMMENTS: There were none.

REVIEW EXTRATERRITORIAL SPECIAL EXCEPTION FOR A GARAGE TO BE CLOSER TO THE LOT LINE IN THE TOWN OF GRAFTON LOCATED AT 2088 LAKE SHORE ROAD, GRAFTON: This item was table.

BUILDING AND SITE PLAN FOR A CONVENIENCE STORE AND FUEL LOCATED AT 1540 WEST GRAND AVENUE: City Administrator Mark Grams reviewed this item with the Plan Commissioners. He stated that Casey's would like to develop a convenience store, fuel pumps and a car wash at this location. A representative from Casey's and a representative from Arc Design were present. The representative of Casey's reviewed their plan for the Commissioners. The Commissioners discussed the canopy. Some thought that it was too long. It was decided to keep the canopy as is, but to add the Casey logo signs in several places on the canopy. The canopy will have lighting, but the lighting will not go out of the property. The access from STH 33 and CTH LL was discussed. This development will be sharing a driveway with Eernisse Funeral Home on West Grand Avenue. A letter from Eernisse Funeral Home was given to the Commissioners. It stated that the opening to turn into Eernisse's is a temporary median cutout according to the WDOT. The representative of Casey's is in communications with the WDOT regarding this issue. The monument sign is in compliance with the sign ordinance. It will be placed on the southwest corner of the property. The car wash and the back of the convenience store will be all brick. There will be maple trees or other type of trees on the south side and east side of the property. The elevation for this property will be the same as Eernisse. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY MIKE EHRLICH to approve the building and site plan and sign for Casey's Convenience Store and Fuel located at 1540 West Grand Avenue as presented subject to the approval by the City Engineer of the storm water management plan, landscaping plan, and civil site plan. Motion carried (6 Ayes, 1 Nay (Eric Ryer)).**

CONDITIONAL USE GRANT FOR CASEY'S CONVENIENCE STORE AND FUEL SALES LOCATED AT 1540 WEST GRAND AVENUE: City Administrator Mark Grams reviewed the Conditional Use Grant for Casey's Convenience Store. He stated that the hours of operation would be from 5:00 am to 11:00 pm. The fuel pumps will be available after hours as prepaid. There will be a least 2 employees in the store at all times that it is open. **MOTION BY TONY MATERA AND SECONDED BY BRENDA FRITSCH to approve the conditional use grant as presented. Motion carried (6 Ayes, 1 Nay (Eric Ryer)).**

SPECIAL EXCEPTION TO INCREASE HEIGHT OF A MONUMENT SIGN FOR CASEY'S CONVENIENCE STORE AND FUEL SALES LOCATED AT 1540 WEST GRAND AVENUE: THIS ITEM WAS REMOVED – THE SIGN IS IN COMPLIANCE WITH THE SIGN ORDINANCE. THIS ITEM IS REMOVED FROM THE AGENDA

FINAL PLAT FOR PRAIRIE'S EDGE LOCATED ON SOUTH WISCONSIN STREET: City Administrator Mark Grams reviewed this item with the Plan Commissioners. He stated the final plat shows the lots for Phase 1 and the outlots as defined on the page 1 of the final plat sheets. Lot 1 will be the townhomes, Lot 2 are the apartments, Lot 3 is for apartments, mixed use and retail, Lot 4 is retail and Lots 5 thru 12 are the single-family cottage lots. Staff recommends approving the final plat on the condition that the City Engineer accepts all improvements and Prairie's Edge closes on the property. The Plan Commissioners discussed this item. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to approve Final Plan subject to Black Cap Halcyon, LLC has all utilities installed and accepted by the City and that the developer closes on this property. Motion carried unanimously.**

FORTHCOMING EVENTS: Race for the Harbor is next week, and the July 4 parade and fireworks are coming up.

ADJOURNMENT: MOTION BY MICHAEL EHRLICH AND SECONDED BY TONY MATERA to adjourn the meeting at 6:54 p.m. Motion carried unanimously.