

**CITY OF PORT WASHINGTON  
PLAN COMMISSION  
MINUTES  
THURSDAY, JULY 19, 2018**

**ROLL CALL:** Mayor Becker called a duly convened meeting of the Plan Commission to order at 6:05 p.m. Members present were: Commissioners Eric Ryer, Rob Vanden Noven, Ron Voigt, Mike Ehrlich and Brenda Fritsch. Also present was: City Administrator Mark Grams and City Planner Bob Harris. Absent and excused: Tony Matera.

**APPROVAL OF MINUTES FOR JUNE 21, 2018: MOTION BY ERIC RYER AND SECONDED BY BRENDA FRITSCH to approve the minutes as presented. Motion carried unanimously.**

**PUBLIC APPEARANCE & COMMENTS:** Mr. John Sigwart of 230 West Theis Street would like to see 4 or 5 areas studied as an amendment to the City's Comprehensive Plan that is due for updating in 2018 or 2019. The City could do a typical update to the comprehensive plan and then a study of the Marina District, the Simplicity area, South Spring Street, and North Wisconsin Street by CTH LL. He thinks that is a good time to do it. Mr. Sigwart requests that the City add that to the Comprehensive Plan update.

**FINAL PLAT REVIEW FOR WOODS AT WHITE PINE PHASE 3 LOCATED OFF OF ASTER STREET:** City Administrator Mark Grams reviewed this item with the Plan Commissioners. He stated that Mr. Nick Didier has brought before the Plan Commissioners his Final Plat for Woods at White Phase 3 for approval. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY MIKE EHRLICH to approve the Final Plat for Woods at White Pine Phase 3 as presented subject to the acceptance of the public utilities by the City or a letter of credit from the developer. Motion carried unanimously.**

**APPROVE SANITARY SEWER EASEMENT ON WE ENERGIES PROPERTY:** City Administrator Mark Grams reviewed this item with the Commissioners. He stated that the proposed easement requested by WE Energies is for constructing sanitary sewer to the proposed Prairie's Edge Development. The location of the sewer is per the request of Black Cap Halcyon. Staff recommends approval of the easement. **MOTION BY MIKE EHRLICH AND SECONDED BY ROB VANDEN NOVEN to approve the sanitary sewer easement on WE Energies property as presented. Motion carried unanimously.**

**AMEND AND APPROVE CONDITIONAL USE GRANT FOR 810 MARITIME DRIVE:** City Administrator Mark Grams reviewed this item with the Plan Commissioners. He stated that the potential owner of the property would like to use it to dismantle high end motor vehicles. They would take vehicles apart and sell its parts or recycle the parts. Justin Fisk is present at the meeting to answer any questions that the Plan Commissioners might have. Commissioners discussed the fence surrounding the area, the storage areas around the building and the hours of operation. The changes to the Conditional Use Grant are as follows: Hours of operation 8:00 am to 8:00 pm; fencing to be repaired; and outside storage of only 18 vehicles on the property. **MOTION BY ERIC RYER AND SECONDED BY ROB VANDEN NOVEN to approve the amended Conditional Use Grant as presented. Motion carried unanimously.**

**BUILDING, SITE AND OPERATIONAL PLAN APPROVAL FOR PROPOSED SCHOOL ADDITION LOCATED AT 1800 NORTH WISCONSIN STREET:** City Administrator Mark Grams reviewed this item with the Plan Commissioners. He stated that the St. John XXIII congregation would like to add an addition of classrooms and office space to its existing building. The architect was present to review the plans and answer any questions that the Commissioners might have. He reviewed the new entrance for the school and discussed the new classrooms on the east side of the building. He also discussed the parking lot and the ADA ramp. Signage, adding an elevator, and moving the existing road were also discussed. **MOTION BY MIKE EHRLICH AND SECONDED BY BRENDA FRITSCH to approve the Building, Site and Operational Plan as proposed. Motion carried unanimously.**

**APPROVE TEMPORARY ZONING FOR CITY OWNED LAND TO BE ANNEXED INTO THE CITY (SPRING STREET PROPERTY):** City Administrator Mark Grams reviewed this item with the Commissioners. He stated that this is the CDA property next to the trailer court. The CDA and the Common Council have approved the sale of the property for senior housing. The City will be starting the annexation process in the next month or two. He stated he needed a recommendation for the Plan Commission for temporary zoning. The temporary zoning should be PUL since it is owned by the City and after it is in the City it can be rezoned. **MOTION BY MIKE EHRLICH AND SECONDED ERIC RYER to recommend to the Common Council to approve the temporary zoning for City owned land on South Spring Street to be zoned PUL. Motion carried unanimously.**

**FORTHCOMING EVENTS:** Fish Day is on Saturday.

**ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY MIKE EHRLICH to adjourn the meeting at 6:38 p.m. Motion carried unanimously.**