

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, DECEMBER 20, 2018**

ROLL CALL: Mayor Becker called a duly convened meeting of the Plan Commission to order at 6:01 p.m. Members present were: Commissioners Eric Ryer, Rob Vanden Noven, Tony Matera, Mike Ehrlich, Ron Voigt, and Brenda Fritsch. Also, present was: City Administrator Mark Grams and City Planner Bob Harris.

APPROVAL OF MINUTES FOR NOVEMBER 20, 2018: MOTION BY MIKE EHRlich AND SECONDED BY TONY MATERA to approve the minutes as presented. Motion carried unanimously.

PUBLIC APPEARANCE & COMMENTS: There were none.

FINAL PLAT FOR GREYSTONE ADDITION NO. 1 FOR NEUMANN DEVELOPMENTS INC.: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that the Greystone Subdivision, once completed, is a 168-lot subdivision located at Sunset Road and Greystone Drive, just west of the Sunset Road and North Heritage Road (CTH LL) intersection. Originally labeled Chapel Heights, the Concept Plan, including Greystone No. 1, was approved in 2004. The Preliminary Plat was also approved in 2004. The Final Plat for all but Addition No. 1 was approved in 2005. Greystone No. 1 is largely consistent with the 2004 Preliminary Plat. There are 48 lots in the Final Plat whereas the Preliminary Plat consisted of 49 lots. The other notable difference is the change in road names. Red Rock Road and Stoney Pass is now Amber Lane. Zoning in Greystone 1 is currently zoned RS-3 and therefore rezoning is not needed as part of this approval. Staff recommends to the Common Council to approve the Final Plat. The Plat is consistent with both the previously approved Preliminary Plat and the City of Port Washington Comprehensive Land Use Plan. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY MIKE EHRlich TO RECOMMEND TO THE COMMON COUNCIL TO APPROVE THE FINAL PLAT OF GREYSTONE ADDITION NO. 1 AS PRESENTED. Motion carried unanimously.**

SPECIAL EXCEPTION TO DESIGN AND SETBACK REQUIREMENTS FOR A MONUMENT SIGN LOCATED AT 457 WEST GRAND AVENUE: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that Dr. Kortsch has retired and Dr. Adam Lysak will be establishing a new dental practice. He would like to place a new sign on the property. He is applying for a new internally lit, monument sign to replace the existing wooden ground mounted sign used by Dr. Kortsch. The sign itself is a professionally designed, high quality monument sign that meets the City's allowable height. The principal building site is a former residential structure built in 1910 and contains many features common to a bungalow style homes built during that time. The subject property sits among other similar aged residential structures along this stretch of West Grand Avenue. The existing signage for those former residential structures containing commercial uses, including this property, are almost all ground mounted wood signs, modest in scale that, provides the area a unique character and not found elsewhere in the City. Staff's opinion of the sign is that it does not take into account the architecture of the principal structure on site, as required by the sign code, nor does it take into account the surrounding context of this portion of West Grand Avenue.

Furthermore, the sign would set a precedent by establishing a design aesthetic more appropriate to those commercial buildings along Hwy 33/LL and west towards Saukville, but not for this smaller scale, largely residential context. The second issue seeking a Special Exception is the front setback which requires a 10' setback from the public right-of-way whereas the existing ground mounted sign is approximately 41/2 feet from the West Grand Avenue property line.

Staff recommends 4 options for the sign: 1) Deny the Special Exception request; 2) Approve the Special Exception request; 3) Request changes to the sign design with approval to be handled by staff; and 4) Request design changes with final approval by the Commission. Staff recommends Option 3. The special request to maintain the existing setback either for the sign as proposed or other approved versions should be approved. The setback is in-line with the adjacent sign on the west side of the property as well as other signs in the area. Commissioners agreed that they did not approve of this type of design and would like to see a sign designed in the style would be similar to the wooden ground mounted sign in the area. They also stated that they did not want interior lighting for the sign. **MOTION BY TONY MATERA AND SECONDED BY ROB VANDEN NOVEN TO APPROVE THE SET BACK AS IS AAND TO DENY THE DESIGN OF THE SIGN AND TO HAVE THE APPLICANT COME BACK TO STAFF WITH A WOODEN TYPE SIGN WITH NO INTERIOR LIGHTING. Motion carried unanimously.**

DISCUSSION ONLY ON FUTURE CONSIDERATIONS TO THE CITY OF PORT WASHINGTON SIGN CODE: City Planner Bob Harris wants to be proactive on the Sign Code. He would like to review the signs such as the LED signs and others. He stated that he would check with other communities as to what their signs are and what the sign code reads. Some LED signs on STH 33 and STH 32 look a little tacky. This type of signs makes a Town or City bad for the City's character. The Plan Commissioners liked the idea that the Plan was being proactive.

FORTHCOMING EVENTS: Wishing everyone a very Merry Christmas and Happy New Year. The 2019 Polar Plunge will take place at 2 pm on New Years Day. Tis the Season for Giving/Charity and food.

ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to adjourn the meeting at 6:45 p.m. Motion carried unanimously.