

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, JANUARY 17, 2019**

ROLL CALL: Mayor Becker called a duly convened meeting of the Plan Commission to order at 6:03 p.m. Members present were: Commissioners Ron Voigt, Tony Matera, Eric Ryer, Alderman Mike Ehrlich, and Rob Vanden Noven. Also, present was: City Planner Bob Harris and City Administrator Mark Grams. Absent and excused: Brenda Fritsch.

APPROVAL OF MINUTES FOR DECEMBER 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.

APPROVE CERTIFIED SURVEY MAP FOR A LAND DIVISION OF CITY-OWNED PROPERTY ON THE WEST SIDE OF THE 1000 BLOCK OF NORTH GRANT STREET: City Administrator Mark Grams reviewed this item with the Plan Commissioners. He stated that Dave and Katie Pierringer will be purchasing these lots. These lots are identified as Lot 1, Lot2, and Lot 3 of this CSM. These lots are located on the west side of North Grant Street. The City will have an easement to get to the old dump. The City Attorney is handling the transaction and has requested that the Plan Commission review and approve this CSM. Staff recommends approval. **MOTION BY MICHAEL ERHLICH AND SECONDED BY RON VOIGT to approve the CSM for 3 lots on the west side of North Grant Street as presented. Motion carried unanimously.**

APPROVE SPECIAL EXCEPTION TO THE SIGN CODE FOR A WALL SIGN REQUEST AND TO ADD A NEW TENANT SIGN TO AN EXISTING LEGAL NON-CONFORMING PYLON SIGN AT 101 WEST SEVEN HILLS ROAD, DOLLAR TREE, APPLICANT: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that the Dollar Tree store, located next to the Piggly Wiggly on the northside of Port Washington, would like to add a sign to the legal non-conforming pylon sign and a new wall sign to the store. The Dollar Store will occupy approximately 8,000 square feet in the strip mall. The proposed Special Exception request is for three items: 1) The proposed Dollar Tree wall sign. The City sign code does not allow wall signs to exceed the roof line of the building face to which it is attached. Dollar Tree is requesting a wall sign that will be approximately 4 feet over the roof line; 2) The allowable wall sign square footage. Dollar Tree is requesting a wall sign square footage of 130 square feet. 82 square feet is permitted per code; and 3) The tenant pylon sign. In 2018, as part of a Special Exception for Piggly Wiggly, the existing pylon sign on the site could remain provided the sign was given a new monument sign base. Technically, the sign is still considered a pylon sign which are since prohibited. Any addition to the pylon sign will require a Special Exception by the Plan Commission. The Dollar Tree is requesting a 34 square foot tenant sign to the existing pylon sign. Staff recommends approval of all three Special Exception requests. Some of the Plan Commissioners had concerns regarding the wall sign being 4 feet above the roof line. **MOTION BY ERIC RYER AND SECONDED BY MAYOR BECKER to approve the pylon sign and the square footage of 82 feet for the wall sign as presented and to deny the wall sign being built above the roof line. The sign should stay even with the roof line. The Plan Commissioners discussed this**

item. MOTION TO AMEND MOTION BY ERIC RYER AND SECONDED BY MAYOR BECKER to amend the motion to remove the bump up and fit letters on the sign board, scaling the wording down, thus reducing the square footage to fit the sign board. The Plan Commissioners continued to discuss this item. MOTION TO AMEND MOTION BY ERIC RYER AND SECONDED BY MAYOR BECKER to amend the motion to 129.8 square feet for the sign. Motion to change sign to 129.8 square feet approve unanimously. Motion to the first the Amended Motion for the bump up gone and the letters to fit on the sign board, denied (Ave 2; (Mayor Becker, Eric Ryer), Nay 4; (Vanden Noven, Matera, Voigt, and Erhlich); Motion denied. MOTION BY ROB VANDEN NOVEN AND SECONDED BY RON VOIGT to approve the Special Exceptions to the sign requested as presented, contingent on the signs meeting all building codes. Motion carried (Ave 4 (Vanden Noven, Voigt, Matera, and Erhlich); Nay 2 (Mayor Becker and Eric Ryer).

APPROVE CONCEPT PLAN FOR HIDDEN HILLS SUBDIVISION'S 35-UNIT MULTI-FAMILY AND 3 DUPLEX DEVELOPMENT FOR 150 SWEETWATER BLVD., BIELINSKI, APPLICANT: The City Planner reviewed this item for the Plan Commissioners. He stated that Bielinski wants to build a 35-unit apartment building and 3 two-sided duplexes on the northeast corner of Sweetwater Blvd and West Grand Avenue (STH 33). Mr. John Donovan of Bielinski reviewed the plans for this project. The zoning for the property would be changed from Planned Development with B-2 zoning to RM-3 PUD zoning district. The apartment will be similar to the 55+ apartment that is scheduled for West Grand Avenue (STH 33). This apartment would have 1 bedroom with den; 2 bedrooms; and 1 bedroom. There would be underground parking as well as surface parking. The duplexes would be 2 story with a full basement, 3 bedrooms and 2-1/2 baths. Plus, there will be a two-car garage. The apartments and duplexes would all be rentals. The rent would be market priced. The Commissioners like the idea of duplexes and the apartment complex, but also expressed concern about the proposed vinyl siding. Alderman Erhlich would like to see more gables on the apartment building. The Commissioners also suggest that Mr. Donovan meet with the residents of Hidden Hills. **MOTION BY RON VOIGT AND SECONDED BY ROB VANDEN NOVEN to approve the Concept Plan as presented. Motion carried unanimously.**

SIGN CODE – FUTURE CONSIDERATIONS TO THE CITY OF PORT WASHINGTON SIDE CODE: City Planner Bob Harris reviewed the changes that he would like to make to LED signs. He stated that the LED signs are becoming an issue. He reviewed what other communities in Ozaukee County have for LED sign ordinances. He also reviewed some communities in the North Shore area. The Plan Commissioners stated that they were in favor of some of the communities' sign ordinance. The Plan Commissioners approved that the City Planner was looking into these signs and was being proactive.

FORTHCOMING EVENTS: Kiwanis Chili bowl will be Sunday, January 27, 2019.

ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to adjourn the meeting at 7:38 p.m. Motion carried unanimously.