

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, NOVEMBER 21, 2019**

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

APPROVAL OF MINUTES FOR OCTOBER 17, 2019: MOTION BY PAUL NEUMYER AND SECONDED BY ERIC RYER to approve the minutes as presented. Motion carried (Mayor abstained because he was not at the meeting, and City Engineer Rob Vanden Noven was not in attendance at the time of the vote).

PUBLIC APPEARANCE & COMMENTS: Mr. Kent Olsen of 379 East Whitefish Road wanted to discuss a neighbor that is parking against the lot line. He read a letter to the Commissioners regarding the truck that is parked next to the property line that is unsightly. He has lived at the present location for over 20 years. He now looks out his window and sees this truck. He wanted to know what can be done about it.

CERTIFIED SURVEY MAP FOR DIVISION OF LOT 1 OF CSM #4053 AT HARBOR CAMPUS LOCATED AT 333 WEST WALTERS STREET: City Planner Bob Harris reviewed this item with the Commissioners. He stated that the Harbor Campus is in the process of positioning itself for two proposed developments on the un-developed land immediately south of its current campus: the proposed Webster Street single-family subdivision which was conceptually approved in April 2019 and the proposed senior living complex conceptually approved in January 2018. This project will be situated south of the existing campus and north of Webster Street subdivision. The proposed CSM will divide one lot into two lots to accommodate the future senior living complex. Public access is by means of both Pierre Lane and the public alleyway running north and south between West Walters Street and West Dodge Street. In addition, the CSM is positioned to accommodate the future extension of North Webster Street that will link to Pierre Lane as part of the Webster Street subdivision project. The Plan Commission discussed this item. City Engineer Vanden Noven stated the detention pond still needs to be reviewed. **MOTION BY TONY MATERA AND SECONDED BY BRENDA FRITSCH to approve the Certified Survey Map as presented. Motion carried unanimously.**

CONDOMINIUM PLAT FOR LAKE HARBOR LOFTS LOCATED AT 303-309 EAST PIER STREET AND 304-310 EAST WASHINGTON STREET: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that the Lake Harbor Lofts is an 8-unit condominium development that received Final Building and Site Plan approval in November 2017. As condominium units, the applicants are nearing construction completion and a Condominium Plat is required prior to commencing on the sale/closing of the units. The developers are planning unit closing in late November. Planning and Engineering staff have no objections to the Condominium Plat. Staff recommends approval. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY ERIC RYER to approve the Condominium Plat for Lake Harbor Lofts as proposed. Motion carried (6 Ayes, 1 Abstained (Matera)).**

SPECIAL EXCEPTION REQUEST TO EXCEED ALLOWABLE SQUARE FOOTAGE AND LANDSCAPING REQUIREMENTS FOR A MONUMENT SIGN LOCATED AT 350 EAST

SEVEN HILLS ROAD: City Planner Bob Harris reviewed this item with the Plan Commissioners. The applicant is requesting a Special Exception to permit the construction of a 30' x 12', 360 square foot monument sign whereas the maximum allowable square footage is 125 square feet. The waiving of the landscaping and 40% base or pedestal requirement is also being requested. The sign, as proposed, meets the 12' maximum height requirement. The applicant is Matt Nelson, who is contemplating building a new office building for his insurance business at 350 East Seven Hills Road. The subject site is currently vacant and is located adjacent to the Country Inn and Suite Hotel. In addition, similar to the Country Inn, the site fronts on U.S. 43. Prior to finalizing a decision to purchase the property, Mr. Nelson will want a determination to allow for the construction of a larger than allowed monument sign in order to maximize the location of the parcel and its frontage and visibility on U.S. 43. Staff recommends that any approval of the Special Exception include the following: 1) the approved sign cannot be erected until completion of the planned office building; 2) the sign and sign face can only be externally illuminated, and any current or future internal illumination or electronic message center (electronic changeable copy signs) signage is not permitted. The Plan Commissioner discussed this item. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY BRENDA FRITSCH to approve Special Exception request to exceed allowable square footage and landscaping requirements for a monument sign subject to the placement of the sign when the site plan is reviewed and staff recommendations as presented. Motion carried (4 Aves (Mayor, Rver, Voigt, and Fritsch); 2 Nays (Vanden Noven and Matera); and 1 Abstain (Neumver)).**

DISCUSSION ITEM FOR PARKING OF COMMERCIAL VEHICLES IN RESIDENTIAL AREA: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that Alderwoman Postl had requested that staff bring this issue up for discussion as it may lead to an examination of existing City regulations and a possible ordinance change affecting the types of commercial vehicles that may be permitted to be parked on a residential property when the vehicle is related to the property owner's employment. There is a concern that the 15,000-pound limit may be too liberal as to detract from the residential condition of a neighborhood and creating an eyesore for adjacent neighbors. Currently, Section 20.24.030 of the zoning code regulates commercial vehicles parked on a residential property. The code does allow for commercial vehicles to do so if they are a person's work vehicle and if the vehicle is less than 15,000 lbs. City Planner Bob Harris reviewed the ordinances in Wauwatosa, Cedarburg, and Grafton. He reviewed this information with the Commissioners. The Plan Commissioners discussed this issue. The Commissioners directed the staff to review the ordinance and see what they could come up with. Alderwoman Postl would like staff to work with her and the Mayor for a solution to this issue.

FORTHCOMING EVENTS: None.

ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to adjourn the meeting at 7:02 p.m. Motion carried unanimously.