

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, AUGUST 17, 2017**

1. **ROLL CALL:** Mayor Mlada called a duly convened meeting of the Plan Commission to order at 6:04 p.m. Members present were: Commissioners Rob Vanden Noven, Ron Voigt, Brenda Fritsch, Amanda Williams, and Tony Matera. Also present was: City Planner Randy Tetzlaff. Absent and excused: City Administrator Mark Grams and Mike Ehrlich.
2. **APPROVAL OF MINUTES FOR JULY 20, 2017: MOTION BY TONY MATERA AND SECONDED BY BRENDA FRITSCH to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCE & COMMENTS:** Mr. John Sigwart of 231 Theis Street, wanted to explain the motion that was made at the Common Council meeting. He explained that it could have gone 3/2 against or 3/2 for. The item was tabled till September 5th when Aldermen Biggs and Ehrlich could be at the Common Council meeting. He felt that the total council should discuss and vote on that item.
4. **FINAL BUILDING AND SITE PLAN FOR HIDDEN HILLS ACTIVE ADULT COMMUNITY LOCATED ON STH 33:** City Planner Randy reviewed this item with the Plan Commissioners. He stated that the Common Council tabled the rezoning on this project. Mr. John Donovan of Bielinski Builders was present to review their Final Building and Site Plan. City Planner Tetzlaff reviewed the landscaping for the property and he discussed the trees bordering the property lines. He also that Bielinski Builders have completed every item that the Design Review Board and Plan Commission has suggested of them, from changing the building to multi-stories, adding more landscape, island in the parking lot, and moving the building to the southeast corner of the property. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY RON VOIGT to approve the final building and site plan for Hidden Hills Active Adult Community contingent on Common Council approving the rezoning for this property. Motion carried unanimously.**
5. **NEIGHBORHOOD PRESERVATION DISTRICT APPROVAL OF A NEW GARAGE AT 425 NORTH POWERS STREET:** City Planner Randy Tetzlaff this reviewed this item with the Plan Commissioners. He stated that this property is located in a Neighborhood Preservation Overlay District and requires both DRB and Plan Commission review and approval. The Design Review Board suggested that the side door should have brackets around it, the trim should be painted the same color as the house, and frieze boards should be added. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY RON VOIGT to approve as submitted with the Design Review changes which include the side door having brackets around it, adding frieze boards on the front and rear elevations (front and rear soffits) and painting the trim the same color as the house. Motion carried unanimously.**
6. **CONCEPT PLAN FOR A NEW RESIDENTIAL DEVELOPMENT ON LAND LOCATED ON THE NORTHEAST CORNER OF CTY LL (HERITAGE ROAD) AND SECOND AVENUE:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that this property was formerly owned by Ozaukee County. The land was sold via a bidding process and the winning bidder has now sold it to this applicant.

The proposed plan consists of four 2-family condominiums. The Design Review Board expressed concerns for the front loaded garages. Suggests included modifying the front gables and providing some separating between the driveways. The applicant recently completed similar condos in Misty Ridge. **MOTION BY BRENDA FRITSCH AND SECONDED BY TONY MATERA to approve the public concept plan for subject to the Design Review Board comments. Motion carried unanimously.**

7. **CONDOMINIUM PLAT FOR POND VIEW CONDOS LOCATED ON THE NORTH EAST CORNER OF CTH LL (HERITAGE ROAD) AND SECOND AVENUE:** This item was tabled.
8. **UPDATE OF PROPOSED TAX INCREMENT DISTRICT NO. 4:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He gave an update has to which properties would be included in this district. He also stated that several of the town property owners are willing to annex into the City. Several of the properties included in this district would be North Point Shopping Center, Allen Edmonds, and the undeveloped land along CTH LL. The vacant land across from County Inn and Suites has always been targeted for a business park or light industrial areas as well as under I-43 to serve the undeveloped areas to the North. These areas are also planned for business parks or light industrial area. The properties in the Town of Port Washington would be the Weiss property and the Ansay property.
9. **FORTHCOMING EVENTS:** The Mayor stated that the Monarch Butterfly party is Saturday, August 26th, School will be starting shortly, Amazing Ice Cream Grand Opening is Tuesday, August 22nd, the B-3 Run is coming up, the Denis Sullivan will be here in September, the Blues Fest is on Labor Day weekend, and there is a Beer Garden on Saturday.
10. **ADJOURNMENT: MOTION BY ROB VANDEN NOVEN, AND SECONDED BY TONY MATERA to adjourn the meeting at 7:02 p.m. Motion carried unanimously.**