

Plan Commission 2023



Meeting Minutes- September 21, 2023, 6:00 P.M.

- 1. ROLL CALL:** Mayor Ted Neitzke called the Plan Commission to order at 6:00 P.M. in the Common Council Chamber at the City Hall. Members present were Mayor Ted Neitzke, Alderman Paul Neumyer, City Engineer Roger Strohm, and Commissioners Chad Mach, Eric Ryer, and Mike Ehrlich. Absent and excused was Commissioner Kyle Knop. Also present was Director of Planning and Development Bob Harris.
- 2. APPROVE MINUTES OF PREVIOUS MEETING: MOTION BY ALD. NEUMYER AND SECONDED BY COMM'R STROHM TO APPROVE THE MINUTES FROM AUGUST 17, 2023, AS PRESENTED.** Motion carried unanimously.
- 3. PUBLIC COMMENTS/APPEARANCES:** Alderman John Sigwart of 230 West Theis Street in Port Washington, WI 53074 addressed Commissioners to express his concerns regarding agenda items IV and V. He expressed his disfavor towards the loss of recreational space to allow for additional parking stalls at the Hidden Hills Apartments. He also requested that Commissioners consider retaining 5 acres Schanen Farms adjacent to the Aurora Clinic located at 1777 West Grand Avenue for the purpose of public use.
- 4. MINOR REVIEW:** City Planner Bob Harris reviewed this item with Commissioners. Hidden Hills Multifamily Port Washington LLC is requesting to amend their previously approved site plan to allow for the extension of on-site parking at the Hidden Hills Apartments located at 1740 West Grand Avenue. 6 additional parking stalls would be constructed. The request is the result of a recent parking study done that concluded that 1.75 vehicles should be allowed for every 1 resident of the apartments. This ratio leaves the Hidden Hills Apartments short on available parking for residents. Commissioners' primary concern with the proposal was the loss of the gazebo and recreational area that were part of the previously approved site plans. Comm'r Mach expressed the desire for better balanced parking and community space on site. Ald. Neumyer asked if the current residents of the Hidden Hills apartment complex have expressed their dislike of the proposed expansion to which John Donovan, representing the Hidden Hills Multifamily Port Washington LLC, stated no. City Engineer Roger Strohm questioned the possibility of converting the green space that decorates the existing parking lot into parking spaces. Mr. Donovan admitted to being unsure of the landscape plan's allowance of such conversion. **MOTION TO APPROVE PARKING LOT EXPANSION FOR THE HIDDEN HILLS APARTMENTS WITH THE CONDITION THAT THE GAZEBO BE RELOCATED BY COMM'R EHRLICH AND SECONDED BY COMM'R MACH.** Motion carried unanimously.
- 5. DECLARATION OF SURPLUS LAND:** City Planner Bob Harris reviewed this item with Commissioners, stating that the official declaration of surplus land is required prior to the sale of the City-owned land known as Schanen Farms. The 39.4-acre parcel is located on the south side of West Grand Avenue (STH 33), West of Laura Lane and East of Jackson

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Road. Mr. Harris clarified that declaring the land as surplus allows the City to move forward with the process of development. Comm'r Ehrlich referenced Alderman Sigwart's public comment and his request to retain 5 acres of Schanen Farms for public use. Mr. Harris clarified that the land must be declared surplus before the Plan Commission can consider Ald. Sigwart's request. **MOVEMENT TO APPROVE A DECLARATION OF SURPLUS LAND FOR THE 39.4 ACRES OF CITY-OWNED LAND KNOWN AS SCHANNEN FARMS MADE BY ALD. NEUMYER AND SECONDED BY COMM'R EHRLICH.** Motion carried unanimously.

6. **CONDOMINIUM PLAT:** City Planner Bob Harris reviewed this item with Commissioners. Maritime Sheds, LLC is seeking approval of the finalization of a condominium plat as part of the Maritime Industrial Condos Development located at the northwest corner of South Park Street and Maritime Drive in the Port Washington Industrial Park. A condominium plat is required as each unit will be privately owned rather than leased. Approval was recommended along with the following conditions. 1) List as a private drive rather than a private street, 2) Show storm water ponds on the plat, 3) Show unit addresses on the plat, 4) Add a City approval signature block, and 5) Clearly define common elements on the condo plat. Mr. Harris confirmed that the appropriate zoning approvals, plan development approvals, and Developer's Agreement have been acquired. City Engineer Roger Strohm commented on the issues experienced regarding the stormwater pond and declared his confidence that they will be resolved. He also stated that it is expected that what is shown on the site plans will be built. **MOTION TO APPROVE THE CONDOMINIUM PLAT WITH THE ADDITIONAL CONDITIONS PRESENTED BY COMM'R EHRLICH AND SECONDED BY CITY ENGINEER ROGER STROHM.** Motion carried unanimously.

7. **ADJOURNMENT: MOTION TO ADJOURN AT 6:24 P.M. BY COMM'R RYER AND SECONDED BY COMM'R EHRLICH.** Motion carried unanimously.