

Plan Commission 2024



Meeting Minutes – February 15, 2024, 6:00 P.M.

1. **ROLL CALL:** Ald. Neumyer called the Plan Commission to order at 6:00 P.M. in the Common Council Chamber at the City Hall. Members present were Alderman Paul Neumyer; City Engineer Roger Strohm; Commissioner Mike Ehrlich; Commissioner Kyle Knop; Absent and excused were Mayor Neitzke; Commissioner Chad Mach; Commissioner Eric Ryer. Also present was Director of Planning and Development Bob Harris.
2. **APPROVE MINUTES OF PREVIOUS MEETING: MOTION BY COMM’R EHRlich AND SECONDED BY COMM’R KNOP TO APPROVE THE MINUTES FROM January 18, 2024, AS PRESENTED. Motion carried unanimously.**
3. **CONCEPT PLAN** – Consideration and Possible Action on a Proposed Concept Plan for the Farm Subdivision Located on Approximately 39 Acres of Vacant Land on the South Side of W. Grand Avenue, West of Laura Lane, and East of Jackson Road; Shaffer Development, Applicant
MOTION BY ALD. PAUL NEUMYER TO POSTPONE THE CONCEPT PLAN FOR THE FARM SUBDIVISION UNTIL MONDAY, FEBRUARY 19, 2024 AT A SPECIAL PLAN COMMISSION MEETING; SECONDED BY COMM’R. EHRlich Motion carried unanimously.
4. **PUBLIC COMMENTS/APPEARANCES:**
1) Scott Huebner – expressed disappointment to moving the Schanen Farm item to the 19th ; 2) Jerry Bolan – inquired about the proposed Schanen Farm impact on taxes, the number of entrances, and in support of not connecting Laura Lane; 3) Mark Gibes – highlighted the advantages of not connecting Laura Lane and questioned the Schanen Farm density; 4) Stephanie Haacke – expressed concern on the Schanen Farm impact on schools, emergency services, traffic, and affordable housing; Ald. Jonathan Pleitner – in favor of the Schanen Farm project but wanted City to be mindful on City services; Laura Ashley – expressed concern about Schanen Farm impact on traffic on Laura Lane and Hwy 33.
5. **EXTRA TERRITORIAL PLAT REVIEW** – Consideration and Possible Action on a Proposed Certified Survey Map to Create Four Lots on a 39.42 Acre Parcel Located on the West Side of County Hwy KW and Northeast of County Hwy H in the Town of Port Washington; Harbor City Holdings, Owner and Nick Suddendorf, Agent
MOTION BY COMM’R. KNOP; SECONDED BY COMM’R. EHRlich TO APPROVE THE CERTIFIED SURVEY MAP AS PRESENTED Motion carried unanimously.
6. **MINOR REVIEW** - Consideration and Possible Action on a Minor Review to Amend a Previously Approved Building, Site & Operations Plan Related to the Maritime Sheds Light Industrial Development Located at the Northwest Corner of Maritime Drive and S. Park Street; Maritime Sheds LLC, Owner and Nick Suddendorf, Applicant
MOTION BY COMM’R. EHRlich; SECONDED BY COMM’R. KNOP TO APPROVE THE MINOR REVIEW Motion carried unanimously.
7. **MINOR REVIEW** - Consideration and Possible Action on Proposed Façade Improvements to Sir James Pub; 316 N Franklin Street; Jason Rabus, Applicant

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MOTION BY COMM’R EHRLICH; SECONDED BY COMM’R. KNOP TO APPROVE THE MINOR REVIEW
Motion carried unanimously.

8. ZONING TEXT AMENDMENT - Consideration and Possible Action on a Request to Add “Recording Studios” as a Conditional Use in the I-1 Existing Industrial District; Nick Suddendorf, Applicant
MOTION BY COMM’R STROHM; SECONDED BY COMM’R EHRLICH TO APPROVE THE ZONING TEXT AMENDMENT Motion carried unanimously.

9. ZONING CODE RE-WRITE – Consideration and Possible Action on a Proposed Public Participation Plan for the Zoning Code Re-Write and Update to the Plan Commission on the Zoning Code Re-Write Project
MOTION BY COMM’R EHRLICH; SECONDED BY COMM’R STROHM TO APPROVE THE PUBLIC PARTICIPATION PLAN Motion carried unanimously.

10. ADJOURNMENT: MOTION TO ADJOURN AT 6:51 P.M. BY ALD. NEUMYER COMM’R AND SECONDED BY COMM’R EHRLICH. Motion carried unanimously.