

# Plan Commission 2025



## Meeting Minutes – November 20, 2025

1. **ROLL CALL:** Mayor Ted Neitzke called the Plan Commission meeting to order at 6:02 P.M. in the Common Council Chamber at the City Hall. Members present were Alderman Paul Neumyer; Commissioner Nate Herlache; City Engineer Roger Strohm; Commissioner Tina Mach; Commissioner Eric Ryer; and Commissioner Mike Ehrlich. Also present was Director of Planning and Development Bob Harris and Michael McMahon, Superintendent of Port Washington-Saukville School District.
2. **APPROVE MEETING MINUTES – MOTION BY ALD NEUMYER; SECONDED BY COMM’R MACH TO APPROVE THE OCTOBER 16, 2025 MEETING MINUTES AS PRESENTED. 6 AYE (NEITZKE, NEUMYER, HERLACHE, STROHM, EHRLICH, MACH); 1 ABSTAIN (RYER) Motion carried.**
3. **PUBLIC COMMENTS / APPEARANCES - Individuals wishing to speak during Public Comments will be limited to a maximum of three (3) minutes per speaker. The Plan Commission, at its discretion, may limit the total time period for Public Comment to a maximum of 30 minutes – NONE**
4. **BUILDING, SITE AND OPERATIONS PLAN AMENDMENT – Consideration and Possible Action on an Amendment to a Building, Site and Operations Plan to Include a Proposed Operations Center Building, Supporting Warehouse, and On-site Substation; Located on Approximately 672 Acres of Land North and West of IH-43, South of E. Lake Drive, and East of the Ozaukee Interurban Trail,; VDC Wisco Realty Investments 1 LLC, Applicant**

**MOTION BY MAYOR NETIZKE AND SECONDED BY ALD NEUMYER TO APPROVE THE BUILDING, SITE AND OPERATIONS PLAN SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) The applicant shall extend the pre-cast wall along the entire north frontage of the substation area.
  - 2) The applicant shall revise the operations center elevations to include a third metal panel color in between the window punch-outs, prioritizing the medium gray system color utilized elsewhere on the building and campus.
  - 3) The applicant shall submit revised photometric plans for staff review if it updates the plans to include any building-mounted lighting.
  - 4) The applicant shall screen any site or rooftop mechanical units utilizing materials matching and complementary to those presented on these plans.
  - 5) The applicant shall diligently pursue to consolidation of the multiple site parcels in coordination with approvals from other governmental entities and no later than before it requests any Certificate of Occupancy for any permanent site improvement.
  - 6) Approval of site civil plans.
  - 7) Approval of all other required State and local permits, plans, and applications.
  - 8) Outdoor construction activities shall be 24 hours a day, Monday to Friday and Saturday and Sunday 6:00 a.m. to 8:00 p.m.
  - 9) Allow minor modifications to site plan per the developers agreement as designated to staff.
- 6 AYE (NEITZKE, NEUMYER, HERLACHE, STROHM, EHRLICH, MACH); 1 ABSTAIN (RYER) Motion carried.**

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5. **ZONING CODE REWRITE** – Discussion Item Only on Draft Articles 8, 9, 16, 26, 27, and Appendices A and B of the Proposed Zoning Code Rewrite – INFORMATION ONLY
  
6. **ADJOURNMENT: MOTION TO ADJORN AT 6:59 P.M. BY COMM’R RYER AND SECONDED BY COMM’R MACH.**  
Motion carried unanimously.