

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, APRIL 19, 2007**

1. **ROLL CALL:** Mayor Huebner called a duly convened meeting of the Plan Commission to order at 6:32 p.m. Members present were Commissioners Vanden Noven, Becker, Sova, Voigt, Kelley and Haacke. Also present were CITY Planner Randy Tetzlaff, and City Administrator Mark Grams. Absent and excused: City Building Inspector Dennis Wiese.
2. **APPROVAL OF MINUTES OF MARCH 15, 2007. MOTION BY COMMISSIONER SOVA AND SECONDED COMMISSIONER BECKER to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCES & COMMENTS:** There was none.
4. **CERTIFIED SURVEY MAP FOR PROPERTY LOCATED AT 1330 WEST GRAND AVENUE:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that the applicant presented a plan to convert the house at 1330 West Grand Avenue for an animal hospital use. To do so, she would need to rezone the property to commercial and then seek a conditional use grant to allow the animal hospital. The Plan Commission had no objection to this use for the property; however, there was concern about the need to provide a buffer to the residential uses to the east. Since the property is so large and because the applicant indicated a desire to construct a new single family home in the future on the land behind the current house, it was recommended that a certified survey be done to divide the property. The lot containing the house could then be rezoned to commercial and the new lot left residential. The certified survey as submitted conforms to the wishes of the Plan Commission. Lot 1 contains the house; Lot 2 is the undeveloped lot showing an easement to the City to allow access to the landlocked municipal property to the north and east of the property. As drafted, the survey conforms to Chapter 236 and our subdivision ordinance. If approved and once recorded, the applicant can then request at a future meeting, the rezoning of Lot 1 and a conditional use. Staff recommends approval. **MOTION BY COMMISSIONER HAACKE AND SECONDED BY COMMISSIONER VOIGT to approve the CSM as presented. Motion carried unanimously.**
5. **CERTIFIED SURVEY MAP FOR PROPERTY LOCATED ALONG CTH LL (A.K.A ASHBURY HILLS):** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that when this development was known as White Tail Hills, the Plan Commission reviewed and approved a certified survey map (CSM) that conformed to the approved development plan. The CSM was never recorded by the Weiss family, owners of the property. Recently, the Plan Commission reviewed a new plan for this property to be known as Ashbury Hills by the developer, Sal Palmisano. Mr. Palmisano plans to acquire and develop the area shown as Lot 2 to include single family lots and low density condominiums. Lot 1 which is targeted as the future business park will continue to be owned by the Weiss family. The CSM as shown conforms to the Ashbury Hills plan. It conforms to Chapter 236 regulations and for the most part, our subdivision ordinance. What is lacking is that the public right-of-way for CTH LL, which was annexed with this land, should be shown as a road dedication. Staff recommends approval to a revision that depicts CTH LL as a road dedication. **MOTION BY**

COMMISSIONER KELLEY AND SECONDED BY COMMISSIONER BECKER to approve the CSM subject to a revision that depicts CTH LL as a road dedication. Motion carried unanimously.

- 6. ANNEXATION OF LANDS IN THE TOWN OF PORT WASHINGTON:** City Planner Tetzlaff reminded the Commissioners that several concept development plans for this property were reviewed by the Plan Commission. The approved version included land to accommodate a 3 acre church site, a 3 acre assisted living facility, and enough lands to accommodate a storm detention pond. An annexation petition for these lands totally 7.35 acres has been submitted and accepted by the Common Council. A pre-annexation agreement has also been drafted and will be reviewed by the Council in May. The Council is also now requesting a recommendation from the Commission. The lands shown in the petition conform to the approved concept development plan. Staff recommends approving the annexation. **MOTION BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER HAACKE to recommend approval of the annexation of lands to the Common Council as presented. Motion carried (6 Ayes, 1 Abstained (Sova)).**
- 7. CONCEPT PLAN FOR THE ANNEXATION OF A PORTION OF LANDS IN THE TOWN OF PORT WASHINGTON (RAYMOND'S GOLF RANGE):** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that Chris and Linda Witzlib are the owners of Raymond's Golf Range, which is located on the corner of CTH LL and Second Avenue. They also own and reside at 1525 West Grand Avenue, the farmstead located on the corner of STH 33 and CTH LL. That property is being acquired by the State as part of the STH 33 project and will become a storm water detention area. To replace their current residence, they desire is to build a new home on the southwest corner of the golf range property. They can then continue to operate the golf range until such time they can either develop the property for residential use, or sell it. They would like to annex approximately 1 acre of the land to be serviced with municipal sewer and water. The City Engineer reviewed their request for services. The site they have chosen is lower than some of the adjacent area and to service it with sanitary sewer will require a grinder pump; water service is no problem. The most optimal location to obtain sewer and water is from Shalestone Drive via an easement through Lot 24, an undeveloped lot in the Greystone Subdivision. Access to the new home site would be from CTH LL. The County Highway Department has indicated support to allow a driveway. If approved, the Witzlib would likely close the CTH LL access to Raymond's; thereby only allowing access from Second Avenue. To approve the annexation of the home site as proposed would create a land parcel without City road frontage. To alleviate this situation, a 60 foot wide parcel fronting CTH LL and containing the driveway could be annexed. This however, would cut-off the Alvin Panarusky parcel and create a town island. In the past, the Park and Recreation Department has had preliminary discussions to consider the Raymond's property as a future park in lieu of the Schanen property. The reasons behind this include a better proximity to the surrounding residential development; better terrain to accommodate a future sledding hill; and the concern for sewer service issues surrounding the Schanen property. Mr. and Mrs. Witzlib reviewed their plans with the Commissioners. Commissioners discussed this item. **MOTION BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER VOIGT to allow a house to be built without street access or frontage. Motion carried (5 Ayes, 1 Nay (Haacke)). MOTION BY COMMISSIONER VOIGT AND SECONDED BY COMMISSIONER VANDEN NOVEN to allow the annexation of property with easement for sanitary sewer and water from the Greystone Subdivision. Motion carried unanimously.**

- 8. REVIEW EXTRATERRITORIAL LAND DIVISION IN THE TOWN OF GRAFTON FOR PROPERTY LOCATED AT 1093 ULAO PARKWAY:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that the City of Port Washington reviews extraterritorial land divisions. This parcel is being developed into a 3 lot development with a road reservation for access for 2 of the lots. This land division is located on Ulaio Parkway in the Town of Grafton. The Town of Grafton has approved this lot division. **MOTION BY COMMISSIONER SOVA AND SECONDED BY COMMISSIONER BECKER to approve the extraterritorial land division as presented. Motion carried unanimously.**
- 9. PUBLIC COMMENT/APPEARANCES:** Mr. John Sigwart addressed the Plan Commission. He reviewed his plans for the Witzlib's property and his idea of making Raymond's Golf Range a future park.
- 10. FORTHCOMING EVENTS:** There was none.
- 11. ADJOURNMENT: MOVED BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to adjourn the meeting at 7:17 p.m. Motion carried unanimously.**