

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, AUGUST 16, 2007**

- 1. ROLL CALL:** Mayor Huebner called a duly convened meeting of the Plan Commission to order at 6:34 p.m. Members present were: Commissioners Haacke, Vanden Noven, Voigt, Becker, and Kelley. Also present were: City Planner Randy Tetzlaff, City Building Inspector Dennis Wiese, and City Administrator Mark Grams. Absent and excused: Commissioner Sova.
- 2. APPROVAL OF MINUTES OF JULY 19, 2007. MOTION BY MAYOR HUEBNER AND SECONDED COMMISSIONER VANDEN NOVEN to approve the minutes as presented. Motion carried unanimously.**
- 3. PUBLIC APPEARANCES & COMMENTS:** Mr. Tom Veale of Hales Trail requested that his petition for Item #11 be entered into the record.
- 4. SPECIAL EXCEPTION TO ALLOW A NEW DETACHED GARAGE BE CONSTRUCTED WITH REDUCED OFFSETS LOCATED AT 1417 NORTH WICONSIN STREET:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. Mr. Bob Meyer presented the plan to the Commissioners. He stated that this is a single family home that does not have any garage. The garage as plotted does not permit the safe exiting of the south stall of the garage. The distance from the proposed garage and house is only 20 feet. The Mac Gillis are requesting to locate the proposed garage to the north side of the garage is 4 feet from the north property line. This would allow a somewhat straighter exiting of the garage. The Mac Gillis are also requesting the west side of the garage be parallel to the existing fence and be located 3 feet from the west property line. This is one of 3 single family properties that are in the RM-2 zoning district, the other two have detached garages. Behind this property and to the south of the property are multi-family dwellings. The Commissioners discussed this proposal. **MOTION BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER KELLEY to approve the proposed plan with special exceptions to the offsets as presented. Motion carried unanimously.**
- 5. REAR STUDIO AND GARAGE ADDITION TO AN EXISTING COMMERCIAL BUILDING LOCATED AT 125 WEST GRAND AVENUE:** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that John Reichert, the pewter artisan has purchased the former Port Abstract building. He is proposing to construct an addition to the rear of that building consisting of a studio, garage and an access for the upstairs living units. In the future, he plans to convert the 2 apartments to a condominium unit for himself. He would also like to make the roof of the new addition a "green roof." Mr. Mike Muller reviewed the plans with the Commissioners. The rear exterior as proposed is attractive; the Design Review Board suggested a future remodeling of the front façade. On site parking is provided for the 2 rental units. **MOTION BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER VOIGT to approve the plans as presented. Motion carried unanimously.**

- 6. CONCEPT PLAN REVIEW FOR REDEVELOPMENT PROJECT AND POSSIBLE PLANNED DEVELOPMENT OVERLAY LOCATED AT 539-541 NORTH WISCONSIN STREET:** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that this property is referred to as the former Whitman Brewery consisting of an old 3-story brick structure and an underground cavern used to store the beer. The brewery dates back to the mid to late 1800's but over time, the building and cavern haven fallen into disrepair. The structure was last used as tri-plex apartment building. The property also has split zoning, the front half is CCM, Central City Mixed; the rear along Harrison Street, is zoned RM-1, One and Two-Family. There is also an existing driveway easement off Wisconsin Street that serves the property to the south facing Harrison. The property was recently purchased and the new owner now proposes to renovate the old brick structure as a single family and construct three attached townhouses fronting onto North Wisconsin Street. Access for all the units would be from Harrison Street. Another option is to demolish the existing structure and replace it with a new home, similar in character of the neighborhood, as well as building the townhouses. If the concept plan is approved, the property would need a planned development overlay to allow for higher density, and some floor area and open space leniency. The concept was generally well-received by the Design Review Board. Single family use along Harrison Street is appropriate. Due to the condition and location of the existing structure, the Board would prefer a new single family structure. Historic tax credits may be available for the existing structure only if it is used as an income producing use such as commercial or, apartments. Access via Harrison is preferred to Wisconsin Street. Having the building closer to Wisconsin would also make sense because the buildings to the north have no setbacks. The townhouses would be narrow and be walk-ups and each unit would be a stepped-down elevation. The Board was concerned about the lack of green area or open space. Narrowing the driveway was suggested. The Design Review Board recommended concept plan approval of alternative #b (new home) subject to elimination of the drive way easement, the narrowing of the driveway to 15 feet in width in order to increase green space, and incorporating of architectural elements into the building designs. Mr. Mike Muller and Mr. Nick Suddendorf presented the plans to the Commissioners. **MOTION BY COMMISSIONER HAACKE AND SECONDED BY COMMISSIONER BECKER to approve Plan B subject to the elimination of the driveway easement, the narrowing of the driveway to 15 feet in order to increase green space, and the incorporating of architectural elements into the building design. Motion carried unanimously.**
- 7. LANDSCAPE PLAN FOR THE PORT WASHINGTON GENERATING STATION LOCATED AT 146 SOUTH WISCONSIN STREET:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. Mr. Doug Wetjen and Mr. Larry Stevens of WE Energies presented their plan to the Commissioners. They stated that WE Energies is submitting a landscape plan for the peripheral areas around the power plant. At the entry point to the plant, the design shows more ornamental types of plant material; along the Mineral Springs Creek corridor, the plant materials are more of a natural-type of vegetation. The areas to the north of the plant that may be available to the City and the area east of the plant were not included. The plans for these areas have not yet been finalized. The Design Review Board was receptive to the plan as presented. Questions were raised about the area where the entry drive crosses the creek; that area should be left more mesic and not mowed. There was also discussion about the area near the intersection of Chestnut and Wisconsin Streets where it was suggested that the retaining there be removed and areas to the east be left more natural. It was also suggested that in the long-term, WE Energies should consider either planning or allow to be planted, some trees along the north face of the bluff (area south of the plant) in order to both

enhance the look and to stabilize the bluff. The Design Review Board recommended approval subject to the making the area along the creek more mesic, removal of the retaining that was near Wisconsin and Chestnut and more naturalization of that area. **MOTION BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER VOIGT to approve the landscape plan subject to the recommendation by the Design Review Board. Motion carried unanimously.**

- 8. FINAL PLAT FOR HIDDEN HILLS ADDITION #1 FOR BIELINSKI HOMES, INC.:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that the first phase of Hidden Hills is well underway with several new homes being constructed as well as the condominiums. Grading and utility work has now begun on the second phase of the development to be referred to as Addition #1. Addition #1 will connect Aster Street with The Woods at White Pine subdivision as well as to make the land dedicated for a new City park accessible. The plat is consistent with the approved preliminary plat and conforms to Chapter 236, WI Statutes and our subdivision ordinance. Mr. Brian Depies from Bielinski presented the final plat to the Commissioners. Commissioners discussed where the City Park would be and what the other outlots were for. **MOTION BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to recommend approval to the Common Council of the Final Plat for Hidden Hills Addition #1 as presented subject to the City's Register Land Surveyor reviewing the plat. Motion carried unanimously.**
- 9. ANNEXATION OF PROPERTY ALONG SUNSET ROAD IN THE TOWN OF PORT WASHINGTON:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that due to a surveying discrepancy, a 17 foot wide parcel of the Freier property was not annexed. The parcel lies east of the property recently annexed adjacent to Greystone. The annexation is necessary because the future assisted living facility (Lot 1) does not have access to Granite Lane. The new certified survey map simply adds this new parcel to both Lots 1 and 2 respectively. Mr. Dave Murphy presented the annexation petition to the Plan Commissioners. **MOTION BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER VOIGT to recommend to the Common Council approval of the annexation as submitted. Motion carried unanimously.**
- 10. REVISED CERTIFIED SURVEY MAP FOR THE LANDS ALONG SUNSET ROAD:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that this is the revised certified survey map for the lands that will be annexed into the City. Mr. Dave Murphy presented the certified survey map to the Plan Commissioners. **MOTION BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to recommend to the Common Council approval of the revised certified survey map subject to the annexation of the 17 foot parcel as presented and also subject to a review by the City's registered land surveyor. Motion carried unanimously.**
- 11. CERTIFIED SURVEY MAP FOR 863 HALES TRAIL:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that the properties along Hales Trail were platted in 1960's. This lot was created when the previous owner of the property to the south created 2 lots. On the first lot, they built a new home and made available the second lot with the stipulation that only one home could be built on that lot for a 20 year period. The current owner/application built a home there and he now desires to re-divide the lot for the purpose of selling the new lot. This land and the neighboring area are zoned RS-1, the largest of our single-family zoning districts. The minimum standard includes a 15,000 SF lot size; 30 foot

setback; and 10 and 15 foot offsets. The CSM submitted easily meets these minimum requirements. The problem is that this is considerably smaller or less than what the neighboring homes and lots are and several of the neighbors are not too happy; even if there are no restrictive covenants. From a planning standpoint, it appears that as long as the CSM meets all of the minimum requirements, there is no legitimate reason to deny or reject it. The CSM conforms to Chapter 236 and or subdivision ordinance. The City Attorney has been asked to research this and render a legal opinion on this matter. His legal opinion has been presented to the Plan Commissioners. Basically, it states that if you deny this CSM, the Plan Commission needs to give the reason why it is being deny in the motion. Mayor Huebner stated that he was against this CSM. He stated that the neighbors are against it and the developer wanted larger lots for this subdivision. The City's Master Plan is requesting larger lots and when we as the Plan Commission review new developments, we are looking for larger lots. Commissioner Becker was also against the CSM because of the neighbors' opinions and also wanted to see larger lots. Commissioner Haacke stated that Commissioner Sova had called him and he had concerns with the footprint of the lot and what the building footprint would look like. Commissioner Haacke stated that he had walked the neighborhood and talked to the neighbors. He stated that this subdivision was set up without sidewalks to give it a rural feel with large homes and large lots. Commissioner Voigt wanted to know where the applicant was. City Planner Tetzlaff stated that there was here earlier but he had a previous engagement. **MOTION BY MAYOR HUEBNER AND SECONDED BY COMMISSIONER VOIGT to deny the CSM as presented. Motion carried unanimously.**

- 12. RECONSIDERATION OF AN EXISTING CONDITIONAL USE GRANT TO PERMIT USED CAR SALES LOCATED AT 925 SOUTH SPRING STREET:** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that the Commissioners had requested at the last meeting to place this item on the agenda. The used car business at 925 South Spring Street has been violating some of the conditions that were placed on the conditional use. In particular, more than vehicles have been parked in the front area and the 24 foot access easement has been encroached upon making truck deliveries difficult. The business owner (Mr. Flaherty's partner) was informed both verbally and in writing of these violations. Mr. Flaherty recently returned to town and was also informed of these violations. As owner and holder of the CUG, he is concerned about the violations and the risks involved. During the last 2 weeks, the business has been conforming to the conditions and according to Mr. Flaherty, he plans on keeping that way. Mr. Flaherty and his business partner were present at the Plan Commission meeting. Mr. Flaherty apologized for overstepping the limits of the conditional use grant. He stated that he had no excuse and that they have removed the vehicles from the grass. City Building Inspector Wiese brought up the new block wall that has erected and stated it need to come down. **MOTION BY COMMISSIONER KELLEY AND SECONDED BY MAYOR HUEBNER to accept Mr. Flaherty' apology and if there is anymore violations to the Conditional Use Grant may be cancelled and that it will be reviewed again in October, 2007. Motion carried unanimously.**

- 13. FORTHCOMING EVENTS:** Commissioner Vanden Noven stated that he wanted to bring up a signage issue. He stated that there was a banner issue this summer and he was wondering is some of the business with electronic signs could volunteer to messages stating City festivals. Also, that there were several businesses in the City that have crawling electric message signs. He thought that was not allowed under our sign ordinance and should be looked into. City Planner Tetzlaff and City Building Inspector Wiese stated that it was time to review the Sign

Ordinance again. Commissioner Kelley asked if it was possible to cancel a Conditional Use Grant before a years' review. He was told that it could be cancelled at anytime.

14. ADJOURNMENT: MOVED BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to adjourn the meeting at 7:52 p.m. Motion carried unanimously.