

**CITY OF PORT WASHINGTON  
PLAN COMMISSION  
MINUTES  
THURSDAY, FEBRUARY 15, 2007**

1. **ROLL CALL:** Mayor Huebner called a duly convened meeting of the Plan Commission to order at 6:33 p.m. Members present were: Commissioners Becker, Sova, Kelley and Alderman Haacke. Also present were: City Planner Randy Tetzlaff, City Building Inspector Dennis Wiese, and City Engineer Vanden Noven. Absent and excused: Commissioner Ron Voigt and City Administrator Mark Grams.
2. **APPROVAL OF MINUTES OF JANUARY 18, 2007. MOTION BY COMMISSIONER BECKER AND SECONDED ALDERMAN HAACKE to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCES & COMMENTS:** There was none.
4. **CERTIFIED SURVEY MAP FOR THE PROPERTY LOCATED AT 100 AND 114 NORTH FRANKLIN STREET:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He informed the Commissioners that these properties consist of the former Smith Brothers and Schooner Pub. Previously the land parcels behind each were declared surplus City properties. The Common Council approved the conveyance of those parcels to each property owner. The certified survey map creates two new parcels that incorporate the conveyed parcels. The CSM as submitted conforms to both our subdivision and Chapter 236 requirements. **MOTION BY COMMISSIONER SOVA AND SECONDED BY ALDERMAN HAACKE to approve the Certified Survey Map as presented. Motion carried unanimously.**
5. **REVISED CONCEPT DEVELOPMENT PLAN FOR LANDS LOCATED IN THE TOWN OF PORT WASHINGTON ALONG WEST SUNSET ROAD (FREIER PROPERTY):** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that last month the Plan Commission gave a very preliminary approval to a concept plan for the Freier property. It included: 1) A church site and an assisted living site along Sunset Road preferably with shared parking. 2) The adjoining area should be single and two-family lots with a maximum of 77 units. 3) The two-family units could be PUD or condo development in the interior portion of the development. 4) There should be more single-family lots than two-family units; and 5) The development plan should work with the existing topography to the maximum extent as practical. A revised plan incorporating those changes has been completed and is now available for review. The revised plan has flipped the church and the assisted living sites. The church is willing to consider a shared driveway along Sunset Road but is reluctant to share parking because of the liability issues. That issue can be reviewed more thoroughly later when a detailed site plan is submitted. The area in the interior is still shown as lots however, it does not preclude a PUD. A future developer may still choose to do that. However, the two-family uses are shown as lots and are very large. The Design Review Board agreed the plan met most of the criteria requested of the Plan Commission, except, that the street configuration was still too linear and did not make maximum use of the topography. If the plan is approved and the property is annexed, only the church and the assisted living would be developed in the near future. The remaining land are would be marketed to other developers who would or could bring in other site plans for approval. The Design Review Board recommended approval of the plan consisting of the church and assisted living locations; the mix of single and two-family units; the preference for a PUD in the interior of the site; and a maximum number of units set at 77. A future plan for the remaining area must make better use of the existing topography. Mr. Mike Schmit and Mr. Dave Murphy reviewed their revised concept development plan with the Commissioners. Commissioners reviewed this new concept plan and suggested that the developers meet with staff to discuss and redesign the street layouts.

- 6. BUILDING AND SITE PLAN FOR NEW INDUSTRIAL CONDOMINIUMS LOCATED AT 1123 MINERAL SPRINGS DRIVE:** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that back in July of 2004; the Plan Commission approved a building and site plan for two new industrial condominium buildings on the corner of Bywater and Sunset Roads. The first building was completed and is occupied. The second building is now proposed. In the plan now submitted, the buildings have been moved 20 feet closer to one another. The building and site plan are identical except for the fact that the buildings are closer. The Design Review Board questioned the number of parking stalls shown; they felt that there were too many. The applicant stated that based on the existing and proposed tenant needs, the parking as shown was needed. The members, however, remained skeptical. The City Engineer has some storm water concerns. The DRB recommended approval of the building and site plan subject to review of storm water by the City Engineer. **MOTION BY ALDERMAN HAACKE AND SECONDED BY COMMISSIONER BECKER to approve the building and site plan subject to the storm water plan being reviewed by the City Engineer. Motion carried unanimously.**
- 7. CONCEPT PLANS FOR NEW CONVENIENCE STORE (CLARK STATION) LOCATED AT 528 WEST GRAND AVENUE:** City Planner Tetzlaff reviewed this item with the Commissioners. The current owner/operator is cramped for space. Since acquiring the gas station, his business has increased substantially. The goal is to replace the existing building with a new one, leaving the pumps, the canopy, and portions of the existing retaining wall. The owner lives in the house immediately to the north so he owns additional land there as well as to the west of the gas station building. The Design Review Board reviewed two larger building options. Both would involve modifying his lot lines. The DRB strongly suggested that if he was to rebuild, he should do so to ensure that the new structure conforms to the required 10-foot building offset. Either option would work; the size of the building is his choosing. However, it was also suggested by the Board that he consider pushing the building farther north into the hillside and consider a "green roof" option. He liked that idea because it makes the business below his home less objectionable and obtrusive. The Board felt that that any of the concept options including the one with a green roof would be acceptable. The applicant would like confirmation from the Plan Commission before proceeding further. Mr. Rick Fulop and Mike Erlich from Haag Muller were present to review these plans. Plan Commissioner reviewed each option and suggested that Mr. Fulop come back to the Commission with more detailed plans for the option he chooses.
- 8. CONCEPT PLAN FOR NEW BARRIER-FREE PLAYGROUND LOCATED IN UPPER LAKE PARK: This item was tabled.**
- 9. PUBLIC COMMENT/APPEARANCES:** There was none.
- 10. FORTHCOMING EVENTS:** There was none.
- 11. ADJOURNMENT: MOVED BY CITY ENGINEER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to adjourn the meeting at 7:45 p.m. Motion carried unanimously.**