

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, JANUARY 18, 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 Becker, Voigt, Sova, Kelley and Alderman Haacke. Also present were: City Administrator Mark Grams, City Planner Randy Tetzlaff, and City Engineer Vanden Noven. Absent and excused: City Building Inspector Dennis Wiese.
2. **APPROVAL OF MINUTES OF NOVEMBER 16, 2006. MOTION BY ALDERMAN HAACKE AND SECONDED BY COMMISSIONER SOVA to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCES & COMMENTS:** There was none.
4. **CONSENT AGENDA:**
 - A.) **NEW OVERHEAD DOOR ADDED TO AN EXISTING BUILDING AT 206 NORTH MAPLE STREET:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. This property is immediately north of the car wash and south of Simplicity Manufacturing. The building was last occupied by the City' Park and Recreation Department. The owner, Mike Ratatori, is now proposing to lease the building to Gary Bohle for auto repair. Mr. Bohle has an ongoing repair business and is currently leasing space in the Kaliber Collision Repair building on North Wisconsin Street. The only building change is the addition of any overhead door. A conditional use grant is required because the property is zoned I-2, Industrial. The addition of the exterior overhead door is a minor modification of the façade. The Design Review Board found no objection to the request. Auto repair use in this location is appropriate. It is adjacent to other commercially zoned property and only one block north of an auto parts store. The only question surrounding this proposed is where customer vehicles and those being repaired will be parked. However, this is a small repair operation/business and when the building was used by the City, employee and municipal vehicles were parked in front of the building and along Maple Street without known complaints or problems. **MOTION BY CITY ENGINEER VANDEN NOVEN AND SECONDED BY COMMISSIONER KELLEY to approve adding a new overhead door to the existing building at 206 North Maple Street as presented. Motion carried unanimously.**
5. **CONDITIONAL USE GRANT TO PERMIT AUTO REPAIR AT 206 NORTH MAPLE STREET: THIS ITEM WAS TABLED.**
6. **CERTIFIED SURVEY MAP FOR PROPERTY LOCATED ON THE CORNER OF EAST KANE AND POWERS STREETS:** City Planner Tetzlaff reviewed this item with the Commissioners. Previously, Mr. Reichelt received concept approval to divide his property on the corner of Kane and Powers Streets. A condition placed on the approval was that he designate the area on the north side of the new lot for tree preservation; that area contains a steep ravine and many trees. The certified survey map that he submitted contains an identified "tree preservation easement." The CSM conforms to both the approved concept plan and with

the required platting requirements. The Plan Commission needs to decide whether the tree preservation area should be an easement placed upon the lot that "prohibits clear cutting," or, be zoned as a Conservation Protection Overlay (OCP). This is one of the new overlays recently approved and yet to be used. Either option would serve to protect the area. Staff thought the overlay would be appropriate, however, now staff is thinking that requiring the owner to place an easement on the lot may be easier and timelier. Staff recommends approval of the CSM subject to requiring an easement on Lot 1 that prohibits the clear-cutting of trees and shrubs within the designated area. Mr. Reichelt presented his CSM to the Commissioners. Commissioners discussed the easement versus the Conservation Protection Overlay. Commissioners discussed putting the overlay district on this property in the future. **MOTION BY COMMISSIONER SOVA AND SECONDED BY COMMISSIONER BECKER to approve the Certified Survey Map as presented with the condition that the shed be moved. Motion carried unanimously.**

7. **CERTIFIED SURVEY MAP FOR PROPERTY LOCATED ON THE CORNER OF CATALPA AND EAST VAN BUREN STREETS:** City Planner Tetzlaff informed the Commissioners that this property consists of three 40-foot platted lots with a renovated 2-unit Queen Anne condominium and detached garage. Previous plans proposed that either a one or two-family condominium would be built on remaining vacant land. An offer has been placed on the upper unit in the Queen Anne and there is interest from another party to purchase and/or build on the vacant land. It is yet to be determined if the land purchaser wants to be part of a condominium. The owner/developer is requesting approval of a certified survey map that divides the land into 2 parcels, thereby providing an option. The lot division as proposed shows a 7,000 SF lot and a 6,529 SF lot. The Central City Mixed zoning requires a minimum sized lot of 7,000 SF and 50-foot minimum frontage. The lots as proposed have one that conforms to the standards and one falling short on the size requirements. That lot is affected by the curve on the corner and the land on the north that was conveyed by a previous owner. The smaller lot as proposed is still much larger than most of the lots in the neighborhood. The City has also in the past approved the creation of lots this size or smaller. The size of the lot is sufficient to build a residential structure. Mr. Dennis Riley presented his CSM before the Commissioners. **MOTION BY COMMISSIONER VOIGT AND SECONDED BY COMMISSIONER BECKER to approve the Certified Survey Map as presented. Motion carried unanimously.**
8. **FINAL PLAT FOR THE WOODS AT WHITE PINES NO. 2 (LOTS 40 THROUGH 61):** City Planner Tetzlaff informed the Commissioners that a preliminary plat for this portion of the Woods at White was approved. The lots have been platted, the utilities are in, and most of Evergreen Terrace and Aspen Street have been constructed. The final plat as submitted conforms to the approved preliminary plat. Outlot 6 will become the new City park. Staff recommends approval subject to the completion of the street improvements and any other requirements as per the developer's agreement. Mr. Roger Strohm from Miller Engineering presented the Final Plat for The Woods At White Pines No. 2. **MOTION BY CITY ENGINEER VANDEN NOVEN AND SECONDED BY COMMISSIONER VOIGT to approve the Final Plat for Woods At White Pine No. 2 as presented subject to completion of street improvements, any other requirements as per the developer's agreement and a review by the City's RLS certification. Motion carried unanimously.**
9. **CONCEPT PLAN FOR DIVIDING PROPERTY AT 1231 WEST GRAND AVENUE:** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that the City

previously approved a certified survey map for this property. Mr. J. J. Loose had proposed to renovate the existing 2-story home along West Grand Avenue and remove and rebuild a detached garage. The driveway was to be relocated from the east side of the house to the west side. An easement would provide access to a new lot south and house to the west side. Mr. Loose has completed the renovation as proposed and has come to the conclusion that a large house on the rear lot would not be compatible with the surrounding homes, many of which are 1,200 to 1,500 SF homes. Mr. Loose is now asking for the Plan Commission to consider allowing one additional lot so two smaller homes could be built. Or, he may ask for consideration for a 3-unit condominium consisting of the existing home and two new houses. Mr. Loose presented his concept plan to the Commissioners. Commissioners discussed whether single-family residents or condos should be on lot 2. **MOVED BY MAYOR HUEBNER AND SECONDED BY COMMISSIONER SOVA to approve the Concept Plan for dividing the property at 1231 West Grand Avenue. The lot would be divided into two lots with the second lot having 2 condo units on it. Mr. Loose will return with a Condo Plat for Lot 2. Motion carried (6 Ayes; 1 Nay (Haacke)).**

10. CONCEPT PLAN FOR DIVIDING PROPERTY AT 652 NORTH SAUK ROAD: City Planner Tetzlaff reviewed this item with the Plan Commissioners. He informed the Commissioners that Mr. and Mrs. Hargarten reside at 652 North Sauk Road. Their lot, which fronts onto North Sauk Road, extends to the rear all the way to Pierre Lane. The lot is very large and they would like to build another home that would front onto Pierre Lane. While the new lot as proposed is large enough, the land slopes upward from the rear of their house; or it drops rapidly from Pierre Lane, making construction difficult. However, many homes are built on steeper slopes. Mrs. Hargarten presented their concept plan to the Commissioners. **MOTION BY COMMISSIONER VOIGT AND SECONDED BY ALDERMAN HAACKE to approve the Concept Plan for dividing the property at 652 North Sauk Road into two lots. Motion carried unanimously.**

11. 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 Plan Commissioners. He informed the Commissioners that last July, the Plan Commission reviewed a concept plan for this property. That plan contained a mix of 2-family and 8-family buildings for person aged 55+. The plan was rejected because of the objection to the 8-family buildings. At that time, the Commission did not object to the side-by-side units and would possibly consider 4-unit buildings if there was sufficient open space and they were restricted to the interior of the site. The Freier family is now coming forward with new concept plans with the intention that if one were approved, representatives of the family would then market the approved concept plan to developers. The concept plan consists of a mix of one and two-family lots and a 40-unit assisted living facility and a church. Commissioner Sova excused himself from this discussion. Mr. Dave Murphy is representing the Freier family at the meeting. Mr. Murphy informed the Commissioners that there is a gas main through the middle of the property and that is why the concept plan is designed as is. Mr. Murphy discussed the Church and the Assisted Living fronting Sunset Road, the number of single and duplex lots and also the retention ponds with the Commissioners. Commissioners discussed the size of the lots and whether the lots should be single or duplex lots. Commissioners agreed that they would like to see more single-family lots than duplex lots. Commissioners suggested that lots 10, 11, 27 and 39 be single-family lots instead of duplex lots. Commissioners like the idea of the assisted living and the church sharing a parking lot. **MOTION BY CITY ENGINEER VANDEN NOVEN AND**

SECONDED BY ALDERMAN HAACKE to approve the Concept Development Plan as presented which includes the Church and Assisted Living site with preferably shared parking, the adjoining part of the development to be single and two family lots, with a maximum of 77 dwelling units (they could be PUD or condo development), more single family lots than 2 family, and a development plan which works with the existing topography to maximum extent and practical. Motion carried (6 Ayes, 1 Abstained (Sova)).

12. PUBLIC APPEARANCES AND COMMENTS: There were none.

13. FORTHCOMING EVENTS: There were none.

14. ADJOURNMENT: MOVED BY CITY ENGINEER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to adjourn the meeting at 7:38 p.m. Motion carried unanimously.