

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

1. **ROLL CALL:** Mayor Huebner called a duly convened meeting of the Plan Commission to order at 6:31 p.m. Members present were: Commissioners Becker, Sova, Voigt, Kelley and Alderman Haacke. Also present were: City Planner Randy Tetzlaff, City Building Inspector Dennis Wiese, City Administrator Mark Grams and City Engineer Vanden Noven.
2. **APPROVAL OF MINUTES OF FEBRUARY 15, 2007. MOTION BY COMMISSIONER BECKER AND SECONDED CITY ENGINEER VANDEN NOVEN to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCES & COMMENTS:** There was none.
4. **DECORATIVE FLAGS ON THE BUILDING LOCATED AT 312 NORTH FRANKLIN STREET, WIND ROSE WINE & MARTINI BAR:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He informed the Commissioners that the Plan Commission approved a play to allow outdoor dining on the roof-top of Wind Rose. The Common Council also approved a conditional use grant to allow the same. The owner says because of the cost, he will not implement the plan this coming year. He is now proposing to add a flagpole and attach decorative colored flags, similar to those on sailing regattas. The City has not precluded the use or installation of flagpoles or decorative flags on buildings in the past. If they have writing on them, they may be subject to the sign code because the writing may be considered advertising. These flags have no writing on them. The owner of Wind Rose Wine and Martini Bar presented his plan to the Plan Commissioners. Since the poles would be in the right-of-way this item would need to go before the Board of Public Works. **MOTION BY COMMISSIONER BECKER AND SECONDED BY ALDERMAN HAACKE to approve the flags and awnings as presented. Motion carried unanimously.**
5. **MINOR BUILDING FAÇADE RENOVATION AT 922 NORTH WISCONSIN STREET:** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that Mr. Gary Bohle, who operates a successful auto repair business at the Kaliber Collision Repair location, is looking to lease the former Peiffer Auto Service building located at 922 North Wisconsin Street. Several months ago, Mr. Bohle considered leasing space on North Maple Street, behind the car wash. Mr. Bohle is looking to clean-up the building exterior; replace the cracked front windows to improve energy efficiency; and install new signage. He has to incur all the costs himself; the owners will not contribute. Mr. Bohle told the Design Review Board that if owned the building, he would make major changes and enhancements to it and the property. The proposed changes as originally submitted concerned the Board Members. They questioned removing the windows and replacing them with T1-11 siding material. They made suggestions that included side-lights by the door; an awning; and difference covering materials. They also suggested a minimalist approach; that he just clean the building, replace the damage windows (insurance pending) and hang a new sign. Mr. Bohle would consider these suggestions. Mr. Bohle presented the new changes to the board. These changes included washing, treating and cleaning building exterior; enclosing one of the larger windows and adding T1-11 siding to part of the building; installing a new window, and new signage. **MOTION BY CITY ENGINEER**

**VANDEN NOVEN AND SECONDED BY COMMISSIONER VOIGT to approve the minor building façade changes as presented. Motion carried unanimously.**

- 6. REVISED CONCEPT DEVELOPMENT PLAN FOR LANDS IN THE TOWN OF PORT WASHINGTON LOCATED ALONG WEST SUNSET ROAD (FREIER PROPERTY):** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that his plan is back again with further revisions. The applicant is requesting approval for only the church and the assisted living sites and for 2 single family lots along Sunset Road. This is the only portion of the property that the applicant would like to annex and develop in the City now. The remaining portion of the property would be sold and developed would be sold and developed at a later time when the market for single family lots improved. The applicant wanted driveway access off Sunset Road for one of the single family lots and wanted to keep the storm water detention pond in an area not annexed to the City via drainage easements. Also the assisted living site is now larger and is located immediately north of the church with direct access off Granite Lane. The Design Review Board agreed with the new proposed location of the assisted living facility. Integrating it into the development is a better alternative than along Sunset. It is not a heavy traffic generator and should not negatively impact on Greystone. In fact, having both the church and assisted living adjacent to Greystone will allow for some nice landscaped buffering along the common line lines. The Design Review Board had some concerns regarding whether the lot along Sunset should have driveway access, is there a need for a 50 foot right-of-way along Sunset Road, and whether it makes sense to allow for storm water drainage outside the City limits. The Board Members agreed with the City Engineer who strongly recommended that residential access not be granted off Sunset Road and that an alternative lot design be drafted so that the 2 residential lots have access off of a new north-south street. The City Engineer also advocated the need for the 50 foot ROW would be consistent with Greystone; that it would allow for sufficient room for a proposed bike path to avoid existing utility poles; and it would allow room to accommodate the slope intercepts with the ROW. The Board disagreed with the applicant regarding whether the storm detention pond should be outside the City limits. Allowing it to be constructed outside the City would be a bad precedent; it would not ensure or guarantee long-term maintenance; and the Town may not agree with such an arrangement. Regarding the remaining lot configuration, the Board felt overall that this was a design that made better utilization of the topography, the lots were larger and wider as requested by the Plan Commission, and the design located the gas main along rear lot lines rather by the Plan Commission, and the design located the gas main along rear lot lines rather than in the public street. A future buyer/development could still further tweak the layout. Staff has redesigned the plan taking into consideration the concerns raised at the Design Review Board. A new north-south street has been moved east to allow for lots fronting on either side; thereby creating 2 lots along Sunset Road that can be access off the side street. The total number of lots shown stay pretty consistent. Mr. David Murphy, represent the Freier's property was present. **MOTION BY CITY ENGINEER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to approve the concept plan for accepting Lots 3, 4, and the annexation of any land necessary for Storm Water management pond area, and the right-of-way of 50 foot dedication along Sunset Road, also that the Storm Water performance based on the City's Storm Water Management Ordinance that will be passed in the next couple of months. Motion carried (6 Ayes, 1 Abstained (Sova).**
- 7. CONCEPT DEVELOPMENT PLAN FOR THE NEW VILLAS OF NEW PORT VISTA:** City Planner Tetzlaff informed the Commissioners that representatives from Fiduciary Real Estate Development would present a PowerPoint presentation to the Commissioners for their

review. Mr. Craig Raddatz informed the Commissioners that FRED was proposing a single-story, slab on grade, attached residential condominium housing product that they believe will serve the over-55 year old Port Washington residents. The site plan shows the proposed density at 3.1 units per acre, lower than the new project to the south and their project to the northeast. This project would have approximately 114 homes or a total of 39 buildings. City Planner Tetzlaff informed the Commissioners that the Design Review Board suggested that this project connect with the Dommer property immediately to the north, which they have done. If this Concept Plan is approved, a final building and site plan will need to be approved as well as rezoning. **MOTION BY COMMISSIONER SOVA AND SECONDED BY COMMISSIONER VOIGT to approve the Concept Development Plan for the new Villas of New Port Vista as presented subject to following the Storm Water Management Ordinance. Motion carried unanimously.**

- 8. CONCEPT PLAN FOR NEW BARRIER-FREE PLAYGROUND IN UPPER LAKE PARK:** City Planner Tetzlaff review this item with the Plan Commissioners. He stated that the Common Council gave the go ahead to pursue the development of a barrier-free park. Once the sites are selected, a consultant who is an expert in such facilities will be brought on-board to further analyze the sites, recommend a specific site, and finally design the park facility. The Park and Recreation Board gave preliminary approval to the site found in your packet as well as a second site in Upper Lake Park closer to the shelter. Ms. Mardy McGarry and Ms. Sue Mayer, co-leaders of the Port Washington Community Built Playground, were present to address the Plan Commissioners. The proposed Concept Plan is for that of a Barrier Free (accessible) Playground in Upper Lake Park in the area currently utilized for a ball diamond. The playground is to be built through total fundraising and donations, and completely built by volunteers. The location, Upper Lake Park, was chosen for the space that it offers and the amenities of a parking area, bathrooms, and picnic shelter already in existence, as well as the hope to draw visitors to spending the day in Port Washington and its surrounding businesses. The alternate location would be north of the baseball diamond. Plan Commissioners discussed this location and the concept of a barrier free playground. **MOTION BY ALDERMAN HAACKE AND SECONDED BY COMMISSIONER BECKER to approve the Concept Plan with the two locations in Upper Lake Park as presented. Motion carried unanimously.**
- 9. REVISED CERTIFIED SURVEY MAP FOR THE WOODRIDGE CONDOMINIUM DEVELOPMENT:** City Planner Tetzlaff review this item with the Plan Commissioners. He stated that in 2004, a 3 lot CSM was approved for this development. The 3 lots coincided with the used on the approve site plan; single family detached condos, two-family condos, and four family condos. The approve revised plan submitted by the new owner/developer keeps the same uses and number of units, however, the location of the uses has changed. The owner/developer is not requesting a new CSM that will match the approve site plan. In addition, the previous CSM included a road dedication for Cardinal Drive. The developer would now like to move Cardinal Drive a bit westward allowing for more land area for future commercial development planned to the east of Cardinal Drive. Once Cardinal Drive is vacated, the new lot 3 will be re-divided to include the new road dedication. The CSM has proposed is consistent with the approve site plan. It also conforms to our subdivision ordinance and Chapter 236, WI Statutes. The proposed road vacation is also in proper form. **MOTION BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER SOVA to approve the Revised Certified Survey Map for the Woodridge Condominium Development as presented. Motion carried unanimously.**

**10. PROPOSED STREET VACATION FOR CARDINAL DRIVE:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. **MOTION BY COMMISSIONER SOVA AND SECONDED BY ALDERMAN HAACKE to recommend approval to the Common Council that a portion of Cardinal Drive be vacated as presented. Motion carried unanimously.**

**11. UPDATE ON THE WHITE TAIL HILLS DEVELOPMENT (TO BE KNOWN AS ASHBURY HILLS) AND FUTURE TAX INCREMENT DISTRICT:** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that a preliminary plat was approved for White Tail Hills for the Weiss Family and Blue Sky LLC (Mike Ansay). Blue Sky is no longer involved in the project and the Weiss' have been trying to find another developer to take over the project. Sal Palmisano now has an n accepted offer to purchase the property and continue with the development. He will not be purchasing the business park land. Sal has a good track record and has developed residential property in both Cedarburg and Mequon. He is proposing to rename the development as Ashbury Hills. He is also cooperating with the City and our tax increment district consultant in designing a future TID. There is no change to either the number of configuration the proposed single family lots. Some of the street names will change; in particular, Sal is proposing to change Groeshel Road to Westminster Road. Some of the other streets will have names such as: Ashbury Hills Drive, Thornberry Court, and Woodbury Court. Emergency service personnel have no opposition to this change. We will be contacting the Town and soliciting their opinion. He is also proposing to eliminate the lot lines in the area of the proposed two family units and combine them with the proposed multifamily area. He is doing this to allow for more flexibility in arranging the units on the site and he is committed to building as many side loaded garages as possible. The multifamily area will now contain only side by side condominiums. Staff is still working on the boundaries of the TID. It appears that we will be able to include all side by side units and still stay within the 35% maximum for residential use. Staff will also be including the proposed office condominium development immediately west of the Country Inn and Suites. Our timeline allows for the TID to be in place by September 30<sup>th</sup>. **No action is required.**

**12. PUBLIC COMMENT/APPEARANCES:** There was none.

**13. FORTHCOMING EVENTS:** There was none.

**14. ADJOURNMENT: MOVED BY CITY ENGINEER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to adjourn the meeting at 7:55 p.m. Motion carried unanimously.**