

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, OCTOBER 18, 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 Haacke, Sova, Vanden Noven, Voigt, Becker, and Kelley. Also present were: City Planner Randy Tetzlaff, City Building Inspector Dennis Wiese, and City Administrator Mark Grams.
2. **APPROVAL OF MINUTES OF SEPTEMBER 20, 2007. MOTION BY COMMISSIONER BECKER AND SECONDED COMMISSIONER VOIGT to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCES & COMMENTS:** There was none.
4. **FINAL BUILDING AND SITE PLAN FOR THE REDEVELOPMENT OF 539-541 NORTH WISCONSIN STREET:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. The planned overlay zoning for this project will be reviewed and action should be taken by the Common Council on October 16th. Pending approval, a final building and site plan is before you for your review and approval. The attached final plans coincide well with the approved concept plan. The 3 row houses will be constructed of all masonry materials with high architectural appeal. The design of the house along Harrison Street will not reviewed as part of this review because it will be handled under the one and two-family design standards. It will however, be a ‘craftsmen style’ with a front porch. The Design Review Board was impressed with the details of the row house design and character. The only concern raised was for the storm water. Mr. Mike Muller and Mr. Nick Suddendorf reviewed the final building and site plan design with the Commissioners. The Design Review Board recommended approval as submitted subject only to a storm water plan reviewed and approved by the City Engineer. **MOTION BY COMMISSIONER SOVA AND SECONDED BY COMMISSIONER HAACKE to approve the Final Building and Site Plan for the Redevelopment of 539-541 North Wisconsin Street subject to the storm water plan being reviewed and approved by the City Engineer. Motion carried unanimously.**
5. **FINAL BUILDING AND SITE PLAN FOR THE CLARK GAS STATION AT 528 WEST GRAND AVENUE:** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that several months ago, the Plan Commission gave concept approval of a new building for the Clark Gas Station. At that time, the owner said he was going to pursue a “green roof” design. A new plan is before you that does indeed include a “green roof.” It also includes suggested made by the Commission including a new canopy, consideration for semi-truck transport delivery, and less impervious surfaces and more open space. The new building and site plan incorporates all of the suggestions and elements previously discussed. It will also feature the first drive-thru for a convenience store, which the owner hopes will handle those customers only interested in items such as cigarettes. The building includes many architectural details including the use of recycled materials. On the northwest corner of the site there will be an impressive waterfall feature. There was some concern about the lack of on-site parking, however, with the drive-thru and street parking in front, both the owner and Design Review Board felt comfortable with the 2 stalls shown. There was discussion about the existing non-

conforming pole sign, however, the owner is aware of its status, and would like to continue using it for the time being. Also, although the landscape points are somewhat short of the required amount, credit should be given for the green roof and for the water feature. Mr. Mike Erlich and Mr. Rick Fulop reviewed final building and site plan for the Clark Gas Station with the Commissioners. The Design Review Board enthusiastically recommends approval. **MOTION BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER VOIGT to approve the Final Building and Site Plan for the Clark Gas Station at 528 West Grand Avenue as presented. Motion carried unanimously.**

6. **RECONSIDERATION OF EXISTING CONDITIONAL USE GRANT TO PERMIT THE SALE OF USED AUTOMOBILES AT 927 SOUTH SPRING STREET:** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that Mr. Ray Flaherty recently appeared at the Plan Commission to discuss the conditions placed on his CUG. He admitted that there were some past misunderstandings and violations however; he pledged that all items would be followed. At that time, it was pointed out that in October, the CUG would be one year old and the Plan Commission then had the ability to extend it indefinitely, to continue to monitor it from time to time, or to revoke it. Since meeting with the Plan Commission, the used auto sale business has complied with the terms of the CUG. There have been no complaints issued by the other businesses located there. With the permission of the City Engineer, a new driveway was constructed off South Spring Street to allow better ingress and egress for delivery trucks serving either the liquor store or Max Glass. Mr. Flaherty will again be in attendance at our meeting to discuss continuing the CUG. Also, should the Plan Commission decide to keep the CUG in-place, he will ask for some minor changes to the site layout and for the possible location of his cars. Staff recommends approve continuing the CUG for another review in 6 months. Mr. Ray Flaherty and his son were present to discuss the CUG. Mr. Flaherty would like to increase the number of vehicles to 17 as originally stated on the CUG. Commissioners discussed various items with Mr. Flaherty. Some of the Commissioners wanted the CUG to continue. The Mayor would like to see a parking plan and landscape plan. Commissioner Haacke suggested that Mr. Flaherty put in writing what he would like to see his property to look like, such as a site plan, landscape plan, parking plan, etc. **MOTION BY COMMISSIONER VOIGT AND SECONDED BY COMMISSIONER BECKER to approve to continue the CUG with the original 17 vehicles. Commissioners continued to discuss this matter. MOTION BY COMMISSIONER VOIGT AND SECONDED BY COMMISSIONER BECKER to withdraw the motion. This item was tabled.**
7. **MINOR REVISIONS TO SECTION 20.35 OF THE MUNICIPAL CODE, FLOODPLAIN REGULATIONS (REQUESTED BY THE WI DEPARTMENT OF NATURAL RESOURCES):** City Planner Randy Tetzlaff reviewed this item for the Plan **MOTION BY COMMISSIONER HAACKE AND SECONDED BY COMMISSIONER BECKER to approve the rezoning of 539-547 North Wisconsin Street as presented. Motion carried unanimously.**
8. **FORTHCOMING EVENTS:** There was none.
9. **ADJOURNMENT: MOVED BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to adjourn the meeting at 7:41 p.m. Motion carried unanimously.**