

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, OCTOBER 16, 2008**

- 1. ROLL CALL:** Mayor Huebner called a duly convened meeting of the Plan Commission to order at 6:30 p.m. Members present were: Commissioners Kelley, Becker, and Voigt. Also present were: City Planner Randy Tetzlaff, City Engineer Rob Vanden Noven, and City Administrator Mark Grams. Absent and excused: Commissioner Sova, Haacke, and City Building Inspector Dennis Wiese.
- 2. APPROVAL OF MINUTES OF SEPTEMBER 18, 2008. MOTION BY COMMISSIONER BECKER AND SECONDED COMMISSIONER VOIGT to approve as presented. Motion carried unanimously.**
- 3. CONDOMINIUM PLAT FOR 921-923 ALGOMA DRIVE:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that a building and site plan for this property was approved back in 2005. The approval required that the open area to the east of the building which contained a small wetland, become part of a condominium association to ensure its perpetual maintenance. The developer had envisioned that this new condo would become a part of the existing Lake Ridge condo association. Construction on the building units began and then the developer went bankrupt. The lender eventually took control of the property and completed it. The lender was later acquired by Harris Bank, who is now submitting the condo plat so that the units may be sold. Several discussions took place between representatives of the lender and the existing Lake Ridge condo association. It has become apparent the association does not want this new condo included with their group. What concerns them is taking on responsibility for the open space area. The association has in the past few years assumed added costs for upkeep of their common areas. With no other options, the lender is now coming forth with a 2-unit condo plat that includes the open space area. It is not the most optimum solution but does ensure that the City will not get “hung” with long-term upkeep. The plat and accompanying documents as submitted meet the criteria contained in Section 18, of our land division ordinance as well as those of Chapter 703m WI Statutes. **MOTION BY COMMISSIONER KELLEY AND SECONDED BY COMMISSIONER VOIGT to recommend approval of the condominium plat and documents as submitted. Motion carried unanimously.**
- 4. AMENDING AN EXISTING CONDITIONAL USE GRANT TO ALLOW FOR REVISED TIME PERIODS FOR NOISE TESTING AT THE PORT WASHINGTON GENERATING STATION:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that WE Energies is requesting that specific noise testing requirements identified in the Conditional Use Grant dated 09-17-2002 be modified. They are requesting to expand the times necessary for noise testing at the power plant as per the Wisconsin Public Service protocol. When we first approved the time periods seven years ago, they were based on the best information we had at the time. The testing is required by the PSC, so our only control is to verify that the testing is done only during the new different time periods. Those time periods would be as follows: Mornings (6:00 a.m. to 8:00 a.m.); Midday (noon to 2:00 p.m.); Evenings (6:00 p.m. to 8:00 p.m.); and Nights (10:00 p.m. to midnight). **MOTION BY MAYOR HUEBNER AND SECONDED BY COMMISSIONER BECKER**

to recommend approval of amending the conditional use grant to modify the times for noise testing as presented. Motion carried unanimously.

5. **LAND USE ELEMENT OF THE COMPREHENSIVE PLAN:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. The Plan Commissioners discussed the Land Use Element and made modifications. This is information only.
6. **INTERGOVERNMENTAL ELEMENT OF THE COMPREHENSIVE PLAN:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. The Plan Commissioners discussed the Intergovernmental Element and made modifications. This is informational only.
7. **SCHEDULE A SPECIAL MEETING TO DISCUSS THE COMPLETED COMPREHENSIVE PLAN:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. The Plan Commissioner agreed to meet on Thursday, November 6, 2008 at 5:30 p.m. to discuss the completed Comprehensive Plan. This is informational only.
8. **PUBLIC APPEARANCES AND COMMENTS:** There was none.
9. **FORTHCOMING EVENTS:** There was none.
10. **ADJOURNMENT: MOVED BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to adjourn the meeting at p.m. Motion carried unanimously.**