

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, JANUARY 15, 2009**

- 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, Voigt, Haacke, Sova, Vanden Noven, and Becker. Also present were: City Planner Randy Tetzlaff and City Administrator Mark Grams. Absent and excused: City Building Inspector Dennis Wiese.
- 2. APPROVAL OF MINUTES OF DECEMBER 18, 2008. MOTION BY COMMISSIONER BECKER AND SECONDED COMMISSIONER VOIGT to approve as presented. Motion carried unanimously.**
- 3. PUBLIC APPEARANCES & COMMENTS:** There was none.
- 4. REVISED BUILDING AND SITE PLAN FOR THE CHURCH OF LATTER-DAY SAINTS LOCATED AT 1900 SUNSET ROAD:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that previously, the architect for the Church of Latter-Day Saints submitted plans to both the Design Review Board and Plan Commission to review a concept building and site plan. Our comments at that time included 1) reducing the number of parking stalls and area by one-half; 2) moving and buffering the trash enclosure; 3) providing buffers along the lot lines; 4) providing a pedestrian connection to Sunset Road; 5) providing a detailed landscaping and lighting plan; and 6) providing a final building exterior plan. The new plan as presented reduces the number of parking stalls but shows areas for additional parking if and when the church expands. A sidewalk is shown that could be connected to a future Sunset Road sidewalk. The building and parking area have been shifted somewhat to the west to provide more buffer area to the Greystone subdivision. The landscaping plan far exceeds our code requirements; and it does provide a planted buffer around the enclosed trash area. The lawn area will be irrigated. The building will have brick accents and a church steeple. The Design Review Board questioned the need for the stormwater easement on the west side of the property. The Board felt that some trees would enhance the site and would provide the buffer as previously suggested. Both the City Engineer and the Architect will contact the consulting engineer (Gremmer) to verify if the easement was needed and whether there was a way to plant some trees along the lot line. In addition, it was noted that riprap is not permitted and the location of the outfall to the stormwater detention pond would be verified with Gremmer. The Design Review Board recommended approval of the building and site plan subject to verifying the aforementioned items. The City Engineer and Architect will have those items verified. **MOTION BY COMMISSIONER SOVA AND SECONDED BY COMMISSIONER HAACKE to approve the revised building and site plan for the Church of Latter-Day Saints per the recommendation of the Design Review Board and their conditions. Motion carried unanimously.**
- 5. BUILDING AND SITE PLAN FOR NEW RESTROOMS AND WARMING ROOM AT VETERAN'S PARK:** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that the Park and Recreation Board recommended and the Common Council approved the construction of new restrooms and a warming area in Veterans or Lower Lake Park. The restrooms are meant to be accessible for users of the park, the beach, and for skaters during the

winter. The warming room is for the skaters during the winter but can be used by groups during other times of the year. One of the conditions was that the new building's architecture be compatible with both the Bandshell and the Yacht Club. The placement of the building respects the line of vision for the Bandshell and provides the needed accessibility for beach users. There is an enclosed walkway to connect the parking lot next to the Wastewater Treatment Plant to the park; which makes the Yacht Club more accessible. The building exterior is comprised of brick and stone whose colors compliment the cream city brick found on the Yacht Club and the Bandshell. The design and shape of the building are striking and also compliment those structures. The Design Review Board has some concerns about the stucco-like material proposed for the gable end of the open air seating area. After further discussion, it was agreed that the gable end should be left open and wood and beams be placed on the underside; there would be no perch points for birds. Wood would also be used on the fascia and soffits. The same wood ceiling would be duplicated in the hallway area. Another concern raised was that for privacy and it was suggested that the restroom windows be frosted. Finally, there was discussion as to whether the warming room was wide enough at 12 feet to accommodate users. It was agree that further input be sought from both the Plan Commission and the Park and Recreation Board. If so, the building could be stretched both a foot in either direction. The Design Review Board recommended approval of the building and site plan subject to: 1) making the west gable open ended with no perch points and that the ceiling be clad in wood; 2) wood fascia and soffits would be used; 3) restroom windows would be frosted; 4) the hallway would also have a wood ceiling; and 5) corner brick would be bull-nosed. **MOTION BY COMMISSIONER VOIGT AND SECONDED BY COMMISSIONER HAACKE to approve the building and site plan for new restrooms in Veterans or Lower Lake Park as recommended by the Design Review Board and their conditions, plus adding an additional 2 feet on the end of the warming room. Motion carried unanimously.**

6. **BUILDING AND SITE PLAN FOR NEW RESTROOMS AND SEATING AREA AT UPPER LAKE PARK:** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that Possibility Playground has requested a restroom near their new playground area. The proposed structure also designed by the Groth Design Group, includes restrooms and an outdoor, sheltered picnic area. The building exterior is strikingly similar to the proposed building in Veterans Park and is comprised of the same brick and stone. The Design Review Board had the same concerns about the stucco-like material proposed for the gabled end of the open air seating area and for the need to have frosted windows. Inside, the building has both a men's and women's restroom, a family restroom, and an electrical and maintenance rooms. The Design Review Board recommended approval of the building and site plan subject to: 1) making the west gable open ended with no perch points and that the ceiling be clad in wood; 2) wood fascia and soffits would be used; 3) restroom windows would be frosted; and 4) corner brick would be bull-nosed. **MOTION BY COMMISSIONER SOVA AND SECONDED BY COMMISSIONER BECKER to APPROVE THE BUILDING AND SITE PLAN FOR NEW RESTROOMS IN Upper Lake Park as recommended by the Design Review Board and their conditions. Motion carried unanimously.**
7. **RECONSIDERATION ON REZONING COUNTY-OWNED LANDS IN THE DOWNTOWN AREA FROM B-4, CENTRAL BUSINESS DISTRICT TO PUL, PUBLIC AND UTILITY LAND:** City Planner Randy Tetzlaff reviewed this item for the Plan Commissioners. He stated that last month after reviewing and approving the new urban county park on the southeast corner of Milwaukee and Washington Streets, the Plan

Commission also recommended rezoning the land containing the park, the county parking lot, the Administration Center, and the Old Courthouse from Central Business District (B-4) to Public and Utility Lands (PUL). Now it seems some in Ozaukee County government are not in favor with the rezoning. Planning staff from both the City and County had discussed the issue of rezoning for several months. The recently approved Land Use Plan 2035 shows the new park and depicts the remaining county-owned lands as “government” and “public-owned.” It was the intent of staff to make the current zoning consistent with the land use map. The PUL district states, “This district is intended to eliminate the ambiguity of maintaining an unrelated use district for areas which are under public or public utility ownership and where the use for public purpose is anticipated to be permanent.” County administration staff are now of the opinion that rezoning to PUL will diminish the value of their property. Some of the differences between the zoning districts; under PUL regulations, there are setback and landscaping requirements for parking areas; under the B-4, parking lots may be paved right up to the lot line or sidewalk. There is one interesting caveat, and for some reason and even City Administrator Grams is unsure why PUL uses are permitted in the B-4 district. It is our belief that all government – type uses are meant to be zoned PUL. City Hall, the Fire Station, the Police Station, the Marina, the Library, the Municipal Garage, the public schools and the athletic fields, City Parks, the Justice Center, and the Highway Garage are all zoned PUL. There are some options to choose: 1) Do nothing and over the objections of the County, rezone the lands to PUL on January 20th; 2) Appease the County and withdraw the rezoning; 3) Rezone the park area and possibly the buildings and leave the parking area as B-4; or 4) amend the zoning ordinance and remove PUL uses as permitted in the B-4 zoning district. Commissioners reviewed this item. **MOTION BY COMMISSIONER SOVA AND SECONDED BY COMMISSIONER BECKER to rescind the motion from the December 18, 2008 Plan Commission meeting Item 6 to change the rezoning from B-4 to PUL. Motion carried (6 Ayes; 1 Nay (Haacke)).** **MOTION BY MAYOR HUEBNER AND SECONDED BY COMMISSIONER KELLEY to recommend that the Common Council approve rezoning only the park on the corner of Milwaukee and Washington Streets from B-4 to PUL. Motion carried (5 Ayes; 2 Nays (Haacke and Sova)).**

8. **AFFIDAVIT OF CORRECTION FOR HIDDEN HILLS CONDOMINIUM PLAT:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated any changes of modifications on a plat must be approved by the Plan Commission. There were some changes made to this plat. **MOTION BY COMMISSIONER VOIGT AND SECONDED BY COMMISSIONER BECKER to approve the changes to Hidden Hills Condominium Plat as presented. Motion carried unanimously.**
9. **PUBLIC APPEARANCES & COMMENTS:** There was none.
10. **FORTHCOMING EVENTS:** There was none.
11. **ADJOURNMENT:** **MOVED BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER KELLEY to adjourn the meeting at 7:23 p.m. Motion carried unanimously.**