

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, JULY 16, 2009**

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 Kelley, Becker, Mlada, and Sova. Also present were: City Planner Randy Tetzlaff, City Engineer Rob Vanden Noven, City Building Inspector Dennis Wiese, and City Administrator Mark Grams. Absent and excused Commissioner Voigt.
2. **APPROVAL OF MINUTES OF MAY 21, 2009. MOTION BY COMMISSIONER KELLEY AND SECONDED COMMISSIONER SOVA to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCES & COMMENTS:** Mr. Tom Veale of 905 Hales Trail wanted to discuss Item #5. He is personally unhappy with the location of the setback at 32'. He stated that most houses in the neighborhood are more than 32' from the curb. He reviewed some pictures with the Commissioners.

Ms. Mary Lou Wagner of 910 Hales Trail stated that they were the oldest residents in the neighborhood. She stated that she was speaking for other residents besides herself and that they were not in favor of the 32' setback. They would like it to be more in line with the neighborhood.

Mr. Peter Pappademetriou of 918 Hales Trail stated that his setback was 65' from the curb to his front door. He stated that the Commissioners should walk around Mr. Suddendorf's property to get a feel for it. This property would not have a backyard. There is a 40 to 50 foot drop. He is against the 32' setback.

Ms. Mary Greisch of 801 Hales Trail stated that she has lived next to the park. She stated her concerns. She also stated that this 32' setback would bring down the values of the homes in the neighborhood. She does not want it allowed.

Mr. Jim Vollmar of 1342 Noridge Trail is the alderman for this area and he was concerned with home values.

4. **REVISED BUILDING AND SITE PLAN FOR PHASE II OF ELLEN'S HOME, 1800 GRANITE LANE:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that the previously approved site plan contained two 20-unit buildings that mirrored one-another. There would also be a circular drive to serve the buildings. There now will be a new operator involved with Phase II and they would prefer a different building configuration. The façade will be similar to the previous configuration and Phase I. The proposed building will still be 20 units but now will be more square-shaped. Access will be from the south with a circular drive and overhead canopy. The Fire Chief has no objections to the access and circular drive. The Design Review Board discussed some objections that were raised by neighbors in the Greystone subdivision including traffic speed and volume; dumpster enclosure; and sidewalk access. The operator has spoken with the

employees and discussed the importance of adhering to the stop signs and speed. She has also spoken with the neighbor who raised these concerns. There is now a dumpster enclosure and the sidewalks will be connected once sidewalks are constructed in the subdivision. Board members did discuss the need for raised curbing around the new parking area and islands. In addition, a revised landscaping plan needs to be submitted for review. The Design Review Board recommended approval of the revised building and site plan subject to adding curbing around the parking areas and submittal of a revised landscape plan for staff review. **MOTION BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to approve the revised building and site plan subject to adding curbing around the parking areas and submittal of a revised landscape plan for staff review. Motion carried (5-Ayes; 1-Abstain (Sova)).**

5. **ESTABLISHING A BUILDING SETBACK LINE AS PER SECTION 20.15.020.3 OF THE ZONING ORDINANCE FOR A VACANT LOT LOCATED AT 885 HALES TRAIL:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that in 2007, the Common Council approved an ordinance that allows the Plan Commission to establish building setback lines that are more restrictive than required in the basic zoning district. Two examples were cited, one on North Wisconsin Street where a duplex was constructed at 25 feet while the adjoining homes on the block are setback at least another 10 feet; and a vacant lot on Hales Trail where the district setback is 20 feet and most homes are at least 50 feet. The new ordinance allows the Plan Commission to establish a more restrictive setback but it shall consider the following when making determination: 1) **Compatibility**, The setback, size, quality and character of existing lots and building development in the immediate area with a view to maintaining compatibility and protecting property values; 2) **Practicability**, The economic and engineering practicability of constructing buildings on the subject lot; and 3) **Hardship**, The degree of practical hardship which may be imposed upon the owner of the subject lot. The request to establish a building setback line is for the vacant lot on Hales Trail. The lot is located along a ravine with approximately 60% of the lot sitting atop the bluff. The bluff runs irregular along the lot from about 65 feet at its closet point to 95 feet at its furthest point. The proposed house that is to be constructed will be the applicant's own home. It is a comparatively modest home; a 1-1/2 stories with oversized garage for work space and home office area. The main section of the home sits just over 40 feet back but the garage sits ahead of the home at 32 feet. The Design Review Board discussed different options to re-orientating the house and flipping the floor plan. It discussed a possible walk-out design. Their conclusion was that moving the structure any closer to the bluff edge was not desirable; a walk-out would destroy too many trees. A majority of the members agreed that the proposed plan was reasonable and took into consideration "practicability" and "hardship." The Design Review Board recommended approval. Mr. Nick Suddendorf reviewed his plans with the Commissioners. The Commissioners discussed the pros and cons of this plan. **MOTION BY COMMISSIONER SOVA AND SECONDED BY COMMISSIONER KELLEY SOVA to approve a 50' setback. This item will be discussed next month so Mr. Suddendorf may return with a plan if he cannot move the foot print of his building back to this point. Motion carried unanimously.**
6. **VACATE AND DISCONTINUE ABANDONED PORTION OF PUBLIC ALLEY LOCATED WEST OF NORTH MILWAUKEE STREET AND SOUTH OF WEST WASHINGTON STREET:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that the applicant is asking that a portion (80 feet) of the dedicated 20 foot wide alley be vacated and discontinued. It is currently a wooded hillside and there are

no plans to extend it and connect to North Milwaukee Street. If the alley is vacated, the applicant would then acquire the north 10 feet and add this to the small lot to the south. That would give him sufficient land area (4,800 SF) to construct a side-by-side condominium. The Common Council after receiving a petition to vacate this alley has forwarded to this body for consideration. Council members inquired about the proposed use and hoped that the Commission would ask to see the proposed structure and how it fit on the lot and be built into the hillside. The applicant has been asked to provide plans for the Commission. Since the alley will never be constructed, there is no downside to vacating it. However, it is incumbent upon the applicant to contact the adjoining owners to get their support for the vacation. He will be asked to provide such documentation. **MOTION BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to recommend approval to the Common Council that this is surplus property and to vacate as presented. Motion carried unanimously.**

7. **CREATION OF A DOWNTOWN TAX INCREMENTAL FINANCE DISTRICT:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. The City dissolved our last tax increment district (TID) in 2007 which included a part of downtown. Now with potential redevelopment and reuse opportunities available for both the Smith Brothers, Lueptows, Port Center, Dairy Queen, and Horsefeathers properties and possible future public improvements needed to some of our downtown parking lots and alleys, the Common Council has approved the creation of a downtown TID. As for background, tax incremental financing enables communities to direct property taxes that accrue from new development. It begins with the City designating an area in need of economic boost as a TID. On the day of its creation, the base property value of that district is frozen. All jurisdictions that have taxing authority over property in the TID (e.g. the local school district, the county, etc.) retain that authority. As properties within the TID are developed, the value of property taxes that would have been collected by the taxing jurisdictions is retained by the City to pay off the costs of ready the district for development. After the public investment costs are paid off, the City releases those incremental taxes to the other taxing jurisdictions. If all goes according to plan, these incremental taxes will be greater than the taxes generated from the district's original base value. Eligible expenditures include: infrastructure costs, organizational costs, and administration. City Planner Tetzlaff reviewed the area that was being discussed. The area is contiguous and includes the properties listed above as well as several City parking lots and alleys and Harborview Lane. The common Council suggested that the Harborview Cleaners property be added and the alley that connects Franklin to Wisconsin Streets; City Engineer Vanden Noven also suggested adding East Grand Avenue. The City has contracted with Municipal Economics & Planning, a division of Ruckert & Mielke, Inc. to assist the City in the preparation of the District. A revised map of the District. A spreadsheet that identifies the properties within the proposed district, their respective assessed values, and equalized values; and a listing and timetable of tasks including the project plan were presented and discussed. **THIS IS INFORMATIONAL ONLY.**

8. **PUBLIC APPEARANCES & COMMENTS:** There was none.

9. **FORTHCOMING EVENTS:** Mayor Huebner wanted to remind everyone about Fish Day on July 18th.

**10. ADJOURNMENT: MOTION BY COMMISSIONER VANDEN NOVEN AND
SECONDED BY COMMISSIONER BECKER to adjourn the meeting at 8:31 p.m.
Motion carried unanimously.**