

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, NOVEMBER 19, 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 Sova, Kelley, Becker, Mlada, Vanden Noven, and Voigt. Also present were: City Planner Randy Tetzlaff and City Administrator Mark Grams.
2. **APPROVAL OF MINUTES OF OCTOBER 15, 2009. MOTION BY COMMISSIONER KELLEY AND SECONDED COMMISSIONER BECKER to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCE & COMMENTS:** There was none.
4. **CONCEPT DEVELOPMENT PLAN FOR THE COTTAGES OF HIDDEN HILLS:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that previously, Bielinski Homes brought and we approved a concept plan for this land parcel that included 40+ single family lots; in essence, a continuation of the Hidden Hills conservation development. One of the requirements was that Sweetwater Blvd. must continue north to connect with Green Bay Road. The parcel also contains 2 mapped wetland areas which makes development difficult. Recently, Bielinski Homes was contacted by SunStarr, a Fond du Lac developer of affordable assisted and independent living senior housing. Since the residential market for single family construction is so poor and there is an oversupply of lots, Bielinski thinks that this product could complement their Hidden Hills project. At the last Design Review Board meeting, SunStarr presented a plan that included a mix of 4, 6, and 8-ranch unit row houses and club house or activity center. SunStarr would apply for Affordable Housing Tax Credits to help finance the development so these would be rental units with a range of \$550 to \$750 per month. The Design Review Board agreed that there is a need for more senior housing choices. Although the plan included up to 102 units, the overall density of the plan was only 4.07 du/acre. The ranch unit elevations shown were similar to the Hidden Hills condo units and several of the Bielinski single family designs. What the members most objected to was the numerous driveways fronting the public streets and the long row or "barracks" affect that would be visible from the street sides. The Board was unwillingly to approve the plan as presented but made suggestions that included a more varied mix of building styles, alternative facades, different layouts that did not front on the streets, and fewer units. Since this is a concept only, the Board agreed that the matter should go to the Commission for review to verify if the Plan Commissioners agreed with the proposed use and that the applicant would take heed of their comments and bring some alternative plans for the Commissioners to review. Subsequently, SunStarr has reworked the plan and is offering two versions; one which is a self-contained development, similar to the Lake Ridge Villas. The other still has access off the streets but has minimized the number of driveways and all garages are not in view from the street. Both versions greatly reduce the total number of units and both include single family lots to the south which transition into Hidden Hills. A representative from SunStarr reviewed their plans with the Plan Commissioners. The Plan Commissioners reviewed this item and wanted to see more designs and more market data. **MOTION BY COMMISSIONER**

BECKER AND SECONDED BY COMMISSIONER VOIGT to table this item until more information was obtained. Motion carried (6 Ayes, 1 Nay (Mayor Huebner)).

5. **CONCEPT DEVELOPMENT PLAN FOR A “GREEN” RESIDENTIAL DEVELOPMENT CALLED THE TERRACES AT MINERAL SPRINGS:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that the Design Review Board was extremely excited with the proposed project. The “green” and sustainability theme is very timely; the proposed home architecture not only compliments the neighboring homes along South Division Street, but also the styles emulate the design of the new homes recently constructed along West Michigan Street, West Dodge Street and North Harrison Street (traditional neighborhood development). The request for RM-1 base zoning is appropriate along with an overlay zone for the 9 unit part. This development is unique and would bring some notoriety to the community since it may be the first of its kind in the metro area. If the concept is approved, the land need to be acquired from WE Energies, which at this time, believes in the merits of the project. The Design Review Board recommends approving this project without any contingencies. Mr. Mike Speas review this concept plan with the Plan Commissioners. He reviewed the footprint of the plan, the type of houses, and the restrictions such as solar panels, type of landscaping, etc. The Plan Commissioners thought that this was a great project. **MOTION BY MAYOR HUEBNER AND SECONDED BY COMMISSIONER SOVA to approve this concept development plan as presented. Motion carried unanimously.**

6. **SPECIAL EXCEPTION FOR A BUSINESS SIGN (PORT SIDE PIZZA) LOCATED AT 477 WEST GRAND AVENUE:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that the current business at this location is Port Side Pizza, before that, it was two other pizza operations and then Oma’s Breads. When the sign ordinance was revised to require signs to have a 10 ft. setback and be a monument sign, the past 3 operators were so notified. Each agreed to take action to comply, none did until now. It was recently brought to our attention and the current property owner, Mr. Eidenberger that a portion of the sign may be on land owned by the Grand Avenue Methodist Church. With this information in-hand, the applicant would like to relocate the sign, but not until next April. One Plan Commissioner has suggested that we review the sign ordinance on how it pertains or affects signs in this business corridor. There are at least a dozen non-conforming signs in this area beginning at Webster Street to Maple Street. The Plan Commission has already granted two special exceptions; one to Harris Bank and one to Shirley Flack/Historical Society. The other signs in the corridor are either pylon signs or signs attached to 2 posts. All are less than 10 feet from the ROW; several have landscaping along the ground; some are very decorative and attractive. The issues posed here are first whether to grant the applicant a special exception and whether we really want to apply the sign standards to this area. In retrospect, Staff is uncomfortable to see that we created so many non-conforming signs. A 10 ft. setback is excessive in this area because it is an older commercial area, where many of the building setbacks are non-conforming. Staff doesn’t have a problem eliminating pylon signs, but the other ones with 2 posts are not objectionable. In the case of the applicant, he will need to relocate the sign to be clearly on his property. We need to determine where he places it. Staff thinks that may be too close for a new sign, perhaps 5 feet is more reasonable; he should be required to landscape at the base of the sign. Staff recommends granting a special exception for the sign to be relocated no closer that 5 feet and require landscaping at its base. As to the other signs, your choices are to: 1) Acknowledge that the signs along this corridor deserve special attention and that the Commission will continue to review special exceptions request;

and/or 2) Create special sign standards for this area with regard to sign type, height, and setback. **MOTION BY COMMISSIONER KELLEY AND SECONDED BY MAYOR HUEBNER to table this item. Motion carried unanimously.**

7. **REVISE SIGN CODE FOR BUSINESSES ALONG WEST GRAND AVENUE AND OTHER COMMERCIAL AREA: MOTION BY MAYOR HUEBNER AND SECONDED BY COMMISSIONER SOVA to table this item and have staff work on revising the sign code. Motion carried unanimously.**
8. **REVISED SECTION 20.24.030 OF THE ZONING CODE PERTAINING TO DRIVEWAYS: This item was tabled until the next meeting.**
9. **MARKET VOLATILITY: FUTURE LAND USE AND DEVELOPMENT PLANS:** City Planner Randy Tetzlaff reviewed Market Volatility and how it impacts local development with the Plan Commissioners.
10. **PUBLIC APPEARANCES AND COMMENTS:** There was none.
11. **FORTHCOMING EVENTS:** There was none.
12. **ADJOURNMENT: MOVED BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to adjourn the meeting at 7:49 p.m. Motion carried unanimously.**