

**CITY OF PORT WASHINGTON  
PLAN COMMISSION  
MINUTES  
THURSDAY, APRIL 15, 2010**

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 Vanden Noven, Sova, Kelley, Mlada and Becker. Also present were: City Planner Randy Tetzlaff and City Administrator Mark Grams. Absent and excused: Commissioners Voigt.
2. **APPROVAL OF MINUTES OF MARCH 18, 2010. MOTION BY COMMISSIONER KELLEY AND SECONDED COMMISSIONER MLADA to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCE & COMMENTS:**
4. **SPECIAL EXCEPTION TO ALLOW A GAZEBO STRUCTURE WITHIN THE SETBACK AREA AT 934 GREYSTONE DRIVE:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that the applicant lives on a corner lot that curves inward towards his house. The adjacent lot is an outlot used as a storm detention pond. He is developing a backyard patio area and is proposing to construct a gazebo to house a hot tub. That accessory structure will be located at 13 feet; well within the 25 foot required setback. The location is permissible if the applicant is granted a special exception. Mr. Ron Stadler reviewed his plans with the Commissioners. The Commissioners discussed this item. **MOTION BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER VANDEN NOVEN to approve the special exception to allow a gazebo structure within the setback area at 934 Greystone Drive as presented. Because of the topography and the shape of the parcel, and the fact that the backyard is really a side yard, the Commissioners agreed to this special exception. Motion carried unanimously.**
5. **BUILDING AND SITE PLAN FOR 600 NORTH MOORE ROAD TO ALLOW CONVERSION TO A DANCE STUDIO:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that this is the former Four Seasons property which has stood partially vacant for the past few years. A buyer has come forth and is proposing to convert the facility into a dance studio. The location is convenient to the schools whose students would be customers of the studio. The current zoning is I-2, Industrial Park which is not the appropriate zoning; a more appropriate zoning district would be B-2 or B-3. A representative of the Dance Studio was present to review their plans with the Commissioners. The Commissioners discussed this item. **MOTION BY MAYOR HUEBNER AND SECONDED BY COMMISSIONER VANDEN NOVEN to approve the Building and Site plan for 600 North Moore Road to allow conversion to a dance studio as presented. Motion carried unanimously.**
6. **REZONE 600 NORTH MOORE ROAD FROM I-2, INDUSTRIAL PARK TO B-3, GENERAL BUSINESS DISTRICT TO ALLOW CONVERSION TO A DANCE STUDIO:** The Commissioners discussed the rezoning of this property and agreed that B-3 zoning provided more flexibility for future uses. **MOTION BY COMMISSIONER**

**KELLEY AND SECONDED BY COMMISSIONER SOVA to recommend to the Common Council to approve the rezoning of 600 North Moore Road from I-2, Industrial Park to B-3, General Business District as presented. Motion Carried unanimously.**

- 7. SPECIAL EXCEPTION FOR A NEW DRIVEWAY AT 2137 WILLOW POND WAY:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated the homeowner would like to expand his driveway. Mr. Jonah Turner reviewed his plans with the Commissioners. The Commissioners discussed the various designs for the driveway and decided Plan A was the best of the designs. **MOTION BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER KELLEY to approve a special exception for a new driveway at 2137 Willow Pond Way. Plan A was approved to prevent stacking vehicles next to the garage. Motion carried unanimously.**
- 8. SITE PLAN FOR OUTDOOR SEATING AREA AT 550 WEST GRAND AVENUE:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that Mr. Randy Buser has inquired about obtaining the area to the west of his property. He would like to build an outdoor patio for his patrons. Mr. Buser reviewed his plans with the Commissioners. The Commissioners discussed his plans. **MOTION BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to approve the site plan for an outdoor seating area at 550 West Grand Avenue as presented. Motion carried unanimously.**
- 9. CONDITIONAL USE GRANT TO PERMIT OUTDOOR EATING AND DRINKING AT 550 WEST GRAND AVENUE:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. The Commissioners discussed various items pertaining to the Conditional Use Grant. **MOTION BY COMMISSIONER SOVA AND SECONDED BY COMMISSIONER BECKER to recommend to the Common Council to approve the Conditional Use Grant to permit outdoor eating and drinking at 550 West Grand Avenue as presented. Motion carried unanimously.**
- 10. DOWNTOWN TAX INCREMENT DISTRICT-PROJECT PLAN:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He and City Administrator Mark Grams stated that they need more time and will bring this item back next month. They stated that there were concerns with the financing. They are working on it and need to review more information. This information only.
- 11. PUBLIC APPEARANCES AND COMMENTS:** There was none.
- 12. FORTHCOMING EVENTS:** Commissioner Kelley had concerns with the BP gas station sign on South Spring Street. He wanted to know if it meets code, City Planner Randy Tetzlaff stated that it did. He also stated that it needs more landscaping around it.
- 13. ADJOURNMENT: MOVED BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to adjourn the meeting at 7:15 p.m. Motion carried unanimously.**