

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, AUGUST 19, 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 Kelley, Voigt, Becker, Sova, and Mlada. Also present were: City Planner Randy Tetzlaff. Absent and Excused: Commissioners Vanden Noven.
2. **APPROVAL OF MINUTES OF JUNE 24, 2010 AND JUNE 28, 2010. MOTION BY COMMISSIONER SOVA AND SECONDED BY COMMISSIONER KELLEY to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCE & COMMENTS:** There were none.
4. **SPECIAL EXCEPTION TO ALLOW A GARAGE TO BE BUILT CLOSER THAN 6 FEET FROM AN ALLEY, 315 W. VAN BUREN STREET, TIM M. STROUD, APPLICANT.** City Planner Tetzlaff reviewed this item. He noted that this area (Northwest Addition) where the applicant lives was platted in the early 1900's. The plat included a north-south alley connecting to Van Buren Street which to this day has not been developed but remains as platted right-of-way. Later (probably in the 1920's), Lot 1 of the Northwest Addition Plat was divided in half and homes were built. In this case, the home was built both in the Van Buren Street ROW and the alley. Same was the case with the existing garage and storage shed and driveway. The new owner of the property would like to remove both the garage and the shed and construct a new garage. The request is to allow him to construct a new garage with a zero setback off the alley rather than the required 6 foot offset. If you physically go on-site to view the property, the alley looks like a driveway. The area that is alley ROW between the driveway and the house is a steep incline because the house is built-up. One option the Design Review Board looked at was to vacate the undeveloped alley. The applicant would gain half the alley or 10 feet. He was not too keen on this because the existing paved driveway would be located on the other half of the alley and he could lose use of it in the future. More importantly, if he ever lost use of the existing driveway, he could not construct a new driveway because of the grade. Relocating the new garage farther back on the site would also impact some of the existing trees in the backyard. The Design Review Board weighed in on this matter and agreed that granting a special exception in this matter would not negatively impact the neighborhood. Requiring additional architectural treatments is unnecessary because the homes in the area are older and have no special architecture or detail. **MOTION BY SOVA AND SECONDED BY KELLEY to grant a special exception to allow a garage to be built as presented with a zero foot offset from the alley. Motion carried unanimously.**
5. **SPECIAL EXCEPTION TO ALLOW A GARAGE TO BE BUILT CLOSER THAN 8 FEET FROM A SIDE YARD LOT LINE, 264 E. JAMES STREET, SCOTT SYMES, APPLICANT.** The offsets or side and rear yard setbacks for this zoning district are 6 feet on one side and 8 feet on the other two sides. The applicant's home was built in 1966 and shows a 6 foot side yard. We have no record as to when the detached garage was built but it should have had an 8 foot side yard. A recent survey of the property indicates the home actually has

only a 5.8 foot side yard and the garage a 5 foot side yard. The applicant wants to remove the existing garage and construct a new one in the same location; same width dimension; but increase the depth by 4 feet. Based on the recent survey, both the house and garage are non-conforming structures. Requiring the applicant to build the new garage with the required offset will force him to push it back further back on the lot to access the garage door and will cause a 3 foot encroachment into the brick patio. The Design Review Board looked at the request and agreed that applicant was not asking to build a wider garage thereby impacting the side yard; he wants to build a minimum sized garage at 20 feet in width. They noted the request will not encroach further into the side yard and that by allowing a garage in the same location will not adversely impact the neighborhood. **MOTION BY BECKER AND SECONDED BY VOIGT to grant a special exception to allow a garage to be built with a 5 foot offset as presented. Motion carried unanimously.**

6. **PUBLIC APPEARANCES AND COMMENTS:** There were none.
7. **FORTHCOMING EVENTS:** Commissioner Becker informed the group that Maritime Fest was this weekend and the tall ships are in.
8. **ADJOURNMENT: MOVED BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER VOIGT to adjourn the meeting at 6:42 p.m. Motion carried unanimously.**