

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, JANUARY 21, 2010**

1. **ROLL CALL:** Mayor Huebner called a duly convened meeting of the Plan Commission to order at 5 p.m. Members present were: Commissioners Rob Vanden Noven, Becker, and Sova. Also present were: City Planner Randy Tetzlaff and City Administrator Mark Grams. Absent and excused: Commissioners Kelley, Voigt, and Mlada.
2. **APPROVAL OF MINUTES OF DECEMBER 17, 2009. MOTION BY COMMISSIONER SOVA AND SECONDED COMMISSIONER BECKER to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIS APPEARANCES AND COMMENTS:** There was none.
4. **REVISED DEVELOPMENT PLAN FOR MISTY RIDGE CONDOMINIUMS LOCATED ON SPRUCE COURT:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that General Capital has completed and sold 6 of the 21 condo units proposed for phase 1 of their development. Due to changing market conditions, they are considering moving in another direction. The approved condo plan included 10 side-by-side (duplex) units and 1 detached unit. They are now proposing to modify the floor plan and exterior appearance to the detached unit and see if it is accepted by the market. If so, they may come back with more detached units on the duplex pads. The proposed modifications included the same high quality design and materials as the previous 6 units. Currently, the Plan Commission is not reviewing one and two family condos since we now have a 7-point design standard. However, because the Commissioners reviewed and approved the original plans, the Commissioners are being asked to reconsider these revisions. The floor plan is smaller at 1,555 SF but the exterior still includes cement board siding and masonry detailing. The Design Review Board had some issues with the location of the masonry and how it ties-in or wraps around the corners. The plans before you have been modified as per the Design Review Board comments. If this new unit is accepted by the market and General Capital decides to build more in place of the duplex units, they will come back with a revised site plan. Staff recommends approval. Mr. Sig Strautmanis was present to review the revised development plan with the Commissioners and answer any questions that they might have. **MOTION BY COMMISSIONER SOVA AND SECONDED BY COMMISSIONER BECKER to approve the revised development plan for Misty Ridge Condominiums with the changes from the Design Review Board as presented. Motion carried unanimously.**
5. **REZONING OF LAND FROM AG, I-1, AND PUL, TO RM-1 TO ACCOMMODATE THE DEVELOPMENT OF THE TERRACES AT MINERALS SPRING:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that the Plan Commission has reviewed and approved a concept plan for this proposed development; a preliminary plat; and development standards. The applicant is planning to close on the sale of the land with WE Energies in March and would like to have the zoning in place by that time to ensure that the project can move forward. As discussed during the concept approval stage, the applicant is requesting that all 11 lots be rezoned to RM-1, Single and Two Family Residence. The current zoning in place includes a small parcel (lots 1 and 2) recently annexed that is AG, Agriculture,

lots 3 thru 9 zoned I-1, General Industrial; and lots 10 thru 12 zoned PUL, Public and Utility Land. RM-1 is the appropriate zoning for an in-fill residential development. Also, as we discussed previously, the developer is requesting that lots 1 thru 9 be covered with a planned development overlay (OPD). The OPD would provide flexibility for shared driveways, which at this time, is no longer needed; initially excluded a detached garage that could be built later; and for a possible accessory dwelling above the garage. Staff recommends approval. Mr. Mike Speas was present to answer any questions the Commissioners might have. **MOTION BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER SOVA to recommend to the Common Council to rezone the Development of the Terraces at Mineral Springs as presented. Motion carried unanimously.**

6. **REVISE PORTIONS OF CHAPTER 20.29, SIGN CODE RELATING TO BUSINESS SIGNS:** This item was tabled until the next Plan Commissioner meeting. **MOTION BY MAYOR HUEBNER AND SECONDED BY COMMISSIONER VANDEN NOVEN to table this item. Motion carried unanimously.**
7. **MAKING THE OFFICIAL ZONING MAP CONSISTENT WITH THE COMPREHENSIVE PLAN 2035:** This item was tabled until the next Plan Commissioner meeting. **MOTION BY COMMISSIONER BECKER AND SECONDED BY MAYOR HUEBNER to table this item. Motion carried unanimously.**
8. **PUBLIC APPEARANCES & COMMENTS:** There was none.
9. **FORTHCOMING EVENTS:** There was none.
10. **ADJOURNMENT:** **MOTION BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to adjourn the meeting at 5:10 p.m. Motion carried unanimously.**