

**CITY OF PORT WASHINGTON  
PLAN COMMISSION  
MINUTES  
THURSDAY, NOVEMBER 18, 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, Becker, Voigt, Sova, Mlada and Kelley. Also present were: City Planner Randy Tetzlaff and City Administrator Mark Grams.
2. **APPROVAL OF MINUTES OF OCTOBER 21, 2010. MOTION BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER KELLEY to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCE & COMMENTS:** There was none.
4. **SPECIAL EXCEPTION FOR A NEW GARAGE AT 1570 SCOTT ROAD:** City Planner Tetzlaff reviewed this item. He stated that one of the requirements for a detached garage is that it may not exceed 60% of the floor area of the house. The applicant desires to raze the existing garage and build a new garage. The maximum size for a garage for this lot is 605 SF; the applicant is proposing one that is 720 SF in size. To allow its construction requires a special exception. The garage will not appear abnormally large in front (24 ft.); and there is sufficient side yard available. The garage will be 30 feet deep and 24 feet wide. It is only 8 feet deeper than the old garage. The applicant is present to answer any questions. **MOTION BY COMMISSIONER VOIGT AND SECONDED BY COMMISSIONER SOVA to approve the Special Except for a new garage located at 1570 Scott Road as presented. Motion carried unanimously.**
5. **MODIFICATION OF A PARKING LOT AT 702 WEST GRAND AVENUE (CAR QUEST):** City Planner Randy Tetzlaff reviewed this item. He stated that this item was tabled from last month. The applicant has been in Canada for the last month and he wants this item discussed and reviewed. The applicant wants to modify the parking lot located at 702 West Grand Avenue. This is a non-conforming parking lot; the entire lot is paved to the sidewalk; there is currently no parking setback or landscaping. A few months back, underground storage tanks were removed and a portion of the lot was excavated. Although the lot was patched, the owner was informed of the non-compliance. It is believed that this request is to get the necessary approval to get the parking lot into conformance. A 10 foot setback is required and landscaping is required within the setback area. The kind and amount of landscaping is prescribed by using a point formula. Staff presented a modified plan that was recommended by the Design Review Board The applicant owns the building but leases it to Car Quest. There were concerns about the amount of landscaping, and where the employees would park. **MOTION BY COMMISSIONER SOVA AND SECONDED BY COMMISSIONER VOIGT to approve the modified plan to the parking lot located at 702 West Grand Avenue subject to the approval of the owner of the building. Motion carried unanimously.**

6. **PUBLIC APPEARANCES AND COMMENTS:** There was none.
7. **FORTHCOMING EVENTS:** The Commissioners wished everyone a Happy Thanksgiving.
8. **ADJOURNMENT: MOTION BY COMMISSIONER VANDEN NOVEN BY AND SECONDED BY COMMISSIONER BECKER to adjourn the meeting at 6:44 p.m. Motion carried unanimously.**