

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, OCTOBER 21, 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, and Kelley. Also present were: City Planner Randy Tetzlaff and City Administrator Mark Grams. Absent and Excused: Commissioners Ron Voigt, Bud Sova, and Tom Mlada.

2. **APPROVAL OF MINUTES OF SEPTEMBER 16, 2010. MOTION BY COMMISSIONER BECKER AND SECONDED BY MAYOR HUEBNER to approve the minutes as presented. Motion carried unanimously.**

3. **PUBLIC APPEARANCE & COMMENTS:** There was none.

4. **NEW GARAGE WITHIN A NEIGHBORHOOD PRESERVATION DISTRICT LOCATED AT 425 POWER STREET:** City Planner Tetzlaff reviewed this item. He stated that this is a new garage being built in the St. Mary's Hill neighborhood which is covered by a Neighborhood Preservation Overlay. Under the overlay provisions, new structures must be reviewed and approved by the Design Review Board and Plan Commission subject to the following: 1) Building design, size, and scale; 2) Exterior building materials; and 3) Neighborhood character and compatibility. The proposed detached garage will have a steep roof pitch similar to the adjacent home; a brick beltline on all four elevations; decorative roof shingles; and a decorative roof overhang in front of the garage door. Staff recommends approval since the design is compatible with the existing crème city brick home. **MOTION BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER KELLEY to approve a new garage at 425 Powers Street as presented. Motion carried unanimously.**

5. **REVISED BUILDING AND SITE PLAN FOR THE OZAUKEE SPORTS CENTER LOCATED AT 955 MARITIME DRIVE:** City Planner Randy Tetzlaff reviewed this item. He stated that the original sports center plans were modified and scaled back due to the inability of the owners to obtain sufficient financing. The miniature golf facility, an outdoor laser tag area, and a small building housing an office and restrooms were built and are operational. Now however, and again because of market conditions, the owners are back this time requesting to build the main building in stages. They would like to begin with an 8,800 SF building and that as conditions approve add onto it. The eventual goal is to be at building size and configuration where the last plans were approved. In addition, the parking lot which is currently graveled; would be partially paved. Due to current financing requirements, this type of recreational facility is seen as a high risk investment. The owners have contributed huge sums of personal capital up to this point and remain optimistic and committed to the project. The only way to get a lender commitment at this time is to build the project in stages. Mr. Dan Wade was present to answer any questions the Commissioners might have. **MOTION BY COMMISSIONER KELLEY AND SECONDED BY COMMISSIONER BECKER to approve the revised building and site plan for Ozaukee Sports Center located at 955 Maritime Drive as presented. Motion carried unanimously.**

6. CONCEPTUAL PLAN FOR ADDITIONAL 2-FAMILY CONDOMINIUMS AT HIDDEN HILLS: City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that Hidden Hills is a mixed use development containing commercial uses and mid-priced single family detached and attached housing. It is also known as a conservation or low-impact development. The attached single family units are condos and are clustered around a private court on the west edge of the subdivision. The units were received well and are all sold-out. The single family detached phase which includes 100 lots has not taken off as expected. In response to this, the owner/developer is requesting that the City consider allowing the conversion of some of the 15 single family lots to 28 condos. The areas under consideration do not have any existing single family homes nearby. Both types of housing units are of the quality and geared for different households. If the condos were approved, this would be a separate association than the others and would differ because these owners would have municipal trash/recycling curbside pick-up and snow plowing. Our office has fielded calls from the current owners inquiring about those services so it is likely there would be market interest in these units. Mixing of these unit types works because we have such an arrangement in the Lake Ridge development. If the Commission is open to the idea, it has the option of only approving one of the two proposed areas. Another option is to approve fewer units and require some side-loaded garages on some of the units. Some of the existing condo units are side-loaded. The Design Review Board did not see any problems with this Concept Plan. The applicant was asked to come back with a variety of models and designs. **NO ACTION TAKEN.**

7. CONSIDER VACATING A PEDESTRIAN EASEMENT IN HIDDEN HILLS: City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that the approved preliminary plat for Hidden Hills had Sweetwater Blvd. curving easterly and there was a street heading east just beyond the commercial area. However, were delineated and the street layout needed to be modified. Sweetwater was made to curve to the west and the street heading east was eliminated. In its place was a pedestrian easement connecting Sweetwater and the commercial area with the houses to the east. A 15 foot easement was clearly marked on two lots on the recorded final plat. Bielinski constructed homes on both of the impacted lots. Construction of a pedestrian walkway was postponed until there were more homes built to the east. The lot on Sweetwater has had at least 2 owners and the most recent owner is requesting that the pedestrian easement be vacated; he is concerned by the close proximity of the easement and walkway to his house. There has also been landscaping installed within the easement on both lots. In hindsight, the walkway probably should already be in-place so that both current and future homeowners are aware of it. Although the easement is 15 feet wide, the walkway need only be 5 feet in width and could hug the lot line; but, there would be some grade issues involved. It was the developer's intention to have the two lot owners maintain the walkway rather than the City or the Homeowners' Association; it would be similar to living on a corner lot. The questions we need to answer are whether the walkway is really needed and if so, can it be moved or realigned. The answer to the latter is maybe. It cannot be moved on the lot facing Foxglove because of the location of the wetland; for lot along Sweetwater, it could be moved to the south. However, in that case, the Homeowners' Association would be responsible for its maintenance. The Design Review Board reviewed this item and stated that they wanted to see the easement to stay as is. The Commissioners discussed this item and decided that they too wanted it to stay as is. The Commissioners denied the request to remove the pedestrian easement. If the homeowner wants it moved, it would be at the homeowner's expense. **NO ACTION WAS TAKEN ON THIS ITEM.**

8. ADDITION OF AN INDOOR SMOKING LOUNGE AT THE SUNDANCE BAR LOCATED AT 551 NORTH WISCONSIN STREET: City Planner Randy Tetzlaff

informed the Commissioners that this applicant is requesting an addition to meet the needs of his smoking customers. The owner of the Sundance Bar is proposing to construct a 900 SF enclosed addition. Due to the fact that this addition will have operational windows on three sides, both the building inspector and the architect are in agreement that the structure satisfies the definition of a non-enclosed structure under the new smoking ban. On first glimpse, the structure appears to be compatible with the existing bar building. The exterior will have brick veneer, fiber cement siding, and composite trim. Existing shrubs will screen the structure from the adjacent lot where a 3-family attached condo is proposed in the future. The proposed structure is compliant with both side yard and setback requirements. The architect reviewed the plans for the addition with the Commissioners. The addition would be 18' by 50' and would be placed on the south side of the existing structure. The addition would include a bathroom and a smoking area. The addition would be screened with landscape. Commissioners discussed the drainage from this property to the property on the south. The owners of both properties stated that they would work together on the drainage. **MOTION BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER VANDEN NOVEN to approve the addition of an indoor smoking lounge at the Sundance Bar located at 551 North Wisconsin Street subject to correcting the drainage concern, screening the patio with landscaping, and that approving the addition does not mean the Commission is endorsing a smoking lounge. Motion carried (3 Ayes, 1 Nay (Kelley)).** Commissioners also suggested that the Sundance Bar should scrutinize their noise with the residential units being built on the south side and that the patio would need a special permit for drinking and smoking when built.

9. **MODIFICATION OF PARKING LOT AT 702 WEST GRAND AVENUE (CAR QUEST):** This item was tabled. The owner was unable to attend.
10. **REZONING OF 700 AND 704 NORTH WISCONSIN STREET FROM RM-1, SINGLE AND TWO-FAMILY TO CCM, CENTRAL CITY MIXED:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that a party is interested in purchasing the house at 704 N. Wisconsin for the purpose of using at for a massage/therapy business. The property is zoned RM-1, Single and Two-Family Residence District but is next to 700 N. Wisconsin; Kissinger Appliance which is on the corner of Wisconsin and Prospect. After reviewing the zoning map, unbeknownst to many, the commercial property is also zoned RM-1. The commercial property has been used as such for 80+ years. Regardless of whether the residential property is rezoned, this property must be brought into zoning compliance. Central City Mixed zoning would allow both commercial and residential use. Staff recommends approval of rezoning. The Commissioners discussed this item and asked the applicant if she had contacted any of the neighbors regarding the rezoning or her business. **MOTION BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER KELLEY to recommend to the Common Council to approve the rezoning of 700 and 704 North Wisconsin Street from RM-1, Single and Two-Family to CCM, Central City Mixed. Motion carried (3 Ayes, 1 Nay) Vanden Noven).**
11. **PUBLIC APPEARANCES AND COMMENTS:** There was none.
12. **FORTHCOMING EVENTS:** There was none.
13. **ADJOURNMENT: MOTION BY COMMISSIONER BECKER BY AND SECONDED BY COMMISSIONER VANDEN NOVEN to adjourn the meeting at 7:44 p.m. Motion carried unanimously.**