

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, SEPTEMBER 16, 2010**

1. **ROLL CALL:** Mayor Huebner called a duly convened meeting of the Plan Commission to order at 6:31 p.m. Members present were: Commissioners Vanden Noven, Voigt, Becker, Sova, and Mlada. Also present were: City Planner Randy Tetzlaff. Absent and Excused: Commissioner Earl Kelley and City Administrator Mark Grams
2. **APPROVAL OF MINUTES OF AUGUST 19, 2010. MOTION BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER SOVA to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCE & COMMENTS:** Mr. Mike Stoll, representative for Albert Weifert on CTH C. C, wanted to know about City sewer and if it had been connected yet. Commissioner Vanden Noven informed him that they had to hire a plumber to connect from the street to the home.
4. **SPECIAL EXCEPTION TO ALLOW AN ATTACHED DECK TO EXTEND INTO THE SETBACK AREA FOR PROPERTY LOCATED AT 1629 NORTH BENJAMIN STREET:** City Planner Tetzlaff reviewed this item. He stated that the applicant constructed an 8' x 24' front yard deck without a permit that encroaches into the required setback area. Before issuing a permit, a special exception must be granted. The base zoning district requires a 25 foot setback; which means the deck encroaches by 3 feet. However, all of the homes in this block were constructed with a 30 foot setback and recent revisions to the zoning code states that the Plan Commission may consider these more restrictive setbacks. If that is the case, then the deck encroaches by 8 feet. In either case, the Board members felt that the deck, as constructed, did not negatively impact the neighborhood and noted that a concrete patio of the same dimension would be permissible. Staff recommends approval as submitted. The Plan Commissioner discussed this item. **MOTION BY BECKER AND SECONDED BY SOVA to grant a special exception to allow a deck to be built as presented with a 3 ft. encroachment into the setback. Motion carried unanimously.**
5. **SPECIAL EXCEPTION TO ALLOW A PARKING SPACE TO BE CONSTRUCTED IN THE SETBACK AREA FOR PROPERTY LOCATED AT 325-327 WEST MAIN STREET:** City Planner Randy Tetzlaff reviewed this item. He stated that the applicant is requesting a parking space to be constructed immediately adjacent to an existing detached garage. The property is a duplex and there is garage parking for 2 vehicles and another paved parking space; the tenants have 4 vehicles so another off-street space is needed. The problem is that both the garage and parking stall are non-conforming; both are in the required 20 foot setback area. The Board agreed that nothing can be done about the current setback problems but having the new parking space adjacent to the garage would not negatively impact the neighborhood since almost all of the structures in this street are in the setback area. The Board wanted to see the parking stall constructed as far south as possible or to extend to the edge of the garage. Staff recommends approval subject to constructing the parking space as far to the south to line up with the edge of the garage. **MOTION BY VOIGT AND SECONDED BY**

VANDEN NOVEN to grant a special exception to allow a parking space to be constructed in the setback area, next to the garage, the parking space should be as far to the south as possible to line up with the edge of the garage. Motion carried unanimously.

- 6. ANNEXATION OF LAND IN THE TOWN OF PORT WASHINGTON, 2795-2797 CTH C, ALBERT WEIFERT, APPLICANT:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that in June, the Plan Commission recommended this annexation. The Wisconsin Department of Administration rejected the legal description and map as submitted. A new legal description and map has not been prepared and at the advice of our legal counsel, we are bringing it back for reconsideration. The only change is that the annexation boundary now terminates at the west ROW line of CTH C rather than the centerline. The zoning for this property will be RM-1, Single and Two Family Residence. Staff recommends approval. **MOTION BY MAYOR HUEBNER AND SECONDED BY COMMISSIONER VANDEN NOVEN to recommend that the Common Council approve the annexation as submitted and to recommend the zoning to be RM-1, Single and Two Family Residence. Motion carried unanimously.**
- 7. DEDICATION OF NEW ROAD RIGHT-OF-WAY FOR A PORTION OF SOUTH WISCONSIN STREET, SOUTH OF CHESTNUT STREET AND A PORTION OF WESTERN AVENUE BETWEEN SOUTH DIVISION AND THE NEW SOUTH WISCONSIN STREET:** City Engineer Rob Vanden Noven reviewed this item with the Plan Commissioners. He stated that the access road from Western Avenue to Chestnut Street would be turned over to the City by WE Energies. He also added that the access to the beach (South Beach Road) will be retained by WE Energies but the City will be given an easement for such road purpose. He stated that the Plan Commission needed to approve and accept the dedication of the new road right-of-way for a portion of South Wisconsin Street, South of Chestnut Street and a portion of Western Avenue between South Division and the new South Wisconsin Street. **MOTION BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER VOIGT to recommend to the Common Council to approve and accept the dedication of a new road right-of-way for a portion of South Wisconsin Street, South of Chestnut and a portion of Western Avenue between South Division and the New South Wisconsin Street. Motion carried unanimously.**
- 8. PUBLIC APPEARANCES AND COMMENTS:** There were none.
- 9. FORTHCOMING EVENTS:** The Commission wanted everyone to know about the event at the Port Washington High School honoring Jim and Vern Biever and this presentation was through the Arts Council.
- 10. ADJOURNMENT: MOVED BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to adjourn the meeting at 6:47 p.m. Motion carried unanimously.**