

**CITY OF PORT WASHINGTON  
PLAN COMMISSION  
MINUTES  
THURSDAY, FEBRUARY 17, 2011**

1. **ROLL CALL:** Mayor Huebner called a duly convened meeting of the Plan Commission to order at 6:32 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 NOVEMBER 18, 2010 AND DECEMBER 16, 2011. MOTION BY COMMISSIONER SOVA AND SECONDED BY COMMISSIONER KELLEY to approve the minutes as presented. Motion carried unanimously.**
  
3. **PUBLIC APPEARANCE & COMMENTS:** Mayor Huebner announced that there was a Boy Scout in the audience and that he was here for his Community Badge.
  
4. **FAÇADE RENOVATION AT 223 NORTH FRANKLIN STREET:** City Planner Tetzlaff reviewed this item. He stated that the property was formerly known for many years as Graff's Jewelers. The new owners are proposing to convert the interior space into a tea room and gift shop. They are also proposing to renovate the first floor façade so that it looks more like its original 1850's motif. The building was constructed in 1854 in the Italian style. The second floor elevation is virtually the same as it was over 100 years ago. The first floor elevation was modernized in the 1920's and 1930's with an art deco look that includes black glass tiles called Vitrolite and aluminum window, trim and awning. These kinds of panels have not been produced since 1947 and the State Historical Society deems them to be historic and should be restored or reclaimed. Since the new owner wants more window display, they will need to remove the Vitrolite and care must be taken to do so. Up to this point, the architect from WI Main Street has been involved in façade renovation. The Main Street Design Committee will also weigh-in on this project. Staff and the Design Review Board both recommend approving this project subject to the careful removal of the Vitrolite panels. Several Commissioners stated that this will look great. **MOTION BY COMMISSIONER VOIGT AND SECONDED BY COMMISSIONER BECKER to approve the façade renovation at 223 North Franklin Street as presented. Motion carried unanimously.**
  
5. **ANNEXATION OF LAND IN THE TOWN OF PORT WASHINGTON, NORTH OF WEST WALTERS STREET AND THE LAKERIDGE SUBDIVISION:** City Planner Randy Tetzlaff reviewed this item. He stated that about ten years ago when the 2<sup>nd</sup> addition to Lakeridge was platted, the City needed additional right-of-way for the north side of Walters Street. At that time, the Greiveldinger family who owned the land; did not want to annex the property or pay for improvements. The City negotiated an easement for the north ½ of the street. Now, a granddaughter desires to annex a small lot or parcel on the far western edge abutting Walters Street to build a new home. City staff has suggested that if the family wants this small parcel to be annexed, then we also need the remaining right-of-way to be annexed. The annexation petition for this parcel was referred to the Plan Commission by the Common Council. The annexation boundaries as prepared by the applicant's engineer coincide with the request of the City staff (including the necessary street right-of-way). Normally, the Commission would first review and recommend the annexation and then at a subsequent meeting, it may end up reviewing and considering a certified survey map (CSM). In this case, the CSM is used to help prepare the annexation boundaries, particularly the street. To save time, the CSM can be approved now subject to the final annexation approval. Staff

recommends approving the annexation petition and recommending approval of the CSM subject to approval of the annexation by Council. **MOTION BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER SOVA to approve the annexation petition as presented. Motion carried unanimously.**

6. **CERTIFIED SURVEY MAP OF A SMALL PARCEL OF RECENTLY ANNEXED LAND: MOTION BY COMMISSIONER KELLEY AND SECONDED BY COMMISSIONER VOIGT to approve the Certified Survey Map as presented subject to approval of the annexation by the Common Council. Motion carried unanimously.**
  
7. **INITIAL DISCUSSION ON THE FUTURE USE OF THE VK PROPERTY:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that south of town along the shore of Lake Michigan and CTH C, VK Development of Brookfield currently owns in excess of 500 acres of undeveloped land, in addition to an area called Cedar Shores, an older platted subdivision, and some condominium units in the development called Stonecroft. In addition, the company owns several hundred acres of adjacent land in the Town of Grafton. The land in the City was annexed back in 2000 after completion of a detailed annexation study done by Ruekert-Mielke Consulting. At that time, a \$480 million project was proposed that included different mixes of housing, a resort hotel, and a retail/commercial center. Later although no plans were officially reviewed or approved by the City, VK was working on developing a high-end golf course surrounded by residential development. Included was stabilization of the eroding bluff that would have led to public access to the lake as well as parks and beaches. Then the real estate crisis hit, and VK suffered major loses most particularly with its development in Naples, Florida. The company is now facing foreclosure on some of the property both in the City and the Town and has put more than 300 acres on the market. Very recently it was announced that the Ozaukee-Washington Land Trust is considering acquiring an area along the lake know as the Cedar Gorge for preservation purposes. Also, at this time, our office is fielding inquiries from real estate professionals as well as private parties inquiring about the uses of some of the parcels on the market. Those questions range from the use of well water, private septic, current and proposed zoning classifications, and the allowance of animals such as horses. Since it is highly unlikely we will see the type of development once proposed, we need to begin a discussion on the future use of the land. At future meetings, we will develop a new land use plan that will serve as a guide to staff and future land owners. The Commissioners discussed this issue and decided that 1) Review and discuss the studies done in late 1990's; 2) Update of housing stock, total inventory of what is need and what we have; 3) Need review of infrastructures, (road, sewer, no range plan); 4) List of land added since the 1990's; 5) High density scenario for study (worse case scenario); and 6) Do not put anything in to conflict with the City of Port Washington. Commissioners want staff to work on these items and bring them back to the Plan Commission at a future meeting.
  
8. **PUBLIC APPEARANCES AND COMMENTS:** Mr. Dan Mika questioned how bad the VK problem was and would like a map of the area. Jason Wittig of 469 West Grand Avenue read a letter to the Commissioners regarding Traditional Neighborhoods and bikeable/walkable areas and wanted this included with the minutes.
  
9. **FORTHCOMING EVENTS:** There was none.
  
10. **ADJOURNMENT: MOTION BY COMMISSIONER VANDEN NOVEN BY AND SECONDED BY COMMISSIONER BECKER to adjourn the meeting at 7:15 p.m. Motion carried unanimously.**