

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, NOVEMBER 15, 2012**

1. **ROLL CALL:** Mayor Mlada called a duly convened meeting of the Plan Commission to order at 6:34 p.m. Members present were: Commissioners Voigt, Williams, Sova, and Kelley. Also present were: City Planner Randy Tetzlaff and City Administrator Mark Grams. Absent and excused: Commissioner Becker and City Engineer Rob Vanden Noven.

2. **APPROVAL OF MINUTES: MOTION BY COMMISSIONER KELLEY AND SECONDED BY COMMISSIONER VOIGT to approve the minutes from the October 11, 2012 and October 18, 2012 meetings. Motion carried unanimously.**

3. **PUBLIC APPEARANCE & COMMENTS:** There were done.

4. **CONCEPT DEVELOPMENT PLAN FOR A 60-UNIT RESIDENTIAL PROJECT LOCATED AT THE NORTHWEST CORNER OF EAST SAUK ROAD AND HARRIS DRIVE:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that this parcel in question (10.26 acres) was part of a larger site development called Woodridge. The original plan by developer Brendan Sullivan called for 10 single family detached condos on the west portion; 17 two-family condos in the middle portion; and 12 four-unit condos on the east portion for a total of 82 units. The land was graded; utilities were installed; and the storm water detentions ponds were constructed. In November of 2009, Sullivan brought forward a concept plan for this same property that included a mix of 1 and 2-bedroom units (total of 158) of senior housing that the Plan Commission was receptive to; however, no action was taken. The zoning for this parcel is RM-2 and would allow such a mix and number of units. Sullivan never came back and later due to the economic downturn, lost the property to the mortgage holder, Waterstone Bank. Later, Cal Aiken bought the western most land from the bank and developed the single family condos which are now completed. The bank has been marketing the remaining lands since obtaining it from Sullivan but due to the large amount of debt, has been asking an extremely high price for the land. Aiken who is the applicant has been negotiating with the bank and will acquire it if the concept development plan is approved by the Plan Commission. Zoning allows up to 150 units; the request is for only 60; The Master Plan, a policy states the City prefers multi-family structures no larger than 6-units; The folks who purchased the single family condos may be expecting to see something smaller than 12-unit buildings; Since the zoning is already in place, the City has lost some regulatory control; we cannot deny the development. However, we do have building and site plan approval which the developer must agree to before proceeding; The economics on this project are thin; the land price is very expensive; development costs are high (over \$25,000 for each building for permits and impact fees); The developer has a good reputation both as a builder and housing manager; Expected value of the project is in the range of \$3.5 million. Each unit has 1 or 2 bedrooms, a separate entry, and enclosed garage stall. The applicant told the DRB that there is a market for such apartments in the price range being considered. Harris Drive would be extended north to the northern boundary of the property. Pictures of a similar project in Appleton are available as well as interior photos. DRB members in general were not opposed to this use (rental units) or the number of units (density) proposed. They were however, concerned about the “cookie cutter” appearance of the proposed development.

Members suggested varying the roof lines, adding different colors or accents, providing more landscaping than what the code requires, making optimum use of the topography and pancaking the site. It was also suggested that some of the hardscape or paving surface be reduced where possible. The development plan before you has been modified by taking into consideration the suggestions of the DRB. Normally, I am not too keen on large buildings and our Master Plan makes reference to smaller sized buildings. However, in practice, we review each project on its own merits. The density is only a fraction of what is allowable and the land will likely remain vacant for several years and will do nothing for our tax base. Many communities such as Mequon and Brookfield, which in the past rejected multi-family development are now embracing such projects. This particular developer has a good track record and relationship with the bank owner. Staff recommends approval as submitted. Plan Commissioner discussed this item. **MOTION BY COMMISSIONER VOIGT AND SECONDED BY COMMISSIONER KELLEY to table action on this project. Applicant asked to incorporate suggested changes into a revised design. Motion carried unanimously.**

5. **FORTHCOMING EVENTS:** Plan Commissioner Tetzlaff stated that the Plan Commission would have at least 3 items next month. Mayor Mlada wished everyone a Happy Thanksgiving.
6. **ADJOURNMENT: MOTION BY COMMISSIONER KELLEY AND SECONDED BY COMMISSIONER SOVA to adjourn the meeting at 8:43 p.m. Motion carried unanimously.**