

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, JUNE 21, 2012**

1. **ROLL CALL:** Mayor Mlada called a duly convened meeting of the Plan Commission to order at 6:30 p.m. Members present were: Commissioners Becker, Williams, Sova, Voigt, and Kelley. Also present were: City Planner Randy Tetzlaff, Absent and excused: Commissioner Vanden Noven and City Administrator Grams.

2. **APPROVAL OF MINUTES OF MAY 17, 2012 MEETING. MOTION BY COMMISSIONER SOVA AND SECONDED BY COMMISSIONER VOIGT to approve the minutes as presented. Motion carried unanimously.**

3. **PUBLIC APPEARANCE & COMMENTS:** There were no comments, but Mayor Mlada would like to thank the Kiwanis Club for the new park pavilion near Possibility Playground in Upper Lake Park.

4. **NEW GARAGE LOCATED AT 313 WEST GRAND AVENUE:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that this property is zoned B-4, Central Business District where there are no setback or side yard requirements. It is a property that has had several owners and businesses occupying it. Currently, it has yet another commercial use – a concealed carry training business. The property/business owner is proposing to construct a 30' x 40' standing seam metal building to be used as a garage and for storage. The grade slopes downward to the rear where the proposed garage is to be built. To the rear or to the south lies Jadair, a manufacturing operation and the Sauk Creek. To the north is a single family house that encroaches on the property in question; to the west is a rental property. The Design Review Board normally frowns on all metal buildings, however, that is because of aesthetics and the buildings are usually visible from the street. In this case, because of the slope of the lot; the building will be barely visible from the street and then only the top ½ or third. With Jadair's presence, it doesn't appear to make sense to require a 4' masonry beltline on this building. Commissioner Sova suggested placing bollards in front of the building. The Design Review Board recommends approval as submitted. **MOTION BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER KELLEY to approve the new garage located at 313 West Grand Avenue as submitted. Motion carried unanimously.**

5. **BUILDING AND SITE PLAN TO ACCOMMODATE OUTDOOR EATING, DRINKING, AND SMOKING LOCATED AT 551 NORTH WISCONSIN STREET, (SUNDANCE BAR):** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that last year the owner received approval to construct an addition to the south side of the building to accommodate smokers. That project never materialized. Now the owner and his wife are bring forth a new plan, one that involves an outdoor area for smokers; but also one that allows for outdoor eating and drinking and entertainment – music on the green. To accommodate the smokers, the existing porch will be covered with a new awning and enclosed in warm weather with screening and with acrylic panels in cold weather. A small stage will be provided for entertainment and tables and chairs will be available on the lawn area for patrons to sit while eating and drinking or listening to the music. There would also be a vintage garden located west of the tavern building. Finally, there will be a wrought iron fence on the east and along the sidewalk with a gate and wood fencing on the north and west to enclose the area. The Design Review Board members liked the outdoor venue and thought it was a nice addition to the community. The Design Review Board recommends approval of the building and site plan as

submitted. Several Commissioners state that this was a great idea and liked the concept. **MOTION BY COMMISSIONER SOVA AND SECONDED BY COMMISSIONER BECKER to approve the building and site plan as submitted. Motion carried unanimously.**

6. **CONDITIONAL USE GRANT TO PERMIT OUTDOOR EATING AND DRINKING AT 551 NORTH WISCONSIN STREET:** City Planner Randy Tetzlaff reviewed the Conditional Use Grant for the Plan Commissioners. He stated that Conditional Use Grants are needed for outdoor eating and drinking on the premises. The City normally approves similar conditions for eating and drinking for all establishments: 1) Adhere to the approved site plan; 2) Maximum capacity of 50 patrons; 3) Area to be enclosed as shown on the site plan; 4) Signs to be posted to not allow alcohol to be removed from the premises; and 5) Permitted hours are 11:00 a.m. to 10:00 p.m. Staff recommends approval contingent on the conditions listed. **MOTION BY COMMISSIONER VOIGT AND SECONDED BY COMMISSIONER BECKER to recommend that the Common Council approve a Conditional Use Grant to permit outdoor eating and drinking at 551 North Wisconsin Street. Motion carried unanimously.**
7. **FORTHCOMING EVENTS:** Commissioner Kelley questioned what was happening with the row house to the south of Sundance. City Planner Tetzlaff stated the nothing was happening at this time. It was also mentioned that the Port Washington Garden Club Walk will be held on July 14, 2012.
8. **ADJOURNMENT: MOTION BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER SOVA to adjourn the meeting at 6:50 p.m. Motion carried unanimously.**