

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, SEPTEMBER 19, 2013**

1. **ROLL CALL:** Mayor Mlada called a duly convened meeting of the Plan Commission to order at 6:36 p.m. Members present were: Commissioners Williams, Voigt, Kelley, Becker, and Sova. Also present were: City Planner Randy Tetzlaff, City Engineer Rob Vanden Noven, and City Administrator Mark Grams. Absent and excused: None.
2. **PUBLIC APPEARANCE & COMMENTS:** There was none.
3. **APPROVAL OF MINUTES FOR AUGUST 15, 2013: MOTION BY EARL KELLEY AND SECONDED BY RON VOIGT to revise #7 to read to include driveways and garages will not be used for operating a business or contract repair business, but could be used for private hobby work. Minutes were approved with that correction. Motion carried.**
4. **SPECIAL EXCEPTION FOR A STORAGE SHED AT 1510 N BENJAMIN ST:** City Planner Tetzlaff reviewed this item with the Plan Commission. He stated that the applicant removed an old shed and is now requesting to build a new one 28" from the rear lot line and 70" from the side yard. Zoning requires a minimum of 10 and 15 feet. There is also a 12 foot utility easement along the rear lot line. The backyard is quite large to accommodate the shed within the required side and rear yard requirements. As proposed, the shed would be very close to the adjacent neighbor. In granting a special exception, the City may require some architectural treatments, screening or other measures. The Plan Commissioners discussed this item. **MOTION BY BUD SOVA AND SECONDED BY DAN BECKER to approve special exception for a shed with a 28" offset from the rear lot line (same as the adjoining lot's shed) and a 70" offset from the side yard. Motion carried unanimously.**
5. **SPECIAL EXCEPTION FOR AN ATTACHED GARAGE AT 124 W WASHINGTON ST:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that the original house was built on a small lot over 150 years ago and an addition was constructed on the rear of the house about 20 years ago. Records indicate that there was never a garage on the property, Vehicles used to be parked on the east side of the property, partially encroaching on City property where the firehouse stands. A few years back, the Common Council conveyed a 10 foot strip of property to the applicant so that he would have property to legally park his vehicles. He is now requesting permission to erect an attached 2-car garage that will be 2' 6" from the east lot line and 0' on the north side. The garage as proposed is a minimally-sized structure. When the City conveyed the 10' wide strip of land to the applicant, it also offered to convey land to the north to a previous owner who declined. The new property owner to the north has now indicated interested in the 10' strip of land. If he is able to receive the land, he has indicated the willingness to convey additional land to the applicant so that he can have land behind the new garage. The application wants to have the garage addition to be architecturally compatible with the historic home. **MOTION BY DAN BECKER AND SECONDED BY RON VOIGT to approve the special exception for an attached garage with 0' rear yard offset and 2' 6" side yard offset. Motion carried unanimously.**

- 6. REVISED BUILDING AND/OR SITE PLAN FOR DREWS TRUE VALUE HARDWARE AT 1629 N WISCONSIN ST:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that Paul Drews would like to revise the site plan to include paving the north parking area, which is gravel now. They would like to put the rental equipment on west side of this parking lot away from Wisconsin Street. The driveway for the rental unit on the north side would also be paved. Sometime in the future, Mr. Drews would like to add an addition to the north side of his building. The planting would be placed on the south side of the building. The Plan Commissioners reviewed this revised site plan and liked it. **MOTION BY EARL KELLEY AND SECONDED BY DAN BECKER to approve the new revised site plan as presented. Motion carried unanimously.**
- 7. REZONING OF EERNISSE FUNERAL HOME AT 1600 W GRAND AVENUE FROM RS-3, SINGLE FAMILY DISTRICT WITH AN OHS OVERLAY TO B-2, LOCAL SERVICE CENTER DISTRICT:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. Joe Eernisse was present and stated that he owns the company and he has no problems with the rezoning. Plan Commissioners discussed this item. **MOTION BY DAN BECKER AND SECONDED BY RON VOIGT to recommend to the Common Council to approve rezoning the property from RS-3 to B-2. Motion carried unanimously.**
- 8. FORTHCOMING EVENTS:** Mayor Mlada mentioned that the Coal Dock Park Opening will be September 28th and 29th. There will be a 4K Walk and Run. Also a lot of family activities. Christ the King Lutheran Church is having an event the weekend of September 27th through the 29th. It is called “New Wind Folk School” and it is open to the public.
- 9. ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY DAN BECKER to adjourn the meeting at 7:09 p.m. Motion carried unanimously.**