

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, JANUARY 15, 2015**

1. **ROLL CALL:** Mayor Mlada called a duly convened meeting of the Plan Commission to order at 7:04 p.m. Members present were: Commissioners Voigt, Kelley, Becker, and Williams. Also present was: City Planner Randy Tetzlaff, City Administrator Mark Grams, and City Engineer Rob Vanden Noven. Absent and excused: Bud Sova
2. **PUBLIC APPEARANCE & COMMENTS:** There was none.
3. **APPROVAL OF MINUTES FOR NOVEMBER 20, 2014: MOTION BY DAN BECKER AND SECONDED BY AMANDA WILLIAMS to approve the minutes as presented. Motion carried unanimously.**
4. **CERTIFIED SURVEY MAP FOR COUNTY-OWNED LAND ON THE NORTHEAST CORNER OF CTH LL AND SECOND AVENUE:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that this land was once used as highway ramps for CTH LL. As part of the reconstruction of STH 33, a large storm detention pond was constructed on the northern portion of the property. A small remnant of land was purposely left on the south portion fronting Second Avenue. In our 2035 Comprehensive Plan, we identified this land to be low density residential. The CSM before the Plan Commission creates two new lots. One for the pond area and the other for a future development site for possibly residential. If approved, Lot 2, the pond would be conveyed to the City since we are the party responsible for its maintenance. Lot 1 would be advertised for sale by the County. A buyer could re-divide the lot for up to four (4) lots or develop it as a condo project. There is sufficient depth for single or two-family units. If the land is re-divided or a condo development is proposed, the City Engineer suggests we require an easement to protect the area to the north from encroachment from the edge of the pond. Staff recommends approval. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY RON VOIGT to recommend to the Common Council to approve the CSM as presented. Motion carried unanimously.**
5. **REZONE COUNTY-OWNED LAND ON THE NORTHEAST CORNER OF CTH LL AND SECOND AVENUE (LOT 1) FROM PUL, PUBLIC AND UTILITY LAND TO RS-5, ONE AND TWO FAMILY RESIDENTIAL:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that the land is currently zoned PUL, Public and Utility Land. Lot 2, the pond would remain PUL. The land to the east is zoned RM-2, Multiple Family and contains four-family structures next door to the east and 16-unit structures to the northeast. Across the street to the south, the land is zoned RS-5, Single and Two-Family and there are duplexes located there. Across CTH LL to the west are also duplexes, zoned RS-6, Single and Two-Family. The difference between RS-5 and RS-6 is that the latter requires slightly larger lots. With RS-5 and RM-2 zoning nearby, RS-5 seems the most logical for this property. With the location of the existing storm sewer and its impact on Lot 1, RS-5 also provides more flexibility because it allows slightly narrower lots. **MOTION BY DAN BECKER AND SECONDED BY ROB VANDEN NOVEN to recommend to the Common Council to approve the rezoning of the Lot 2 to RS-5, One and Two-Family Residential as presented. Motion carried unanimously.**

- 6. CONCEPT PLAN APPROVAL FOR CEDAR VINEYARD, A MIXED-USE DEVELOPMENT FOR LANDS LYING ALONG LAKE MICHIGAN (FORMER VK LAND):** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that Cedar Vineyard as proposed is a 227 acre mixed use development containing 58 acres of single family residential lots; 68 acres of vineyards and winery; and 101 acres of natural area. The plan embodies the goal the City has set forth for the property. It protects the most environmentally sensitive areas and ensures stabilization of the bluff. It provides connectivity with the downtown area. It ensures public access to Cedar Gorge similar to Lion's Den. This development would create low density development with 73 lots or 0.32 dwelling units per acre and the traffic on CTH C would be minimal. Even the proposed winery would not be a huge traffic generator. This development would create the needed tax base. Tom Swarthout reviewed this concept plan with the Plan Commissioners. Mr. Johnson of Parallel 44 and Door 44 Wineries also reviewed the vineyard concept plan. The Plan Commissioners were very supportive of this concept plan. They thought it was a very exciting and wonderful presentation. **MOTION BY DAN BECKER AND SECONDED BY ROB VANDEN NOVEN to approve the Concept Plan for Cedar Vineyard as presented. Motion carried unanimously.**
- 7. FORTHCOMING EVENTS:** The Mayor mentioned the Green Bay Packer game on Sunday. Also Construction Form is having a job fair, they are located at 777 Maritime Drive and don't forget to sign up for the Appreciation Dinner.
- 8. ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY DAN BECKER to adjourn the meeting at 7:50 p.m.**