

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, NOVEMBER 17, 2016**

1. **ROLL CALL:** Plan Commissioner Dan Becker called a duly convened meeting of the Plan Commission to order at 6:06 p.m. Members present were: Commissioners Voigt, Sova, Williams, and Matera. Also present was: City Planner Randy Tetzlaff, City Engineer Rob Vanden Noven, and City Administrator Mark Grams. Mayor Mlada arrived at 6:09 pm.
2. **PUBLIC APPEARANCE & COMMENTS:** See attached sheet.
3. **APPROVAL OF MINUTES FOR SEPTEMBER 15, 2016: MOTION BY BUD SOVA AND SECONDED BY AMANDA WILLIAMS to approve the minutes as presented. Motion carried unanimously.**
4. **AMEND THE CONDITIONAL USE GRANT TO PERMIT AUTO REPAIR AT 927 SOUTH SPRING STREET:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. This item was discussed at the September meeting. Action taken was a request for the applicant to meet with both the Building Inspector and Fire Chief regarding code issues and what items need to be addresses before a conditional use grant is approved. That meeting was held on September 28th at the subject's property. It was apparent that the applicant had made progress cleaning up the building and site. The Building Inspector identified the code items that needed to be addressed and the applicant was agreeable and seemed to understand what needed to get done and how. Additional clean-up is still needed in the rear area. Although the applicant did not create this, the owner, who must sign-off on the CUG, then needs to be accountable. The area in back should be paved but if no customers or the public is allowed back there, the Inspector is agreeable to leave this graveled. Staff recommends to approve amending the CUG to allow the repair of vehicles; hours of operation is 8:30 am to 5:30 pm, Monday to Friday; the rear of the building must be cleaned up (debris removed and weeds cut); customer parking in front of the building only; signs on the premises must be per the sign code; and all interior and exterior work must be completed prior to occupancy. **MOTION BY RON VOIGT AND SECONDED BY BUD SOVA to recommend to the Common Council to approve the amended conditional use grant as presented. Motion carried unanimously.**
5. **RENEW EXISTING CONDITIONAL USE GRANT TO PERMIT PORTABLE CONCRETE CRUSING AND RECYCLING FOR PROPERTY LOCATED AT 775 SCHMITZ DRIVE:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that in 1993 the City approved a CUG for Schmitz Ready Mix to permit concrete crushing by using portable equipment. A contingency was that the CUG must be renewed every 5 years; the apparent reason for the 5 year renewal is that when the applicant accumulates enough material, they then need to crush it. That accumulation period happens once every 5 years. The City has never received any complaints in the past regarding the crushing operation. Nothing has changed on the site since the CUG was last renewed in 2011. Staff recommends approving the CUG for another 5-year period with the same conditions applied in the past. **MOTION BY BUD SOVA AND SECONDED BY RON VOIGT to recommend to the Common Council to approve the existing conditional use grant as presented. Motion carried unanimously.**

- 6. SPECIAL EXCEPTION TO ALLOW A SHED TO BE CLOSER TO THE LOT LINE AT 504 WEST GRAND AVENUE:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that there use to be a shed behind the Masonic Temple but it was removed some time ago but the existing concrete slab is still there. There is a need for more storage so the Masonic Temple would like to rebuild the shed. Unfortunately, the slab is too close to the north lot line so a special exception is needed in order to rebuild it. A minimum of 6 feet is required; the new shed on the existing slab would be 3 feet. The adjoining owner does not have any objections, both parties share a driveway and a paved parking area. Staff recommends granting approval for a special exception for a side yard offset for a storage shed on the existing concrete slab. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY DAN BECKER to approve the special exception to allow a shed to be closer to the lot line at 504 West Grand Avenue as presented. Motion carried unanimously.**
- 7. DECLARE AN UNDEVELOPED EAST-WEST ALLEY IN THE 400 BLOCK OF NORTH MILWAUKEE STREET AS SURPLUS PUBLIC PROPERTY:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that the applicant recently purchased the property at 204 West Jackson Street, a corner lot. The garage fronts onto North Milwaukee Street and is located in a platted but unimproved alley. The garage is not only located in the alley ROW but also abuts the street with no setback. The applicant would like to move the garage back or to the west and is requesting discontinuance of the alley in order to construct a new garage. Staff recommends declaring as surplus public property, the unimproved alley extending west of North Milwaukee Street and north of 204 West Jackson Street. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY AMANDA WILLIAMS to recommend to the Common Council to declare an undeveloped east-west alley in the 400 block of North Milwaukee Street as surplus public property as presented. Motion carried unanimously.**
- 8. DECLARE A 20 FOOT WIDE PARCEL OF LAND WEST OF THE OZAUKEE INTERURBAN TRAIL AND EAST OF 314 EAST JACKSON STREET AS SURPLUS PUBLIC PROPERTY:** City Planner Tetzlaff reviewed this item with the Commissioners. He stated that the applicant has purchased the vacant property at 314 East Jackson Street. At one time, there was a house on the property that was accessed from Powers Street. The house was razed a few years ago and access is now only available from Jackson Street. The applicant wishes to construct a new home and the property is problematic; in order to gain access, a portion of the retaining wall must be removed and a portion of the hill must be excavated. In addition, to minimize disruption of the hillside, the home footprint must be kept as close to the street as possible and moved as far east as possible. To accomplish this, the applicant is requesting to acquire a 20-foot strip of land from the City. In order for the application to begin negotiations with City staff, this parcel of land must be declared as surplus property. Staff recommends declaring as surplus public property a 20-foot parcel of land east of 314 East Jackson Street. **MOTION BY BUD SOVA AND SECONDED BY RON VOIGT to recommend to the Common Council to declare a 20-foot parcel of land east of 314 East Jackson Street as surplus public property as presented. Motion carried (6 Ayes, 1 Nay (Amanda Williams)).**

Mayor Mlada left the meeting at 7:57 pm.

- 9. BUILDING AND SITE PLAN FOR GATEWAY FORMING SYSTEMS, INC. ALONG MARITIME DRIVE (NE CORNER OF MARITIME DR AND THE UNION PACIFIC RAILROAD):** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that this parcel was formerly VK Development property. It is currently zoned AG, Agriculture but is within TID #3 and is targeted for industrial use. The property was recently acquired and an industrial business currently located in Mequon is proposing to construct a new facility. **MOTION BY TONY MATERA AND SECONDED BY RON VOIGT to approve the building and site plan for Gateway Forming Systems, Inc. as presented. Motion carried unanimously.**
- 10. REZONE LAND ALONG MARITIME DRIVE (NE CORNER OF MARITIME DRIVE AND THE UNION PACIFIC RR) FROM AG, AGRICULTURE TO I-2, INDUSTRIAL PARK:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that the land needs to be rezoned from AG, Agriculture to I-2, Industrial Park. **MOTION BY BUD SOVA AND SECONDED BY TONY MATERA to recommend to the Common Council to approve the rezoning of this parcel from AG, Agriculture to I-2, Industrial as presented. Motion carried unanimously.**
- 11. CONCEPT PLAN FOR A 27-UNIT ACTIVE ADULT APARTMENT DEVELOPMENT ALONG STH 33 IN THE HIDDEN HILLS SUBDIVISION:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that the applicant originally proposed Hidden Hills to be a planned development community containing single family detached; single family attached (duplex condos; a city park; and three commercial outlots along STH 33. The condos have been completed and close to 90% of the single family lots have been developed. On the one of the commercial lots, one has been developed and contains a fitness center and a nail salon. For the past 10 years, the applicant has had difficulty marketing the remaining two sites because of the reconstruction of STH 33; there is limited access to the sites. Earlier this year the applicant hosted a neighborhood meeting and described the issues facing these commercial sites and suggested multi-family development. The response from the residents was an overwhelming no; but there was some interest in higher density for seniors. The applicant is sensitive to having no multi-family on the lot along Sweetwater and STH 33; however, they are bringing forth a concept plan for a 3-acre land parcel lying between Town of Port lands (a gas main parcel on the west and a farmette on the east). Mr. Tim Voeller of Bielinski Homes reviewed the concept plan for the 27 unit active adult apartment (+55) development. This apartment complex would be built by Bielinski and operated by Bielinski, it would not be sold. Commissioner discussed the pros and cons of this apartment development. They discussed the placement of the building, the parking lot area, the elevation of the land, the height of the building, and the landscaping. The Design Review Board wanted the building to be as close to STH 33 as possible and to berm the northwest corner of the lot. Mr. Voeller stated that technically speaking this parcel is not part of the Hidden Hills neighborhood. It has its own CSM. Traffic would not be coming into their neighborhood. Market conditions have changed since this Hidden Hills Development began. The residents at the neighborhood meeting were slightly in favor of an adult apartment development rather than a regular apartment complex. Commissioners asked about what type of commercial business could be placed on this parcel. The Commissioners discussed the other uses for this parcel such as; a Walgreens, a drive-thru, restaurants, taverns, night clubs, and commercial buildings with residential above them. Some of the Commissioners found the building attractive, but were concerned about the density. They like the idea for the active adult complex; they would like to see the building as two-stories, possibly at a different location on the property and landscaping with berms. They also

needed to be sensitive to the Gateway to the City. The Commissioners would like to see a little bit more before finalizing the Concept Plan. The Commissioners discussed tabling this item until a new revised concept plan that works with the Gateway Standards and incorporate the changes the Commissioners would like to see including a two-story design. City Planner Tetzlaff would work with Bielinski to revise the plans. **MOTION BY TONY MATERA AND SECONDED BY BUD SOVA to table this item. Motion carried unanimously.**

12. REZONE 3-ACRE PARCEL IN HIDDEN HILLS FROM B-2 LOCAL SERVICE CENTER TO RM-2, MULTIPLE FAMILY: The Commissioners stated that they will review the rezoning after a new concept plan is approved. **MOTION BY TONY MATERA AND SECONDED BY BUD SOVA to table this item. Motion carried unanimously.**

13. REZONE LAND AT 1030 WEST GRAND AVENUE FROM PUL, PUBLIC & UTILITY LAND TO RS-3, SINGLE FAMILY DETACHED: City Planner Tetzlaff reviewed this item recommends approval. He stated that this is Water Utility property that the City is selling. Prior to closing on the sale of the lot facing West Grand Avenue, the entire parcel must be rezoned. The adjoining lots along West Grand Avenue and West Larabee Street are zoned RS-3, Single Family Detached. Staff recommends that the Council rezone the parcel from PUL to RS-3. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to recommend to the Common Council to approve the rezoning of the land at 1030 West Grand Avenue from PUL, PUBLIC & UTILITY to RS-3, SINGLE FAMILY as presented. Motion carried unanimously.**

14. CERTIFIED SURVEY TO CREATE TWO LOTS (TO BE KNOWN AS 1030 WEST GRAND AND 1027 WEST LARABEE STREET: City Planner Tetzlaff reviewed this item with the Commissioners. He stated that the existing parcel is long and narrow; it extends from West Grand Avenue to West Larabee Street. The new survey divides the parcel in half. Both lots were put on the market by the City and Lot 1 has a pending offer. The survey meets both our Chapter 18 as well as WI Stat 236 Platting requirements. Staff recommends to approve the CSM as submitted and that Council needs to approve it too because the City is the owner. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY AMANDA WILLIAMS to approve the CSM to create two lots as presented and recommend the Common Council approve it also. Motion carried unanimously.**

15. FORTHCOMING EVENTS: The Mayor stated that Saturday, November 25th is Small Business Saturday, shop downtown. Christmas on the Corner will be Saturday, December 3rd. Happy Thanksgiving to everyone.

16. ADJOURNMENT: MOTION BY TONY MATERA, MOTION DIED FROM A LACK OF A SECOND, MOTION BY ROB VANDEN NOVEN AND SECONDED BY DAN BECKER to adjourn the meeting at 8:06 p.m. Motion carried unanimously.

PUBLIC COMMENTS:

Rachel Zweck of 200 Indigo doesn't like the apartment building plan. Blocks view of lake, Impacts her family, the resale value of her house, concerns about traffic, bring home values down. Again blocks view of lake.

Kenneth Steinhoff of 230 Sweetwater, it faces his back yard, wasn't aware of it, would not have purchased home, no privacy.

Karen Corlyn of 1800 Aster St., been there for 8 years, new about commercial; would not have purchase home is apartments would have been planned, lives in nice quiet neighborhood, wants to keep it that way.

Sibel Duzeeski of 288 Wildflower Cir., doesn't want apartment building, thought it was only condos and single family homes, concern over resale value, does not want it.

Ed Ruffin of 252 Wildflower Cir. would loss value in property if apartment was built, Bielinski tried before and failed. Now bring it back, wants 80% seniors and 20% others, would like to see 100% seniors.

Alexander Lanser of 1854 Aster St, built 3 years ago, would not have if known about apartment, concerned about congestion, probably sell if built.

Peter Van Den Heuvel of 290 Foxglove, purchase home because was like Appleton neighborhood, nice neighborhood, Park in back yard, apartment in back yard, doesn't want apartment.

Tracy Modjeski of 276 Wildflower, has questions regarding access from STH 33, is this an investment or something to sell, zoning +55, would like 100% seniors, concerned about market value, does not want apartments.

Jonathan Bradley of 271 Indigo, bought lot 7 months ago, this was never communicated to use, apartment in this area never talked about, unethical.

John Piekarski of 230 Foxglove, moved here 1-1/2 years ago, told it was commercial, not going to change, bring house values down, be prepared to lower taxes as well.

Matthew Naus of 381 Indigo, move here 3 years ago, single family homes only. Sign says single family home, that sign speaks for itself.

Patty Schulz of 1818 Aster St, loves the neighborhood, moved here from Mequon, loves the rural feel, low density, not a lot of traffic, specifically asked about the commercial, does not like the bait and switch, eager to keep the quality of life, please reconsider this proposal, and wants all 55+, strongly opposite it.

SECOND PUBLIC COMMENTS:

Tracy Modjeski of 276 Wildflower Cir. stated that she did see this concept and would like to see a broader scale, possibly some renderings from the backyard of some of the lots that border on this plan, possibly a 3-D rendering from the backyards. She thinks that would alleviate a lot of the concerns, two-story is better. She would prefer a 55+ over a commercial anywhere in that area. No problem with the 55+. She does not think that it would bring down the values. She could probably rent 3 of the

units. Good use of space instead of a Dave and Busters. She asked Tim Voeller asked about doing the ranch condos. She asked him to look at owner/occupied building. She wants to see the building to be 55+ always.

Dean Anderson of 240 Foxglove had concerns with single story ranch houses, the elevation issue, and traffic issues with 55+ drivers.

Joe DeBoer of 333 Indigo had concerns with traffic issues. People making U-turns to get in and out of the complex. The entrance to Hidden Hills is a dangerous intersection with the berm in the middle.

John Piekarski of 230 Foxglove what would Bielinski value the undeveloped properties, could the homeowner possible purchase these properties.