

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, NOVEMBER 16, 2017**

1. **ROLL CALL:** Mayor Mlada called a duly convened meeting of the Plan Commission to order at 6:03 p.m. Members present were: Commissioners Ron Voigt, Brenda Fritsch, Amanda Williams, Tony Matera, Rob Vanden Noven, and Mike Ehrlich. Also present was: City Planner Randy Tetzlaff and City Administrator Mark Grams.

2. **APPROVAL OF MINUTES FOR OCTOBER 19, 2017: MOTION BY TONY MATERA AND SECONDED BY AMANDA WILLIAMS to approve the minutes as presented. Motion carried unanimously.**

3. **PUBLIC APPEARANCE & COMMENTS:** There were none.

4. **SPECIAL EXCEPTION FOR A NEW DRIVEWAY AT 1030 WEST GRAND AVENUE:** City Planner Randy reviewed this item with the Plan Commissioners. He stated that this is a new home that was recently built on the lot sold by the City. The Building Inspector assisted the home builder with a driveway plan that met all the City codes. The driveway contactor did not follow the plan and when the inspector came on-site, he strongly suggested they discontinue pouring the concrete; the home builder however, requested they continue. The driveway was constructed 5 feet into the setback area. Had the driveway been constructed per the ordinance, it would not have caused a hardship. Ms. Sandy Koziol explained why she had her contractor continue to pour the cement for the driveway. She stated that it would have been cheaper to cut out the concrete if the Plan Commissioners did not approve her special exception. The new homeowner, Eugene Boyer, was present and spoke about the safety issue of backing out into traffic and also about the landscape plan for this property. The Plan Commission discussed the issue of safety and landscaping. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to approve the Special Exception for the new driveway subject to Mary and Eugene Boyer purchasing the house at 1030 West Grand Avenue and installing the landscaping that was presented. The Special Exception is approved because of the safety issue of backing out on to STH 33. Motion carried unanimously.**

5. **FINAL BUILDING PLAN FOR PIER STREET APARTMENTS LOCATED IN THE 300 BLOCK OF EAST PIER STREET AND EAST WASHINGTON STREET:** City Planner Randy Tetzlaff this reviewed this item. He stated that the Common Council granted a special exception to allow the access stair towers. The architects are now returning with a final building plan. The applicants reviewed the final building plan with the Commissioners. They discussed the elevation of the buildings, the grade changes, the building materials and the different colors and textures. They also discussed the landscape plan. **MOTION BY MIKE EHRLICH AND SECONDED BY ROB VANDEN NOVEN to approve the Final Building Plan as presented subject to the landscaping plan and stormwater plan being reviewed and approved by the City Staff; and brackets being placed by the garage door area. Motion carried (6 Ayes, 1 Abstained (Matera)).**

6. **PRELIMINARY PLAT FOR HIDDEN HILLS NORTH:** City Planner Randy Tetzlaff reviewed this item. He stated that the applicant previously submitted a concept plan for this

property. The preliminary plat is consistent with that approved plan. Sweetwater Blvd. will continue north and then hooks to the left to connect to the undeveloped lands to the east. A new road call Ledgestone Drive continues north to Green Bay Road. Twenty-six single family lots are proposed; all of which are larger than the original Hidden Hills development. In addition, there is a condominium cluster of seven 2-family units which would be similar to those constructed on Wildflower Circle. The final residential component is a large estate lot to be accessed from Green Bay Road. The plat also has almost 6 acres of wetland area that is integrated into the development. The plat is compliant with Chapter 18 our subdivision code and Chapter 236 WI Stat. The Plan Commissioners discussed this item. **MOTION BY MIKE EHRLICH AND SECONDED BY BRENDA FRITSCH to approve the Preliminary Plat for Hidden Hills North as presented subjected to a pedestrian path/trail easement placed somewhere around Lot 18. Motion carried unanimously.**

7. **REZONING OF LAND FOR HIDDEN HILLS NORTH:** City Planner Randy Tetzlaff reviewed this item with the Planners. He stated that the applicant is requesting rezoning from AG, agriculture to final base zoning districts. Similar to Hidden Hills, the development will be covered with an OPD, Planned Development Overlay. The single family lots are to be rezoned to RS-3, which will include the 26 lots and Outlot #1. The 2-family condos would be rezoned to RS-5 and would include Lot 27. The isolated estate lot, Lot #28 would be RS-1. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY RON VOIGT to approve the rezoning as presented. Motion carried unanimously.**
8. **CONCEPT PLAN FOR A 30+ UNIT SENIOR APARTMENT BUILDING ON THE NW CORNER OF CTH LL AND SUNSET ROAD:** City Planner Tetzlaff stated that this item was being tabled, but he did review a few items with the Commissioners. He stated the developer was redoing the Concept Plan to make some of the lots a little bigger. This item will be reviewed next month. **THIS ITEM WAS TABLED.**
9. **CONCEPT PLAN FOR A 10-UNIT CONDDOMINIUM PROJECT LOCATED AT 222 EAST MAIN STREET:** City Planner Tetzlaff stated that this item will be tabled until next month because the architect is unable to attend. The Plan Commission reviewed the plans that were provided and gave their comments. They particularly liked the expanded public area shown between this project and the Blues Factory. The Commissioners requested that staff try to facilitate a meeting between both parties in order incorporate this public space into the plans of both projects. **THIS ITEM WAS TABLED.**
10. **FORTHCOMING EVENTS:** The Commissioners stated that Christmas on the Corner would be on Saturday, December 2, 2017; Thanksgivings is next Thursday, and the Frosty Lighthouse 5 will also be on Saturday, December 2, 2017.
11. **ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to adjourn the meeting at 7:25 p.m. Motion carried unanimously.**