

**CITY OF PORT WASHINGTON  
PLAN COMMISSION MEETING  
MINUTES  
THURSDAY, JANUARY 21, 2021**

**ROLL CALL:** Mayor Marty Becker called a duly convened meeting of the Plan Commission to order at 6:03 p.m. Member present were: City Engineer Rob Vanden Noven, Alderman Paul Neumyer, Eric Ryer, Tony Matera, Mike Ehrlich, and Ted Neitzke. Present on the phone was City Administrator Tony Brown. Also, present was: City Planner Bob Harris. Absent and excused: None. In the audience were Alderman John Sigwart, Alderman Dan Benning, and Alderman Jonathan Pleitner.

**APPROVAL OF MINUTES FOR THE DECEMBER 17, 2020: MOTION BY PAUL NEUMYER AND SECONDED BY MIKE EHRLICH to approve the minutes as presented. Motion carried unanimously.**

**PUBLIC APPEARANCE & COMMENTS:** Alderman Jonathan Pleitner, appearing as a citizen, of 1890 Aster Street wanted to discuss Hidden Hills Subdivision new addition. He stated that he liked the new Preliminary Plan. He stated that it has less density than the last one. It is more palatable and would fit into the neighborhood. Wanted to know when Bielinski was going to start building and would they begin on Sweetwater Blvd or on Green Bay Road. Alderman Pleitner also stated that he was against having a used car lot on North Wisconsin Street and that the Plan Commissioners should look at something more residential like a 4 to 8 condo unit or an apartment complex that would be more creative. It is just a thought. Mayor Becker stated that it would be great if Bielinski would start building over on Green Bay Road first. They need more fill over in that area.

**PRELIMINARY PLAT FOR HIDDEN HILLS NORTH SUBDIVISION, LOCATED NORTH OF ASTER STREET AND SOUTH OF GREEN BAY ROAD, NORTH OF THE HIDDEN HILLS SUBDIVISION:** City Planner Bob Harris reviewed this item for the Plan Commissioners. He stated that Hidden Hills North is the second and currently undeveloped phase to the Hidden Hills subdivision and is located northwest of Hidden Hills with connections to Green Bay Road on the north and Sweetwater Boulevard and State Highway 33 on the south. The Preliminary Plat for the subdivision was originally approved in 2017 and contained a mix of single and two-family condo units. At the October 2020 Plan Commission meeting, a Preliminary Plat containing a greater number of Two-Family condominium units was submitted to the Commission for consideration which was subsequently dropped. At the January 2021 Plan Commission meeting, Bielinski Homes is submitting a revised Preliminary Plat containing exclusively Single-Family lots on Sweetwater Blvd and Clover Drive. The proposed Preliminary Plat differs from the plat approved in 2017 in the following ways: 1) The total number of single-family lots is changing from 26 single family lots to 30 single-family lots; 2) The number of Single Family lots on Sweetwater Blvd is changing from 8 to 11; and 3) The number of Single Family lots on Clover Drive is changing from 17 to 19. The proposed Preliminary Plat is unchanged from the plat approval in 2017: 1) The street layout remains the same; 2) The unit mix on Sweetwater Court remains the same; and 3) The single "estate lot" for a single single-family home remains. Staff recommends approval of the revised Preliminary Plat as presented. The Commissioners discussed the changes to the preliminary plat. Many of the commissioners agreed that they liked the smaller density to this project. Commissioners also discussed the streets, parking and traffic. **MOTION BY TED NEITZKE AND SECONDED BY MIKE EHRLICH to approve the Preliminary Plat for Hidden Hills North Subdivision as presented. Motion carried unanimously.**

**MINOR REVIEW FOR A PROPOSED WOODWORKING SHOP AND SHOWROOM LOCATED AT 1040 SOUTH SPRING STREET:** City Planner Bob Harris reviewed this item with the Commissioners. He stated that the applicant, Greg Ertl, owns GAMAWood Custom, a custom wood working business, and is planning to move his business into the currently vacant space at 1042 South Spring Street. This space is between the laundromat and the Align chiropractic office. The property is zoned B-2 Business, and the proposed use is considered a display gallery and retail shop, which is a permitted use in B-2 subject to the Plan Commission approval. GAMAWood Custom will contain a front-end gallery and finishing area occupying approximately 40% of the floor space and a woodworking shop in the rear of the space occupying 60%. Hours of operation will be appointment only. There will not be any changes to the exterior at this time with the exception of cosmetic clean-up and eventual signage for the business. There will be no exterior ventilation as there will be an interior dust collection system. There are no planned changes to the parking lot which contains a total of 40 stalls. Most deliveries will be made via pickup truck through the front door or through the back door. Some items may need to be delivered via a smaller trailer in the same manner. Staff recommends use approval. Commissioners discussed this item and loved the idea. Commissioner Matera asked if this was reviewed by the Fire Chief in regards to the dust collection system. **MOTION BY TONY MATERA AND SECONDED BY MIKE EHRlich to approve the Minor Review for a proposed woodworking shop and showroom as presented subject to the Fire Chief approving the dust collection system. Motion carried unanimously.**

**MINOR REVIEW FOR A PROPOSED AMENDMENT TO A BUILDING, SITE AND OPERATIONS PLAN TO ALLOW FOR THE SALE OF USED CARS AT LINDEMS AUTOMOTIVE LOCATED AT 702 WEST GRAND AVENUE:** City Planner Bob Harris reviewed this item with the Commissioners. He stated that the applicant is the owner/operator of Lindems Automotive, which received Building, Site, and Operations Plans approval by the Plan Commission in February 2018 to operate an automotive service center. The operations portion of that approval did not contain a used car sales element. This function was located at the applicant's Milwaukee operation. With the used car license expiring and a desire to focus on the Port Washington business, the applicant is requesting approval to transfer the used car sales license to the Port location for the purpose of displaying/parking up to three used cars for on-line sales. The property is zoned B-3, General Business. As such, service and sales establishments of automobiles, including used car sales are a permitted use subject to Plan Commission approval. The original site plan approved by the Commission required parking lot perimeter landscaping. Because of DNR prohibited surface and sub-surface disturbance of the asphalt and soil due to underground contamination, the use of planter boxes was needed to meet the landscape requirements. The City Planner reviewed the 2018 parking approval for this property and the new proposed option. Due to the on-line advertising and sales, the applicant will not use the traditional use of banners, balloons, flags, etc. on-site. The business is currently operation by appointment only. The grand opening with regular business hours of 8 am to 5 pm, Monday through Friday is planned for April. Staff understands the use of limited used car sales in an on-line format for an automotive service center. But there are related issues the Commission should consider: 1) The site is a visible location on Grand Avenue on the edge of downtown and addition of used cars located at the front of the lot along with the current collection of cars currently parked on-site may be problematic in terms of appearances; 2) The proposed location of the used cars would be within the 10-foot parking setback; 3) Eliminating the western planter would reduce the landscaping on site and add an additional parking stall within the 10-foot setback; 4) There is on-street parking available for customers; and 5) Options to consider include utilizing the two stalls on the western side of the lot for used cars to avoid the front of the lot parking. An additional used car may be parked in one of the existing stalls or simply only have two used cars on-site as it is a secondary use to the service and repair business. Staff recommends any approval of a car sales be subject to no parking in the front portion due to the 10-foot setback requirement and

adhering to the original off-street parking layout in 2018 along with prohibiting the use of banners, balloons, pennants, etc. for car sales advertising. The applicant appeared and reviewed her plan with the Commissioners. The Commissioners discuss this item. **MOTION BY MIKE EHRLICH AND SECONDED BY TED NEITZKE to stick with the existing site plan and having used car sales with 2 car spaces parallel on the west side of the property and the green space still stays as is. Motion carried (6 Ayes; 1 Abstained (Mayor Becker)). Applicant can ask staff for landscape advice.**

**FUTURE LAND USE UPDATE:** City Planner Bob Harris reviewed the future land use. He stated that it was completed in 2008 which was 12 years ago. The State requires municipalities to review their Future Land Use Map every 10 years. City Planner Harris stated that he kicked this review off last year and then COVID-19 struck. He reviewed his meetings with the CDA and other items that have been done during the past several months.

**FORTHCOMING EVENTS:** The 5<sup>th</sup> Annual Chili Bowl will take place on January 30, 2021. Tickets are available now. Alderman John Sigwart has tickets with him. \$20.00 per ticket.

**ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to adjourn the meeting at 7:08 p.m. Motion carried unanimously.**