

**MINUTES**  
**CITY OF PORT WASHINGTON**  
**CITY COUNCIL MEETING**  
**Tuesday, December 2, 2014, 7:30 P.M., City Hall**

1. **ROLL CALL-** A duly convened meeting of the Common Council was called to order at 7:30 p.m. by Mayor Tom Mlada in Council Chambers. Council members present: Aldermen Mike Ehrlich, Paul Neumyer, Bill Driscoll, Doug Biggs, Kevin Rudser, Dave Larson and Dan Becker. Also present: City Engineer Rob Vanden Noven, City Planner Randy Tetzlaff, City Attorney Eric Eberhardt, City Administrator Mark Grams and City Clerk Susan Westerbeke.

2. **PLEDGE ALLEGIANCE TO THE FLAG-** The Pledge of Allegiance was recited.

3. **CONSENT AGENDA**

A. Approve Minutes Of Previous Meeting- MOTION MADE BY ALDERMAN BIGGS , SECONDED BY ALDERMAN DRISCOLL TO APPROVE THE MINUTES AS PRESENTED. Motion carried unanimously.

4. **MAYOR'S BUSINESS**

A. Introduction Of Marketing And Communications Intern- The Mayor introduced the new intern Leah Kapp to the Council. She will be assisting with the development of a marketing and communications program.

B. Update On National Marine Sanctuary Nomination Packet- Mayor Mlada reported that the nomination packet was submitted to NOAA in October. The full application will be available for viewing on the city website shortly.

C. Update On Memorial Park Pavilion- Jim Buczek was present and gave a report on the progress of the pavilion. The project is almost complete, walkway and landscaping will be completed in spring. The dedication may be held on Memorial Day 2015.

The Mayor passed along a piece of armor stone from the breakwater repair project for the Alderman to see. The Army Corp workers that worked on the project all signed the stone.

Mayor Mlada recognized police officer Nye, Kajtna and Schleg for their excellent service to residents and visitors that have needed assistance.

5. **OFFICERS'/STAFF REPORT-** None.

6. **PUBLIC COMMENTS/APPEARANCES**

*Your comments are welcome. Please limit your discussion to 3 minutes. If you need more time, please contact the City Administrator and request that your topic be placed on the City Council Agenda.-*

\*Pat Wilborn- 233 E. Pier St.- expressed concern about the city using proceeds from the sale of the north slip lot property to fund TIF district development projects.

\*John Sigwart- 230 W. Theis Street- asked Council to consider allowing Kiwanis Club to sponsor a park in the north slip lot area and keep it green space rather than developing that property.

\*Jim Vollmer- 1342 Noridge Trail- encouraged the Council to keep the north slip property as green space for families to use.

\*Jim Wirschnauser- 114 E. Main Street- concerned about future shortage of parking as the downtown develops over time.

\*Pete Oglvie- 225 E. Jackson Street- opposes sale of the north slip lot property for commercial use and requests the Council table its decision on this issue to give it more thought.

\*Amy Wilborn - 233 E. Pier Street- commented that the lakefront brings visitors and keeping green space is necessary.

\*Geri Zehr- 124 S. Eva Street- commented that Sister Bay in Door County has spent millions of dollars to purchase the property on the waterfront to keep it open space for the public.

\*Ross Leinweber- downtown property owner- commented that the downtown properties do matter and this north slip lot is very valuable. The decision going forward is very important and should be carefully made.

\*Chad Viersack- President of Charter Boat Captain Association- commented that the charter boat owners use this north slip lot for parking and would like to see it left as is for this use.

\*Brenda Harvieux- 932 N. Stanford- their family moved to Port Washington specifically for the beauty of the lakefront and requested that the city doesn't allow this space to be built on.

\*Dan Micha sent a letter to the city, which was read by Mayor Mlada and included comments supporting the sale of the north slip lot property. The sale of property should be made to a business owner with a clear plan for a unique business use.

\*City Administrator Mark Grams reported on an individual that came into City Hall today and expressed his concern about the development of the north slip lot and would like to see it left as green space.

## 7. COMMITTEES

### A. LICENSE AND FINANCE COMMITTEE

#### 1. Approve Amendment To Lease Of Land With AT&T And Memorandum Of

**Lease-** Alderman Larson reported that AT&T needs to build a backup generator and needs to lease the space from the City. The amount of the lease is still being reviewed. MOTION MADE BY ALDERMAN LARSON, SECONDED BY ALDERMAN BIGGS TO APPROVE A LEASE WITH AT&T, LEASE AMOUNT TO BE DETERMINED AND LEASE REVIEWED BY THE CITY ATTORNEY. Motion carried unanimously.

#### 2. Approve Proposal From General Code For Recodification Of City's Municipal

**Code-** Alderman Larson reported on the need for the city municipal code to be recodified. This project was budgeted for and payment will be made over a two year period at \$7,750 per year. The City Attorney reported on Municipal Code as a company and after speaking to their representative Marsha Clifford the proposal also includes language that future supplemental pages will be charged at \$18.00 per page and any tables and graphs will be charged at \$28.00 per page. MOTION MADE BY ALDERMAN LARSON, SECONDED BY ALDERMAN BIGGS TO APPROVE THE PROPOSAL WITH GENERAL CODE FOR CODIFICATION OF THE CITY MUNICIPAL CODE FOR THE AMOUNT OF \$15.500 AS PRESENTED. Motion carried unanimously.

### B. PLAN COMMISSION

#### 1. Public Hearing To consider Revisions To The OAG Arterial Gateway Overlay

**Zoning District-** Mayor Mlada opened the public hearing for comments. There Being no comments a MOTION WAS MADE BY ALDERMAN BECKER SECONDED BY ALDERMAN LARSON TO CLOSE THE PUBLIC HEARING. Motion carried unanimously.

#### 2. Ordinance 2014-20 (OAG Arterial Gateway District Revision) 2<sup>nd</sup> Reading-

Randy Tetzlaff reported on the revisions to the existing ordinance. After the last meeting he and the City Attorney reviewed the draft and made revisions from the suggestions made. MOTION MADE BY ALDERMAN BECKER, SECONDED BY ALDERMAN EHRLICH TO APPROVE ORDINANCE 2014-20 OAG ARTERIAL GATEWAY DISTRICT REVISIONS AS PRESENTED. Motion made unanimously.

**3. Approve Selling City Owned Parking Lot At The North End Of The North Slip-**

Randy Tetzlaff reported on the meetings held by the Community Development Commission and Plan Commission with regards to what future use of this property could be. The Commissions are recommending the city sell this surplus property for a future use. Mayor Mlada showed a Power Point presentation and gave a report on the public meetings that were held regarding this property and the future development in the downtown area. There has been so much done on our current lakefront including many park and green spaces. The CDA meets monthly and this group has discussed the future and potential sale of this property. There is support for this sale of surplus property. MOTION MADE BY ALDERMAN BECKER, SECONDED BY ALDERMAN BIGGS TO RECOMMEND THE CITY DECLARE THIS PARKING LOT AT THE NORTH END OF THE NORTH SLIP AS SURPLUS PROPERTY AS PRESENTED. The Aldermen commented on the emails and discussions that have been held with various residents on this topic. The city is not making a commitment to a specific development at this time. At this time this property is just being declared surplus and any future sale or use of this property will be reviewed by the city prior to any final decisions. Motion carried unanimously.

**9. UNFINISHED BUSINESS-** None.

**10. NEW BUSINESS**

**A. Approve Closing Streets And Parking Lots For Christmas On The Corner And The Christmas Parade, December 6<sup>th</sup>** MOTION MADE BY ALDERMAN LARSON, SECONDED BY ALDERMAN EHRLICH TO APPROVE CLOSING THE STREETS AND PARKING LOTS FOR CHRISTMAS ON THE CORNER AND THE CHRISTMAS PARADE ON DECEMBER 6<sup>TH</sup> AS PRESENTED. Motion carried unanimously.

**B. Approve Amendments To Developer's Agreement With Renew Port Holdings I, LLC-** The City Administrator reported that this amendment to the developers agreement is to update the dates listed in it and has been reviewed by the City Attorney. MOTION MADE BY ALDERMAN EHRLICH, SECONDED BY ALDERMAN BECKER TO APPROVE THE AMENDMENT TO THE DEVELOPERS AGREEMENT WITH RENEW PORT HOLDINGS I, LLC AS PRESENTED. Motion carried unanimously.

**11. FORTHCOMING EVENTS-** The Mayor and Aldermen reported on upcoming events in the city.

**12. PUBLIC COMMENTS/APPEARANCES-**

\*Amy Wilborn - commented on the discussion held by the Council and residents regarding the best use of property on the north slip lot.

\*Ross Leinweber- commented on the various points made by the Aldermen, Mayor and City Administrator.

\*John Weinrich- 1757 N. Holden Street- Inquired about setback requirements for development at the shoreline.

\*Pat Wilborn- inquired about TIF districts and whether they can be funded by the sale of public assets.

**13. ADJOURNMENT-** MOTION MADE BY ALDERMAN BIGGS, SECONDED BY ALDERMAN LARSON TO ADJOURN THE MEETING AT 9:48 P.M. Motion carried unanimously.

