

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
TUESDAY, JULY 16, 2015**

1. **ROLL CALL:** Plan Commission Member Mayor Mlada called a duly convened meeting of the Plan Commission to order at 6:38 p.m. Members present were: Commissioners Dan Becker, Amanda Williams, and Bud Sova. Also present was: City Planner Randy Tetzlaff, City Engineer Rob Vanden Noven and City Administrator Mark Grams. Absent and excused: Ron Voigt and Earl Kelley.
2. **PUBLIC APPEARANCE & COMMENTS:** There was none.
3. **APPROVAL OF MINUTES FOR JUNE 18, 2015: MOTION BY ROB VANDEN NOVEN AND SECONDED BY AMANDA WILLIAMS to approve the minutes as presented. Motion carried unanimously.**
4. **SPECIAL EXCEPTION TO ALLOW FOR A DRIVEWAY TURN-AROUND AT 1125 NIESEN ROAD:** City Planner Tetzlaff stated the applicant lives on a blind curve along Niesen Road making egress or backing out of the current driveway difficult. Often times, vehicles are speeding down Niesen heading south. The request is to allow a turn-around or area to back into allowing for the applicant to then exit onto Niesen face forward. That would allow a more safe egress. Current regulations require a driveway as leading to a garage and a side parking stall is not allowed in the setback area unless a special exception is granted. The applicant has already constructed the new turn-around and is aware that if the special exception is not granted, he will need to remove it. Staff recommends approving Mr. Kopp's special exception because the turn-around driveway is warranted. Mr. Jesse Kopp reviewed his plans with the Commissioners. **MOTION BY DAN BECKER AND SECONDED BY AMANDA WILLIAMS to approve the special exception for a driveway turn-about due to dangerous blind curve in roadway as presented. Motion carried unanimously.**
5. **DECLARE AS SURPLUS PUBLIC PROPERTY A REMNANT PARCEL OF LAND BEHIND 128 NORTH FRANKLIN STREET:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that the approved concept site plan for Harbour Lights development showed underground parking extending eastward to the sidewalk running the length of the public parking lot. In addition, the plans showed a raised outdoor deck in the same area. Rather than negotiating a series of leases, easements, or license agreements, the Council would prefer to just sell the remnant land to the developer, Renew Port Holdings. Before that can be done, the Plan Commission must declare the land as surplus property. The area in question is less than 2,000 SF in size. The Plan Commission previously declared a 10 foot strip of land adjacent to this remnant parcel to be surplus property; that too will be sold to Renew Port Holdings. Staff recommends declaring the land as surplus public property. **MOTION BY BUD SOVA AND SECONDED BY DAN BECKER to recommend to the Common Council to approve declaring a remnant parcel of land behind 128 North Franklin Street as surplus public property as presented. Motion carried unanimously.**
6. **PUBLIC HEARING FOR TAX INCREMENT DISTRICT #3:** Mayor Mlada declared open the Public Hearing for Tax Increment District #3 opened at 6:49 pm. Christy Cramer, our TIF consultant, reviewed the Tax Increment District #3 with the Commissioners. She gave a

detailed presentation outlining the process, specific projects and their costs, and the projected increments. The project has three elements: City Vineyard, portions of the existing industrial park, and the area to the west of the park and east of the railroad tracks which was reviewed at the last meeting. Mayor Mlada closed the Public Hearing at 7:12 pm. **MOTION BY DAN BEKCER AND SECONDED BY AMANDA WILLIAMS to approve the closing of the Public Hearing at 7:12 pm by Mayor Mlada. Motion carried unanimously.**

- 7. CONSIDERATION OF THE PROJECT PLAN FOR TAX INCREMENT DISTRICT #3:** City Planner Randy Tetzlaff stated that a vote would be needed to approve the project plan and the Council will then need to approve a creation resolution at its meeting on August 4th. **MOTION BY DAN BECKER AND SECONDED BY AMANDA WILLIAMS to recommend the Common Council approve adoption of the Project Plan for Tax Increment District #3 as presented. Motion carried unanimously.**
- 8. REVISIONS TO §20.29.000 SIGN CODE:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He discussed some of the items with the Commissioners but stated this was only for discussion until all of the Commissioners could be present.
- 9. REVISIONS TO §20.24.000 PARKING CODE:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He discussed some of the items with the Commissioners but stated this too was only for discussion until all the Commissioners could be present.
- 10. FORTHCOMING EVENTS:** The Mayor mentioned that Fish Day is Saturday, July 18, 2015; North Beach Access Ribbon cutting ceremony is on July 21, 2015; the Denis Sullivan will be in Port Washington on the weekend of August 24th; Tour of Honor will be Saturday, July 25, 2015; the alley by Schooner Pub and the Port Exploreum is now open, and Brett Favre is being inducted into the Packer Hall of Fame on Saturday, July 18, 2015.
- 11. ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY DAN BECKER to adjourn the meeting at 8:05 p.m.**