

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, FEBRUARY 18, 2016**

1. **ROLL CALL:** Mayor Mlada called a duly convened meeting of the Plan Commission to order at 6:36 p.m. Members present were: Commissioners Becker, Voigt, Kelley, Williams and Sova. Also present was: City Planner Randy Tetzlaff, and City Engineer Rob Vanden Noven. Absent and excused: City Administrator Mark Grams.
2. **PUBLIC APPEARANCE & COMMENTS:** There was none.
3. **APPROVAL OF MINUTES FOR JANUARY 28, 2016: MOTION BY EARL KELLEY AND SECONDED BY DAN BECKER to approve the minutes as presented. Motion carried unanimously.**
4. **BUILDING AND SITE PLAN FOR THE RENOVATION AND EXPANSION OF THE PORT WASHINGTON HIGH SCHOOL LOCATED AT 427 WEST JACKSON STREET:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that this project is a large, multi-year project that will include adding an additional 137,000 sf. Of space as well as demolishing of the 1931 original high school building; making renovations to the existing spaces; and making various site development improvements. Mr. Clint Selle from Bray Architects is present to review all the plans. Mr. Selle reviewed that plans for demolishing of the 1931 original high school building and some of the other buildings. He reviewed the building of the new gymnasium, the new music building, and the new student classrooms that will be built on the side of the hill on the northwest part of the property. They also discussed the parking lots and some landscaping. The building materials will try and match existing brick and or color. Precast material and metal panels will also be used. Several Commissioners would like to see the original 1930's high school building stay as is, like having to historic bookends with the new building in between. Discussion has held on the parking lot across from the 1930's building. Staff would like to see a landscape buffer around the lot, at least a 5 ft. buffer on the east side of the parking lot and a 8 ft. buffer on the west side. Staff would work with the applicant on the parking lots. Commissioners discussed several other items. **MOTION BY BUD SOVA AND SECONDED BY ROB VANDEN NOVEN to approve the building and site plan subject to retaining the image of the 1930's building on the music building; and to have the school's architect work with staff on meeting the setback requirements for the south parking lot, and the landscaping requirements for all parking lots. The revised building and site plan will need to be reviewed by the Plan Commission for final approval. Motion carried unanimously.**
5. **REVISED DEVELOPMENT PLAN FOR 170-190 NORTH PARK STREET:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that Mr. Robert Meier of Habitat for Humanity in Grafton was present tonight to inform the Plan Commissioners that they would like to revise the site plan for 170-190 North Park Street. The first site plan called for 3 two-story homes. One two-story house has been built at the site. The revised site plan calls for a one two-story and one ranch, both of which are moved a bit for better placement. The Commissioners reviewed this revised site plan and thought it was a good footprint for the site. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY DAN BECKER to approve the revised site plan as presented. Motion carried unanimously.**

6. **ROLE OF THE CDA AS IT PERTAINS TO (RE) DEVELOPMENT:** City Planner Tetzlaff reviewed this item with the Plan Commission. He stated that the CDS has been very active on addressing redevelopment needs and opportunities in the community. The downtown master redevelopment plan identified five sites; four of which are privately-owned. The one public site is the North Slip parking lot which the City is in negotiations with The Blue Factory. When it became public about the Ansay Company's interest in the bluff lands for a corporate mixed-use center and the corresponding action by the Plan Commission and the Council, the members of the CDA indicated their concern about the process. They believe the CDA has developed a track record on the potential use of land and some members felt the CDA should have had some input on the future use of the bluff lands. Referring to State Statute, the City Attorney has a legal opinion stating that the CDA should pursue the redevelopment of area previously developed or that are blighted and not undeveloped areas or green-fields. That matter is best left to the Plan Commission. Learning of this, the CDA would like to request that Plan Commission allow the CDA to provide input on the use of vacant or undeveloped lands; knowing that the final determination is in the hands of the Plan Commission. The Commissioners discussed this item. The Plan Commissioners stated that they would welcome input and opinions from the CDA on various items. The Commissioners would welcome their advice.

7. **UPDATE ON THE ZONING CODE RECODIFICATION:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that staff is continuing to work on this effort and at this point staff is 3 months behind. We have received an extension on the recodification. Of all the sections of the Municipal Code, zoning is by far the most extensive. In addition to trying to incorporate the suggestions made by the Commissioners, we are including those made by the consultant. Finally we are including revisions that take into account recent changes of the State law or court decisions. Once the revisions are finalized, Staff will summarize the substantive ones for your review and comment prior to the public hearing. City Planner Tetzlaff reviewed a few of the zoning changes with the Commissioners. He also stated that in the future there will not be a Chapter 20 or Chapter 18. The Floodplain, Shoreland/Wetland, Storm Water, and a few others will be stand-alone chapters. Other Chapters will have new names.

8. **FORTHCOMING EVENTS:** The Mayor mentioned the first Fish Fry of the season at St. Mary's on Friday, and Winter Tasting at the Country Inn and Suites on Saturday night.

9. **ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY DAN BECKER to adjourn the meeting at 8:40 p.m. Motion carried unanimously.**