

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

1. **ROLL CALL:** Mayor Tom Mlada called a duly convened meeting of the Plan Commission to order at 6:05 p.m. Members present were: Commissioners Voigt, Becker, Sova, Vanden Noven, and Matera. Also present was: City Planner Randy Tetzlaff and City Administrator Mark Grams. Amanda Williams was absent and excused.
2. **PUBLIC APPEARANCE & COMMENTS:** Don Cosentine of 518 Brentwood Court wanted to know what the definition of TIF is.
3. **APPROVAL OF MINUTES FOR DECEMBER 15, 2016: MOTION BY RON VOIGT AND SECONDED BY DAN BECKER to approve the minutes as presented. Motion carried unanimously.**
4. **PUBLIC HEARING REGARDING AN AMENDMENT TO THE PROJECT PLAN FOR TAX INCREMENT DISTRICT NO. 2:** Mayor Mlada opened the Public Hearing regarding an Amendment to the Project Plan for Tax Increment District No. 2 at 6:08 pm. As of this morning, the TID changed. City Administrator Grams reviewed the changes. He stated that because of the changes there will be no action of Item #5. The change to the TID No. 2 was that the Puckett Properties were removed from the project. Staff met with the Pucketts and Ansay to remove this project. The Victors lot will be some type of apartment project. This will affect the numbers, so staff will have to rework the numbers before bring the TID No. 2 back. Christy Cramer, our TIF consultant reviewed the Tax Increment District No. 2 with the Commissioners. She showed a PowerPoint Presentation for the Commissioners.

Jeff Lamont of 201 East Main Street asked if this was just amending the TID to increase the area. He questioned the Ansay project change and about the numbers.

Amy Otis-Wilborn of 233 East Pier Street stated that she was in this map and completely surround by this area. She is not supporting this TID. She stated that providing incentives to developers has changed the city's role in development from that of overseer to partners. She states that Developer's should be held at arm's length. She stated that the City should hold neighborhood meetings and working with the public. She stated that her family was not contacted by anyone from the city. She does not agree with it and does not support it. Ms. Wilborn came back to state her dislike of closed sessions.

Pat Roberts of 505 North Montgomery Street stated that from what I understand, the government of Port Washington is borrowing millions of dollars to help build facilities that are going to be owned by private individuals who are already wealthy. The city, should instead build those developments itself and make the profits for the community, something like Stockholm, Sweden has done to great success. He went on with his concerns with TIF. He also stated that concept makes me want to puke.

Michael Gasper of 514 West Chestnut Street stated that he has no problem with the city using TIF money to fund infrastructure. He does not think it is the city's job to be financing this

project for developers. He wanted to know if this was a safe investment. Offering incentives is a slippery slope. Every developer who comes to the city will want incentives.

Kimberly Haskell of 767 West Grand Avenue stated that many people feel frustrated by the process. The public is asking questions during meetings and officials don't offer a direct reply. She suggested that officials hold public forums where questions can be answered. People feel uneasy because their questions are not getting answers.

Barb Martzahl of 505 North Montgomery Street stated that she is frustrated with the process that the city follows. People are shut out of the process. They need to be included when it comes to the Lakefront. People want to be heard. Decisions should be made by a referendum. She also stated that she is not getting an answer when she calls City Hall or talks to people at City Hall.

**Mayor Mlada closed the Public Hearing.**

5. **CONSIDER PROJECT PLAN AMENDMENT FOR TAX INCREMENT DISTRICT NO. 2:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. Because of the changes to the Tax Increment District No. 2, it is staff's recommendation to table this item. **THIS ITEM WAS TABLED.**
6. **FINAL PLAT FOR MATTHAEUS FARMS:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that the infrastructure has been completed and the applicant is ready to move forward with building homes in the development. The final plat needs approval. It is substantially consistent with the preliminary plat and meets the requirements of both Chapter 18 of our Municipal Code and Chapter 236 of WI Statutes. Staff recommends approval as presented. **MOTION BY DAN BECKER AND SECONDED BY BUD SOVA to approve the Final Plat for Matthaeus Farms as presented. Motion carried (5 Ayes, 0 Naves, 1 Abstain (Matera)).**
7. **BUILDING AND SITE PLAN FOR NEW HOMETOWN DENTAL OFFICE TO BE LOCATED ALONG STH 32 IN THE TOWN OF PORT WASHINGTON:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that this property is to be the new home of Hometown Dental. It is immediately adjacent to the law offices on STH 32. Although the property is in the Town of Port Washington, by agreement, the City will extend services to this lot and the adjacent lot. These parcels will be annexed at a time when a town island is created. Part of that agreement states that the site and building plan would be reviewed by the Plan Commission to ensure it conforms to the City Standards. Those plans have already been approved by the Town. The building is attractive and enhances our gateway. The site is also nicely landscaped. The setback and offsets conform to our requirements. The only concern is the proposed monument sign. It will be closer than 10 feet from the front ROW. Staff would like to see the monument sign farther back from the ROW. Staff recommends approving the Building and Site Plan and requesting the monument sign be moved back from the ROW. **MOTION BY RON VOIGT AND SECONDED BY ROB VANDEN NOVEN to approve the Building and Site Plan for new Hometown Dental Office located along STH 32 in the Town of Port Washington as presented and request reconsideration of the placement of the monument sign. Motion carried unanimously.**
8. **UPDATE ON DEVELOPMENT PROPOSALS FOR CITY-OWNED BLUFF LAND:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that at the

February 7<sup>th</sup> Council meeting, three proposals were presented for the South Bluff. Prior to that, a review team consisting of a member of the CDA, DRB, and Plan Commission (Amanda Williams) and representatives from We Energies reviewed and commented on each proposal. The general conclusion was that the City is fortunate to have received such quality proposals. The process of moving forward from here was discussed at the meeting. The Common Council may make the final decision at the Council meeting on Tuesday, March 7, 2017.

**Mayor Mlada left the meeting at 7:21 p.m.**

**9. FORTHCOMING EVENTS: St. Mary's Spaghetti Dinner is coming up.**

**10. ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY TONY MATERA to adjourn the meeting at 7:31 p.m. Motion carried unanimously.**