

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, FEBRUARY 18, 2010**

1. **ROLL CALL:** Mayor Huebner called a duly convened meeting of the Plan Commission to order at 6:30 p.m. Members present were: Commissioners Vanden Noven, Sova, Kelley, Becker, Mlada, and Voigt. Also present were: City Planner Randy Tetzlaff and City Administrator Mark Grams.
2. **APPROVAL OF MINUTES OF JANUARY 21, 2010. MOTION BY COMMISSIONER BECKER AND SECONDED COMMISSIONER SOVA to approve the minutes as presented. Motion carried unanimously.**
3. **PUBLIC APPEARANCE & COMMENTS:** There was none.
4. **REVISE PORTIONS OF CHAPTER 20.29, SIGN CODE RELATING TO BUSINESS SIGNS:** City Planner Tetzlaff reviewed this item with the Plan Commissioners. He stated that during the previous Plan Commission meetings, the Commissioners discussed changes to the sign code as it relates to business signs in the Central City Mixed District (the area along West Grand Avenue) and the Central Business District (downtown). The proposed changes include: 1) Clean-up the special exception language to make it consistent with other sections of the Zoning Code where special exceptions apply; 2) Added a definition for ground-mounted signs because they are referenced later in the code; 3) Adding the special criteria for signs in the zoning district listed above relating to size, height, placement or location; and that signs other than monuments are permitted; 4) Clean-up language on sign location; and 5) Clarification of illumination requirements. Plan Commissioners discussed these various issues making several changes and deletions. **MOTION BY COMMISSIONER BECKER AND SECONDED BY COMMISSIONER KELLEY to approve the sign code with changes and deletions as discussed. Motion carried unanimously.**
5. **MAKE THE OFFICIAL ZONING MAP CONSISTENT WITH THE COMPREHENSIVE PLAN 2035, (CREATE A LAND USE TRANSITION OVERLAY DISTRICT, REZONE 3 APARTMENT PARCELS ALONG FREEMAN DRIVE FROM B-2 TO RM-2, AND REZONE THE PRIMARY ENVIRONMENTAL CORRIDORS WITH A CONSERVATION PROTECTION OVERLAY):** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that he previously discussed the need for the Plan Commissioners to work on making our zoning map and ordinances consistent with the approved Comprehensive Plan 2035. To accomplish this we must: 1) First identify those areas or land parcels where our current zoning does not match the proposed land use; 2) If possible, rezone those parcels to be consistent; 3) If not possible, the rezone the parcels with a transition zoning overlay; 4) Leave those areas alone that are currently zoned agriculture because such zoning is an excellent interim classification until such time that development is imminent; and 5) Rezone those areas that are primary environmental corridors with a conservation overlay to protect them from development. We are relatively in good shape because we have only 7 areas where our current zoning is inconsistent with the approved land use plan. Five of the areas are shown to be future redevelopment areas; another is the County-

owned land in the vicinity of the STH 33 ramps; and the last is the apartments just north of Tri Par along Freeman Drive. The 3 apartment parcels should be rezoned from their current B-2, Local Service Business District to RM-2, Multiple Family District. A small portion of one of the other areas is to be rezoned to residential to accommodate the Terraces at Mineral Spring development. The remaining 6 areas should be covered with a new Land Use Transition Overlay. The Plan Commissioners discussed these issues. Staff recommends that the Plan Commissioners 1) Recommend to the Common Council the creation of a Land Use Transition Overlay District; 2) Recommend to the Common Council the rezoning of 3 apartment parcels along Freeman Drive from B-2 to RM-2; and 3) Recommend to the Common Council the rezoning of the primary environmental corridors with a Conservation Protection Overlay. **MOTION BY COMMISSIONER VOIGT AND SECONDED BY COMMISSIONER SOVA to recommend to the Common Council for approval 1) The creation of a Land Use Transition Overlay District; 2) The rezoning of 3 apartment parcels along Freeman Drive from B-2 to RM-2; and 3) The rezoning of the primary environmental corridors with a Conservation Protection Overlay as presented. Motion carried unanimously.**

- 6. DOWNTOWN TAX INCREMENT DISTRICT (DESIGNATE DISTRICT BOUNDARIES):** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that last summer; we discussed the creation of a downtown tax incremental finance district. We reviewed the proposed boundaries, prospective projects, and estimated costs. We have been on a schedule that would have lead to the creation of the district last October. However, due to concerns about the possible loss of valuation of commercial property, we put the TID on-hold. The City is planning on a city-wide re-evaluation in 2011 and if valuation drops, it would put the district base value in the negative and could possibly jeopardize the financial feasibility of the TID. Now however, there is a demand for some public sector projects and interest in some private sector development. It is the opinion of the staff and Council that if we wait; we may continue to see vacant buildings in the downtown for the next several years. We need to get the TID in-place to provide incentives and hope for future development in our downtown. At the Council meeting, the Plan Commission was given approval to move ahead with the creation of the district so that it becomes effective as of January 1, 2010. We need to put forward a financially conservative TIF plan. To accomplish this, we have asked our consultant to prepare a financial model that includes an initial 5% reduction in valuation. This is rarely done because you just don't know what will happen with values in the future; for instance, if inflation takes off, the value may grow far greater than anticipated and this could more than offset the initial loss in valuation. Next, we have reviewed our proposed projects and have pared costs as much as possible. We have also tried to push back our larger public sector costs to help our financing. Finally, we have tried to reduce our anticipated payback; but, we do expect more increment to be generated. City Planner Tetzlaff reviewed a revised schedule with the Plan Commissioners. If all goes as planned, the Council could approve the TID at its second meeting in May. The Joint Review Board would still need to review and approve it but that needs to happen no more than 30 days afterward. Staff recommends approval of the proposed boundaries for the new downtown TID. Plan Commissioners discussed this issue and added a few more properties to the TID district. **MOTION BY MAYOR HUEBNER AND SECONDED BY COMMISSIONER VOIGT to approve the proposed boundaries for the new downtown TID and adding the bowling alley parcel and the 2 parcels east of South Milwaukee Street along West Grand Avenue. Motion carried unanimously.**

- 7. PUBLIC APPEARANCES AND COMMENTS:** There was none.

8. **FORTHCOMING EVENTS:** There was none.

9. **ADJOURNMENT: MOVED BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER BECKER to adjourn the meeting at 7:19 p.m. Motion carried unanimously.**