



2019 ANNUAL REPORT

Year in Review

2019 marked the first full year with the City's new planning director and development activity as tracked below increased 69% from 2018. Much of this activity was a combination of projects begun in previous years and from smaller, individual projects such as special exceptions. Nevertheless, the increased activity reflected, in part, the relatively stable economy and continued interest in Port Washington and its attractive amenities. 2019 Planning highlights include:

Newport Shores. The Newport Shores mixed use condominium development received building and site plan approval paving the way for future construction on the site of the Newport Shores restaurant at 407 E Jackson Street. The Newport Shores project will consist of approximately 30 condo units occupying three floors of the 4.5 story building with planned commercial space on the ground floor and roof top bar and event space.

TIF 4 Spring Harbor Apartments. The project site, located at 900 S Spring Street, was historically a mobile home park located in the Town of Port Washington. In 2007, after the relocation of the mobile homes, the City of Port Washington Community Development Authority acquired the parcel. The project, Spring Harbor Senior Apartments, will be a three story, 40-unit, affordable apartment development with underground parking. The site was assisted with Tax Incremental Financing to promote the development of a long-vacant and site challenged location.

Reserve at High Bluff Apartment Subdivision. The Reserve at High Bluff received rezoning and final building and site plan approval for the 130 unit apartment subdivision consisting of 23 six-unit and four-unit apartment buildings. The Reserve at High Bluff is an extension of the New Port Vista condominium subdivision located on the namesake street but in a rental format. As part of the development, street connections are planned between the project site and the Misty Ridge subdivision to the immediate south.

Future Land Use Map Update: Updating the City's future land use plan began in earnest in 2019 with adoption of a public participation plan and Common Council approval for the undertaking. The current future land use plan was completed in 2008 as part of the City's comprehensive plan. The current effort will re-examine land use city-wide and create a 2020-2030 land use map to reflect desired use changes in the city along with desired planning and development strategies and will be incorporated as part of the comprehensive plan.

Looking Forward

The Planning Department has identified several goals to accomplish in 2020, all aimed at creating a smoother and more predictable approval process for City staff, committee members, alders, developers, and local property owners while at the same time promoting good planning and urban design principles. These goals include:

1. Completion of the City's 2020-2030 future land use plan.
2. Creation of updated Plan Commission application submittal requirements.
3. Update the Planning website with Plan Commission dates and submittal requirements.
4. Revise various sections of the City zoning code including signage standards.
5. Apply for grant funding of a 2021 Downtown Master Plan.

2019 Planning Activity

Planning and Development Activity	2018	2019
Building and Site Plans	11	10
Rezoning	4	10
Ordinance Changes	NA	2
Conditional Use Grants	2	4
CSM / Land Divisions	2	6
Subdivision Plats	4	4
Concept Plans	4	4
Special Exceptions	7	11
Public Way Vacations	0	0
Annexations	0	0
Surplus Property Sales	2	1
Totals	36	52