

TOWN OF PORT WASHINGTON
OFFICE OF THE CLERK
Official Minutes

Of the regular meeting of the Town of Port Washington Plan Commission was held on
Wednesday, March 10, at 7:30 p.m. at the
Town Hall, 3715 Highland Drive, Port Washington, WI.

1. Roll Call & Pledge of Allegiance

Gary Schlenvogt chaired the Plan Commission meeting

Present: Gary Schlenvogt, Greg Welton, Dale Noll, Ed Potokar, Chuck Baranek, Rick Fellenz,
Christy DeMaster, Heather Krueger- Clerk

Absent: Mike Didier, Randy Noll

Residents present: 3, Members of the Press: 0

- 2. Approval of February Plan Commission minutes. Motion to approve February Plan Commission minutes made by Potokar, second by Baranek. Motion passed unanimously.**
- 3. Public Comments.** None.
- 4. Old Business.** None.
- 5. Town Chairman's report.** Schlenvogt reports that Didier submitted a statement that he is still receiving calls regarding the motel with questions on the zoned use of the property.
- 6. Town Zoning Administrators report.** Fellenz received an inquiry regarding a solar farm on Brian Karrels property, approx. 30-40 acres.
- 7. Town Planning and Engineering report.** DeMaster reports there was a pre-consultation for a farmland consultation. DeMaster reports the zoning map has been updated and is close to completion.
- 8. Discussion regarding interpretation on conforming/conditional use for R&R Bar & Grill.** Landon Walters has an accepted offer to purchase the R&R, and would like confirm that they will be able to operate as is, including music outside. Walters submitted a drawing of the property with placement of the portable music stage. There will be no additional water or electrical added, DeMaster recommends that they rezone to B-1 so they will have established use. They could also apply for a CUP or be a legal con-conforming property. She would advise the board to have the new owners submit a business plan including hours of operation and site plan. The Plan Commission did not impose any restrictions or requirements on the property, although changing to B-1 would be advised.
- 9. Second consideration of re-zoning from A-1 to R-4 for Ridgefield project, Neumann Developments Inc applicant for parcel 07-031-01-004.00.** DeMaster reports that everything complies with the code and recommends sending to public hearing and the town board for approval. Welton is wondering if the road in front of these lots will be a town road? DeMaster: no, this will be a city road that the homes will be located on. **Motion made by Welton to approve the rezoning and send to public hearing and the Town Board for approval, second by Schlenvogt, motion passed unanimously.**
- 10. First consideration of preliminary plat review for Ridgefield.** Per DeMaster town ordinances don't apply and there isn't much to review. The minimum lot size is a couple of feet off, and will be adjusted to code per the applicant.

[Welton recuses himself from the board]

- 11. Second consideration of a Certified Survey Map for Lange Estates Phase 3 project, Karen Welton Properties LLC applicant for parcel 07-030-07-009.00** Per Welton, he is waiting for County approval in April, the CSM also needs some adjustments and a perk test is being done. An extension for the project has been taken out. DeMaster reports that the Town Engineer has recommended removing the landscaping that is currently in the medium of the cul-de-sac. Welton states he would like to leave it, and he will have it added to the Homeowners Association, where the owners of the lots are responsible for upkeep, and not the town. Welton will submit the Homeowners for approval.

[Welton rejoins the board]

- 12. Discussion regarding the Town of Port Washington Comprehensive Plan updates.** No further changes made. DeMaster will post the Comp Plan on the website in entirety. The Plan Commission will begin the process of adapting the plan.
- 13. Adjourn. Motion made by Potokar to adjourn March Plan Commission meeting, second by Welton.**

Heather Krueger, Clerk