

TOWN OF PORT WASHINGTON OFFICE OF THE CLERK

Official minutes of the regular meeting of the Town of Port Washington Plan Commission held on Wednesday, September 11, 2024, at 7:00 p.m. at Town Hall, 3715 Highland Drive, Port Washington, WI.

Roll Call & Pledge of Allegiance

Present: Mike Didier, Greg Welton, Gary Schlenvogt, Melissa Alexander, Ed Potokar, Chuck Baranek, Mark Doll, Clerk- Heather Krueger, Town Zoning Administrator/Planner – Christy DeMaster
Public present: 10

Approval of August Plan Commission minutes. Alexander moved to approve the August Plan Commission minutes, seconded by Welton. The motion passed unanimously.

Public Comments. None

Old Business. None

Correspondence/Reports from the previous month: None

Review and approval of Condominium Plat for KW Business Barns. Per DeMaster, the Plan Commission approved a site plan for developing Business Barns at its April 7, 2024 meeting. According to the application letter submitted to the Town dated February 17, 2023, the Business Barns plans to offer business condominiums with sewer and water service that are used as workshops for small businesses and owners who want a workshop for personal use. The approved site plan includes 37 buildings ranging from 2,000 to 5,000 square feet or 120,400 square feet of building space. According to town code §340-120, A condominium plat that involves the creation of units and commons on one or more parcels shall be reviewed and approved by the Town Plan Commission before the recording of such plat solely to determine whether the use and layout satisfy the Town ordinance standards. Some typographical corrections and clarifications need correcting; otherwise, this meets all town ordinances. Discussion was held indicating that if the applicant and town planner work to correct the surveyor's errors and other technical info noticed, the planning commission could approve it subject to such before the applicant recorded their Plat with the Ozaukee Register of Deeds. **Welton moved to conditionally approve the Condominium Plat for KW Business Barns, which was recommended by the Town Planner and seconded by Doll. Motion passed unanimously.**

First Consideration of rezoning: Neumann Developments, Ryan Fritsch, applicant of tax keys 070310900300 and 0703111000200 from A-1 to R-2.

First Consideration of Certified Survey Maps: Neumann Developments, Fritsch, applicant for tax keys 070310900300 and 0703111000200

Discussion of potential detachment petition: Neumann Developments, Fritsch, the applicant for tax keys 070310900300 and 0703111000200.

Per DeMaster, Neumann Development is requesting the following approvals from the Town: Rezoning of the two parcels from A-1 to R-2.; approval of two certified survey maps dividing each of the subject parcels into two parcels; Detachment of two parcels created by the proposed CSM's from the Town so that the parcels can be attached to the City of Port Washington. This will enable parcels attached to the city to be developed as residential lots with municipal sanitary sewer and water service from the city. Because these lots are outside the City Growth Area, they may not be annexed to the city unless a resolution of the Town Board approves detachment. Didier: The rezone and CSM must happen first, and then the detachment can go before the board. Didier asked the commission for a consensus on how the board members feel about approving this land to be annexed to the city even though the current border

agreement is still in effect for another year. Didier took a general consensus of the board members, and they agreed to move forward with the second consideration to rezone. The town engineer will need to review it as well. **Didier moved to support the annexation of parcels 070310900300 and 0703111000200, which are outside the Border Agreement, seconded by Welton. Motion passed unanimously.**

Review of Conditional Use Permits for:

- Allen Construction, Stuart Allen, 4430 Hwy LL, Home Industry in an R-2 District
- Gary & Sharon Anzia, 960 Lake Dr., commercial raising of mink
- Blakesville Creamery, 820 Lake Dr., Construction of creamery plant to produce cheese.
- Dave's Excavation & Grading Inc., Dave Bley, 4097 Hwy H, home industry in R-2 District
- Jordan Dimmer, 4855 County Road B, home industry in A-2 District
- IGS Services, Shawn Miles, 3987 Highland Dr., community-based residential facility
- Andrew & Megan White, 4881 Dixie Ct., Accessory Structure
- Great Lakes Boat Transport, James Burt, for up to five warehouses for boat storage
- MACKS Storage, Steve Jentges, Temporary Use Permit for underground storage tank.
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Didier moved to keep the following Conditional Use Permits active as they all comply with the set terms; the following permits are still active but will no longer need to be reviewed:

Allen Construction, Stuart Allen, 4430 Hwy LL, Home Industry in an R-2 District

- **Gary & Sharon Anzia, 960 Lake Dr., commercial raising of mink**
- **Dave's Excavation & Grading Inc., Dave Bley, 4097 Hwy H, home industry in R-2 District**
- **Jordan Dimmer, 4855 County Road B, home industry in A-2 District**
- **IGS Services, Shawn Miles, 3987 Highland Dr., community-based residential facility**
- **Andrew & Megan White, 4881 Dixie Ct., Accessory Structure.**

The following Conditional Use Permits comply with the set terms but will still be actively reviewed:

Blakesville Creamery, 820 Lake Dr., Construction of creamery plant to produce cheese.

- **Great Lakes Boat Transport, James Burt, for up to five warehouses for boat storage**
- **MACKS Storage, Steve Jentges, Temporary Use Permit for underground storage tank.**

Seconded by Alexander. Motion passed unanimously.

Discussion regarding creating an ordinance regulating solar energy conversion facilities.

DeMaster discussed different directions with the Plan Commission on how they would like to proceed with the Ordinance.

Discussion on best uses for the town-owned property at 3703 Highland Dr. Per Didier: the town did not intend to be long-term landlords. This house was a part of the land purchased to acquire additional land for the Town drop-off center. Wondering about the idea of marketing the property for different uses. Per DeMaster, based on the land use plan and the zoning, a wide range of acceptable uses for this parcel would include gas/convenience stores, restaurants, service-type businesses, multifamily housing, businesses that don't include foot traffic, and small businesses.

Didier moved to adjourn the September Plan Commission meeting at 9:07 PM.

Heather Krueger, Clerk