

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, February 10, at 7:30 p.m. at the
Town Hall, 3715 Highland Drive, Port Washington, WI.

1. Roll Call & Pledge of Allegiance

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

Absent: Randy Noll, Dale Noll

Residents present: 7, Members of the Press: 0

2. Approval of January Public Hearing and Plan Commission minutes. Motion to approve January Public Hearing and Plan Commission minutes made by Schlenvogt, second by Welton. Motion passed unanimously.

3. Public Comments. None.

4. Old Business. None.

5. Town Chairman's report. Didier has received a call in regards to Stevlin's Hardware building, and what is allowed on the site from a potential buyer.

6. Town Zoning Administrators report. Fellenz received a call from a potential buyer for R&R, they are interested in building an outdoor stage and having music. Fellenz is unsure what will be required from the Plan Commission or Town Board, this is zoned A-1, and it will be non-conforming.

7. Town Planning and Engineering report. DeMaster reports that she has been updating all the maps for the Comp plan, as well as the zoning map. DeMaster received a call from Peter Didier in regards to splitting Dixie Highlands conservation subdivisions remaining land into 2 parcels.

8. Review of Conditional Use Permits and Temporary Use Permits issued to:

- Great Lakes Boat Storage, Jim Burt – property 07-016-03-004.00 & 07-016.03-005.00. **Approved, review in 2 years.**
- John & Mary Sampont, land division 07-007-15-000.00. **Approved, review in 2 years**
- Robin McLemore, accessory structure over 800 square feet 07-053-01-002.00. **Approved, move to inactive, no need to review.**
- Lake Road Properties LLC, Karl Dickson for conversion of existing single-family home into a duplex 07-002—16-003.00. **Approved, move to inactive, no need to review.**
- John & Deborah Arndt, accessory structure over 800 square feet – 07-010-13-011.00. **Approved, move to inactive, no need to review.**
- Tim & Janet Stiebs, existing nonconforming residential use as a conditional use in the BP-2 district, construction of an accessory structure over 800 square feet 07-009-15-007-00. **Approved, review in 2 years.**
- TUP: Pat Wilborn, Port Fish. **Approved, review in 2 years**
- TUP: Steve Jentges, MACK Storage. **Approved, review in 2 years.**

Motion made by Didier to approve the CUP and TUP renewals and move McLemore accessory structure, Lake Road Properties duplex, Arendt accessory structure to inactive, second by Welton. Motion approved unanimously.

- 9. First Consideration of re-zoning from A-1 to R-4 for Ridgefield project, Neumann Developments Inc. applicant for parcel 07-031-01-004.** Per DeMaster, these are the lots that the R-4 zoning has been created for. The lots comply with the code. A confirmation email from the City is attached to the planners report that confirms these lots will have sewer and water available to them. These parcels can't be annexed to the City, and need to be rezoned. Neumann would like to develop 6 of the lots this year, and the other 3 lots once the road has been completed. Second consideration in March.

[Welton recuses himself from the board]

- 10. First 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 DeMaster, the CSM has 3 lots rezoned to R-2, the 7.36-acre lot would remain A-2. The Cul-de-sac would be dedicated to the Town, it was constructed at the same time as Sommers Lane, to the same standards. The town has been maintaining it for the last 17 years. There is an issue, that this land is in the Ozaukee County Shoreland District and needs shoreland permits before building on. DeMaster asks if the lots and the cul-de-sac comply with the town code. Welton will be sending the road specs and stormwater information to the town engineer for review. Second consideration in March, may need an extension to wait for County approval.

[Welton rejoins the board]

- 11. Discussion of potential changes to the ACS-1 Agricultural Conservation Subdivision zoning district.** Didier wanted this on the agenda because the first ACS-1 was approved and the board may want to make some changes due to what was learned during the process. It was designed to allow farmers to sell some land without getting out of farming. Discussion on the rezoning parcels cannot be included if the railroad tracks or bike path goes through the land. Discussion about removing the town road requirement and making it a private road option. No changes or agreements at this time determined.
- 12. Discussion regarding the Town of Port Washington Comprehensive Plan updates.** DeMaster has made updates to maps and chapters 8-12. Board is to review and discuss in March.
- 13. Adjourn. Motion made by Baranek to adjourn February Plan Commission meeting, second by Welton.**

Heather Krueger, Clerk