

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, April 14, 2021 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, Dale Noll, Chuck Baranek, Rick Fellenz,
Christy DeMaster, Heather Krueger- Clerk

Absent: Ed Potokar, Randy Noll

Residents present: 11, Members of the Press: 0

2. Approval of March Plan Commission minutes. Motion to approve March 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. None.

6. Town Zoning Administrators report. Fellenz reports a sanitary permit has been issued for another new home in the Dixie Highland subdivision.

7. Town Planning and Engineering report. DeMaster brought along a new, updated zoning map. DeMaster received a call regarding current and future uses at 4178 Highland Dr. DeMaster received an inquiry regarding if the Stevlin's building be used for indoor car sales, she advised the potential buyer to ask the Plan Commission, as it is not currently a permitted use. Richard Gravelding called regarding 3611 Hwy B, the family was interested in a farmland consolidation but DeMaster advised it would be better use of the property to rezone to R-2, she sent him the applications.

8. Discussion of potential land division for Pete Didier, Dixie Road. Per DeMaster, Didier is interested in splitting his property into two 35-acre parcels. DeMaster is questioning if a driveway would be considered developed/construction, which is not permitted under the conservation subdivision. A CSM would be required to create the two lots. No application has been submitted.

9. Second consideration of a preliminary plat review for Ridgefield. Per DeMaster, the developer made a slight change to the lot sizes as discussed at the first consideration. The town attorney has provided two small changes to the draft agreement, and has approved. **Motion made by Welton to approve the preliminary plat review and developer agreement for Ridgefield contingent on the City approval and Developer agreement and send to the Town Board for approval, second by Schlenvogt. Motion passed unanimously.**

10. 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 Greg Welton, they are still waiting on feedback from the County. Welton has submitted an extension with the town.

11. First consideration of a Conditional Use Permit for Matthew Gaulke, 3185 Green Bay Road, for an existing nonconforming residential use and home industry as a conditional use in the A-1 Exclusive Agriculture zoning district and construction of a nonfarm accessory structure more than 1,200 square feet. DeMaster recommends approving the conditional use as a legal

nonconforming, home industry and building over 1,200 square feet. The Plan Commission did not impose any additional restrictions or requirements

- 12. Consideration and potential action on a resolution to amend the Town of Port Washington Comprehensive Plan.** Per Didier, the Plan Commission has been working on the Comprehensive Plan for almost a year, there has been public notice, public participation and the updates are posted on the town's website. **Motion made by Didier to approve resolution 2021-02 and move to the Town Board for adoption, second by Schlenvogt. Motion passed unanimously.**
- 13. Adjourn. Motion made by Dale Noll to adjourn April Plan Commission meeting, second by Schlenvogt.**

Heather Krueger, Clerk