

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, April 12, 2023, at 7:30 p.m. at Town Hall, 3715 Highland Drive, Port Washington, WI.

1. Roll Call & Pledge of Allegiance

Present: Mike Didier, Greg Welton, Gary Schlenvogt, Randy Noll, Chuck Baranek, Ed Potokar, Melissa Alexander, Roger Kison, Christy DeMaster, Heather Krueger - Clerk
Public present: 3, Members of the Press: 0

2. Approval of March Plan Commission minutes. Motion to approve March Plan Commission minutes made by Welton, second by Potokar. Motion passed unanimously.

3. Public Comments. None

4. Old Business. Potokar congratulates the board for being elected for another term. Per DeMaster, the Comprehensive Plan Land Use Summary is complete.

5. Town Chairman's report. None

6. Town Zoning Administrators report. DeMaster received a call regarding 18 acres on Hwy C to rezone to residential. Lake Road properties inquired about doing a CSM to make all the properties conforming.

7. Town Planning and Engineering report. none

8. Review of Conditional and Temporary Use Permits for:

- Steve Boyea, 2498 State Road 33. CUP: Home industry permit to operate a locksmith business from the property's residential garage.
- James Burt, 4000 County Road KW. CUP: Up to five warehouses and one fenced-in concrete pad for boat storage.
- Matthew Gaulke, 3185 Green Bay Rd. CUP: Existing nonconforming residential use and home industry as a conditional use in the A-1 zoning district; construction of a nonfarm accessory structure over 1,200 square feet; use of the accessory structure for a home industry as described on permit.
- John & Mary Sampont, 2354 Willow Rd. CUP: Division of property to create a separate parcel to be used to construct a second home for current owners.
- Andrew White, 4881 Dixie Ct. CUP: Accessory structure of 2,000 square feet.
- Steve Jentges, MACK Storage, Highland Dr. TUP: Underground storage tank
- Pat Wilborn, Port Fish LTD, 4250 Hwy H. TUP: Conversion of an existing storage building to a facility that will produce greens and fish year-round using an aquaponics system.
- Jim Champeau, 4250 Hwy H. TUP: Use of an existing building on the site to operate The Bait Box, a business specializing in the repair of fishing tackle, particularly down rigger, and reel repair.

Motion made by Alexander to approve the five CUP renewals and review in 2 years and the three TUP to review in 1 year, second by Schlenvogt. Motion passed unanimously.

9. Discussion and possible action regarding a text amendment to the architectural design of the Knellsville Overlay Standards District. Per DeMaster there are a couple of choices; the Plan Commission can make no additional changes to the text, or you can look through the lists of standards that apply to the BP2 Boundary agreement. Didier would like to see a point system in place for standards. DeMaster will talk to the City Planner for direction as well as investigate the

point system and sees what it looks like to see if the point system is something the town would like to do.

10. Commercial Site Plan Concept Review, Business Barns, County Road KW, Nick Suddendorf applicant. Per DeMaster, Suddendorf has not submitted a formal plan as his plan does not meet the standards at this time.

11. Adjourn. Motion made by Potokar to adjourn April Plan Commission meeting at 9:30 PM.

Heather Krueger, Clerk