

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, May 11, 2022, 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, Ed Potokar, Chuck Baranek, Christy DeMaster, Roger Kison, Heather Krueger - Clerk

Absent: Dale Noll

Residents present: 2, Members of the Press: 0

2. Approval of March 2022 Plan Commission minutes. Motion to approve March Plan Commission minutes made by Randy Noll, 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. The Shipyard applied for a building permit for an outdoor bar, as discussed at previous plan commission meetings no conditional use permit needed as this is not a permanent structure.

7. Town Planning and Engineering report. DeMaster reviewed the final driveway agreement with the Jacque CSM. There has been nothing to report regarding the City's northside development.

8. First consideration for James McCaughn 4822 Upper Forest Beach Rd for a conditional use permit for an accessory structure in excess of 1,200 square feet. Per DeMaster, this is in the R-1 district. The drawing is showing the building being built in the street yard which does not comply to the code but can be allowed if there are no other alternatives. The building will be used for personal storage, not a business or living quarters. Didier: it looks close to the property line, the Plan Commission is fine with the survey submitted but if a neighboring property owner objects, an official survey may need to be submitted. **Motion made by Randy Noll to send the CUP to public hearing on June 8, 2022, at 7:00 PM, and second consideration at the June 8, 2022, Plan Commission meeting, second by Schlenvogt. Motion passed unanimously.**

9. Discussion regarding A-1 zoning in relation to separation of non-tillable land. Per DeMaster, there are several directions the town could go with this and is looking for feedback on how the town would like to proceed. With the current zoning in A-1 we can't break up the 35 acres. Many towns have a conservancy overlay zoning for areas that are known wetlands or surface water etc. which our town does not, this is one direction to go to delineate the "non-farmable" land. Per Didier, farmers/landowners have always used leases for hunting or foresting a parcel of land not tillable or farmable. This seems to be the norm as a lease can be for any length of time and for any amount of rent amount as the 2 parties agree. Also, the town would need to determine what amount of road frontage would be needed and a minimum or maximum parcel size. And what would be considered "non-farmable" just because a parcel is wooded does not mean it is not tillable. Creating parcels with no use other than harvesting wood is not prudent as a small parcel is not practical for the permitted uses in A-1 zoning.

Potokar: is this something the town needs to do? Baranek: no, there has only been this one request in all these years. Didier: this is a solution to a non-problem.

Motion made by Didier to table the conversation to separate non-tillable land, second by Welton. Motion passed unanimously

10. Adjourn. **Motion made by Potokar to adjourn May Plan Commission meeting at 8:20 PM, second by Baranek.**

Heather Krueger, Clerk