

## 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, October 9, 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: 1

**Approval of September Plan Commission minutes. Alexander moved to approve the September Commission minutes, seconded by Didier. The motion passed unanimously.**

**Public Comments.** None

**Old Business.** Krueger reminded the Plan Commission of the upcoming election and the available in-person absentee hours.

**Correspondence/Reports from the previous month:** Didier: 1) The Tholl property, 4192 CTH LL, is for sale, and the sellers have been inquiring about the easement for the property and have been getting conflicting answers from Ozaukee County employees. They have asked for a written answer. 2) Two properties on Upper Forest Beach Rd have the same tax key number and have questions on why they are combined; Didier advised them to go to the Ozaukee County Register of Deeds. 3) Didier received an email questioning if the town would allow the building of a racetrack.

DeMaster: Residents John & Al Clausing would like to split off a lot for a family member and have advised on ways to divide their property. 2) Lee Schlenvogt would like to subdivide a parcel on CTH KW for residential lots.

**Second Consideration of rezoning: Neumann Developments, Ryan Fritsch, the applicant of tax keys 070310900300 and 0703111000200 from A-1 to R-2.** Per DeMaster, this is consistent with the Town Land Use Plan, and approval with minor modifications to the CSM is recommended. A public hearing must be scheduled before the Town Board's approval. Per Didier, the public hearing should be scheduled for Tuesday, November 12, 2024, at 6:45 PM. **Welton moved to approve rezoning tax keys 070310900300 and 0703111000200 from A-1 to R-2, seconded by Doll. The motion carried unanimously.**

**Second Consideration of Certified Survey Maps: Neumann Developments, Ryan Fritsch, the applicant for tax keys 070310900300 and 0703111000200.** Per DeMaster, the proposed land division complies with the Town Code and is consistent with the Comprehensive Plan. Applicants should provide a declaration of easement for the 20-foot street access easement. The proposed land division is within the City of Port Washington extraterritorial plat review area and requires City approval. DeMaster recommends approval. **Didier moved to approve Certified Survey Maps for tax keys 070310900300 and 0703111000200, seconded by Alexander. The 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.

**Didier moved to adjourn the October Plan Commission meeting at 8:15 PM.**

Heather Krueger, Clerk