

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, July 10, 2024, at 7:00 p.m. at Town Hall, 3715 Highland Drive, Port Washington, WI.

1. Roll Call & Pledge of Allegiance

Present: Mike Didier, Gary Schlenvogt, Greg Welton, Melissa Alexander, Ed Potokar, Town Zoning Administrator/Planner – Christy DeMaster, Clerk- Heather Krueger.

Excused: Chuck Baranek

Public present: 3

2. Approval of June Plan Commission minutes. Alexander moved to approve the June Plan Commission minutes, second by Welton. Motion passed unanimously.

3. Public Comments.

Greg Welton, 3125 Somers Ln, Welton would like to see the town have a plan for the current property the town rents out [3703 Highland Dr]. The town purchased the land next door to the town hall for the drop-off site, and the lot/house was part of the purchase. The town didn't intend to be long-term landlords. This property could be marketed as a highly visible site for the town, and it should be looked into further, and the town should have a plan on how to move forward. Didier: The Plan Commission would have an opinion on the future land use of this parcel.

4. Old Business. None

5. Correspondence/Reports from the previous month: DeMaster: 1) Newman Builders is interested in splitting some property and annexing to the City, but it is out of the border agreement territory, so they are looking at their options. 2) There are two R-1 non-conforming lots on Lower Forest Beach Rd., and the owner wants to know if they tear down the existing home can they rebuild it, they were also built on the property lines. DeMaster notified them they would need to appeal to the Zoning Board of Appeals.

6. Second Consideration of update to Conditional Use Permit for Pitbull Towing, 4145 CTH LL, Port Washington, Randy Simmons owner. Per DeMaster, there are a couple of changes to the conditions of the permit, including; No more than 30 impounded or disabled cars being temporarily stored within the enclosure on the northeastern corner of the property, changed from 10. Per Simmons, this would be the maximum at any time, but not typically that high. Another change is that no more than 20 vehicles for sale or auction will be temporarily stored on site, and will be stored to the west of the office and repair shop. This conditional use permit will be up for renewal in July 2025. **Alexander moved to approve the Conditional Use Permit for Pitbull Towing, 4145 CTH LL, seconded by Didier. Motion passed unanimously.**

7. Discussion regarding creating an ordinance regulating Solar Energy Conversion Facilities. Per DeMaster, before she starts drafting this ordinance, she would like to hear what direction the Plan Commission would like to take with this ordinance. Currently under Conditional Uses, solar is allowed in all zoning districts with little limitations. It seems the code was written only for personal use only and not commercial. Discussion was had for DeMaster to move forward on the Ordinance.

8. Didier moved to adjourn the July Plan Commission meeting at 8:40 PM.

Heather Krueger, Clerk