

TOWN OF PORT WASHINGTON OFFICE OF THE CLERK MINUTES

Minutes of the regular meeting of the Town of Port Washington Plan Commission held on
Wednesday, November 13, 2013 at 7:30 p.m. at the Town Hall.

Meeting called to order at 8:00pm, due to an extended prior meeting

1. Roll Call: Jim Melichar, Jim Rychtik, Mike Didier, Chuck Baranek, Randy Noll, Dave Murphy, Christy Cramer- Planner, Rick Fellenz-Zoning Administrator and Jenny Schlenvogt-Clerk
Absent: Dale Noll
Residents present: 10 & one member of the press.

2. Approval of previous months Plan Commission minutes.

Motion made by Murphy, seconded by Baranek to approve the October minutes as written. Motion carried.

3. Public Comments. None
4. Old Business. Clerk reports the indemnity agreement for the Sprint cell tower has been signed but the CUP remains unsigned.
5. Town Chairman's report. Dave Bley will be doing some additional grading on Birch Road. Will discuss further at the December 2nd TB meeting.
6. Town Zoning Administrator report. Fellenz received a request from Harlan Hass from K&H storage to build an additional building. The original site plan had approval for a "future" building.
Cramer confirms that if he is building according to the site plan, it should only require a building permit.
7. Town Planning and Engineering report. Cramer reminds the board to work on the cell tower siting re-write. Will discuss further at the December 2nd TB meeting.
8. First consideration of Conditional Use Permit for Home Occupation for Lee J. Allen Co. Melichar- this ordinance was intended to permit existing businesses to continue operating. Also protects the property owner for insurance purposes as they can now operate as a permitted use of the property. Keeps the neighbors informed and protects rights of neighbors. Cramer recommends adding all items of his operation: garbage collection, material storage inside and outside, and parking areas.
Allen confirms all business is done off site, no employees, this site is used for storage only. May want to install a business sign. He does not have any customer traffic.
Rychtik recommends adding the possibility of having an employee in the future.
Allen agrees that he will add wording for 1-2 employees, and a small wood-working shop for custom on-site assembly.
Clerk will schedule a Public Hearing at 7:15pm for December 11th.

Didier excuses himself and joins the audience.

9. First consideration of Site Development Review for Safe Harbor-Self Storage.
Cramer- Confirms this does meet all property setbacks, height requirements, and closely matches the existing buildings, only adding some gravel to extend the lot. Doesn't currently meet all the landscape standards.
Peter Didier- Doesn't want to put in trees to block visibility of the site and sign.
Will be second consideration next month, does not require a Public Hearing.

Didier returns to the meeting as a Plan Commission member.

10. Presentation by Andrew Struck on proposed County Mountain Bike Park in the Township.
Struck shows a Powerpoint of the proposed Mountain Bike Trail Park. States that the property has been owned by the County since 1986, and was recently re-zoned by the County as park land. The site has no road frontage or easement to access it, and is only accessible by bike or foot via the Interurban Trail. Shows a conceptual design of the obstacles and trails. Looking for feedback, here as a courtesy to show the Town the plan. Would partner with the Ozaukee Mountain Bike Club to develop and maintain the park.
Brian Karrels, 1522 Lake Drive, questions the close proximity to his property, and the how the monitoring wells on the property will be handled?
Struck admits the monitoring wells are no longer necessary.
Rychtik- will it be closed to public during the events?
Struck – not expected to draw large groups. The Ozaukee Mountain Bike Club intends to match the state grant, as they are looking for another area to ride. There is no off-site parking, they must ride the trail to get there. A new parking lot has been built on Highland Drive, 2.5 miles away. Asking WE Energies permission for a small lot adjacent to the Trail on Lake Dr. Rychtik thinks the Town can't allow parking on Lake Drive based on the heavy farm traffic along this road.
Multiple residents express concern on the traffic not stopping at Town Road intersections. Clerk Schlenvogt suggests a speed bump be placed at each intersection of the Interurban Trail with a Town Road, due to the many complaints of near misses with bikers not stopping at intersecting roads. Asks Struck to consider creating a multi-use park, not just another park for limited scope of use. Asks how many people will this draw? Why wasn't the Town's opinion been sought earlier in the planning process? If the Town objects at this point, everything has already been approved.
Rychtik asks what this park will cost to install, and who pays to maintain it in the future?
Struck- \$50k to install. Covered by grants, and matching donations. Maintenance will be in the County Park's budget.
Murphy- recommends definitely keeping the parking off the road.
Struck- no estimate on attendance, wait and see on the parking.
Rychtik- Ambulance calls cost the Town \$150/each, will the County re-imburse for?
Didier- Town may want to restrict parking along the side of the road.
Tom Meaux admits the County will not be reimbursing for ambulance calls, recommends these expenses be billed back to the user. The County has zoned its own property to Park. This was done as a recent amendment to the County Land-Use plan. Here tonight looking for a written opinion from the Town. "We are here tonight as a courtesy. We certainly have better things to do with our time. It's late in the process, but not too late"
Melichar- the Town's opinion is to stop raising County taxes. This parcel should be offered for sale and put back on the tax rolls.
Struck denies the marketability of the property, due to it being land-locked.
Karrels admits he would purchase the lot in a heartbeat.

Struck- this park could be on the County Board agenda in January. The Grant has already been awarded by the State, but not officially accepted by the County yet.

Schlenvagt still very concerned on a lack of estimate of projected use. Not willing to release an estimate for usage. "We're being notified and asked for our opinion very late in this process."

R. Noll- "There are no plans for parking, which is totally unacceptable. You've made it extremely inconvenient to get there. It's unsafe."

The Town Board and Plan Commission members will draft an opinion for the County Board.

11. Adjournment.

Motion to adjourn made by R. Noll, seconded by Rychtik. Motion carried.

Meeting adjourned at 9:38 pm.

Jennifer M. Schlenvagt,
Town Clerk/ Plan Commission Secretary