

## TOWN OF PORT WASHINGTON OFFICE OF THE CLERK

Official Minutes of the Special meeting of the Town of Port Washington Plan Commission held on Wednesday, May 31, 2023, at 5:00 p.m. at Town Hall, 3715 Highland Drive, Port Washington, WI.

Present: Mike Didier, Greg Welton, Gary Schlenvogt, Randy Noll, Melissa Alexander, Roger Kison, Christy DeMaster, Heather Krueger – Clerk  
City of Port Washington: Ted Neitzke – Mayor, Tony Brown – City Administrator, Bob Harris – City Planner.  
Public present: 2, Members of the Press: 1

Didier called the meeting to order at 5:00 p.m.

Discussion:

**Boarder agreement:** [Didier] The boarder agreement expires in 2025, at that time the boarder annexation agreement disappears and everything in it expect the sewer and water maintains and the Knellsville annexation boarder maintains. A lot of time and effort went into the agreement and although nothing materialized for several reasons. Do we want to extend this plan for future town boards? Didier would like to see the agreement continue to some extent. [Brown] The City Comprehensive Plan was updated in 2021 and they focused mainly on the industrial area in the town but have not identified any uses that they would like to see in the city. The City is currently going through a larger study on sewer which will help identify existing conditions and capacity and development areas. That study will include running sewer and water over the interstate to the proposed industrial site.

**Industrial Site Development (Weiss Farm):** [Neitzke] The City would like to be proactive in this area for development, but developmental controls and infrastructure are an area of concentrations, getting ready for development to come to this area. The strategic plan is to be proactive for this area, although they are focusing on the south side of the city currently. The city wants to spark development but doesn't know the costs that will be involved.

**Economic Development:** [DeMaster] Per DeMaster, there has been very little development in the town and the fact there is no sewer and water is a big factor. [Neitzke] There has been no active push to market the Knellsville area, and although it is ideal for planning and infrastructure, it is not ready yet. Working together for future development is better for both communities.

**Design standards, Knellsville Overlay District:** [Didier] Current standards are for structures that don't necessarily need water and/or sewer. Town is looking at potentially relaxing design standards for this area, but currently it needs to also be approved by the city. Property owners want to relax the standards and allow for different uses. Plan Commission discussed these changes but doesn't want to spend too much time on it as they don't know if the city will ultimately approve. Per Brown, it may be helpful for the Town Planner to attend a City Plan Commission meeting to look at any relaxed or text amendments to design standards and recommend the Town to produce a draft for the City to review.

**Bielinski Subdivision:** [Didier] what is the status of the Bielinski subdivision off Green Bay Road? The town has roadwork to do on Green Bay and if there is potential building to be done, we will wait. [Brown] the developer agreement has been signed and they are approved to go, but there are other areas that Bielinski is focusing on in the city.

Neitzke commented that it is nice to have these discussions between the communities and would like to see this happen annually.

Meeting adjourned at 6:21 PM.

Heather Kruger, Clerk